



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

JULY 13, 2020

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER
4080 Lemon Street, Riverside, CA 92501
12th Floor Conference Room A
<https://planning.rctlma.org/>

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or email at 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.

Pursuant to the Governor's Executive Order N-25-20, this meeting will be conducted by teleconference. Members of the public may provide comments by teleconference or email. To submit your comments or request to speak please contact the Hearing Secretary at (951) 955-7436 or email at: esarabia@rivco.org. You will receive an email confirming your request that will provide further instructions. Your comments will be read into the record before the Hearing Officer considers the item. Additional information is available on the Planning Department website.

1.0 CONSENT CALENDAR:

- 1.1 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22362** – Applicant: American Towers, LLC – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Mockingbird Canyon Road and southerly of Van Buren Boulevard – 0.01 Acres – Zoning: General Commercial (C-1/C-P) – Approved Project Description: a monopalm wireless telecommunication facility with six (6) panel antennas to be mounted at 70 feet high and four (4) equipment cabinets within a 375 sq. ft. lease area surrounded by a seven (7) foot high decorative block wall – **REQUEST:** First Extension of Time Request for Plot Plan No. 22362, extending the expiration date to June 1, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.2 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 19158** – Applicant: SBA Monarch Towers – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Northerly of Interstate 15, southerly of Temescal Canyon Road, and westerly of Horsethief Canyon Road – 4.32 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: an unmanned wireless telecommunications facility with a 65' monopine housing 12 panel antennas, two (2) donor antennas, four (4) equipment cabinets, and two (2) utility cabinets, on a 900 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 19158, extending the expiration date to July 1, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.3 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 17290** – Applicant: SBA Monarch Towers – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 FAR) – Location: Northerly of Aurora Road, easterly of Long Canyon Road, southerly of Dillon Road, and westerly of Johnson Road – 13.17 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: a disguised 75 foot tall monopalm wireless telecommunications facility and associated equipment cabinets – **REQUEST:** First Extension of Time Request for Plot Plan No. 17290, extending the expiration date to November 19, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.4 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23346** – Applicant: SBA Monarch Towers – Third Supervisorial District – Valle Vista Zoning District – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of State Highway 74, easterly of New Chicago Ave, and southerly of Ramona Expressway – 2.17 Acres – Zoning: Scenic Highway Commercial (C-P-S) – Approved Project Description: The plot plan is a proposal for a T-Mobile wireless telecommunication facility disguised as a 60 foot pine tree. The project will consist of 16 antennas, and one (1) parabolic antenna within a 748 sq. ft. lease area surrounded by an 8 foot high block wall – **REQUEST:** First Extension of Time Request for Plot Plan No. 23346, extending the expiration date to August 19, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

- 1.5 **SECOND EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22744** – Applicant: SBA Monarch Towers – Third Supervisorial District – Valle Vista Zoning District – San Jacinto Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of State Highway 74, easterly of Lincoln Avenue, southerly of Orpington Avenue, and westerly of Grant Avenue – 0.85 Acres – Zoning: Scenic Highway Commercial (C-P-S) – Approved Project Description: an unmanned T-Mobile telecommunication facility disguised as a 50' high broadleaf tree. The project includes 12 antenna panels mounted onto three (3) sectors and located 50' high above grade level, two (2) GPS antennas, and six (6) equipment cabinets enclosed within a 516 sq. ft. net lease area – **REQUEST:** Second Extension of Time Request for Plot Plan No. 22744, extending the expiration date to June 3, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.6 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22337** – Applicant: SBA Monarch Towers – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Van Buren Boulevard, easterly of Whispering Spur Drive, southerly of Ben Spur Lane, and westerly of Capella Street – 2.97 Acres – Zoning: Scenic Highway Commercial (C-P-S) – Approved Project Description: an unmanned wireless communication facility, which shall include six (6) equipment cabinets mounted on a concrete pad, a GPS antennas, and 12 panel antennas to be mounted upon a monopole disguised as a 55' broadleaf tree within a 1,092 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 22337, extending the expiration date to September 3, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.7 **ADOPTION OF THE REVISED 2020 DIRECTOR'S HEARING CALENDAR** – Changing the meeting location for the meetings held in Riverside to be heard in Conference Room A of the 12th Floor in the County Administration Center at 1:30 p.m.
- 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. 180025 – Intent To Adopt A Mitigated Negative Declaration** – CEQ180101 – Applicant: LDC Industrial, LLC/Larry Cochrun – Representative: T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Perry Street, easterly of Seaton Avenue, westerly of Harvill Avenue, and northerly of Martin Street – 9.15 Gross Acres – Zoning: Industrial Park (I-P) and Manufacturing – Service Commercial (M-SC) – **REQUEST: Plot Plan No. 180025** proposes to construct one (1) approximately 203,029 sq. ft. warehouse building comprised of 193,029 sq. ft. of warehouse space, 5,000 sq. ft. of ancillary ground floor office space and 5,000 sq. ft. of ancillary mezzanine office space. The office space is proposed at the northwest and/or southwest corners of the building, facing Seaton Avenue. The Project is designed to provide 19 loading docks on the east-facing side of the building. The maximum building height would be approximately 42 feet from finished floor. The proposed building is planned to be constructed with concrete tilt-up panels supported by structural steel columns, and the office components of the building are designed to emulate a typical storefront with glazing (tempered glass). A total of 137 parking spaces are proposed for approximately 9.15 gross acre site. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- 4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:
NONE
- 5.0 PUBLIC COMMENTS:



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Director's Hearing: July 13, 2020

PROPOSED PROJECT

Case Number(s): PP22362E01

Applicant(s):

Area Plan: Lake Mathews/Woodcrest

American Tower LLC

Zoning Area/District: Lake Mathews District

c/o David Tracy

Supervisory District: First District

Project Planner: Gabriel Villalobos

APN: 271-110-022


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 22362 which is a disguised wireless communications facility with a 70 foot monopine that has 6 antennas and 4 equipment cabinets in a 375 square foot lease area.

The project is located north of Mockingbird Canyon Rd and south of Van Buren Blvd.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 22362**, extending the expiration date to June 24, 2029, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Plot Plan No. 22362 was originally approved at the Director's Hearing on June 1, 2009. It proceeded to the Planning Commission where it was received and filed on June 24, 2009.

The First Extension of Time was received May 31, 2019, ahead of the expiration date of June 1, 2019. The applicant and the County discussed conditions of approval and reached consensus on July 25, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of this recommended condition and has agreed to accept it. Included in this staff report package is the new recommended condition of approval, and the correspondence from the Extension of Time applicant (July 25, 2019) indicating the acceptance of the recommended conditions of approval.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

This 1st extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become June 1, 2029. However, the added COA could eliminate this 10 year life span provision (AND. Planning. 1) if this requirement is removed from Ordinance No. 348.

ENVIRONMENTAL REVIEW

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

FINDINGS

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

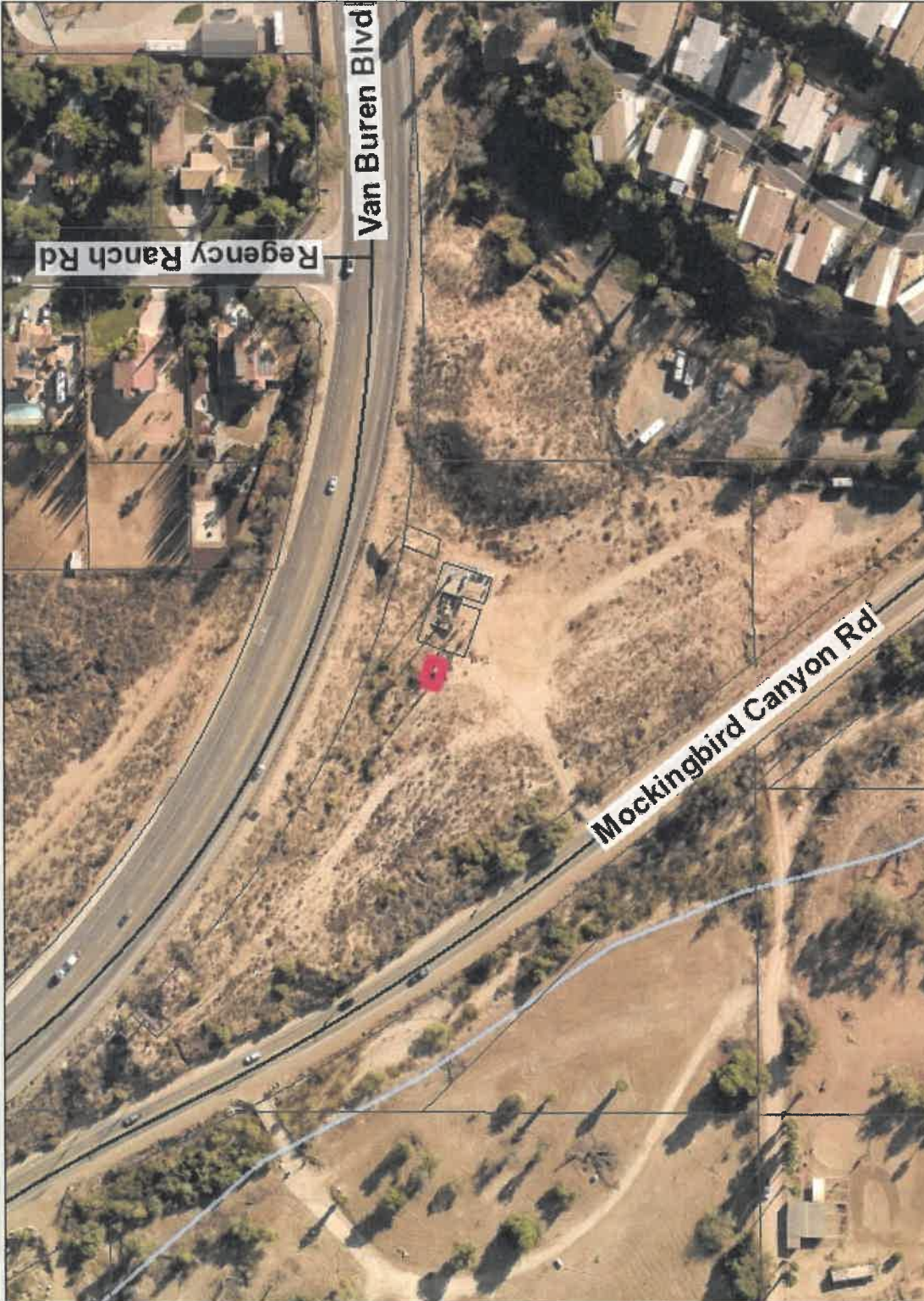
Extension of Time Findings

1. This Plot Plan has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.
2. This Plot Plan has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.






3. No changes to the approved Plot Plan are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

PP22362 1st EOT

Vicinity Map



Legend

-  Parcels
-  County Centerline Names
-  County Centerlines
-  Blueline Streams
-  City Areas



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

REPORT PRINTED ON... 6/29/2020 10:08:25 AM

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Notes

Royal Street Communications California, LLC

LA2365A
MOCKINGBIRD

16390 MOCKINGBIRD CANYON
RIVERSIDE, CA 92504

Royal Street
Communications
California, LLC
2913 EL CAMINO REAL #561
TUSTIN, CA 92782

PROJECT INFORMATION:

LA2365A
MOCKINGBIRD
16390 MOCKINGBIRD CANYON
RIVERSIDE, CA 92504

CURRENT ISSUE DATE:
6-02-09

ISSUED FOR:
CONSTRUCTION

REV. DATE DESCRIPTION BY:

REV.	DATE	DESCRIPTION	BY
7	6/02/09	CLIENT COMMENTS	GN
6	1/19/09	MICROWAVE REV.	GN
5	11/17/08	PLANNER REVISIONS	GN
4	10/21/08	DRW REVISIONS	GN
3	9/18/08	PLANNER COMMENTS	GN
2	4/23/08	DRW REVISIONS	GN
1	4/17/08	SIZE FOR REVIEW	GN

PLANS PREPARED BY:

NATIONAL
ENGINEERING & CONSULTANTS, INC.
11111 WILSON AVENUE, SUITE 200
WANTHAZEN, CA 92091
WWW.NATIONAL-ENGINEERING.COM

CONSULTANT:

DRAWN BY: CHM
CHK: APV

LICENSER: GN JF JW

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

SHEET INDEX:

SHEET	DESCRIPTION
T-1	FILE SHEET
1-2	GENERAL NOTES & SPECIFICATIONS
1-3	GENERAL NOTES & SPECIFICATIONS
T-4	GENERAL NOTES & SPECIFICATIONS
LS-1	SITE SURVEY
A-1	SITE PLAN
A-2	EMBEDDED SITE PLAN
A-3	ARCHITECTURAL ELEVATIONS
A-4	ARCHITECTURAL DETAILS
S-1	STRUCTURAL DETAILS
E-1	ELECTRICAL NOTES AND SPECIFICATIONS
E-2	CONDUIT SCHEDULE, ELECTRICAL SITE PLAN, SINGLE LINE DIAGRAM, AND PANEL SCHEDULE
E-3	ELECTRICAL DETAILS
L-1	PLANTING AND IRRIGATION PLAN
L-2	LANDSCAPING DETAILS AND SPECIFICATIONS

CODE COMPLIANCE:

1. ALL WORK SHALL BE PERFORMED AND INSPECTED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE CITY OF RIVERSIDE, CALIFORNIA:
2. 2007 CALIFORNIA MECHANICAL CODE (CMC)
3. 2007 CALIFORNIA ELECTRICAL CODE (CEC)
4. 2007 CALIFORNIA PLUMBING CODE (CPC)
5. 2007 CALIFORNIA INTERNATIONAL BUILDING CODE (IBC) WITH CALIFORNIA AMENDMENTS
6. 2007 CALIFORNIA PLUMBING CODE (CPC) WITH CALIFORNIA AMENDMENTS
7. 2007 CALIFORNIA ELECTRICAL CODE (CEC) WITH CALIFORNIA AMENDMENTS
8. 2007 CALIFORNIA MECHANICAL CODE (CMC) WITH CALIFORNIA AMENDMENTS
9. LOCAL BUILDING CODE
10. CITY/COUNTY ORDINANCES

DRIVING DIRECTIONS:

- DRIVING DIRECTIONS FROM ROYAL STREET COMMUNICATIONS CALIFORNIA, INC. OFFICE:
1. START OUT GOING NORTHWEST ON COMMERCE TOWARD EL CAMINO REAL.
 2. TURN LEFT INTO EL CAMINO REAL.
 3. TURN LEFT INTO EL CAMINO REAL.
 4. TURN LEFT INTO EL CAMINO REAL.
 5. TURN LEFT INTO EL CAMINO REAL.
 6. TURN LEFT INTO EL CAMINO REAL.
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- ISSUES GUIDE BOOK
PAGE 7-15
PAGE 7-16
PAGE 7-17

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND RELATED EQUIPMENT ON THE EXISTING STRUCTURE AT THE ABOVE ADDRESS. THE PROJECT ALSO INCLUDES THE INSTALLATION OF (8) PANEL ANTENNAS MOUNTED ON A NEW MAST AND (4) OUTDOOR ANTENNAS MOUNTED ON THE EXISTING STRUCTURE. THE PROJECT ALSO INCLUDES THE INSTALLATION OF (8) PANEL ANTENNAS MOUNTED ON A NEW MAST AND (4) OUTDOOR ANTENNAS MOUNTED ON THE EXISTING STRUCTURE.

PROJECT INFORMATION:

NAME: ROYAL STREET COMMUNICATIONS CALIFORNIA
ADDRESS: 2913 EL CAMINO REAL #561
CITY: TUSTIN, CA 92782
STATE: CA
ZIP: 92782
PHONE: (714) 784-9142

UTILITY PROVIDERS:
COMPANY: SBC COMMUNICATIONS
ADDRESS: 1600 WILSON AVENUE, SUITE 200
CITY: WANTHAZEN, CA 92091
STATE: CA
ZIP: 92091
PHONE: (951) 841-8925

PROPERTY INFORMATION:
OWNER: ROYAL STREET COMMUNICATIONS CALIFORNIA
ADDRESS: 2913 EL CAMINO REAL #561
CITY: TUSTIN, CA 92782
STATE: CA
ZIP: 92782
PHONE: (714) 784-9142

CONSTRUCTION INFORMATION:
CONTRACT NO.: 09-001
DATE OF CONTRACT: 06/02/09
CONTRACT VALUE: \$250,000
PERCENTAGE OF WORK COMPLETED: 100%
DATE OF VISIT: 05/15/09

PROJECT TEAM:

SITE ACQUISITION:
NAME: SBC COMMUNICATIONS
ADDRESS: 1600 WILSON AVENUE, SUITE 200
CITY: WANTHAZEN, CA 92091
STATE: CA
ZIP: 92091
PHONE: (951) 841-8925

ZONING:
NAME: METRO PCS
ADDRESS: 501 WALLEY LANE
CITY: TUSTIN, CA 92782
STATE: CA
ZIP: 92782
PHONE: (714) 912-3220

RF ENGINEER:
NAME: METRO PCS
ADDRESS: 501 WALLEY LANE
CITY: TUSTIN, CA 92782
STATE: CA
ZIP: 92782
PHONE: (714) 912-3220

CONSTRUCTION MANAGER:

NAME: METRO PCS
ADDRESS: 501 WALLEY LANE
CITY: TUSTIN, CA 92782
STATE: CA
ZIP: 92782
PHONE: (714) 912-3220

SURVEYOR:
NAME: CALWA SURVEYING INC.
ADDRESS: 1100 WILSON AVENUE, SUITE 200
CITY: WANTHAZEN, CA 92091
STATE: CA
ZIP: 92091
PHONE: (951) 841-8925

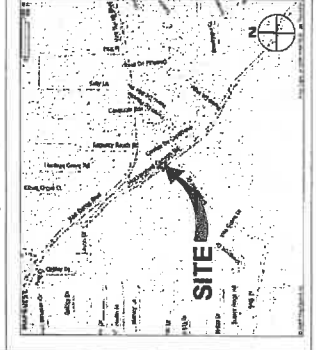
CIVIL ENGINEER:
NAME: ROYAL STREET COMMUNICATIONS CALIFORNIA
ADDRESS: 2913 EL CAMINO REAL #561
CITY: TUSTIN, CA 92782
STATE: CA
ZIP: 92782
PHONE: (714) 784-9142

ELECTRICAL ENGINEER:
NAME: PROGRESSIVE ENGINEERING & DESIGN INC.
ADDRESS: 1000 WILSON AVENUE, SUITE 200
CITY: WANTHAZEN, CA 92091
STATE: CA
ZIP: 92091
PHONE: (951) 841-8925

APPROVALS:

APPROVED BY:	NAME:	DATE:
OWNER:		
LEASING:		
ZONING:		
CONSTRUCTION MANAGER:		
RF ENGINEER:		
PROJECT MANAGER:		
NET OPS:		
UTILITY COORDINATOR:		

VICINITY MAP:



PROJECT INFORMATION:

LA2365A
MOCKINGBIRD
1820 MOCKINGBIRD CANYON
ROSSBREE, CALIFORNIA

CURRENT ISSUE DATE:

6-02-09

ISSUED FOR:

CONSTRUCTION

REVISIONS:

NO.	DATE	DESCRIPTION
7	6/29/09	CLIENT COMMENTS
6	1/19/09	MICROWAVE REV.
5	11/17/08	PLANNER REVISIONS
4	10/21/08	DRN REVISIONS
3	9/19/08	PLAYER COMMENTS
2	4/13/08	DRN REVISIONS
1	4/14/08	SUB FOR REVIEW

PLANS PREPARED BY:

NATIONAL
ENGINEERING A CONSULTING INC.
2000 UNIVERSITY AVENUE, SUITE 200
TUSTIN, CALIFORNIA 92780
(714) 261-1111
WWW.NATIONALENG.COM

CONTRACTOR:

CHK:	APV:
ON	JH
JH	JH

LICENSER:

NO.	EXPIRES
540	12-31-11

SHEET TITLE:

GENERAL NOTES & SPECIFICATIONS

SHEET NUMBER:

T-3

REINFORCING STEEL

1. ALL REINFORCING SHALL BE NEW EXPANDED BARS CONFORMING TO ASTM A186, GRADE 60 OR ASTM A641, GRADE 60. ALL WELDED REINFORCING BARS SHALL BE WELDED TO MEET THE REQUIREMENTS OF ASTM A186, GRADE 60.
2. REINFORCING SHALL BE FURNISHED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ECI APPROVED.
3. SPECIAL CONNECTIONS SHALL BE PROVIDED AS REQUIRED BY THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ECI APPROVED.
4. ALL BAR END CAPS SHALL BE PROVIDED AS REQUIRED BY THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ECI APPROVED.
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20. ALL BAR END CAPS SHALL BE PROVIDED AS REQUIRED BY THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ECI APPROVED.

STRUCTURAL STEEL

1. ALL MEMBERS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC SPECIFICATION FOR STEEL CONSTRUCTION, WHICH INCLUDES THE AISC DESIGN GUIDE FOR THE DESIGN OF STEEL MOMENT RESISTING JOINTS, PRACTICE AND THE AISC STRUCTURAL STEEL DESIGN GUIDE, DESIGN AND WELDING FOR STEEL JOINTS.
2. ALL MEMBERS SHALL BE PROVIDED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ECI APPROVED.
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20. ALL MEMBERS SHALL BE PROVIDED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ECI APPROVED.

FOUNDATION - GENERAL

1. FOUNDATIONS SHALL BE PROVIDED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ECI APPROVED.
2. FOUNDATIONS SHALL BE PROVIDED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ECI APPROVED.
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6. FOUNDATIONS SHALL BE PROVIDED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ECI APPROVED.
7. FOUNDATIONS SHALL BE PROVIDED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ECI APPROVED.
8. FOUNDATIONS SHALL BE PROVIDED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ECI APPROVED.
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20. FOUNDATIONS SHALL BE PROVIDED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ECI APPROVED.

CONCRETE

1. ALL CONCRETE REINFORCEMENT (UNLESS NOTED OTHERWISE) SHALL BE PROVIDED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ECI APPROVED.
2. ALL CONCRETE REINFORCEMENT (UNLESS NOTED OTHERWISE) SHALL BE PROVIDED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ECI APPROVED.
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20. ALL CONCRETE REINFORCEMENT (UNLESS NOTED OTHERWISE) SHALL BE PROVIDED AS PER THE MANUFACTURER'S RECOMMENDATIONS AND THE CURRENT ECI APPROVED.

GENERAL NOTES & SPECIFICATIONS

SHEET NUMBER:

T-3

SPECIAL INSPECTORS PER IBC 2006, IBC 2009, IBC 2007, CBC

1. PROJECT SPECIAL INSPECTORS TO BE APPOINTED TO SUPERVISE THE CONSTRUCTION OF THE STRUCTURE SHALL BE QUALIFIED PERSONS WHO SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP OF THE STRUCTURE. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP OF THE STRUCTURE. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP OF THE STRUCTURE.
2. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP OF THE STRUCTURE. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP OF THE STRUCTURE.
3. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP OF THE STRUCTURE. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP OF THE STRUCTURE.
4. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP OF THE STRUCTURE. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP OF THE STRUCTURE.

SPECIAL INSPECTION	FREQUENCY	RETENDED STANDARD
1. FILL PLACEMENT OF CONCRETE	CONTINUOUS	ACI 308
2. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308
3. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308
4. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308
5. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308

SPECIAL INSPECTION	FREQUENCY	RETENDED STANDARD
1. FILL PLACEMENT OF CONCRETE	CONTINUOUS	ACI 308
2. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308
3. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308
4. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308
5. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308

SPECIAL INSPECTION	FREQUENCY	RETENDED STANDARD
1. FILL PLACEMENT OF CONCRETE	CONTINUOUS	ACI 308
2. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308
3. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308
4. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308
5. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308

SPECIAL INSPECTION	FREQUENCY	RETENDED STANDARD
1. FILL PLACEMENT OF CONCRETE	CONTINUOUS	ACI 308
2. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308
3. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308
4. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308
5. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308
6. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308
7. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308
8. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308
9. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308
10. FILL PLACEMENT OF REINFORCING	CONTINUOUS	ACI 308

STRUCTURAL OBSERVATION:

1. THE STRUCTURAL OBSERVER SHALL BE A QUALIFIED PERSON WHO SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP OF THE STRUCTURE. THE STRUCTURAL OBSERVER SHALL BE A QUALIFIED PERSON WHO SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP OF THE STRUCTURE.
2. THE STRUCTURAL OBSERVER SHALL BE A QUALIFIED PERSON WHO SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP OF THE STRUCTURE. THE STRUCTURAL OBSERVER SHALL BE A QUALIFIED PERSON WHO SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP OF THE STRUCTURE.
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ITEM	DESCRIPTION	REFERENCE
1	CONCRETE	ACI 308
2	REINFORCING	ACI 308
3	STEEL	ACI 308
4	WOOD	ACI 308
5	GLASS	ACI 308
6	MASONRY	ACI 308
7	MECHANICAL	ACI 308
8	ELECTRICAL	ACI 308
9	PLUMBING	ACI 308
10	HEATING	ACI 308
11	VENTILATION	ACI 308
12	ACoustics	ACI 308
13	Fire Protection	ACI 308
14	Energy Conservation	ACI 308
15	Accessibility	ACI 308
16	Other	ACI 308

SEISMIC OBSERVATION:

1. THE SEISMIC OBSERVER SHALL BE A QUALIFIED PERSON WHO SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP OF THE STRUCTURE. THE SEISMIC OBSERVER SHALL BE A QUALIFIED PERSON WHO SHALL BE RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP OF THE STRUCTURE.
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ITEM	DESCRIPTION	REFERENCE
1	CONCRETE	ACI 308
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3	STEEL	ACI 308
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5	GLASS	ACI 308
6	MASONRY	ACI 308
7	MECHANICAL	ACI 308
8	ELECTRICAL	ACI 308
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10	HEATING	ACI 308
11	VENTILATION	ACI 308
12	ACoustics	ACI 308
13	Fire Protection	ACI 308
14	Energy Conservation	ACI 308
15	Accessibility	ACI 308
16	Other	ACI 308



GOVERNING CODE: 2007 CALIFORNIA BUILDING CODE

1. THE GOVERNING CODE IS THE 2007 CALIFORNIA BUILDING CODE.
2. THE GOVERNING CODE IS THE 2007 CALIFORNIA BUILDING CODE.
3. THE GOVERNING CODE IS THE 2007 CALIFORNIA BUILDING CODE.
4. THE GOVERNING CODE IS THE 2007 CALIFORNIA BUILDING CODE.

ITEM	DESCRIPTION	REFERENCE
1	CONCRETE	ACI 308
2	REINFORCING	ACI 308
3	STEEL	ACI 308
4	WOOD	ACI 308
5	GLASS	ACI 308
6	MASONRY	ACI 308
7	MECHANICAL	ACI 308
8	ELECTRICAL	ACI 308
9	PLUMBING	ACI 308
10	HEATING	ACI 308
11	VENTILATION	ACI 308
12	ACoustics	ACI 308
13	Fire Protection	ACI 308
14	Energy Conservation	ACI 308
15	Accessibility	ACI 308
16	Other	ACI 308

MECHANICAL SPECIFICATIONS:

1. MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
3. MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
4. MECHANICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

ITEM	DESCRIPTION	REFERENCE
1	MECHANICAL	ACI 308
2	ELECTRICAL	ACI 308
3	PLUMBING	ACI 308
4	HEATING	ACI 308
5	VENTILATION	ACI 308
6	ACoustics	ACI 308
7	Fire Protection	ACI 308
8	Energy Conservation	ACI 308
9	Accessibility	ACI 308
10	Other	ACI 308

**Rooy Street
Communications
California, LLC**
2913 EL CAMINO REAL, #581
TUSTIN, CA 92782

**LA2385A
MOCKINGBIRD**
1650 MOCKINGBIRD CANYON
RIVERSIDE, CA 92504

ISSUED FOR: 6-02-09

CONSTRUCTION

NO.	DATE	DESCRIPTION
7	6/17/09	CLIENT COMMENTS ON
6	1/19/09	MECHANICAL REV. ON
5	11/17/08	PLANNER REVISIONS ON
4	10/27/08	DEM REVISIONS ON
3	9/18/08	PLANNER II COMMENTS ON
2	4/23/08	DEM REVISIONS ON
1	4/14/08	90% FOR REVIEW ON

NATIONAL
ENGINEERING & CONSULTING, INC.
1000 S. GARDEN AVENUE, SUITE 100
TUSTIN, CA 92780
(714) 261-1111
WWW.NATIONAL-ECI.COM

ISSUED BY: CH: JW
LICENSED BY: CH: JW
LICENSEE: CH: JW

GENERAL NOTES & SPECIFICATIONS

SHEET NUMBER: T-4

Royal Street Communications California, LLC
 2913 EL CAMINO REAL #551
 TUSTIN, CA 92782

**LA2385A
 MOCKINGBIRD**
 1836 MOCKINGBIRD CANYON
 RIVERSIDE, CA 92504

6-02-09

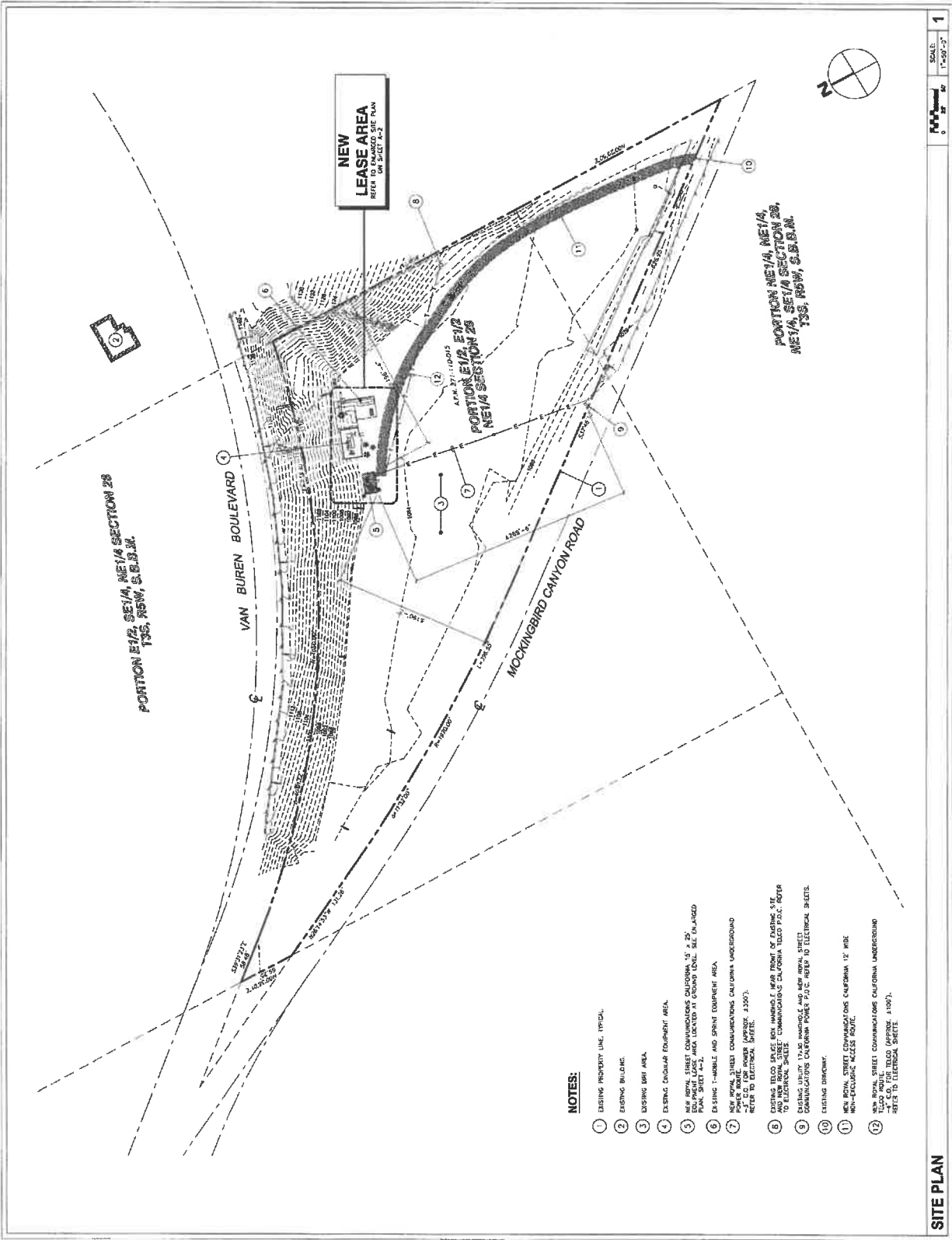
ISSUED FOR:
CONSTRUCTION

REV.	DATE	DESCRIPTION	BY:
7	8/02/09	CLIENT COMMENTS	DN
6	1/19/09	MICROWAVE REV.	DN
5	11/17/08	PLANNING REVISIONS	DN
4	10/21/08	DEM REVISIONS	DN
3	9/18/08	PLANNING COMMENTS	DN
2	4/23/08	DEM REVISIONS	DN
1	4/14/08	90% FOR REVIEW	DN

NATIONAL
 ENGINEERING & CONSTRUCTION, INC.
 10000 WILSON AVENUE, SUITE 100
 WESTMINSTER, CALIFORNIA 92683
 TEL: 714.835.7000
 FAX: 714.835.7001
 WWW.NATIONAL-INC.COM

CONSULTANT:
 DRAWN BY: CHN: APJ
 J.W.
 LICENSED:

SHEET TITLE:
SITE PLAN
 SHEET NUMBER:
A-1



NOTES:

- 1 EXISTING PROPERTY USE, TYPICAL.
- 2 EXISTING BUILDING.
- 3 EXISTING URM AREA.
- 4 EXISTING CIRCULAR EQUIPMENT AREA.
- 5 NEW RURAL STREET COMMUNICATIONS CALIFORNIA 12' x 24' EQUIPMENT LEASE AREA LOCATED AT GROUND LEVEL. SEE ENLARGED PLAN, SHEET A-2.
- 6 EXISTING T-MOBILE AND SPRINT EQUIPMENT AREA.
- 7 NEW RURAL STREET COMMUNICATIONS CALIFORNIA UNDERGROUND 12' x 24' C.C. FOR POWER (MFR#BX: 43007).
- 8 EXISTING TELCO URAGE BOX HANDED OFF NEAR FRONT OF EXISTING SITE AND NEW RURAL STREET COMMUNICATIONS CALIFORNIA TULCO P.O.C. REFER TO ELECTRICAL SHEETS.
- 9 COMMUNICATIONS CALIFORNIA POWER P.O.C. REFER TO ELECTRICAL SHEETS.
- 10 EXISTING DIRECTION.
- 11 NEW RURAL STREET COMMUNICATIONS CALIFORNIA 12' WIDE NON-EQUIPMENT ACCESS ROUTE.
- 12 NEW RURAL STREET COMMUNICATIONS CALIFORNIA UNDERGROUND TULCO P.O.C. REFER TO ELECTRICAL SHEETS.

SITE PLAN

SCALE: 1"=50'-0"
 0 25 50
 FEET

Royal Street Communications California, LLC
 2913 EL CAMINO REAL #581
 TUSTIN, CA 92782

PROJECT INFORMATION:
LA23668A
MOCKINGBIRD
 1899 MOCKINGBIRD CANYON
 REVEREND, CA 92684

CURRENT ISSUE DATE:
6-02-09

ISSUED FOR:
CONSTRUCTION

REV. DATE DESCRIPTION BY:

7	6/02/09	CLEW COMMENTS	OH	
6	1/19/09	MEMORANDUM REV.	OH	
5	11/17/08	PLANNER REVISIONS	OH	
4	10/27/08	DBM REVISIONS	OH	
3	9/19/08	PLANNING COMMENTS	OH	
2	4/23/08	DBM REVISIONS	OH	
1	4/14/08	BOOK FOR REVIEW	OH	

NATIONAL
 COMMUNICATIONS & CONSULTANTS, INC.
 10000 UNIVERSITY AVENUE, SUITE 100
 SAN DIEGO, CALIFORNIA 92121
 WWW.NATIONALCC.COM

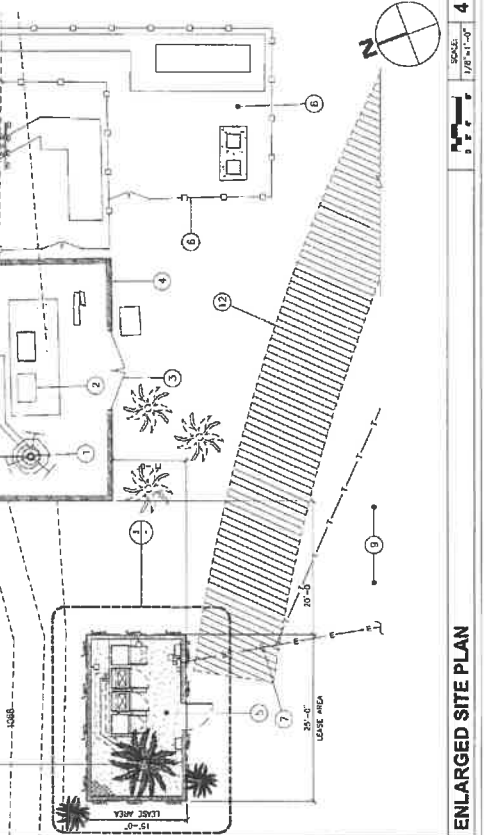
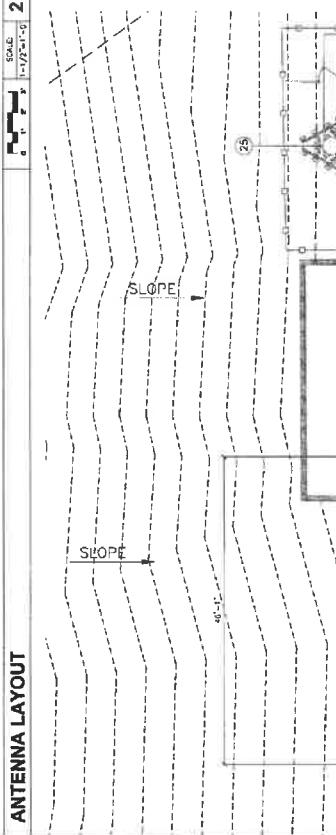
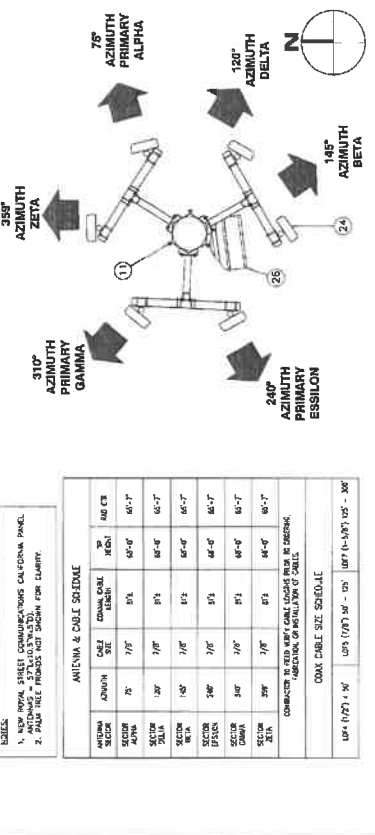
CONSULTANT:

DRAWN BY: CHIK. APV.
 GN JJK JJK

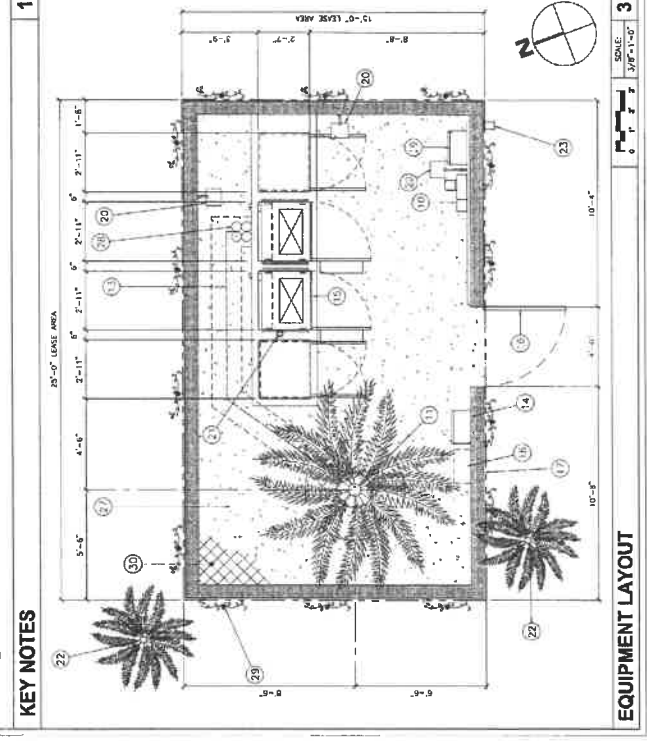
LICENSER:

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2



- NOTES:**
- EXISTING CIRCULAR 60" HIGH METOPOLAK
 - EXISTING CIRCULAR CABINET TYPICAL
 - EXISTING W/ 1" HIGH GATES
 - EXISTING 7" HIGH BLACK WALL
 - NEW ROYAL STREET COMMUNICATIONS CALIFORNIA 15' x 25'-4 1/2' SD. FL. SIGNAGE SHALL BE LOCATED ON SOUTHWEST CORNER OF SIGNAGE WALL.
 - EXISTING 7" HIGH CHINA WALL
 - NEW ROYAL STREET COMMUNICATIONS CALIFORNIA UNDERGROUND 12" DIA. FOR POWER (APPROX. 4100) 12" DIA. FOR DATA (APPROX. 4100) 12" DIA. FOR CABLE (APPROX. 4100)
 - EXISTING 1'-0" HIGH AND SPRINK EQUIPMENT LEASE AREA
 - EXISTING BENT AREA
 - NEW ROYAL STREET COMMUNICATIONS CALIFORNIA METAL SIGNAGE FOR ELECTRICAL SHEETS
 - NEW ROYAL STREET COMMUNICATIONS CALIFORNIA 10'-0" x 10'-0" SIGNAGE FOR ELECTRICAL SHEETS
 - NEW ROYAL STREET COMMUNICATIONS CALIFORNIA 12" WIDE SIGNAGE FOR ELECTRICAL SHEETS
 - NEW ROYAL STREET COMMUNICATIONS CALIFORNIA UNDERGROUND CABLE RUN
 - NEW ROYAL STREET COMMUNICATIONS CALIFORNIA 12" DIA. CABINETS MOUNTED TO NEW CONCRETE PAD
 - NEW ROYAL STREET COMMUNICATIONS CALIFORNIA 12" DIA. CABINETS MOUNTED TO NEW CONCRETE PAD
 - NEW ROYAL STREET COMMUNICATIONS CALIFORNIA 4" WIDE ACCESS GATE



KEY NOTES

ANTENNA LAYOUT

EQUIPMENT LAYOUT

ENLARGED SITE PLAN

Royal Street Communications California, LLC
 2913 EL CAMINO REAL #561
 LISIIN, CA 92782

PROJECT INFORMATION:
LA2385A
MOCKINGBIRD
 1636 MOCKINGBIRD CANYON
 RIVERSIDE, CA 92504

CURRENT ISSUE DATE:
6-02-09

ISSUED FOR:
CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
7	6/02/09	CLIENT COMMENTS	GH
6	1/18/09	MICROWAVE REV.	GN
5	11/17/08	PLANNER REVISIONS	GH
4	10/21/08	TEAM REVISIONS	GH
3	9/16/08	PLAN/PL COMMENTS	GH
2	4/23/08	DRN REVISIONS	GH
1	4/14/08	90% FOR REVIEW	GH

PLANS PREPARED BY:
NATIONAL
 ARCHITECTURE & CONSTRUCTION, INC.
 10000 WILLOW GROVE DRIVE, SUITE 100
 WESTLAKE, CALIFORNIA 91391
 TEL: (818) 707-7000
 FAX: (818) 707-7001

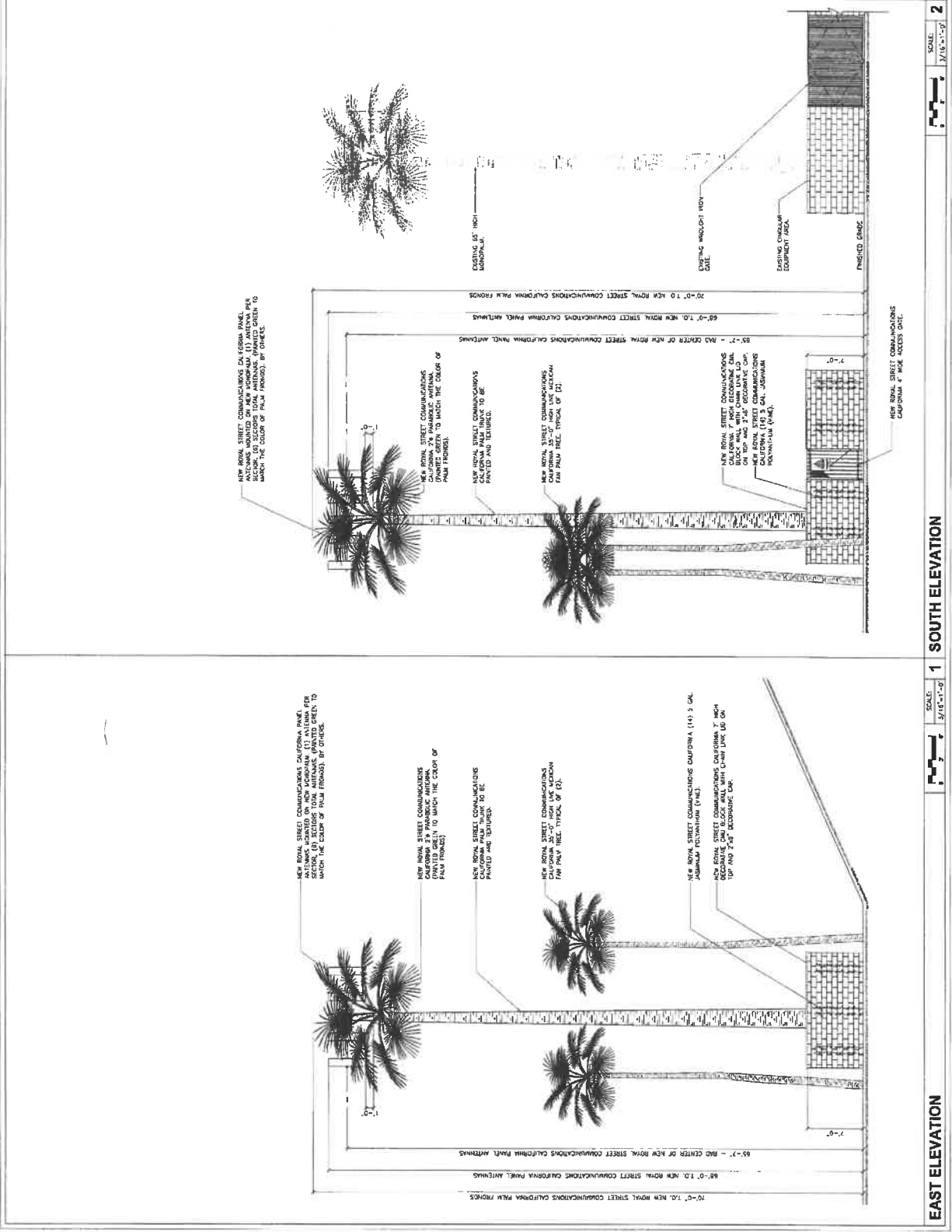
CONSULTANT:

DRAWN BY: _____

LICENSER:

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

SHEET NUMBER:
A-3



SCALE: 3/16"=1'-0"
 SCALE: 3/16"=1'-0"
1 EAST ELEVATION
2 SOUTH ELEVATION

Royal Street Communications California, LLC
 2813 EL CAMINO REAL, #501
 USTIN, CA 92782

PROJECT INFORMATION:
LA2385A
MOCKINGBIRD
 1000 MCCORMICK CANYON
 IRVINE, CA 92614

CURRENT ISSUE DATE:
 6-02-09

ISSUED FOR:
CONSTRUCTION

REV. DATE DESCRIPTION:

7	6/02/09	CLIENT COMMENTS	OK
6	1/19/09	MICROWAVE REV.	OK
5	11/17/08	PLANNER REVISIONS	OK
4	10/21/08	DEM REVISIONS	OK
3	9/17/08	PLANNER COMMENTS	OK
2	4/23/08	DEM REVISIONS	OK
1	4/14/08	SOB FOR REVIEW	OK

PLANS PREPARED BY:

NATIONAL
 COMMUNICATIONS & CONSTRUCTION, INC.
 10000 S. DEER CANYON ROAD, SUITE 100
 WEST VALLEY CITY, UT 84113
 (801) 373-1100

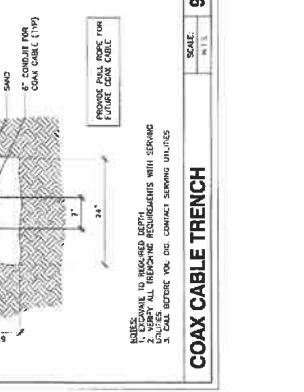
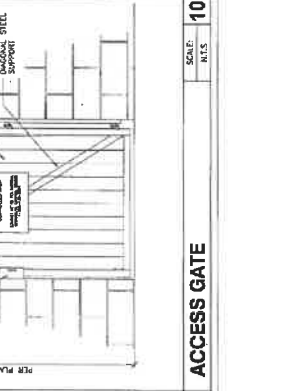
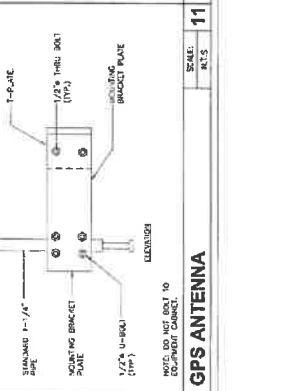
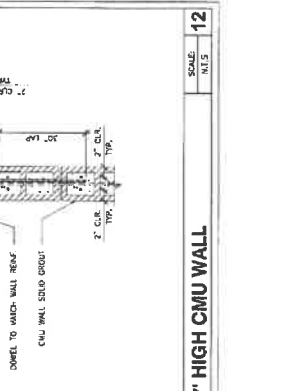
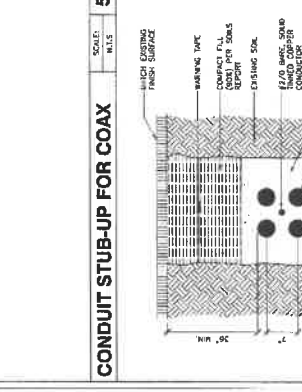
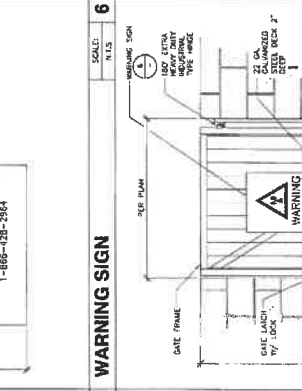
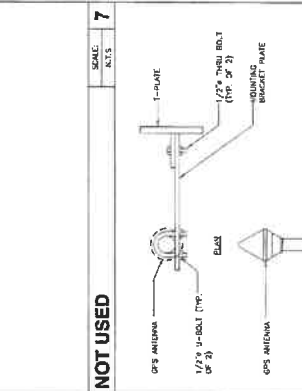
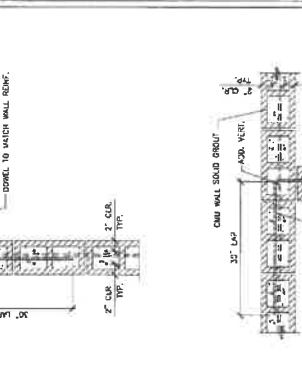
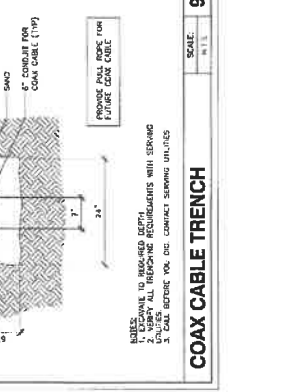
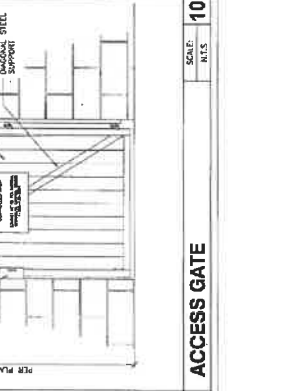
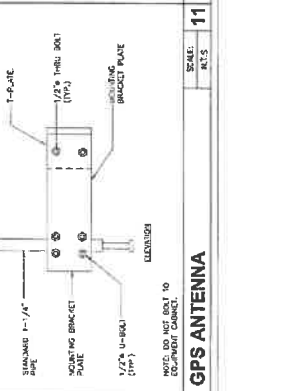
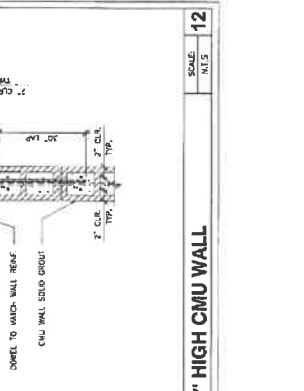
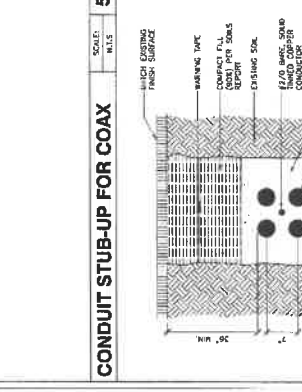
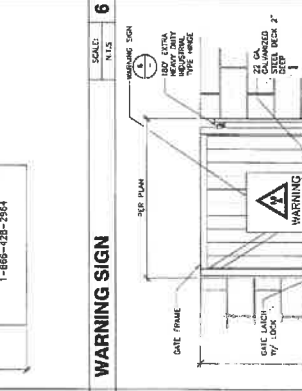
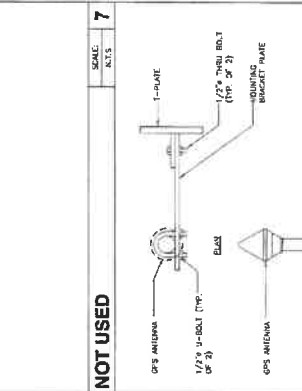
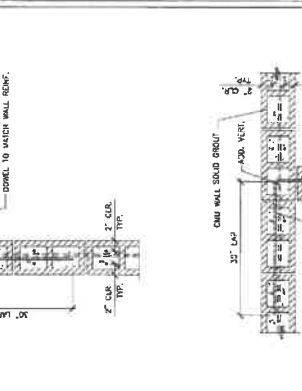
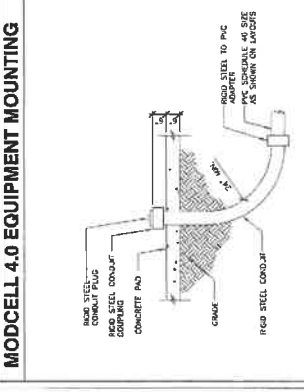
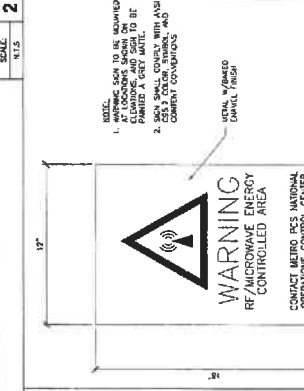
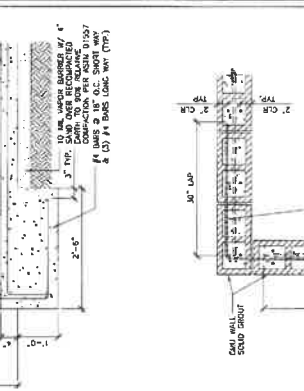
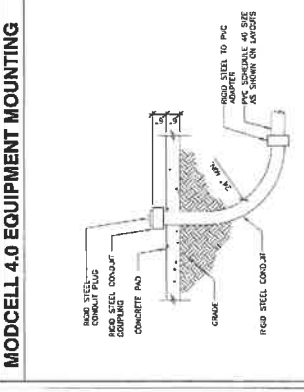
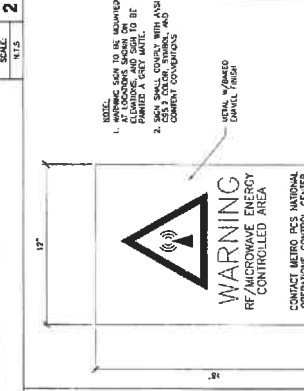
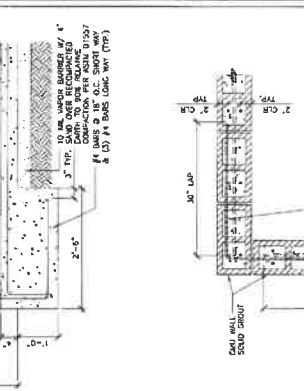
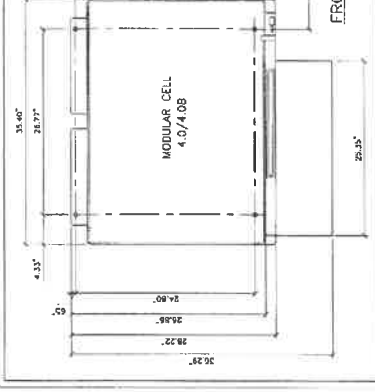
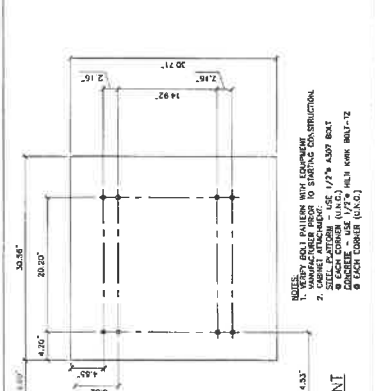
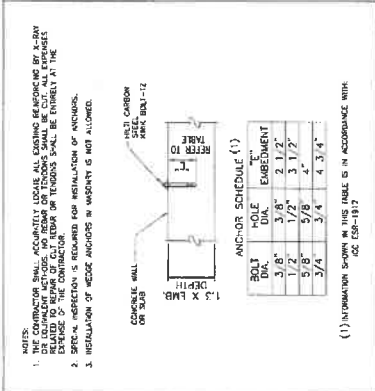
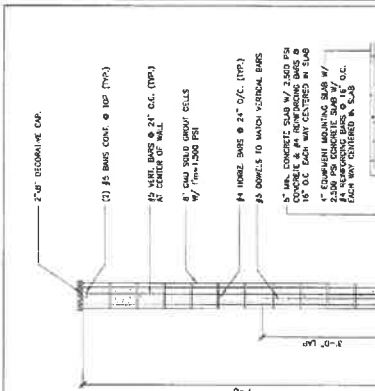
CONSULTANT:

DRAWN BY: CHK. APV.
 ON JW VW

CHECKER:

SHEET TITLE:
ARCHITECTURAL DETAILS

SHEET NUMBER:
A-4



NOTES:

1. CONTRACTOR SHALL ACCURATELY LOCATE ALL EXISTING SERVICES BY 2-20\"/>

ANCHOR SCHEDULE (1)

BOLT DIA.	HOLE DIA.	EMBEDMENT
3/8"	3/8"	2'-1 1/2"
1/2"	1/2"	2'-1 1/2"
5/8"	5/8"	4'-3 1/4"
3/4"	3/4"	4'-3 1/4"

(1) INFORMATION SHOWN IN THIS TABLE IS IN ACCORDANCE WITH
 (SEE 02050-10)

MODCELL 4.0 EQUIPMENT MOUNTING

SCALE: N.T.S.

2 HILTI KWIK BOLT - TZ

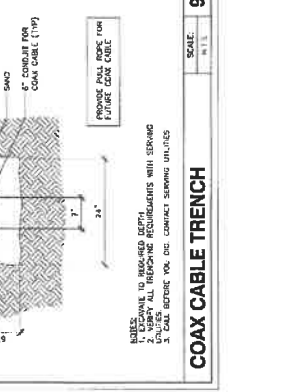
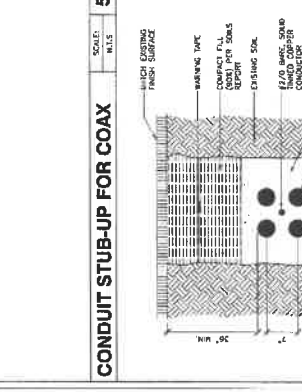
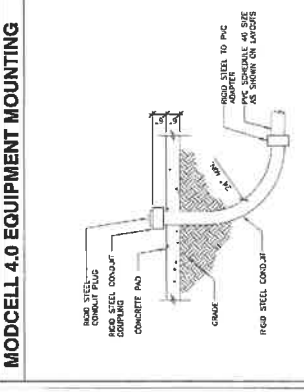
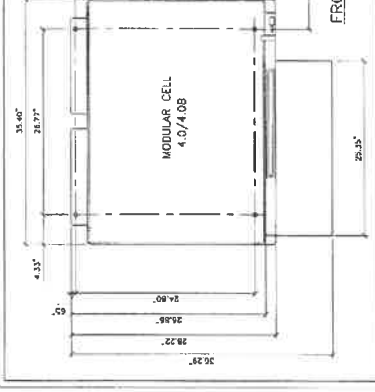
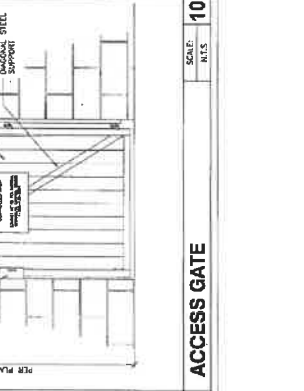
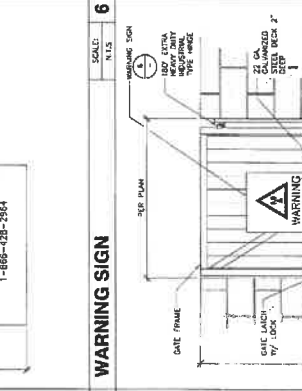
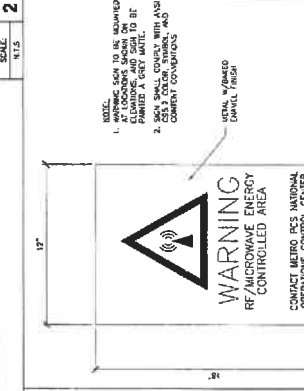
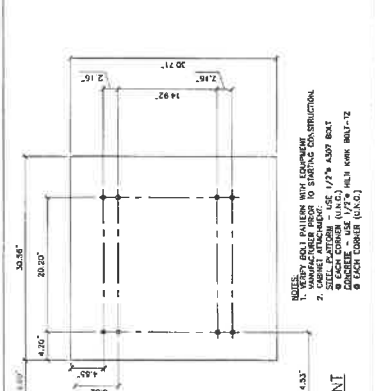
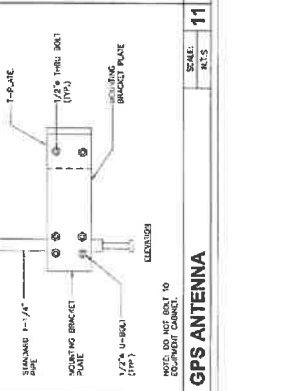
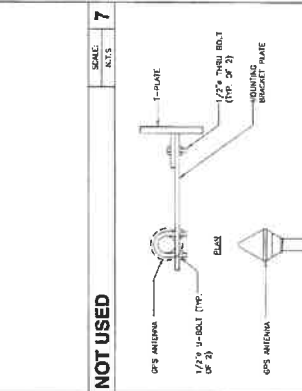
SCALE: N.T.S.

3

NOTES:

1. HILTI KWIK BOLT TO BE MOUNTED AT 1000MM'S SPACING ON BT PAINTED & GREY ANTI-UL.
2. BOLT SHALL COMPLY WITH ALL CURRENT REGULATIONS AND COMMENTS.

DETAIL W/BADED DIMENSION



CONDUIT STUB-UP FOR COAX

SCALE: N.T.S.

5

WARNING SIGN

SCALE: N.T.S.

6

NOT USED

SCALE: N.T.S.

7

GPS ANTENNA

SCALE: N.T.S.

11' 7' HIGH CMU WALL

SCALE: N.T.S.

12

Royal Street Communications California, LLC
 2913 EL CAHNO REAL #561
 TUSTIN, CA 92782

PROJECT INFORMATION:
LAK2365A
MOCKINGBIRD
 1000 INDEPENDENT CANYON
 REFERENCE CA 92534

CURRENT ISSUE DATE:
6-02-09

ISSUED FOR:
CONSTRUCTION

REV. DATE DESCRIPTION BY

7	6/02/09	CLIENT COMMENTS	DH
6	1/19/09	MICROWAVE R.D.V.	GN
5	11/17/08	PLUMBER REVISIONS	GN
4	10/27/08	DBM REVISIONS	GN
3	9/18/08	PLUMBER COMMENTS	GN
2	4/23/08	DBM REVISIONS	GN
1	4/14/08	SIZE FOR REVIEW	DH

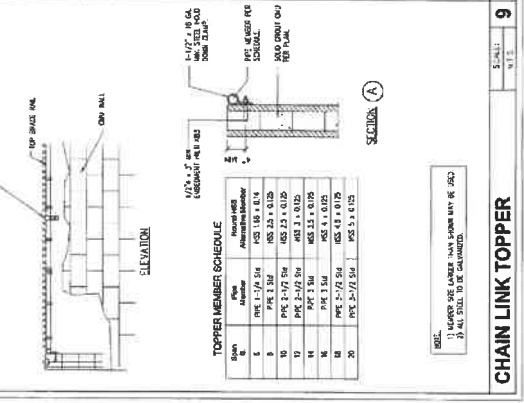
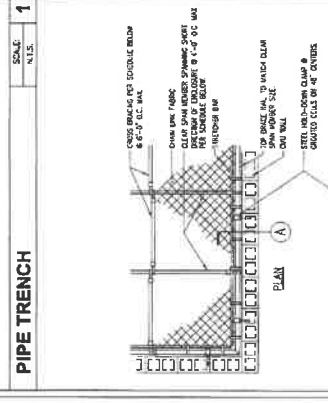
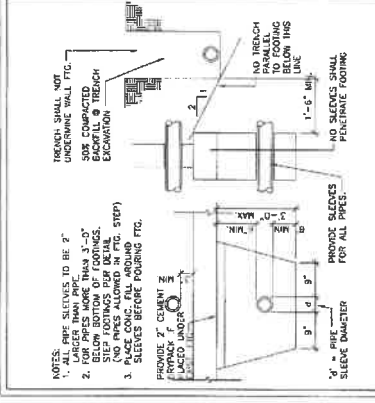
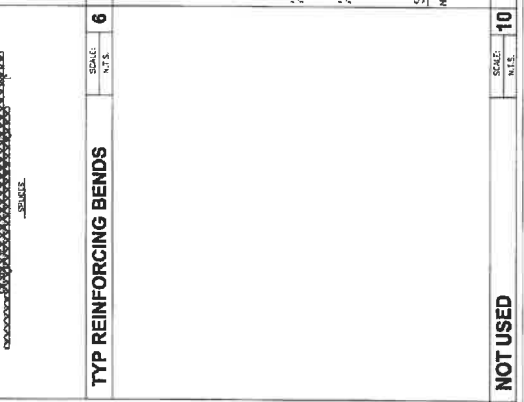
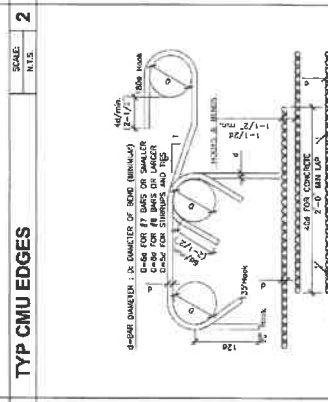
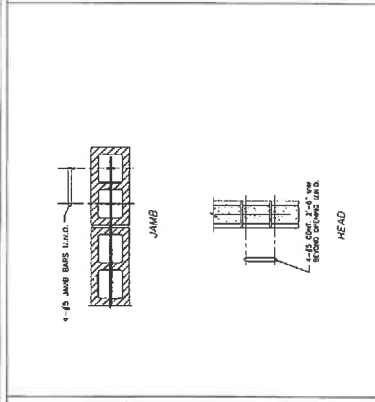
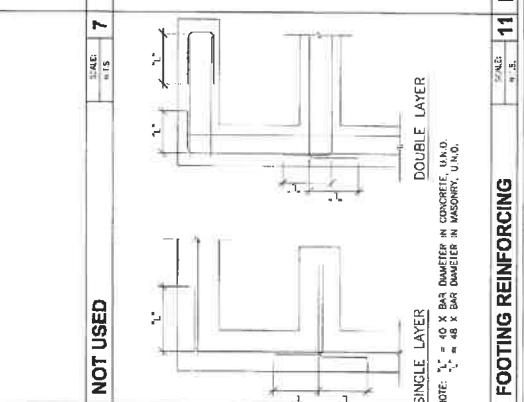
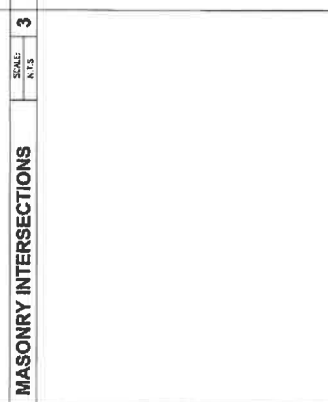
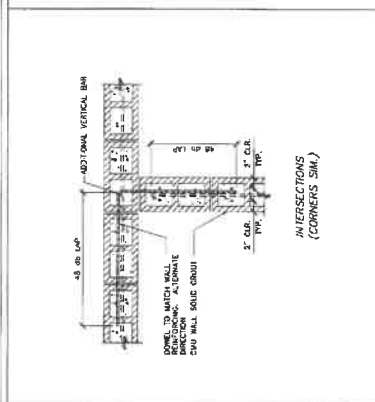
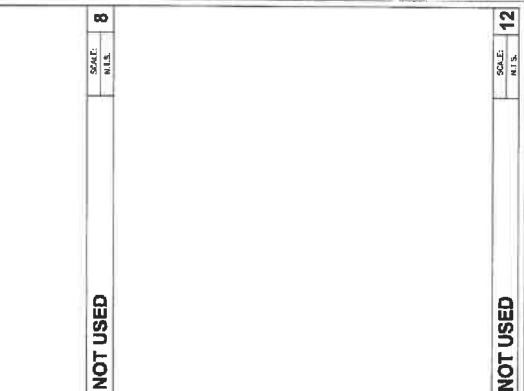
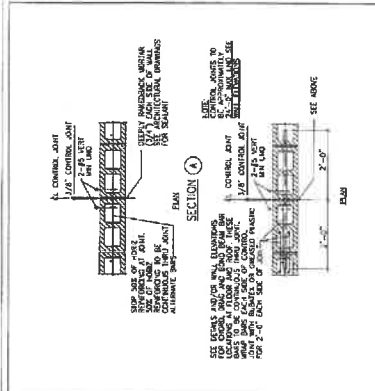
PLANS PREPARED BY:

NATIONAL ENGINEERING & CONSTRUCTION, INC.
 1000 INDEPENDENT CANYON
 TUSTIN, CA 92782
 (714) 835-1111
 WWW.NATIONAL-ENGINEERING.COM

CONSULTANT:
 DRAWN BY: CHC: JN APV: JN
 CHECKER: JN
 LICENSE:

SHEET TITLE:
STRUCTURAL DETAILS

SHEET NUMBER:
S-1



TOPPER MEMBER SCHEDULE

Item	Description	Quantity
1	PIPE 1-1/2" DIA	PCS 16 x 6 L.F.
2	PIPE 1-1/2" DIA	PCS 16 x 6 L.F.
3	PIPE 2-1/2" DIA	PCS 23 x 6 L.F.
4	PIPE 2-1/2" DIA	PCS 23 x 6 L.F.
5	PIPE 1-1/2" DIA	PCS 16 x 6 L.F.
6	PIPE 1-1/2" DIA	PCS 16 x 6 L.F.
7	PIPE 2-1/2" DIA	PCS 23 x 6 L.F.
8	PIPE 2-1/2" DIA	PCS 23 x 6 L.F.
9	PIPE 1-1/2" DIA	PCS 16 x 6 L.F.
10	PIPE 1-1/2" DIA	PCS 16 x 6 L.F.

NOTE:
 1. PROVIDE 2" CEMENT PACKED SAND UNDER THE TOPPER MEMBER.
 2. PROVIDE 2" CEMENT PACKED SAND UNDER THE TOPPER MEMBER.
 3. PROVIDE 2" CEMENT PACKED SAND UNDER THE TOPPER MEMBER.

NOTE:
 1. PROVIDE 2" CEMENT PACKED SAND UNDER THE TOPPER MEMBER.
 2. PROVIDE 2" CEMENT PACKED SAND UNDER THE TOPPER MEMBER.
 3. PROVIDE 2" CEMENT PACKED SAND UNDER THE TOPPER MEMBER.

Royal Street Communications California, LLC
 2813 EL CAMINO REAL #561
 LUSTEN, CA 93782

PROJECT INFORMATION:
LAZ385A
MOCKINGBIRD
 HUBER MOUNTAINVIEW CANYON
 RIVERSIDE, CA 92508

ISSUED FOR:
CONSTRUCTION

REV. DATE DESCRIPTION BY:

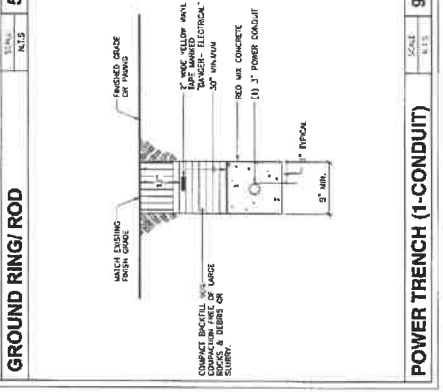
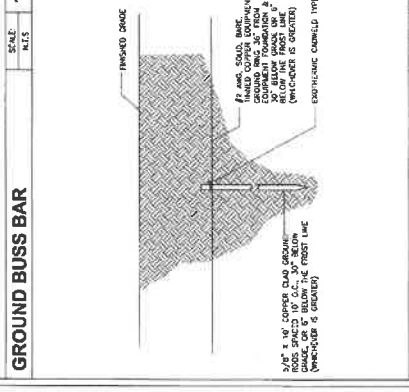
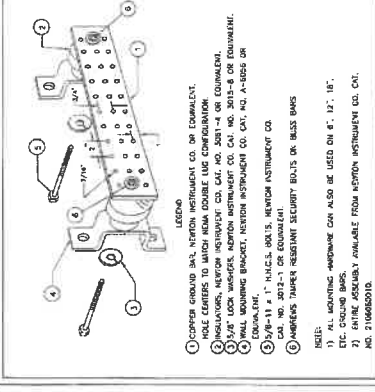
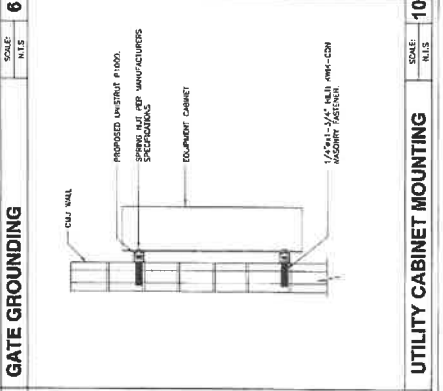
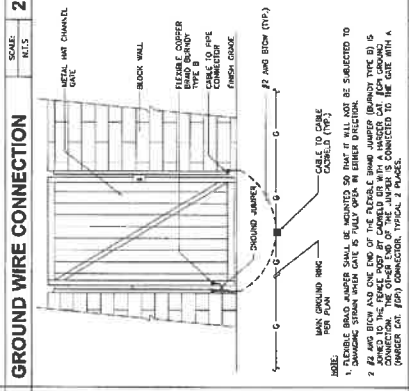
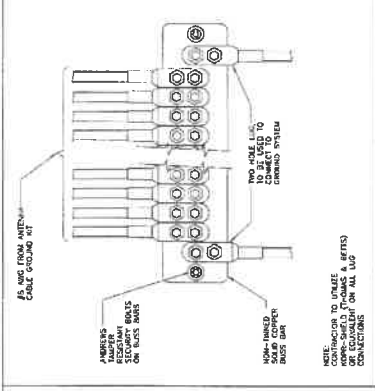
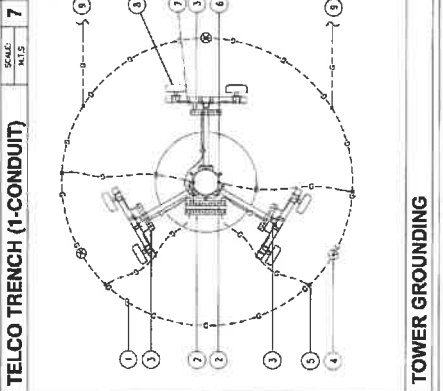
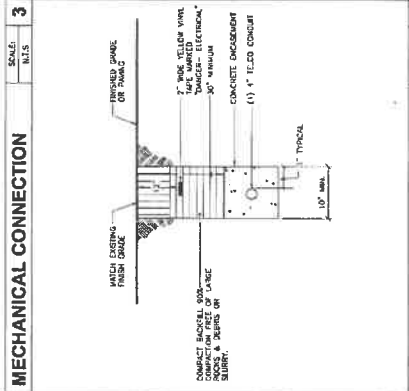
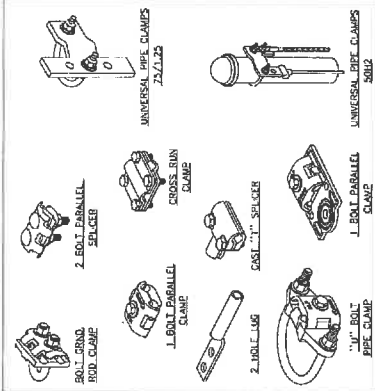
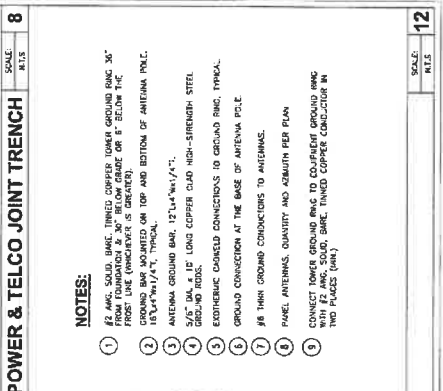
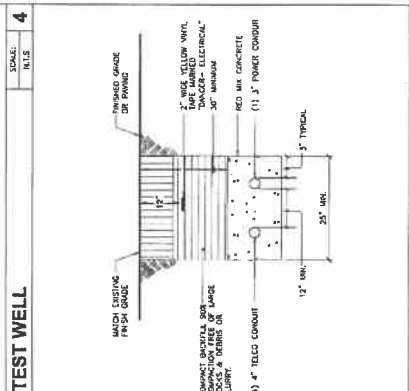
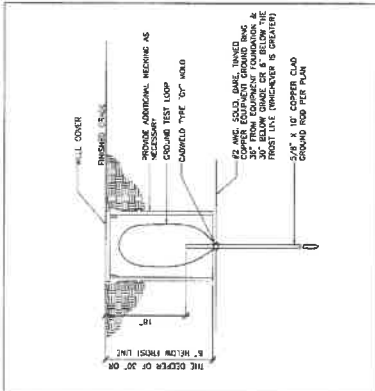
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6	1/16/09	MICROWAVE REV.	DH
5	11/17/08	PLANNER REVISIONS	DH
4	10/27/08	DBM REVISIONS	DH
3	8/18/08	PLANNER COMMENTS	DH
2	4/23/08	DBM REVISIONS	DH
1	4/14/08	ISS FOR REVIEW	DH

PLANS PREPARED BY:
NATIONAL
 ENGINEERING & CONSULTING, INC.
 10000 WILSON AVENUE, SUITE 100
 WILSON, CA 95690
 WWW.NATIONAL-ENGINEERING.COM

CONSULTANT:
 DRAWN BY: _____ CHK. BY: _____
 JN JW JH

SHEET TITLE:
ELECTRICAL DETAILS

SHEET NUMBER:
E-3



NOTES:

1. ALL MOUNTING HARDWARE CAN ALSO BE USED ON 6", 12", 18", 24" ROUND BARS.
2. ALL MOUNTING HARDWARE CAN ALSO BE USED ON 6", 12", 18", 24" SQUARE BARS.
3. ALL MOUNTING HARDWARE CAN ALSO BE USED ON 6", 12", 18", 24" RECTANGULAR BARS.
4. ALL MOUNTING HARDWARE CAN ALSO BE USED ON 6", 12", 18", 24" DIAGONAL BARS.
5. ALL MOUNTING HARDWARE CAN ALSO BE USED ON 6", 12", 18", 24" DIAGONAL BARS.
6. ALL MOUNTING HARDWARE CAN ALSO BE USED ON 6", 12", 18", 24" DIAGONAL BARS.
7. ALL MOUNTING HARDWARE CAN ALSO BE USED ON 6", 12", 18", 24" DIAGONAL BARS.
8. ALL MOUNTING HARDWARE CAN ALSO BE USED ON 6", 12", 18", 24" DIAGONAL BARS.
9. ALL MOUNTING HARDWARE CAN ALSO BE USED ON 6", 12", 18", 24" DIAGONAL BARS.
10. ALL MOUNTING HARDWARE CAN ALSO BE USED ON 6", 12", 18", 24" DIAGONAL BARS.
11. ALL MOUNTING HARDWARE CAN ALSO BE USED ON 6", 12", 18", 24" DIAGONAL BARS.
12. ALL MOUNTING HARDWARE CAN ALSO BE USED ON 6", 12", 18", 24" DIAGONAL BARS.

Royal Street Communications California, LLC
 2913 EL CAMINO REAL #361
 TUSTIN, CA 92782

PROJECT INFORMATION:
LA2365A
MOCKINGBIRD
 10300 MOCKINGBIRD CANYON
 REDWOOD CITY, CA 94061

CURRENT ISSUE DATE:
 6-02-09

ISSUED FOR:
CONSTRUCTION

REV. DATE DESCRIPTION BY:

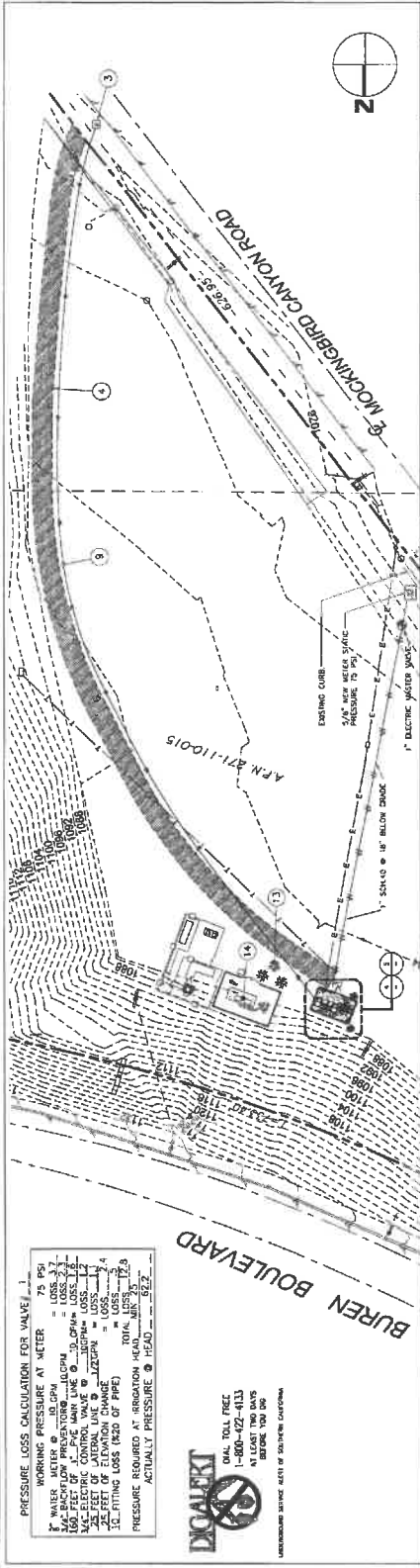
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5	11/17/08	PLANNER REVISIONS	ON
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3	9/18/08	PLANNER COMMENTS	ON
2	4/23/08	BM REVISIONS	ON
1	4/14/08	ISS FOR REVIEW	ON

NATIONAL
 COMMUNICATIONS CONSULTANTS, INC.
 10000 UNIVERSITY AVENUE, SUITE 200
 SAN DIEGO, CA 92121
 TEL: 619-592-2200 FAX: 619-592-2201
 WWW.NATIONALCOMMCONSULTANTS.COM

CONSULTANT:
 CA: _____ CHK.: _____ APV.: _____
 LICENSE#: _____

PLANTING & IRRIGATION PLAN

SHEET NUMBER:
L-1



SCALE: 1/32" = 1'-0"

WATER CONSERVATION STRATEGIES

MAX. WATER ALLOWANCE (MWA) - CTD (48) (LA) (42)
 ESTIMATED TOTAL WATER CONSUMPTION (ET) = 2,300 GPD
 ET x 365 = 839,500 GPD
 ET x 365 x 8.33 = 2,300 CAL
 ET x 365 x 8.33 x 0.8 = 2,300 CAL

ET = Evapotranspiration
 PFW = Plant Factor
 CTD = Coefficient of Distribution
 LA = Leaf Area Index
 MWA = Maximum Water Allowance

IRRIGATION LEGEND:

PKC AT EXISTING IRRIGATION SUPPLY
 LINE SIZE BEING CHANGED IN 80' BELOW GAZEBO
 ANY ELECTRIC CONTROL VALVE IN PKC BOX BELOW GAZEBO
 MODEL 715 - ATMOSPHERIC BACKFLOW PREVENTION, 12" NIPES, LOGEST #4-3
 4 SECTION GLOBE - WELL-SERVO ET CONTROLLER
 MODEL 715 - ATMOSPHERIC BACKFLOW PREVENTION, 12" NIPES, LOGEST #4-3
 1" ELECTRIC WATER VALVE
 1" ELECTRIC WATER VALVE
 1" ELECTRIC WATER VALVE
 1" ELECTRIC WATER VALVE

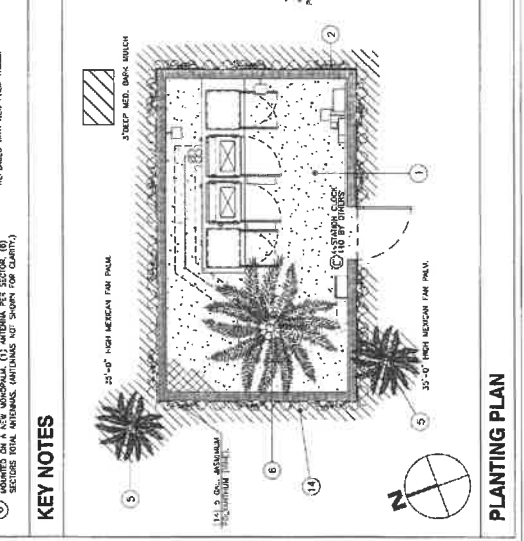
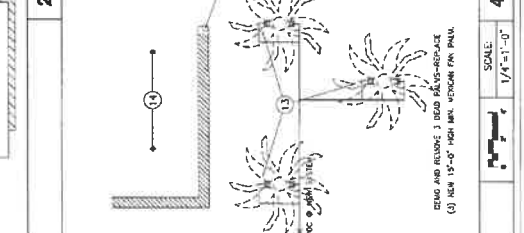
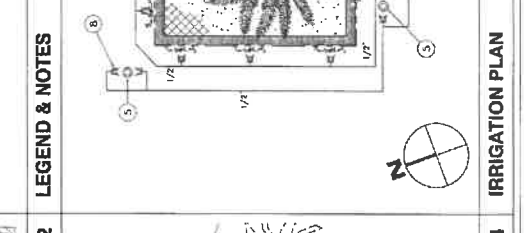
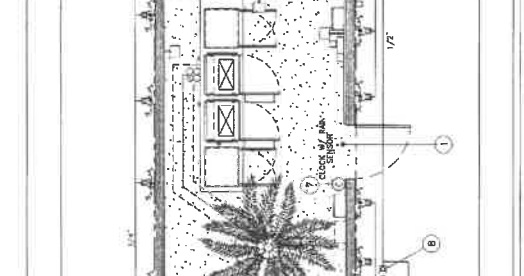
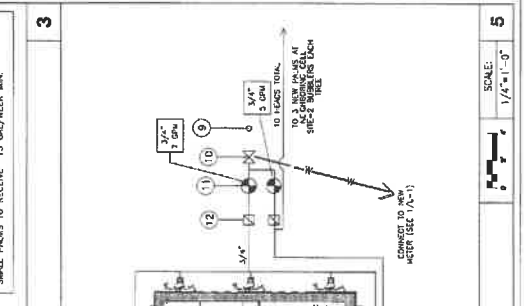
WATER USE FACTORS:
 JACUZZI - LOW
 AQUARIUM - AVERAGE
 MEDICAN FAN PALM - LOW

KEY NOTES:

1. NEW WALL MOUNTED SMART CONTROLLER
 2. NEW 1/2" WALL STREET COMMUNICATIONS CALIFORNIA
 3. NEW 1/2" WALL STREET COMMUNICATIONS CALIFORNIA (14) 5 GAL
 4. NEW 1/2" WALL STREET COMMUNICATIONS CALIFORNIA (14) 5 GAL
 5. NEW 1/2" WALL STREET COMMUNICATIONS CALIFORNIA (14) 5 GAL
 6. NEW 1/2" WALL STREET COMMUNICATIONS CALIFORNIA (14) 5 GAL
 7. NEW 1/2" WALL STREET COMMUNICATIONS CALIFORNIA (14) 5 GAL
 8. NEW 1/2" WALL STREET COMMUNICATIONS CALIFORNIA (14) 5 GAL
 9. NEW 1/2" WALL STREET COMMUNICATIONS CALIFORNIA (14) 5 GAL
 10. NEW 1/2" WALL STREET COMMUNICATIONS CALIFORNIA (14) 5 GAL
 11. NEW 1/2" WALL STREET COMMUNICATIONS CALIFORNIA (14) 5 GAL
 12. NEW 1/2" WALL STREET COMMUNICATIONS CALIFORNIA (14) 5 GAL
 13. NEW 1/2" WALL STREET COMMUNICATIONS CALIFORNIA (14) 5 GAL
 14. NEW 1/2" WALL STREET COMMUNICATIONS CALIFORNIA (14) 5 GAL
 15. NEW 1/2" WALL STREET COMMUNICATIONS CALIFORNIA (14) 5 GAL

LEGEND & NOTES

1. NEW PLANTING AREA COVER WITH 7" IN BOARD COVER FROM JUNE
 2. NEW PLANTING AREA COVER WITH 7" IN BOARD COVER FROM JUNE
 3. NEW PLANTING AREA COVER WITH 7" IN BOARD COVER FROM JUNE
 4. NEW PLANTING AREA COVER WITH 7" IN BOARD COVER FROM JUNE
 5. NEW PLANTING AREA COVER WITH 7" IN BOARD COVER FROM JUNE
 6. NEW PLANTING AREA COVER WITH 7" IN BOARD COVER FROM JUNE
 7. NEW PLANTING AREA COVER WITH 7" IN BOARD COVER FROM JUNE
 8. NEW PLANTING AREA COVER WITH 7" IN BOARD COVER FROM JUNE
 9. NEW PLANTING AREA COVER WITH 7" IN BOARD COVER FROM JUNE
 10. NEW PLANTING AREA COVER WITH 7" IN BOARD COVER FROM JUNE
 11. NEW PLANTING AREA COVER WITH 7" IN BOARD COVER FROM JUNE
 12. NEW PLANTING AREA COVER WITH 7" IN BOARD COVER FROM JUNE
 13. NEW PLANTING AREA COVER WITH 7" IN BOARD COVER FROM JUNE
 14. NEW PLANTING AREA COVER WITH 7" IN BOARD COVER FROM JUNE
 15. NEW PLANTING AREA COVER WITH 7" IN BOARD COVER FROM JUNE



SCALE: 1/4" = 1'-0"

IRRIGATION PLAN

SCALE: 1/4" = 1'-0"

PLANTING PLAN

SCALE: 1/4" = 1'-0"

Royal Street
Communications
California, LLC
2813 EL CAMINO REAL #561
LUSTIN, CA 92526

PROJECT INFORMATION:
LA2365A
MOCKINGBIRD
1850 MOCKINGBIRD CANYON
RIVERSIDE CA 92504

CURRENT ISSUE DATE:
6-02-09

ISSUED FOR:
CONSTRUCTION

REVISIONS:

NO.	DATE	DESCRIPTION
7	6/02/09	CLIENT COMMENTS
6	1/19/09	MECHANICAL REV.
5	11/17/08	PLANNER REVISIONS
4	10/21/08	DRM REVISIONS
3	9/18/08	PLANNER COMMENTS
2	4/23/08	DRM REVISIONS
1	4/11/08	FOR FOR REVIEW

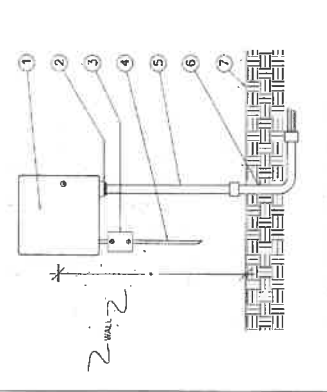
PLANS PREPARED BY:

NATIONAL
ENGINEERING & CONSTRUCTION, INC.
1000 WEST 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
WWW.NATIONAL-INC.COM

CONSULTANT:
DRAWN BY: _____ CHK: _____
LICENSER: _____

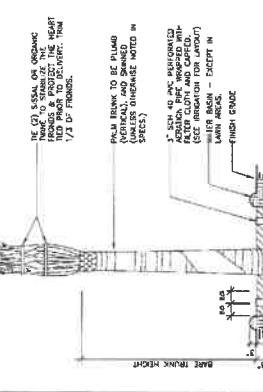
SHEET TITLE:
**LANDSCAPING
DETAILS &
SPECIFICATIONS**

SHEET NUMBER:
L-2



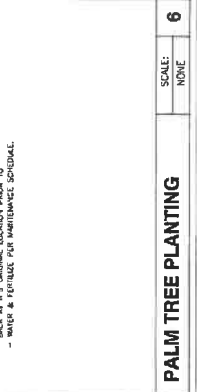
WALL MOUNTED CONTROLLER
SCALE: NONE

1. WALL MOUNT CONTROLLER - MODEL PER MANUFACTURER
2. ELECTRICAL JUNCTION BOX
3. 120V WIRES IN ISO COMPART PER LOCAL CODES
4. 1/2\"/>



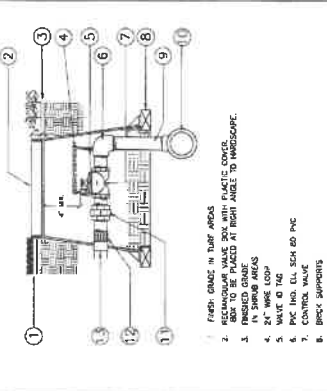
REMOTE CONTROL VALVE
SCALE: NONE

1. HAND CRANK
2. SUBMER HEAD
3. PVC SCH 80 RISER
4. FLEX RISER
5. FLUSH CRANE
6. SCR 80 DUMPING



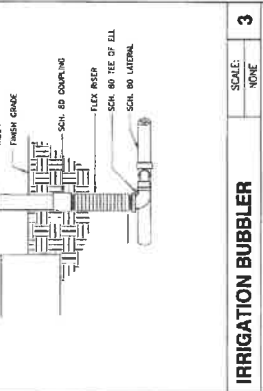
IRRIGATION BUBBLER
SCALE: NONE

1. BUBBLER HEAD
2. ELECTRIC VALVE
3. RISER
4. 1/2\"/>



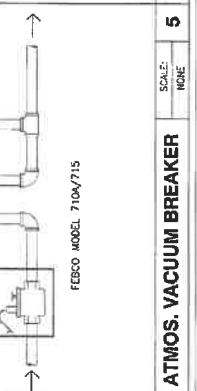
REMOTE CONTROL VALVE
SCALE: NONE

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2. SUBMER HEAD
3. PVC SCH 80 RISER
4. FLEX RISER
5. FLUSH CRANE
6. SCR 80 DUMPING



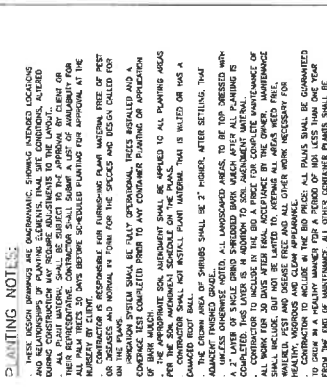
IRRIGATION BUBBLER
SCALE: NONE

1. BUBBLER HEAD
2. ELECTRIC VALVE
3. RISER
4. 1/2\"/>



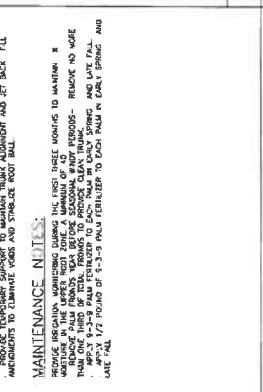
ATMOS. VACUUM BREAKER
SCALE: NONE

1. VACUUM BREAKER
2. RISER
3. FITTINGS
4. 1/2\"/>

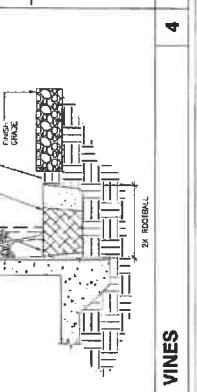


GATE VALVE
SCALE: NONE

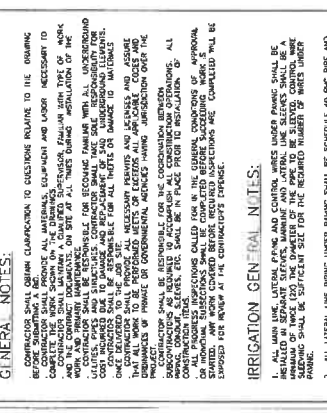
1. GATE VALVE
2. RISER
3. FITTINGS
4. 1/2\"/>



PALM NOTES:
1. PALM TREE
2. ROOT BALL
3. SOIL
4. MULCH
5. FERTILIZER

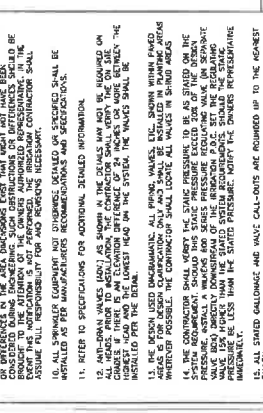


VINES
1. VINE
2. SUPPORT
3. SOIL
4. MULCH
5. FERTILIZER



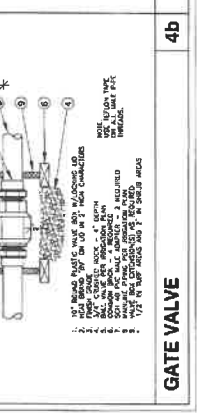
GATE VALVE
SCALE: NONE

1. GATE VALVE
2. RISER
3. FITTINGS
4. 1/2\"/>



GATE VALVE
SCALE: NONE

1. GATE VALVE
2. RISER
3. FITTINGS
4. 1/2\"/>



GATE VALVE
SCALE: NONE

1. GATE VALVE
2. RISER
3. FITTINGS
4. 1/2\"/>

GENERAL NOTES:
1. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

IRRIGATION GENERAL NOTES:
1. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A PRESSURE NOT EXCEEDING 100 PSI.
2. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A PRESSURE NOT EXCEEDING 100 PSI.
3. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO OPERATE AT A PRESSURE NOT EXCEEDING 100 PSI.

PLANTING NOTES:
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING HANDBOOK.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING HANDBOOK.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLANTING HANDBOOK.

MAINTENANCE NOTES:
1. ALL MAINTENANCE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MAINTENANCE HANDBOOK.
2. ALL MAINTENANCE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MAINTENANCE HANDBOOK.
3. ALL MAINTENANCE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MAINTENANCE HANDBOOK.

VINES:
1. ALL VINE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA VINE PLANTING HANDBOOK.
2. ALL VINE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA VINE PLANTING HANDBOOK.
3. ALL VINE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA VINE PLANTING HANDBOOK.

PALM TREE PLANTING:
1. ALL PALM TREE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PALM TREE PLANTING HANDBOOK.
2. ALL PALM TREE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PALM TREE PLANTING HANDBOOK.
3. ALL PALM TREE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PALM TREE PLANTING HANDBOOK.

Extension of Time Environmental Determination

Project Case Number: PP22362E01
 Original E.A. Number: 41184
 Extension of Time No.: 1st EOT
 Original Approval Date: June 1, 2009
 Project Location: North of Mockingbird Canyon Rd, South of Van Buren Blvd
 Project Description: a monopalm wireless telecommunication facility with six (6) panel antennas to be mounted at 70 feet high and four (4) equipment cabinets within a 375 square foot lease area surrounded by a seven (7) foot high decorative block wall

On June 1, 2009, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
 Gabriel Villalobos, Project Planner

Date: 6/24/20
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: David Tracy <David.Tracy@americantower.com>
Sent: Thursday, July 25, 2019 2:30 PM
To: Villalobos, Gabriel
Subject: RE: Recommended Conditions for PP22362 1st EOT

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Hi Gabriel,

American Towers, LLC accepts Condition of Approval 1- "Telecom-Entitlement Life" for case PP22362E01.

Thanks,
Dave Tracy
Attorney, U.S. Tower Division
American Tower Corporation
10 Presidential Way
Woburn MA, 01801
781-428-6869
David.tracy@americantower.com

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From: Villalobos, Gabriel <GVillalo@rivco.org>
Sent: Thursday, July 25, 2019 5:08 PM
To: David Tracy <David.Tracy@americantower.com>
Subject: [EXTERNAL] Recommended Conditions for PP22362 1st EOT

Attn: American Towers, LLC
c/o David Tracy
10 Presidential Way
Woburn, MA 01801

RE: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 22362.

The County Planning Department has determined it necessary to recommend the addition of one (1) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. **If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by**

name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.

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

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

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

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

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

Gabriel Villalobos

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



PLANNING DEPARTMENT

How are we doing? Click the Link and tell us

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County of Riverside California



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

Juan C. Perez
Agency Director



06/29/20, 10:17 am

PP22362E01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP22362E01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - DISTURBS NEED G/PMT

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

BS-Grade. 2 0010-BS-Grade-USE - GENERAL INTRODUCTION

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

BS-Grade. 3 0010-BS-Grade-USE - OBEY ALL GDG REGS

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

BS-Grade. 4 0010-BS-Grade-USE-G1.4 NPDES/SWPPP

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 4 **0010-BS-Grade-USE-G1.4 NPDES/SWPPP (cont.)**

and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

Flood

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

Plot Plan 22362 proposes to install and maintain an unmanned wireless communication facility on 4.21 acres in Lake Mathews/Woodcrest area. The site is located northwesterly of Mockingbird Canyon Road southerly of Van Buren Boulevard, and easterly of Regency Ranch Road.

Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

Planning

Planning. 1 **0010-Planning-USE - BUSINESS LICENSING**

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

Planning. 2 **0010-Planning-USE - CEASED OPERATIONS**

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 3 **0010-Planning-USE - CO-LOCATION**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 **0010-Planning-USE - FUTURE INTERFERENCE (cont.)**

Planning. 7 **0010-Planning-USE - FUTURE INTERFERENCE**

If the operation of the facilities authorized by this approved Plot Plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with County Information Technology staff and implement mitigation measures acceptable to the Department of Information Technology.

Planning. 8 **0010-Planning-USE - GEO02045**

County Geologic Report (GEO) No. 2045, submitted for this project (PP22362) was prepared by Toro International and is entitled: "Geotechnical Investigation for Proposed Metro PCS Monopalm and Equipment Slab, Mockingbird Site, LA2365A, 16390 Mockingbird Canyon, Riverside, California, TI Project No. 07-128.14" dated March 11, 2008. In addition, Toro prepared "Response to County of Riverside, Review Comments, County Geologic Report No. 2045, Geotechnical Investigation for Proposed Metro PCS Monopalm and Equipment Slab, Mockingbird Site, LA2365A, 16390 Mockingbird Canyon, Riverside, California, TI Project No. 01-128.14, dated March 11, 2008", dated March 9, 2009. This document is herein incorporated as a part of GEO No. 2045.

GEO No. 2045 concluded:

- 1.The potential for the site to be affected by surface faulting is very low.
- 2.The subsurface soil at the subject site is not likely to liquefy during an earthquake.
- 3.The potential failures of the ascending slopes, if any, will not adversely affect the operation of the proposed facility.

GEO No. 2045 recommended:

- 1.The upper 18 inches of the subsurface materials should be removed and replaced with compacted fills.
- 2.The final caisson depth should be confirmed by a

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 **0010-Planning-USE - GEO02045 (cont.)**

geotechnical engineer during drilling/excavation of the hole.

GEO No. 2045 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2045 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Planning. 9 **0010-Planning-USE - IF HUMAN REMAINS FOUND**

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination as to the type of bone and whether it is of prehistoric origin. If the remains are determined to be prehistoric human remains, the Native American Heritage Commission shall be notified by the coroner and treatment pursuant to Public Resources Code Section 5097.98(a) shall take effect. The Native American Heritage Commission shall notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery within 48 hours and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner and a Native American Tribal representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. A County representative shall facilitate all meetings to assure compliance with all State and local laws.

Planning. 10 **0010-Planning-USE - LC 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 **0010-Planning-USE - LC VIABLE LANDSCAPING**

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 **0010-Planning-USE - LC VIABLE LANDSCAPING (cont.)**

of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LNDSKP/IRRIG INSTALL INS."

Planning. 12 **0010-Planning-USE - LIGHTING HOODED/DIRECTED**

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Planning. 13 **0010-Planning-USE - NO USE PROPOSED LIMIT CT**

The balance of the subject property, APN: 271-110-015 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Planning. 14 **0010-Planning-USE - SITE MAINTENANCE CT**

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

Planning. 15 **0020-Planning-USE - EXPIRATION DATE-PP**

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 0020-Planning-USE - EXPIRATION DATE-PP (cont.)

of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

Planning. 16 0020-Planning-USE - LIFE OF PERMIT

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

Planning. 17 Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use) or subsequent replacement ordinance, this condition of approval shall become null and void.

Planning-All

Planning-All. 1 0010-Planning-All-USE - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 22362 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 22362, Exhibit A (Sheets 1-5) Amended No. 2, dated June 8, 2009.

APPROVED EXHIBIT L = Plot Plan No. 22362, Exhibit L (Sheets 1-2), dated November 17, 2008.

Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS (cont.)

defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP22362. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Planning-All. 3 0010-Planning-All-USE - PROJECT DESCRIPTION

The use hereby permitted is a Royal Street Communications wireless telecommunication facility disguised as a 70 foot high palm tree with six (6) panel antennas mounted at 68 feet high and four (4) equipment cabinets within a 375 square foot lease area surrounded by a seven (7) foot high decorative block wall.

Top of tree (structure and fronds) may not exceed 70 feet.
Per Planning Director at Director's Hearing on 6/01/09.

Transportation

Transportation. 1 0010-Transportation-USE - NO ADD'L ROAD IMPRVMENTS

No additional road improvements will be required at this time along Van Buren Boulevard and Mockingbird Canyon Road due to existing improvements.

Transportation. 2 0010-Transportation-USE - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 **0010-Transportation-USE - STD INTRO 3(ORD 460/461) (cont.)**

with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 3 **0010-Transportation-USE - TS/EXEMPT**

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

Plan: PP22362E01

Parcel: 271110022

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1

0060-BS-Grade-USE-G1.4 NPDES/SWPPP

Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

Planning

060 - Planning. 1

0060-Planning-USE - GRADING PLANS

Not Satisfied

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 2

0060-Planning-USE- SKR FEE CONDITION

Not Satisfied

Plan: PP22362E01

Parcel: 271110022

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE- SKR FEE CONDITION (cont.) Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.21 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE - SITE EVALUATION Not Satisfied

The information provided does not indicate whether any grading has taken place or will take place on this lot. Therefore, prior to the issuance of any building permits, the applicant shall provide the Building & Safety Department with documentation that the cell tower and equipment site is not graded - a site is considered not graded if it has less than 50 cubic yards of cut or fill (whichever is greater) material on it. If the grading status of the site cannot be determined from the information supplied by the applicant, documentation of site status will be required. Documentation can be in the form of a signed and stamped letter from a registered civil engineer - stating less than 50 cubic yards of cut or fill material has been graded - or by a special inspection permit from the Building & Safety Department's Grading Division. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

Planning

080 - Planning. 1 0080-Planning-USE - ELEVATIONS & MATERIALS Not Satisfied

Building and structure elevations shall be in substantial

Plan: PP22362E01

Parcel: 271110022

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-USE - ELEVATIONS & MATERIALS (cont.) Not Satisfied
conformance with that shown on APPROVED EXHIBIT
A.

080 - Planning. 2 0080-Planning-USE - LC LANDSCAPE INSPECTION Not Satisfied

Prior to issuance of building permits, the permit holder shall open a Landscape DBF case and deposit the prevailing DBF amount to cover the Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into a FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The estimated fee amount for the Six Month and One Year Landscape Inspections is determined by the County Planning Department's Landscape personnel prior to approval of the requisite Plot Plan for Planting and Irrigation.

080 - Planning. 3 0080-Planning-USE - LC LANDSCAPING SECURITIE Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

080 - Planning. 4 0080-Planning-USE - LIGHTING PLANS CT Not Satisfied

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety

Plan: PP22362E01

Parcel: 271110022

80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 0080-Planning-USE - LIGHTING PLANS CT (cont.) Not Satisfied
for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

080 - Planning. 5 0080-Planning-USE - PALM FRONDS Not Satisfied
Prior to building permit issuance, the developer/permit holder shall provide a palm frond design that covers all antennae including the panel and the microwave antennae. After reviewing the building plans, the Planning Department shall clear this condition upon determination of compliance.

080 - Planning. 6 0080-Planning-USE- SKR FEE CONDITION Not Satisfied
Prior to the issuance of a Building Permit, the permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development and the applicability of any reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.21 acre (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate mitigation fee set forth in that ordinance shall be required.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT BUS PLAN Not Satisfied
The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 2 0090-E Health-USE - HAZMAT CONTACT Not Satisfied
Contact the Hazardous Materials Management Division at (951) 273-9143 for any additional requirements.

Plan: PP22362E01

Parcel: 271110022

90. Prior to Building Final Inspection

E Health

090 - E Health. 3 0090-E Health-USE - HAZMAT REVIEW Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1 0090-Planning-USE - LC COMPLY W/ LNDSCP/IRR Not Satisfied

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Landscaping. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "USE - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

090 - Planning. 2 0090-Planning-USE - LC LNDSCPE/IRRIG INSTALL Not Satisfied

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITIES and LANDSCAPE INSPECTION DEPOSIT," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

090 - Planning. 3 0090-Planning-USE - ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open

Plan: PP22362E01

Parcel: 271110022

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 0090-Planning-USE - ORD NO. 659 (DIF) (cont.) Not Satisfied

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.22362 has been calculated to be 375 sq.ft or 0.01 acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 4 0090-Planning-USE - PALM FRONDS Not Satisfied

Prior to final inspection, the developer/permit holder shall ensure that the palm fronds are designed and placed in such a manner that covers all of the antennae including the panel and microwave antennae. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 5 0090-Planning-USE - SIGNAGE REQUIREMENT Not Satisfied

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

f a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an

Plan: PP22362E01

Parcel: 271110022

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 0090-Planning-USE - SIGNAGE REQUIREMENT (cont.) Not Satisfied
additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

090 - Planning. 6 0090-Planning-USE - 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.

Transportation

090 - Transportation. 1 0090-Transportation-USE - UTILITY PLAN CELL TOWER Not Satisfied
Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

090 - Transportation. 2 0090-Transportation-USE - WRCOG TUMF Not Satisfied
Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 3 0090-Transportation-USE-UTILITY INSTALL CELL TOWER Not Satisfied
Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

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



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.2

Director's Hearing: July 13, 2020

PROPOSED PROJECT

Case Number(s): PP19158E01

Area Plan: Elsinore

Zoning Area/District: Alberhill Area

Supervisory District: First District

Project Planner: Gabriel Villalobos

APN: 393-110-005

Applicant(s):

SBA Monarch Towers

c/o Danielle Tschuschke

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 19158 which is an unmanned wireless telecommunications facility with a 65' monopine housing (12) panel antennas, (2) donor antennas, (4) equipment cabinets, (2) utility cabinets, on a 900 square foot lease area.

The project is located north of I-15, south of Temescal Canyon Rd, and west of Horsethief Canyon Rd.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 19158**, extending the expiration date to July 1, 2029, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Plot Plan No. 19158 was administratively approved on November 10, 2004. Substantial Conformance No. 2 to Plot Plan No. 19158 was administratively approved on July 1, 2009 extending the expiration date to July 1, 2019.

The First Extension of Time was received June 28, 2019, ahead of the expiration date of July 1, 2019. The applicant and the County discussed conditions of approval and reached consensus on September 17, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of this recommended condition and has agreed to accept it. Included in this staff report package is the new recommended condition of approval, and the correspondence from the Extension of Time applicant (September 17, 2019) indicating the acceptance of the recommended conditions of approval.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

This 1st extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become July 1, 2029. However, the added COA could eliminate this 10 year life span provision (AND. Planning. 1) if this requirement is removed from Ordinance No. 348.

ENVIRONMENTAL REVIEW

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

FINDINGS

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

Extension of Time Findings

1. This Plot Plan has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.
2. This Plot Plan has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.






3. No changes to the approved Plot Plan are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for PP19158

Vicinity Map



Legend

-  Parcels
-  County Centerline Names
-  County Centerlines
-  Blueline Streams
-  City Areas

Notes

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






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Extension of Time Environmental Determination

Project Case Number: PP19158
 Original E.A. Number: 39405
 Extension of Time No.: 1st EOT
 Original Approval Date: November 10, 2004
 Project Location: North of I-15, South of Temescal Canyon Rd, West of Horsethief Canyon Rd
 Project Description: an unmanned wireless telecommunications facility with a 65' monopine housing (12) panel antennas, (2) donor antennas, (4) equipment cabinets, (2) utility cabinets, on a 900 square foot lease area

On November 10, 2004, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: *Gabriel Villalobos*
 Gabriel Villalobos, Project Planner

Date: 6/22/20
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Danielle Tschuschke <DTschuschke@sbsite.com>
Sent: Tuesday, September 17, 2019 12:34 PM
To: Villalobos, Gabriel
Cc: Ashley Masuda
Subject: Recommended Conditions for PP19158 1st EOT

CAUTION: This email originated externally from the **Riverside County** email system.
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Hi Gabriel,

On behalf of SBA 2012 TC Assets, LLC, the Extension of Time Applicant, I, Danielle Tschuschke, accept the following conditions of approval of the First Extension of Time, PP19158E01:

- Planning.1 Telecom - Entitlement Life

Please let us know once the Planning Director's Hearing has been scheduled for our EOT request.

Kind Regards,

Danielle Tschuschke
Zoning Compliance Specialist

561.981.9913 + T
561.226.0883 + F

From: Villalobos, Gabriel [mailto:GVillalo@RIVCO.ORG]
Sent: Tuesday, September 17, 2019 2:44 PM
To: Danielle Tschuschke <DTschuschke@sbsite.com>
Subject: [External] Recommended Conditions for PP19158 1st EOT

Attn: SBA Monarch Towers, LLC
c/o Danielle Tschuschke
8051 Congress Avenue
Boca Raton, FL 33487

RE: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 19158.

The County Planning Department has determined it necessary to recommend the addition of one (1) new condition of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

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

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

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

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

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

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

Gabriel Villalobos

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



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County of Riverside California



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



09/18/19, 2:27 pm

PP19158E01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP19158E01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

BS-Grade

BS-Grade. 1 **0010-BS-Grade-USE - DISTURBS NEED G/PMT**

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

BS-Grade. 2 **0010-BS-Grade-USE - GENERAL INTRODUCTION**

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

BS-Grade. 3 **0010-BS-Grade-USE - OBEY ALL GDG REGS**

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

BS-Grade. 4 **0010-BS-Grade-USE-G1.4 NPDES/SWPPP**

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 4 **0010-BS-Grade-USE-G1.4 NPDES/SWPPP (cont.)**

and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

E Health

E Health. 1 **0010-E Health-USE - RESTROOMS**

If permanent restroom facilities are required, the Department of Environmental Health is to be contacted for specific recommendations regarding water and sewerage.

Fire

Fire. 1 **0010-Fire-USE -F EXHIBIT**

ALL CONDITIONS ARE PER EXHIBIT F DATED 9-1-04.

Fire. 2 **0010-Fire-USE-#25-GATE ENTRANCES**

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

Fire. 3 **0010-Fire-USE-#88A-AUTO/MAN GATES**

Gate(s) shall be automatic or manual operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. (current plan check deposit

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 3 **0010-Fire-USE-#88A-AUTO/MAN GATES (cont.)**

base fee is \$126.00)

Flood

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

Plot Plan 19158 is a proposal to construct a 65-foot tall monopine with antennas in the Elsinore Area. The property is located west of Temescal Canyon Road, east of Interstate 15, and north of Horse Thief Road.

The site is protected from offsite flows from the I-15 freeway. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

Planning

Planning. 1 **0010-Planning-USE - ABANDONED SITES**

Any wireless communication facility that is not continuously operated for a period of sixty (60) days shall be conclusively deemed abandoned.

If there are two (2) or more users of a single facility, the facility shall not be deemed abandoned until all users abandon it.

The telecommunications service provider shall have sixty (60) days after a notice of abandonment is mailed by the County to either make the facility operable, replace the facility with an operable facility, or remove the facility.

Within ninety (90) days of the date the notice of abandonment is mailed, the County may remove the wireless communication facility at the underlying property owner's expense and shall place a lien on the property for the cost of such removal.

The owner of the property shall, within one hundred and twenty (120) days of the County's removal, return the site to its approximate natural condition. If the owner fails to do so, the County can restore and revegetate the site at

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 **0010-Planning-USE - ABANDONED SITES (cont.)**
the property owner's expense.

Planning. 2 **0010-Planning-USE - APPROVAL PERIOD**

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if appropriate application is made to the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County.

Planning. 3 **0010-Planning-USE - CEASED OPERATIONS**

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 4 **0010-Planning-USE - CO-LOCATION**

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

Planning. 5 **0010-Planning-USE - COMPLY WITH ORD./CODES**

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Planning. 6 **0010-Planning-USE - EQUIPMENT & BLDG. COLOR**

The equipment cabinet color shall be in earthtones, which will blend with the surrounding setting.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 **0010-Planning-USE - EQUIPMENT & BLDG. COLOR (cont.)**

The color of the monopole/antenna array shall be painted in a way to resemble a pine tree, in order to minimize visual impacts. Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

Planning. 7 **0010-Planning-USE - FEES FOR REVIEW**

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 8 **0010-Planning-USE - FUTURE INTERFERENCE**

If the operation of the facilities authorized by this approved Plot Plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with County Information Technology staff and implement mitigation measures acceptable to the Department of Information Technology.

Planning. 9 **0010-Planning-USE - GEO NO. 1369**

County Geologic Report (GEO) No. 1369 was prepared for this project (PP19158) by TORO International and is entitled: "Geotechnical Investigation for Sprint Monopine and Equipment Slab, Jaggars Property Site - RV60XC822B, 13181 Temescal Canyon Road, Corona, California", dated April 9, 2004.

GEO No. 1369 concluded:

- 1.The site is underlain by medium dense to very dense alluvium and bedrock.
2. Groundwater was not encountered at the depths explored.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 0010-Planning-USE - GEO NO. 1369 (cont.)

3.The potential for liquefaction at this site is not likely.

GEO No. 1369 satisfies the requirement for a liquefaction study for CEQA/planning purposes. GEO No. 1369 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Planning. 10 0010-Planning-USE - LIGHTING HOODED/DIRECTED

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Planning. 11 0010-Planning-USE - MAX HEIGHT

The monopole/antenna array located within the property shall not exceed a height of 70 feet.

Planning. 12 0010-Planning-USE - ORD 810 O S FEE (1)

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

Planning. 13 0010-Planning-USE - SITE MAINTENANCE

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13 0010-Planning-USE - SITE MAINTENANCE (cont.)

observation and/or notification. The project site and an minimum area of 10 feet around the project site shall be kept free of vegetation for fire prevention purposes.

Planning. 14 0010-Planning-USE - VIABLE LANDSCAPING

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

Planning. 15 0020-Planning-USE - EXPIRATION DATE-PP

This approval shall be used within wo (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

Planning. 16 Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use) or subsequent replacement ordinance, this condition of approval shall become null and void.

Planning-All

ADVISORY NOTIFICATION DOCUMENT**Planning-All**

Planning-All. 1 0010-Planning-All-USE - DEFINITIONS (cont.)

Planning-All. 1 0010-Planning-All-USE - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 19158 shall be henceforth defined as follows:

APPROVED EXHIBIT A-1 = Plot Plan No. 19158, Exhibit A-1, Amended No. 6, dated 10/12/04. Title Sheet.

APPROVED EXHIBIT A-2 = Plot Plan No. 19158, Exhibit A-2, Amended No. 6, dated 10/12/04. Topographic Survey.

APPROVED EXHIBIT A-3 = Plot Plan No. 19158, Exhibit A-3, Amended No. 6, dated 10/12/04. Site Plan.

APPROVED EXHIBIT A-4 = Plot Plan No. 19158, Exhibit A-4, Amended No. 6, dated 10/12/04. Enlarged plan, antenna and equipment layouts.

APPROVED EXHIBIT B-1 = Plot Plan No. 19158, Exhibit B-1, Amended No. 6, dated 10/12/04. East and north elevations.

APPROVED EXHIBIT B-2 = Plot Plan No. 19158, Exhibit B-2, Amended No. 6, dated 10/12/04. West and south elevations.

APPROVED EXHIBIT L = Plot Plan No. 19158, Exhibit L, Amended No. 6, dated 10/12/04. Landscape and irrigation plan.

APPROVED EXHIBIT F = Plot Plan No. 19158, Exhibit F, dated 09/01/2004.

Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 19158. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS (cont.)

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

Planning-All. 3 0010-Planning-All-USE - PROJECT DESCRIPTION

The use hereby permitted is for the installation and operation of a 65'-0" cellular telecommunications facility, housing twelve (12) panel antennas, stealthed as a monopine, two (2) donor antennas at 30'-0" above the ground and equipment cabinets enclosed within a 900 square foot lease area.

Transportation

Transportation. 1 0010-Transportation-USE - ASSESS/BENEFIT DIST

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.

Transportation. 2 0010-Transportation-USE - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Temescal Canyon Road.

Transportation. 3 0010-Transportation-USE - NO ADD'L ROAD IMPRVMENTS

No additional road improvements will be required at this time along Temescal Canyon Road. due to existing improvements.

Transportation. 4 0010-Transportation-USE - STD INTRO 3(ORD 460/461)

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 rdinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0010-Transportation-USE - STD INTRO 3(ORD 460/461) (cont.)

correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 5 0010-Transportation-USE - TS/EXEMPT

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

Plan: PP19158E01

Parcel: 393110005

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE-G1.4 NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

Planning

060 - Planning. 1 0060-Planning-USE - FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 19158, 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. 2 0060-Planning-USE - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 900 square feet in accordance with the APPROVED EXHIBIT. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However,

Plan: PP19158E01

Parcel: 393110005

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE - SKR FEE CONDITION (cont.) Not Satisfied
should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-USE - CONFORM TO ELEVATIONS Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on:

APPROVED EXHIBIT B-1 = Plot Plan No. 19158, Exhibit B-1, Amended No. 6, dated 10/12/04. East and north elevations, and,

APPROVED EXHIBIT B-2 = Plot Plan No. 19158, Exhibit B-2, Amended No. 6, dated 10/12/04. West and south elevations.

080 - Planning. 2 0080-Planning-USE - ELEVATIONS & MATERIALS Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on:

APPROVED EXHIBIT B-1 = Plot Plan No. 19158, Exhibit B-1, Amended No. 6, dated 10/12/04. East and north elevations, and,

APPROVED EXHIBIT B-2 = Plot Plan No. 19158, Exhibit B-2, Amended No. 6, dated 10/12/04. West and south elevations.

080 - Planning. 3 0080-Planning-USE - LIGHTING PLANS Not Satisfied

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 4 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied

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

90. Prior to Building Final Inspection

Fire

090 - Fire. 1 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied

Plan: PP19158E01

Parcel: 393110005

90. Prior to Building Final Inspection

- Fire
- 090 - Fire. 1 0090-Fire-USE-#27-EXTINGUISHERS (cont.) Not Satisfied
- Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.
- Planning
- 090 - Planning. 1 0090-Planning-USE - CERTIFY LANDSCAPE COMPLY Not Satisfied
- The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance Letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.
- 090 - Planning. 2 0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN Not Satisfied
- All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to The and Mangement Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.
- 090 - Planning. 3 0090-Planning-USE - FENCING AND WALLS Not Satisfied
- A six (6) foot high decorative block wall shall be constructed along the perimeter of the approved equipment shelter.
- 090 - Planning. 4 0090-Planning-USE - LIGHTING Not Satisfied
- All towers shall require a warning light to comply with FAA regulations and shall use the minimum amount possible. Any security lighting shall meet the requirements of Ordinance No. 655.
- 090 - Planning. 5 0090-Planning-USE - NOISE Not Satisfied
- All noises produced by wireless communication facilities shall be minimized and in no case shall noise produced

Plan: PP19158E01

Parcel: 393110005

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 0090-Planning-USE - NOISE (cont.) Not Satisfied
 exceed 45db inside the nearest dwelling and 60db at the
 property line.

090 - Planning. 6 0090-Planning-USE - ORD 810 O S FEE (2) 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. 19158 is calculated to be 600 square feet. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 7 0090-Planning-USE - ORD NO. 655 Not Satisfied
 All lighting shall be either low-pressure sodium lighting or non low-pressure sodium lighting which emitting no greater than 4500 Lumens.

090 - Planning. 8 0090-Planning-USE - ORD NO. 659 (DIF) Not Satisfied

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

The amount of the fee for 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

Plan: PP19158E01

Parcel: 393110005

90. Prior to Building Final Inspection

Planning

090 - Planning. 8 0090-Planning-USE - ORD NO. 659 (DIF) (cont.) Not Satisfied
development. The Project Area for Plot Plan No. 19158 has
been calculated to be 600 square feet.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 9 0090-Planning-USE - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 600 square feet in accordance with APPROVED EXHIBIT. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 10 0090-Planning-USE - 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. 11 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT.



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

Agenda Item No.:


1.3

Director's Hearing: July 13, 2020

PROPOSED PROJECT

Case Number(s): PP17290E01
Area Plan: Western Coachella Valley
Zoning Area/District: Pass and Desert District
Supervisory District: Fourth District
Project Planner: Gabriel Villalobos
APN(s): 654-170-052

Applicant(s):
 SBA Monarch Towers
 c/o Danielle Tschuschke



Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of Plot Plan No. 17290 which is a wireless telecommunication facility disguised as a 75 foot palm tree (“monopalm”).

The project is located north of Aurora Road, east of Long Canyon Road, south of Dillon Road, and west of Johnson Road.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 17290**, extending the expiration date to November 19, 2029, subject to all the previously approved and amended Conditions of Approval, with the applicant’s consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Plot Plan No. 17290 was originally approved at Director's Hearing on March 24, 2003.

A substantial conformance to Plot Plan No. 17290 was administratively approved on November 19, 2009 by the Riverside County Planning Department. The approval of the substantial conformance extended the lifespan of the entitlement to November 19, 2019.

The First Extension of Time was received November 18, 2019, ahead of the expiration date of November 19, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends no new conditions of approval. All previously approved conditions associated with this project remain in effect.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

This 1st extension will grant 10 years to the lifespan of the entitlement. Therefore, upon an approval action by the Planning Director and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become November 19, 2029. However, the added COA could eliminate this 10 year lifespan provisions (AND. Planning. 1) if this requirement is removed from Ordinance No. 348.

ENVIRONMENTAL REVIEW

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

FINDINGS

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

Extension of Time Findings






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

1st EOT for PP17290

Vicinity Map



Legend

-  Parcels
-  County Centerline Names
-  County Centerlines
-  Blueline Streams
-  City Areas

Notes

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



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Royal Street Communications California, LLC

**LA3664B
 TOWER CO COLO CA2962 WESTERN
 69391 DILLON ROAD
 DESERT HOT SPRINGS, CA 92241**

Royal Street Communications California, LLC 2913 EL CAMINO REAL, 9561 TUSTIN, CA 92782	PROJECT INFORMATION: LA3664B TOWER CO COLO CA2962 WESTERN 69391 DILLON RD, DESERT HOT SPRINGS, CA 92241 CURRENT ISSUE DATE: 6/19/09	ISSUED FOR: ZONING	REV. DATE: DESCRIPTION: BY:												
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<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;">DRAWN BY: CHK: _____ APV: _____</td> <td style="width:50%;">GN</td> </tr> <tr> <td style="width:50%;">LICENSED:</td> <td style="width:50%;">JW</td> </tr> </table>				DRAWN BY: CHK: _____ APV: _____	GN	LICENSED:	JW								
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LICENSED:	JW														
TITLE SHEET															
SHEET NUMBER: T-1															

SHEET INDEX:	DESCRIPTION:
T-1	TITLE SHEET
LS-1	SITE SURVEY
AS-1	FOUNDATION & SITE PLAN AND EQUIPMENT PLAN
AS-2	ARCHITECTURAL ELEVATIONS

APPROVALS:		DATE:
APPROVED BY:	MAIL:	
OWNER:		
LEASOR:		
ENGINEER:		
CONSTRUCTION MANAGER:		
RF ENGINEER:		
PROJECT MANAGER:		
NET DPR:		
UTILITY COORDINATOR:		

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF FOLLOWING CODES AND SHALL BE CONSIDERED TO BE IN COMPLIANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES:

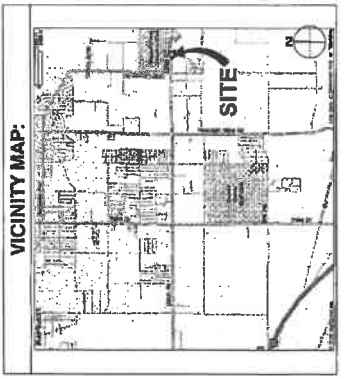
- 2007 BUILDING STRUCTURES ADMINSTRATIVE & 2007 CALIFORNIA PLUMBING CODE (CPC)
- 2007 CALIFORNIA ELECTRICAL CODE (CEC)
- 2007 CALIFORNIA FIRE CODE (FC)
- 2007 CALIFORNIA BUILDING CODE (CBC)
- 2007 CALIFORNIA ELECTRICAL CODE (CEC)
- 2007 CALIFORNIA FIRE CODE (FC)
- 2007 CALIFORNIA BUILDING CODE (CBC)
- 2007 CALIFORNIA ELECTRICAL CODE (CEC)
- 2007 CALIFORNIA FIRE CODE (FC)
- 2007 CALIFORNIA PLUMBING CODE (CPC)
- 2007 CALIFORNIA STRUCTURAL CODE (CSC)
- 2007 CALIFORNIA INTERNATIONAL MECHANICAL CODE (IMC) (2006 INTERNATIONAL MECHANICAL CODE WITH CALIFORNIA AMENDMENTS)

DRIVING DIRECTIONS:

BEARING DIRECTORS FROM ROYAL STREET COMMUNICATIONS CALIFORNIA, INC. OFFICE:

- TURN RIGHT OFF I-5 ONTO DILLON ROAD. TURN LEFT ONTO 69391 DILLON ROAD.
- TURN LEFT ONTO ROME ROAD. SIGNAL LIGHT ON THE LEFT (AFTER THE TOLL).
- MAKING RIGHT TURN ON ROME ROAD. SIGNAL LIGHT ON THE LEFT (AFTER THE TOLL).
- MAKING RIGHT TURN ON ROME ROAD. SIGNAL LIGHT ON THE LEFT (AFTER THE TOLL).
- MAKING RIGHT TURN ON ROME ROAD. SIGNAL LIGHT ON THE LEFT (AFTER THE TOLL).
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- MAKING RIGHT TURN ON ROME ROAD. SIGNAL LIGHT ON THE LEFT (AFTER THE TOLL).
- MAKING RIGHT TURN ON ROME ROAD. SIGNAL LIGHT ON THE LEFT (AFTER THE TOLL).
- MAKING RIGHT TURN ON ROME ROAD. SIGNAL LIGHT ON THE LEFT (AFTER THE TOLL).

TERMINUS ROAD 300
 ADDRESS: 69391 DILLON ROAD
 DESERT HOT SPRINGS, CA 92241



PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS FOR CELLULAR TELEPHONY AND TELEVISION BROADCASTING. THE PROJECT ALSO INCLUDES THE INSTALLATION OF WIRELESS TELECOMMUNICATIONS SYSTEMS, A TOWER, (A) FOUNDATION, (B) FOUNDATION FOR TOWER, (C) FOUNDATION FOR ANTENNA, AND (D) FOUNDATION FOR CABLE AT 69391 DILLON ROAD, DESERT HOT SPRINGS, CALIFORNIA.

PROJECT INFORMATION:

APPLICANT:
 ROYAL STREET COMMUNICATIONS CALIFORNIA, INC.
 2913 EL CAMINO REAL, SUITE 100-116
 TUSTIN, CALIFORNIA 92782
 TEL: (714) 771-8300
 FAX: (714) 771-8301
 WEBSITE: www.royalstreet.com

UTILITY PROVIDERS:
 SUTEL, CALIFORNIA TELCO (SUTEL)
 TELCO CONTRACT: 432624
 PHONE: (800) 451-0000

PROPERTY INFORMATION:
 QUANTITY OF RIGHDS: 143 SQ. FT.
 AREA OF CONSTRUCTION: 143 SQ. FT.
 TYPE OF OCCUPANCY: U
 OCCUPANCY: U
 APR: 84-170-003
 COORDINATES: LATITUDE: 33° 05' 38.84\"

PROJECT TEAM:

<p>SITE ACQUISITION: SUTEL COMMUNICATIONS GROUP 2913 EL CAMINO REAL, SUITE 100-116 TUSTIN, CALIFORNIA 92782 TEL: (714) 771-8300 FAX: (714) 771-8301 WWW: www.royalstreet.com</p>	<p>ZONING: DESERT HOT SPRINGS ZONING MAP SHEET 100-116 69391 DILLON ROAD TUSTIN, CALIFORNIA 92782 TEL: (714) 771-8300 FAX: (714) 771-8301 WWW: www.royalstreet.com</p>	<p>RF ENGINEER: JOHN J. JAMES 350 BALBOARD, SUITE 300 TUSTIN, CALIFORNIA 92780 TEL: (714) 738-1619</p>	<p>CONSTRUCTION MANAGER: SUTEL COMMUNICATIONS GROUP 2913 EL CAMINO REAL, SUITE 300 TUSTIN, CALIFORNIA 92782 TEL: (714) 771-8300 FAX: (714) 771-8301</p>	<p>SURVEYOR: CALIFORNIA SURVEYING INC. 2913 EL CAMINO REAL, SUITE 300 TUSTIN, CALIFORNIA 92782 TEL: (714) 771-8300 FAX: (714) 771-8301</p>	<p>CIVIL ENGINEER: NATIONAL ENGINEERING & COMMUNICATIONS, INC. 2913 EL CAMINO REAL, SUITE 300 TUSTIN, CALIFORNIA 92782 TEL: (714) 771-7774 FAX: (714) 771-7775</p>
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Royal Street Communications California, LLC
 2913 E. CAMINO REAL, #651
 TUSTIN, CA 92782

PROJECT INFORMATION:
LA388648
TOWER CO SOLO
CA2582 WESTERN
 68381 DILLON RD.
 DESERT HOT SPRINGS, CA 92534
CURRENT ISSUE DATE:
6/19/09

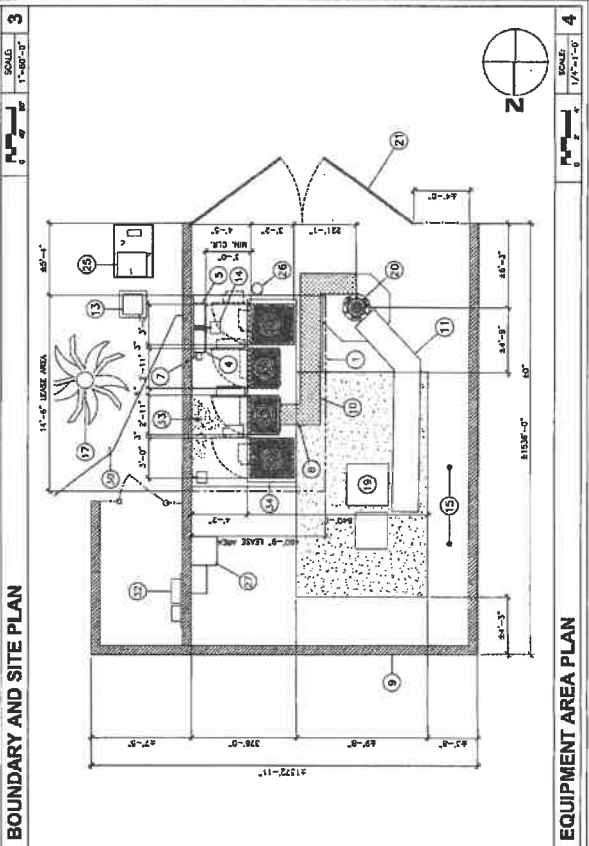
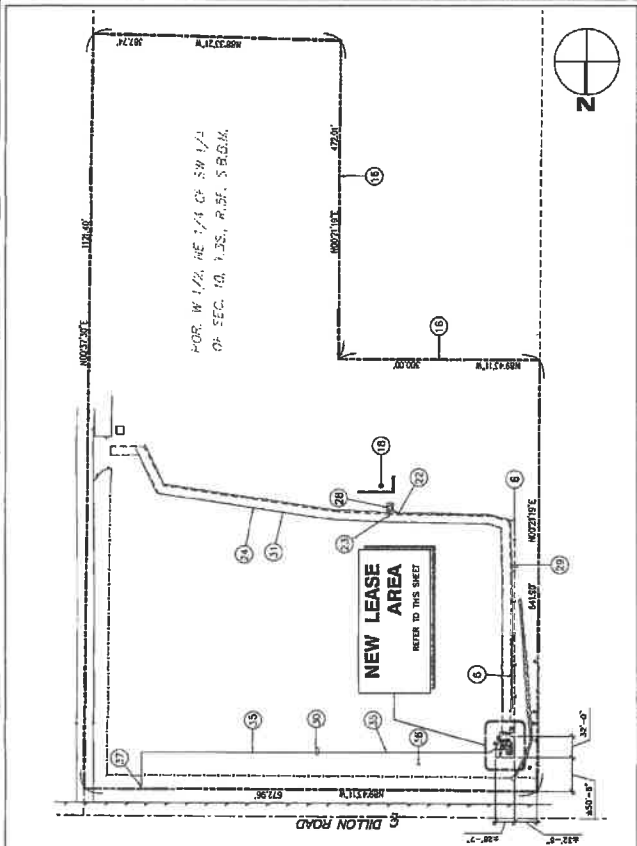
ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION
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2	6/15/09	90% ZONING

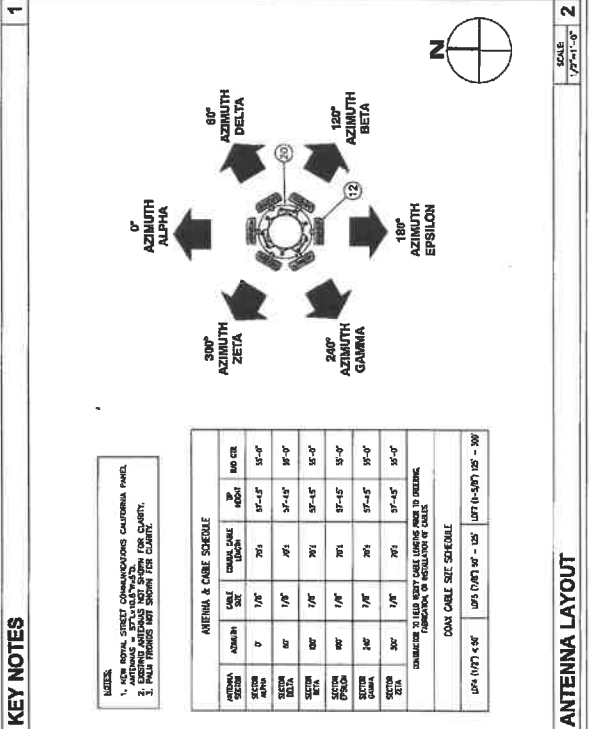
NATIONAL
 COMMUNICATIONS & CONSTRUCTION, INC.
 10000 WILSON AVENUE, SUITE 100
 WESTMINSTER, CALIFORNIA 92683
 (714) 835-8888
 WWW.NATIONALCOMMUNICATIONS.COM

CONSULTANTS:
 DRAWN BY: _____
 CHECKED BY: _____
 LICENSE: _____

HEET TITLE:
BOUNDARY & SITE PLAN AND EQUIPMENT PLAN
SHEET NUMBER:
A-1



- KEY NOTES:**
1. NEW ROYAL STREET COMMUNICATIONS CALIFORNIA 10'-14.8" x 14.8" x 14.8" SL 7% LEASE AREA.
 2. NEW ROYAL STREET COMMUNICATIONS CALIFORNIA 6" CONCRETE PAD.
 3. NEW ROYAL STREET COMMUNICATIONS CALIFORNIA 6" CONCRETE PAD.
 4. NEW ROYAL STREET COMMUNICATIONS CALIFORNIA 6" CONCRETE PAD.
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 10. NEW ROYAL STREET COMMUNICATIONS CALIFORNIA 6" CONCRETE PAD.
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 17. NEW ROYAL STREET COMMUNICATIONS CALIFORNIA 6" CONCRETE PAD.
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 22. NEW ROYAL STREET COMMUNICATIONS CALIFORNIA 6" CONCRETE PAD.
 23. NEW ROYAL STREET COMMUNICATIONS CALIFORNIA 6" CONCRETE PAD.
 24. NEW ROYAL STREET COMMUNICATIONS CALIFORNIA 6" CONCRETE PAD.
 25. NEW ROYAL STREET COMMUNICATIONS CALIFORNIA 6" CONCRETE PAD.
 26. NEW ROYAL STREET COMMUNICATIONS CALIFORNIA 6" CONCRETE PAD.
 27. NEW ROYAL STREET COMMUNICATIONS CALIFORNIA 6" CONCRETE PAD.
 28. NEW ROYAL STREET COMMUNICATIONS CALIFORNIA 6" CONCRETE PAD.



ANTENNA & CABLE SCHEDULE

ANTENNA SYSTEM	ANTENNA	CABLE SIZE	CONDUCTOR	LENGTH	TYPE	NOTES
1	0° AZIMUTH ALPHA	1/4"	751	97'-10"	97'-9"	180 DEG
2	120° AZIMUTH BETA	1/4"	751	97'-10"	97'-9"	180 DEG
3	240° AZIMUTH GAMMA	1/4"	751	97'-10"	97'-9"	180 DEG
4	60° AZIMUTH DELTA	1/4"	751	97'-10"	97'-9"	180 DEG
5	180° AZIMUTH EPSILON	1/4"	751	97'-10"	97'-9"	180 DEG
6	300° AZIMUTH ZETA	1/4"	751	97'-10"	97'-9"	180 DEG

CONDUCTOR TO LEAD MUST HAVE LEADING WIRE TO DRAINAGE. INFORMATION ON REDUCATION OF CABLES.

CONC CABLE SIZE SCHEDULE

CONC	TYPE	SIZE	LENGTH	NOTES
104	104T	4x6	105	104T (104) 105 - 105
107	107T	4x6	107	107T (107) 107 - 107

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

2 ANTENNA LAYOUT SCALE: 1/8"=1'-0"

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

4 EQUIPMENT AREA PLAN SCALE: 1/8"=1'-0"

Royal Street Communications California, LLC
 2913 EL CAMINO REAL #861
 LUSTITA, CA 92782

PROJECT INFORMATION:
LA3664B
TOWER CO COLO
CARRIS WESTERN
 DESERT HOT SPRINGS, CA 92241

CURRENT ISSUE DATE:
6/19/09

ISSUED FOR:
ZONING

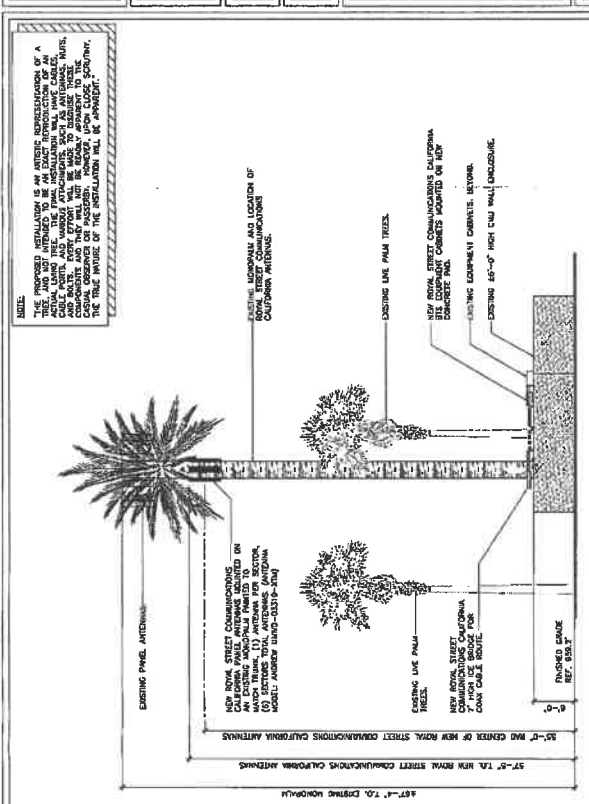
REV. DATE DESCRIPTION BY:

PLANS PREPARED BY:
NATIONAL
 CONSULTING ARCHITECTS
 17100 S. BAYVIEW BLVD. SUITE 100
 CHICO, CA 95926
 (530) 891-1111
 WWW.NATIONALCONSULTINGARCHITECTS.COM

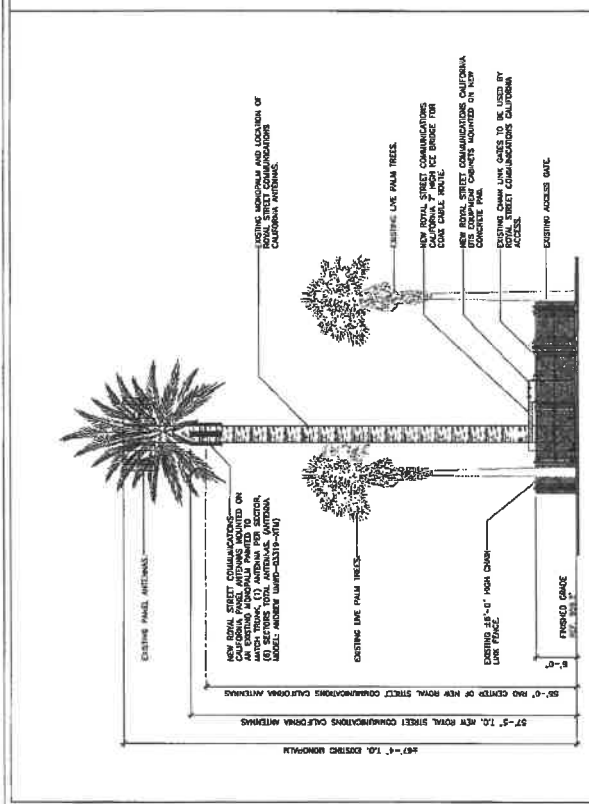
DESIGNED BY:
 CH: _____
 JN: _____
 JY: _____
 DRAWN BY:
 GN: _____
 JN: _____
 JY: _____
 CHECKED BY:

ARCHITECTURAL ELEVATIONS

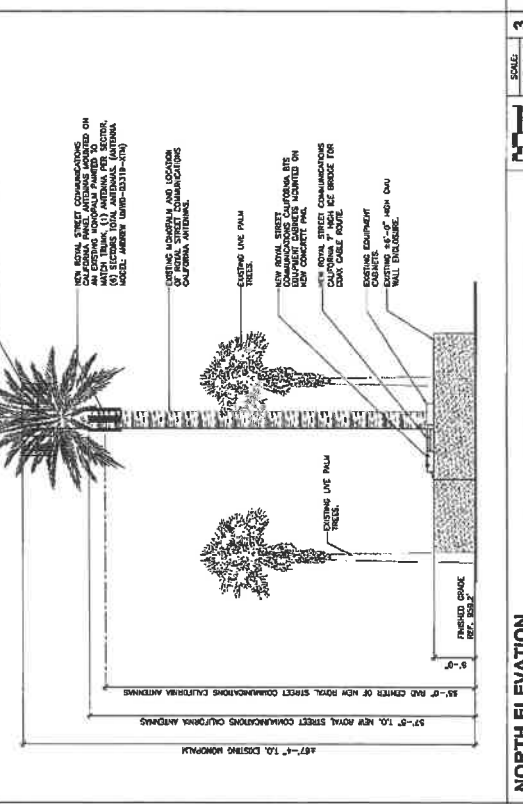
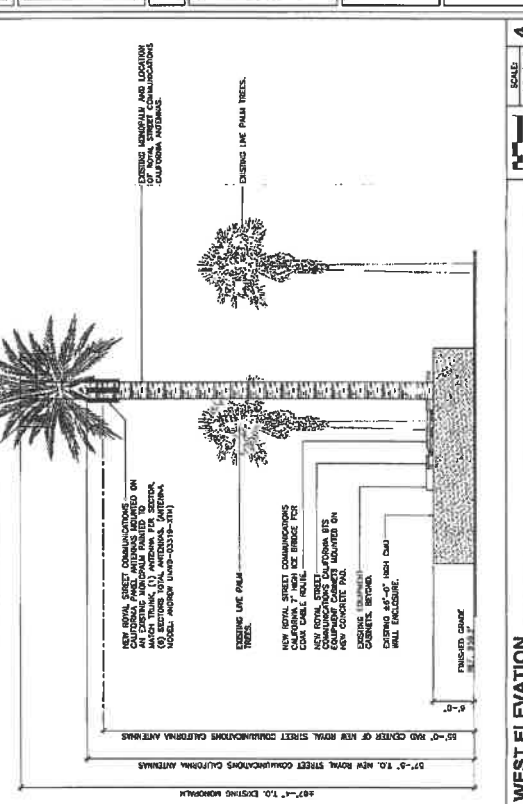
A-2



SOUTH ELEVATION
 SCALE: 1/8"=1'-0"
 SHEET: 1 OF 4



NORTH ELEVATION
 SCALE: 1/8"=1'-0"
 SHEET: 3 OF 4



EAST ELEVATION
 SCALE: 1/8"=1'-0"
 SHEET: 2 OF 4

WEST ELEVATION
 SCALE: 1/8"=1'-0"
 SHEET: 4 OF 4

Extension of Time Environmental Determination

Project Case Number: PP17290E01
Original E.A. Number: EA38410
Extension of Time No.: 1st EOT
Original Approval Date: March 24, 2003
Project Location: North of Aurora Road, East of Long Canyon Road, South of Dillon Road, West of Johnson Road
Project Description: a disguised seventy-five (75') foot tall monopalm wireless telecommunications facility and associated equipment cabinets.

On March 24, 2003, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: Gabriel Villalobos
Gabriel Villalobos, Project Planner

Date: 6/30/20
For Charissa Leach, Assistant TLMA Director



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



06/30/20, 2:06 pm

PP17290E01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP17290E01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - DISTURBS NEED G/PMT

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

BS-Grade. 2 0010-BS-Grade-USE - GENERAL INTRODUCTION

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

BS-Grade. 3 0010-BS-Grade-USE - OBEY ALL GDG REGS

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

BS-Grade. 4 0010-BS-Grade-USE* - PM10 PLAN

A PM10 Plan, prepared in accordance with Ordinance 742, shall be submitted to the Department of Building and Safety for review and approval prior to the issuance of a grading permit.

E Health

E Health. 1 0010-E Health-USE- BASIC USE CONDITIONS

These facilities must be operated in accordance with current F.C.C. regulations and not expose the public to

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 0010-E Health-USE- BASIC USE CONDITIONS (cont.)

electromagnetic radiation in excess of the threshold limit values established by government codes.

Approved bottled water shall be provided at the site, in the event the facility is to be manned at any time for any extended period. Approved chemical toilets shall be provided at the site, in the event the facility is to be manned at any time for any extended period.

The designated lease area shall be properly fenced for safety purposes to prevent any access of the public into the area.

No adverse impact affecting any worker's or the public's health and safety or the public's property, either on-site or off-site, shall occur at any time.

E Health. 2 0010-E Health-USE- EASEMENTS

No new easements shall be established within any area on the indicated parcel where there are existing or new subsurface sewage disposal system installations already present. No construction is allowed over any existing or new subsurface sewage disposal system installations or within the areas of the sewage disposal system installations.

E Health. 3 0010-E Health-USE: RE-REVIEW POSSIBLE

If further review of the site indicates additional Environmental Health issues, the Hazardous Materials Division reserves the right to regulate the business in accordance with current applicable County Ordinances.

Fire

Fire. 1 0010-Fire-USE-#89-RAPID HAZMAT BOX

Rapid entry (KNOX) padlock shall be installed on the gate.

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan 17290 is a proposal to construct a telecommunications facility on a 13-acre parcel in the Desert Hot Springs desert area. The project site is

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 **0010-Flood-USE FLOOD HAZARD REPORT (cont.)**

located just north of Dillon Road approximately 1,300 feet east of Long Canyon Road.

The site is subject to minimal flooding by storm runoff discharged from the existing development located north of Dillon Road immediately upstream of this project. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

Planning

Planning. 1 **0010-Planning-USE - AGRICULTURE CODES**

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall include the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (*Aonidiella aurantii*.)"

Planning. 2 **0010-Planning-USE - CAUSES FOR REVOCATION**

In the event the use hereby permitted under this permit,

- a) is found to be in violation of the terms and conditions of this permit,
- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 3 **0010-Planning-USE - CEASED OPERATIONS**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 **0010-Planning-USE - CEASED OPERATIONS (cont.)**

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 4 **0010-Planning-USE - CLOSURE CLEAN UP**

The permit holder shall be responsible for the final clean up and restoration of the site. Any remaining materials, equipment and structures associated with the permitted use on the property shall be removed and legally disposed of within thirty (30) days following the cessation of operations allowed by this permit. Additional time may be granted through written determinations by the Director of the Department of Building and Safety.

Planning. 5 **0010-Planning-USE - CO-LOCATION**

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

Planning. 6 **0010-Planning-USE - COMPLY WITH ORD./CODES**

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Planning. 7 **0010-Planning-USE - DESERT/BLYTHE TELECOM**

Due to the location of this site, building permits and inspections may occur in Riverside County's Indio office or the City of Blythe. Please contact the Indio office to determine which office will do the processing of the permits and inspections. The County of Riverside's Indio office main line phone number is (760) 863-8277.

Planning. 8 **0010-Planning-USE - EQUIPMENT & BLDG. COLOR**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 **0010-Planning-USE - EQUIPMENT & BLDG. COLOR (cont.)**

The equipment cabinet color shall be in earthtones, which will blend with the surrounding setting.

The color of the monopole shall be either galvanized steel grey, light grey, or light tan, in order to minimize visual impacts. Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

Planning. 8 **0010-Planning-USE - EQUIPMENT & BLDG. COLOR**

The equipment cabinet color shall be in earthtones, which will blend with the surrounding setting.

The color of the monopole shall be either galvanized steel grey, light grey, or light tan, in order to minimize visual impacts. Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

Planning. 9 **0010-Planning-USE - EXTERIOR NOISE LEVELS**

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

Planning. 10 **0010-Planning-USE - FEES FOR REVIEW**

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 0010-Planning-USE - FEES FOR REVIEW (cont.)

accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 11 0010-Planning-USE - FUTURE INTERFERENCE

If the operation of the facilities authorized by this approved monopalm generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with County Information Technology staff and implement mitigation measures acceptable to the Department of Information Technology.

Planning. 12 0010-Planning-USE - GEOLOGIC REPORT

County Geologic Report (GEO) No. 1090 was prepared for this project by ATC Associates, Inc., and is entitled "Geotechnical Data Report, Proposed Sprint PCS Communications Facility, Western (Cascade No. RV54XC508B), 69391 Dillon Road, Desert Hot Springs, California" dated November 9, 2001. In addition, ATC also prepared and submitted "Fault Hazard Investigation Report, Proposed Sprint PCS Communications Facility, Western (Cascade No. RV54XC508B), 69391 Dillon Road, Desert Hot Springs, California", dated January 24, 2003 for this project.

GEO No. 1090 concluded:

- 1) No known active faults are believed to traverse within the limits of our site-specific trenching, or are suspected within 50 feet of the proposed communications facility.
- 2) The nearest mapped active fault is the main trace of the San Andreas Fault (Mission Creek Fault), located approximately 290 feet northeast of the proposed cell tower location.
- 3) Probabilistic peak horizontal ground acceleration is between 0.65 and 0.7g.
- 4) Groundwater was not encountered in the boring, which extended to a depth of 40 feet below grade.
- 5) The potential for liquefaction at the site is low.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12

0010-Planning-USE - GEOLOGIC REPORT (cont.)

GEO No. 1090 recommended:

1)The footprint of the equipment slab should be cleared of topsoil. Vegetation, debris, concrete, organic matter, abandoned utility lines, contaminated soils (if any), and other unsuitable material.

2)Observation and testing of the following construction activities should be performed; site excavations, preparation of subgrades for foundations and pavements, placement of all fill, backfill, and any pavement structural sections, observations of drilled pier and footing excavations, backfilling of utility trenches.

GEO No. 1090 satisfies the requirement for a fault hazard report in accordance with the General Plan. Final Planning Department approval of GEO No. 1090 is hereby granted. Please note, the January 24, 2003 Fault Hazard Investigation Report was submitted with a cover letter signed and stamped by the Certified Engineering Geologist for the project; the report itself was not signed nor stamped. Future reports of this nature will require the report, itself, be physically signed and stamped by the appropriate registered professional(s).

Planning. 13

0010-Planning-USE - LAND DIVISION REQUIRED

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with verside County Ordinance No. 460, and any other pertinent ordinance.

Planning. 14

0010-Planning-USE - LIGHTING HOODED/DIRECTED

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Planning. 15

0010-Planning-USE - MAX HEIGHT

The monopole/antenna array located within the property shall not exceed a height of 75 feet.

Planning. 15

0010-Planning-USE - MAX HEIGHT

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 **0010-Planning-USE - MAX HEIGHT (cont.)**

The monopole buildings/structure located within the property shall not exceed a height of 75 feet.

Planning. 16 **0010-Planning-USE - NO DISH ON STEALTH TRUNK**

No dish antenna or other accessory antennae shall be installed near or mounted on the pole or "tree trunk" portion of the stealthed wireless facility in a manner which defeats the stealth design of the tower (for example, dish antenna do not "grow" out of the trunks of palm trees).

Planning. 17 **0010-Planning-USE - NO EA FOR GRADING**

No environmental assessment for grading within the project boundaries shall be required provided such grading substantially conforms to the grading plan submitted as APPROVED EXHIBIT A, and does not significantly exceed 3000 cubic yards of cut and 3000 cubic yards of fill.

Planning. 18 **0010-Planning-USE - 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. 19 **0010-Planning-USE - NOISE MONITORING REPORTS**

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20 **0010-Planning-USE - PERMIT SIGNS SEPARATELY (cont.)**

Planning. 20 **0010-Planning-USE - PERMIT SIGNS SEPARATELY**

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 21 **0010-Planning-USE - PHASES ALLOWED**

Construction of this project may be done in phases. Any proposed phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

Planning. 22 **0010-Planning-USE - PREVENT DUST & BLOWSAND**

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

Planning. 23 **0010-Planning-USE - SITE MAINTENANCE**

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of vegetation for fire prevention purposes.

Planning. 23 **0010-Planning-USE - SITE MAINTENANCE**

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

Planning. 24 **0010-Planning-USE - VIABLE LANDSCAPING**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 24 **0010-Planning-USE - VIABLE LANDSCAPING (cont.)**

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

Planning. 25 **0020-Planning-USE - EXPIRATION CODE ENFORCE**

[This permit shall be considered used as of the day of the effective date.] WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

Planning. 26 **0020-Planning-USE - EXPIRATION DATE-PP**

This approval shall be used within wo (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 26 **0020-Planning-USE - EXPIRATION DATE-PP (cont.)**

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

Planning. 27 **Telcom – Entitlement Life**

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use) or subsequent replacement ordinance, this condition of approval shall become null and void.

Planning-All

Planning-All. 1 **0010-Planning-All-USE - 90 DAYS TO PROTEST**

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

Planning-All. 2 **0010-Planning-All-USE - DEFINITIONS**

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 17290 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 17290 , Exhibit A-1 Amended No. 1, Exhibit A-2 Amended No. 1, Exhibit A-3 Amended No. 1, Exhibit A-4 Amended No. 1, Exhibit A-5 Amended No. 1 (Site Plans), Exhibit B-1 Amended No. 1, Exhibit B-2 Amended No. 1 (Elevations).

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

The applicant/permittee or any successor-in-interest shall

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 0010-Planning-All-USE - HOLD HARMLESS (cont.)

defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 17290. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Planning-All. 4 0010-Planning-All-USE - PROJECT DESCRIPTION

The use hereby permitted is for a wireless communications facility (monopalm) approximately 75 feet tall with accessory equipment shed located on Assessor Parcel Number 654-170-052.

Transportation

Transportation. 1 0010-Transportation-USE - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Plan: PP17290E01

Parcel: 654170052

60. Prior To Grading Permit Issuance

E Health

060 - E Health. 1 0060-E Health-USE- GRADING PLANS Not Satisfied

Four(4) complete sets of any required grading plans shall be submitted to the Department of Environmental Health for our review and approval. [NOTE: No grading is allowed in the area of any existing or new subsurface sewage disposal systems serving the existing and new buildings or structures on the indicated parcel. No paved surfaces shall be installed over any existing or new subsurface sewage disposal systems.]

Planning

060 - Planning. 1 0060-Planning-USE - FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 17290, 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. 2 0060-Planning-USE - FRINGE-TOED LIZARD (1) Not Satisfied

The Coachella Valley Fringe-Toed Lizard Habitat Conservation Plan has identified this permit as being within the boundaries of the mitigation area for the Coachella Valley Fringe-Toed Lizard. PRIOR TO THE ISSUANCE OF GRADING PERMITS, the permittee shall submit to the Department of Building and Safety a document which demonstrates to the satisfaction of the County that the permittee has provided sufficient mitigation for the taking of habitat area. The total amount of land to be disturbed by this project will be .1 acres; grading or building permits in excess of this area shall provide additional sufficient mitigation.

060 - Planning. 3 0060-Planning-USE - GRADING PLANS Not Satisfied

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

Plan: PP17290E01

Parcel: 654170052

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-USE - GRADING PLANS (cont.) Not Satisfied

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 4 0060-Planning-USE - MITIGATION MONITORING Not Satisfied

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, the permittee shall prepare and submit a written report to the Planning Director of the County of Riverside demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 38410, which must be satisfied prior to the issuance of a grading permit. The Planning Director may require inspection or other monitoring to assure such compliance.

060 - Planning. 5 0060-Planning-USE - PM10 MITIGATION PLAN Not Satisfied

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this project shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all reasonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 0080-E Health-USE- BUILDING PLANS Not Satisfied

Detailed, complete plans and specifications for the wireless communication facility installations (including

Plan: PP17290E01

Parcel: 654170052

80. Prior To Building Permit Issuance

E Health

- | | | |
|--|---|---------------|
| 080 - E Health. 1 | 0080-E Health-USE- BUILDING PLANS (cont.) | Not Satisfied |
| <p>the "monopalm" tower and accessory equipment shelter/cabinets), and all related site improvement installations (including, but not limited to, any generators, transformers, underground utilities, propane tanks, batteries, fuel tanks, walls, fences, etc.), shall be submitted to the Department of Environmental Health for our review and approval. [NOTE: No new buildings, structures, or related site improvements shall be constructed or installed over any existing or new subsurface sewage disposal system installations, nor shall the new buildings, structures, or related site improvement installations be located within any existing easements, rights-of-way, dedications, or conveyances of record. Proper horizontal setbacks, in accordance with the current Uniform Plumbing Code, shall be maintained from any existing or new subsurface sewage disposal system installations to the new building, structure, and related site improvement installations and construction.]</p> | | |
| 080 - E Health. 2 | 0080-E Health-USE- HAZMAT BUSINESS PLAN | Not Satisfied |
| <p>The facility may require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet, or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.</p> | | |
| 080 - E Health. 3 | 0080-E Health-USE- HAZMAT CLEARANCE | Not Satisfied |
| <p>Clearance from the Hazardous Materials Management Division is required, indicating the project has met the following requirements:</p> <ol style="list-style-type: none">1. Underground Storage Tanks2. Hazardous Waste Generator Services3. Disclosure and Emergency Response Plans4. Waste Reduction Management | | |
| 080 - E Health. 4 | 0080-E Health-USE- HAZMAT CONTACT | Not Satisfied |
| <p>Contact the Hazardous Materials Management Division for requirements of the RMP at (760) 863-8976.</p> | | |
| 080 - E Health. 5 | 0080-E Health-USE- HAZMAT RISK | Not Satisfied |
| <p>The business must provide a risk management program (RMP) to the Hazardous Materials Management Division, if the business handles acutely hazardous materials or extremely hazardous substances over the threshold planning quantity. RMP format requires completion, prior to occupancy. RMP guidelines must be adhered to before approval can be granted.</p> | | |

Plan: PP17290E01

Parcel: 654170052

80. Prior To Building Permit Issuance

E Health

080 - E Health. 5 0080-E Health-USE- HAZMAT RISK (cont.) Not Satisfied

080 - E Health. 6 0080-E Health-USE-EXIST. BLDGS. & STRUCTURES Not Satisfied

The Department of Environmental Health's records pertaining to a related case filed previously, Plot Plan No. 13117R1, indicates that there are existing buildings and structures and subsurface sewage disposal systems, and possibly new buildings and structures and subsurface sewage disposal systems that may be currently under construction on the indicated parcel, which are not shown on the plot plan and the overall site plan, which may impact the proposed new construction areas and proposed new utility and access easement locations. Therefore, this Department will require that all existing buildings and structures and subsurface sewage disposal systems(if satisfactory "certified" information is available), and all new buildings, structures, and subsurface sewage disposal systems that may be currently under construction on the indicated parcel, be accurately shown(to scale) and identified on the approved plot plan and the approved overall site plan submitted for review and approval by this Department, prior to the issuance of any building permits.

Planning

080 - Planning. 1 0080-Planning-USE - BONDING WIRELESS Not Satisfied

A bond or other appropriate and sufficient security in the amount of \$800.00 shall be filed with the County by the applicant or the applicant's successor-in-interest. The bond or other security shall cover the cost of the wireless telecommunication facility removal and site restoration (including, but not limited to, removal of the foundation, monopole, and equipment shelter) should the facility become unsafe, inoperable or abandoned within five (5) years after the issuance of building permits. The bond shall be held for five (5) years after the issuance of building permits but may be released sooner by the Board of Supervisors upon approval of a final demolition and site restoration inspection by the Department of Building and Safety. Thereafter, and with no interruption in the bonding security of the project, bonds shall be renewed in five (5) year increments until the project ceases to operate. If the Planning Director determines, at any time during the term of the bond or other security, the amount has become insufficient, the permittee shall increase the amount of the bond or other security within thirty (30) days after being notified that the amount is insufficient, but the required increase shall not exceed this increase in the U.S. Department of Labor Consumer Price Index for the Los

Plan: PP17290E01

Parcel: 654170052

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-USE - BONDING WIRELESS (cont.) Not Satisfied
 Angeles-Long Beach Metropolitan Area.

080 - Planning. 2 0080-Planning-USE - CONFORM TO ELEVATIONS Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

Equipment cabinet shelter buildings and similar structures shall be provided with a peaked or mansard roof design to facilitate blending with nearby buildings and homes. Roof materials and design shall be approved by the Planning Department and the Department of Building and Safety.

080 - Planning. 3 0080-Planning-USE - ELEVATIONS & MATERIALS Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A. Equipment cabinet shelters shall be provided with peaked or mansard roofs.

080 - Planning. 4 0080-Planning-USE - FEE STATUS Not Satisfied

Prior to issuance of building permits for Plot Plan No. 17290, 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.

080 - Planning. 5 0080-Planning-USE - FRINGE-TOED LIZARD Not Satisfied

The Coachella Valley Fringe-Toed Lizard Habitat Conservation Plan has identified this permit as being within the boundary of the mitigation area of the Coachella Valley Fringe-toed Lizard. PRIOR TO THE ISSUANCE OF ANY GRADING PERMITS OR BUILDING PERMITS, whichever comes first, the permittee shall submit to the Department of Building and Safety a document which demonstrates to the satisfaction of the County that the permittee has provided sufficient mitigation for the taking of habitat area. The total amount of land to be disturbed by this project will be .1 acres; grading or building permits in excess of this area shall provide additional sufficient mitigation.

080 - Planning. 6 0080-Planning-USE - HEIGHT LIMITATIONS Not Satisfied

All buildings and structures within this permit shall not exceed 75 feet in overall height, except as provided by

Plan: PP17290E01

Parcel: 654170052

80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-USE - HEIGHT LIMITATIONS (cont.) Not Satisfied

Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

080 - Planning. 7 0080-Planning-USE - MITIGATION MONITORING Not Satisfied

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 38410 which must be satisfied prior to the issuance of a building permit.

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

080 - Planning. 8 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied

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

Regional Parks and Open Space

080 - Regional Parks and Open Space 0080-Regional Parks and Open Space-USE - TRAIL EASEMENT Not Satisfied

Prior to the issuance of building permits, the applicant shall offer for dedication a 20' wide easement to the County of Riverside. this easement shall be for future regional trail use and shall be located outside the road right of way along Dillon Road.

Transportation

080 - Transportation. 1 0080-Transportation-USE - R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along Dillon Road shall be conveyed for public use to provide for a 55-foot half-width right-of-way.

080 - Transportation. 2 0080-Transportation-USE - TUMF Not Satisfied

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

Plan: PP17290E01

Parcel: 654170052

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080-Transportation-USE - TUMF (cont.) Not Satisfied

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090-E Health-USE- HAZMAT BUSINESS PLAN Not Satisfied

The facility may require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet, or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 2 0090-E Health-USE- HAZMAT CLEARANCE Not Satisfied

Clearance from the Hazardous Materials Management Division is required, indicating the project has met the following requirements:

- 1) Underground Storage Tanks, Riv. Co. Ordinance # 671.4.
- 2) Hazardous Waste Generator Services, Riv. Co. Ordinance # 615.3.
- 3) Disclosure and Emergency Response Plans, Riv. Co Ordinance #651.2.
- 4) Waste Reduction Management.

090 - E Health. 3 0090-E Health-USE- HAZMAT CONTACT Not Satisfied

Contact the Hazardous Materials Management Division at (760) 863-8976 for any additional requirements.

090 - E Health. 4 0090-E Health-USE- HAZMAT REVIEW Not Satisfied

If further review of the site indicates additional Environmental Health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with current applicable County Ordinances.

090 - E Health. 5 0090-E Health-USE- HAZMAT TANKS Not Satisfied

Construction plans must be reviewed and approved by the Hazardous Materials Division, prior to the installation of any underground storage tank(UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's, prior to occupancy.

090 - E Health. 6 0090-E Health-USE- HAZMAT WASTE Not Satisfied

The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the

Plan: PP17290E01

Parcel: 654170052

90. Prior to Building Final Inspection

E Health

090 - E Health. 6 0090-E Health-USE- HAZMAT WASTE (cont.) Not Satisfied
California Code of Regulations, Section 66260.10 and
66261.3. The report and fee is due.

090 - E Health. 7 0090-E Health-USE- HAZMAT WASTE Not Satisfied
The facility requires a hazardous waste permit if a
hazardous waste is generated as defined in Title 22 of the
California Code of Regulations, Section 66260.10 and
66261.3. The hazardous waste report and fee is due at
occupancy. If further review of the site indicates
additional Environmental Health issues, the Division
reserves the right to regulate the business in accordance
with current applicable County Ordinances. Contact
(760) 863-8976 for more information.

Planning

090 - Planning. 1 0090-Planning-USE - COLOR/FINISH COMPLIANCE Not Satisfied
The permittee shall properly install approved color and
finish products in accordance with these conditions of
approval. The permittee shall install approved color and
materials to implement the tower stealthing designs, in
accordance with the APPROVED EXHIBIT A, and the
photo-symulations of the wireless communication facility on
file with the Planning Department.

090 - Planning. 2 0090-Planning-USE - EQUIPMENT BLD. ROOF Not Satisfied
Equipment cabinet shelter buildings or similar structures
shall include a peaked or mansard roof in order to appear
more like surrounding buildings and homes. Roofing
material shall be subject to Planning Department and
Building and Safety Department approval.

090 - Planning. 3 0090-Planning-USE - EXISTING STRUCTURES Not Satisfied
All existing buildings, structures and uses on the entire
property identified as APN 654-170-052 shall conform to all
the applicable requirements of Ordinance No. 348 and
Ordinance No. 457, and the conditions of this permit.

No final inspection approval shall be granted unless the
code enforcement division provides a clearance indicating
no code enforcement actions are pending on the property or
any pending actions on this property are in a condition
satisfactory to that division.

NOTE:

Plan: PP17290E01

Parcel: 654170052

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 0090-Planning-USE - EXISTING STRUCTURES (cont.) Not Satisfied

At the time of the initial processing of this PLOT PLAN, a code enforcement action, CV012824 (expired permits), was pending on this property. Prior to clearing this condition of approval, staff shall, at a minimum, review the status of CV012824 with the appropriate staff of the Code Enforcement Division of the Department of Building and Safety.

AMENDED BY PLANNING DIRECTOR'S REPRESENTATIVE ON 3-24-03.

090 - Planning. 4 0090-Planning-USE - FEE STATUS Not Satisfied

Prior to final building inspection for Plot Plan No. 17290 the Planning Department shall determine the status of the deposit based fees. If there are fees owed to the County, the permit holder shall pay the outstanding balance.

090 - Planning. 5 0090-Planning-USE - HEIGHT LIMITATIONS Not Satisfied

All buildings and structures within this permit shall not exceed 75 feet in height. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

090 - Planning. 6 0090-Planning-USE - MITIGATION MONITORING Not Satisfied

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 38410.

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

090 - Planning. 7 0090-Planning-USE - NOTIFY CODE ENFORCEMENT Not Satisfied

Prior to final inspection approval of this permit, the Code Enforcement Division of the Department of Building and Safety shall be notified by the TLMA Land Use Division and Planning Department. No final inspection approval shall be granted unless the code enforcement division provides a clearance indicating no code enforcement actions are pending on the property or any pending actions on this property are in a condition satisfactory to that division.

Plan: PP17290E01

Parcel: 654170052

90. Prior to Building Final Inspection

Planning

090 - Planning. 7 0090-Planning-USE - NOTIFY CODE ENFORCEMENT (cont) Not Satisfied

The permit holder shall be responsible to obtain clearance from the code enforcement division, including acceptable arrangements for payment of any charges to the property originating from any and all code enforcement actions.

090 - Planning. 8 0090-Planning-USE - ORD NO. 659 (DIF) Not Satisfied

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the 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. 17290 has been calculated to be .1 acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 9 0090-Planning-USE - PLANT LIVE TREES Not Satisfied

Two (2) live palm trees shall be planted adjacent to the monopalms and shall be of similar size and type.

090 - Planning. 10 0090-Planning-USE - 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

Plan: PP17290E01

Parcel: 654170052

90. Prior to Building Final Inspection

Planning

090 - Planning. 10 0090-Planning-USE - UTILITIES UNDERGROUND (cont.) Not Satisfied
void with respect to that utility.

090 - Planning. 11 0090-Planning-USE - WALL/BERM REQUIRED Not Satisfied

A minimum six (6) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed surrounding the wireless communication facility improved site. The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.4

Director's Hearing: July 13, 2020

PROPOSED PROJECT

Case Number(s): PP23346E01

Applicant(s):

Area Plan: San Jacinto Valley

SBA Monarch Towers

Zoning Area/District: Valle Vista District

c/o Danielle Tschuschke

Supervisory District: Third District

Project Planner: Gabriel Villalobos

APN(s): 549-090-037

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of Plot Plan No. 23346 which is a T-Mobile wireless telecommunication facility disguised as a 60 foot pine tree. The project will consist of sixteen (16) antennas, and one (1) parabolic antenna within a 748 square foot lease area surrounded by an 8 foot high block wall.

The project is located north of SH-74, east of New Chicago Ave, and south of Ramona Expressway.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23346**, extending the expiration date to August 19, 2029, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Plot Plan No. 23346 was originally approved by the Planning Commission on August 19, 2009

The First Extension of Time was received August 7, 2019, ahead of the expiration date of August 19, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends no new conditions of approval. All previously approved conditions associated with this project remain in effect.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

This 1st extension will grant 10 years to the lifespan of the entitlement. Therefore, upon an approval action by the Planning Director and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become August 19, 2029. However, the added COA could eliminate this 10 year lifespan provisions (AND. Planning. 1) if this requirement is removed from Ordinance No. 348.

ENVIRONMENTAL REVIEW

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

FINDINGS

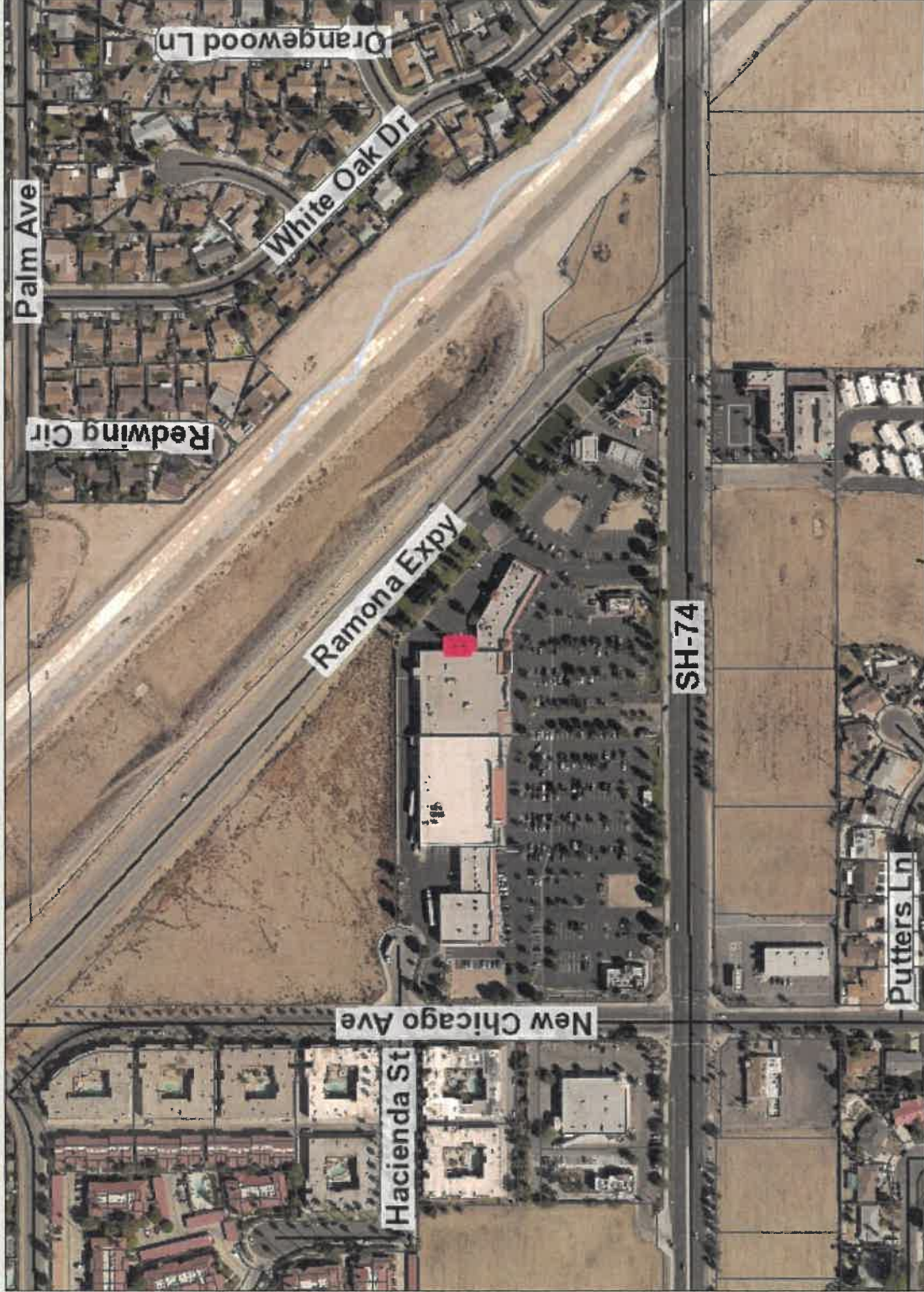
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

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

1st EOT for PP23346

Vicinity Map



- Legend**
- Parcels
 - County Centerline Names
 - County Centerlines
 - Blueline Streams
 - ⋮ City Areas

Notes

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





REPORT PRINTED ON... 6/29/2020 5:23:31 PM

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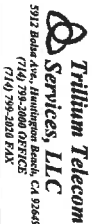
3237 E. SMITH RD., SUITE 200
 GARDEN, CA 91701

PLANS PREPARED BY:



CONNELLY DESIGN GROUP, LLC
 CONSULTING ENGINEERS
 4901 ALCO ROAD, SUITE 200
 RIVERSIDE, CA 92504
 (951) 514-4444
 CDG#: 09-2519

CONSULTING GROUP:



5912 BARKER AVE., HUNTINGTON BEACH, CA 92649
 (714) 795-2000 OFFICES
 (714) 795-2020 FAX

SITE NUMBER: IE25868B **CITY: HEMET**
SITE NAME: SOLARIUM CAPITAL **COUNTY: RIVERSIDE**
SITE TYPE: RAWLAND **JURISDICTION: RIVERSIDE COUNTY**

PROJECT SUMMARY:

SITE ADDRESS:
 4343D STATE HWY 74
 HEMET, CA 92344

FREQUENCY CHANNEL:
 SOLARIUM CAPITAL
 1505 WILSON BLVD., SUITE 1100
 LOS ANGELES, CA 90049
 PHONE: 818-402-2566 (MAM)

APPLICABLE:
 T-MOBILE USA
 3237 E. SMITH RD., SUITE 200
 GARDEN, CA 91701
 PHONE: 951-514-4444

T-MOBILE REPRESENTATIVES:
 ZACHARY L. ROBERTSON
 CONSTRUCTION INSPECTOR
 AEC MANAGER

PROJECT DESCRIPTION:
 CONSTRUCTION OF A 118,272-SQ-FT HIGH COVERED SPORT FACILITY EQUIPMENT ENCLOSURE & INSTALLATION OF CABLES
 INSTALLATION A NEW 60' HIGH MONOPOLE WITH 16 ANTENNAS AND ONE GPS ANTENNA & ANTENNAS
 COAX RUNS FROM EQUIPMENT TO ANTENNAS
 COAX ELECTRICAL & TRICO SERVICE TO EQUIPMENT

BUILDING SOLUTIONS:
 EQUIPMENT ENCLOSURE
 ZONING: B (TELEPHONE EXCHANGE)
 TYPE OF CONSTRUCTION: V-A
 ZONING CLASS AREA: EPS SCENIC HWY. COMMERCIAL
 ASSessor's PARCEL NUMBER: 549-090-037

CONSULTING TEAM:

SAC/ZONING/PERMITTING:
 TRILLIUM TELECOM SERVICES, INC.
 5912 BARKER AVE., SUITE 200
 HUNTINGTON BEACH, CA 92649
 CONTACT: TIM MILLER
 PHONE: (714) 799-2000
 FAX: (714) 799-2000

ARCHITECTURAL & ENGINEERING:
 CDG-CONNELLY DESIGN GROUP, LLC
 4888 MACARTHUR COURT, STE 480
 HUNTINGTON BEACH, CA 92650
 CONTACT: TERRY HARRIS
 PHONE: (949) 308-4660

ELECTRICAL ENGINEER:
 CDG-CONNELLY DESIGN GROUP, LLC
 4888 MACARTHUR COURT, STE 480
 HUNTINGTON BEACH, CA 92650
 CONTACT: TERRY HARRIS
 PHONE: (714) 302-8111

SUBJECT:

BEST MATCH SUBMITTING
 3188 HANWAY AVE., SUITE K1
 GARDEN, CA 91703
 CONTACT: TERRY HARRIS
 PHONE: (714) 302-8111
 FAX: (714) 302-8158

POWER UTILITY CONTACT INFO:

SECTY CHAIRMAN/AVE
 8885 FORTALL BLVD.
 GARDEN, CA 91703
 (949) 920-5981

TELECO UTILITY CONTACT INFO:
 VERIZON
 4400 E. PHILLIPS BLVD.
 GARDEN, CA 91703
 (909) 466-5340

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	ANTENNA ELEVATIONS
A-4	ARCHITECTURAL ELEVATIONS

PARTING AND NOTES:

L-1
 L-2

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE CHANGES AND MODIFICATIONS THEREOF. CONTRACTOR AND CITY ENGINEER SIGNATURE AND DATE

PRINT NAME **SIGNATURE** **DATE**

PRECON. MGR

DEVELOP. MGR

CONST. MGR

A&E MGR

VICINITY MAP:



SECTOR	AZIMUTH	CENTRELINE	# OF ANTENNAS	ANTENNA MODEL	# OF COAX LINES	COAX DIAMETER	COAX LENGTH
A	45°	52'-7"	4	TB800-4515-82M	8	7/8"	70' ±
B	150°	52'-7"	4	TB800-4515-82M	8	7/8"	70' ±
C	240°	52'-7"	4	TB800-4515-82M	8	7/8"	70' ±
D	330°	52'-7"	4	TB800-4515-82M	8	7/8"	70' ±

NOTE: AZIMUTHS ARE FOR REFERENCE ONLY.

DIRECTIONS FROM T-MOBILE GARDEN OFFICE:
 TURN LEFT ONTO N. HANWAY AVE 0.1 MI., TAKE RIGHT RAMP RIGHT AND FOLLOW SIGNS FOR I-10 / SAN BERNARDINO TURN RIGHT 0.3 ± MI. TURN LEFT ONTO STATE 79 SOUTH RAMP ON I-10. TURN RIGHT ONTO MOUNTAIN AVE 1.8 MI. ROAD NAME CHANGES TO RANDOLPH EXPY 0.3 MI. ROAD NAME CHANGES TO N RANDOLPH EXPY 2.0 MI. BEAR RIGHT ONTO MOUNTAIN AVE 1.8 MI. ROAD NAME CHANGES TO RANDOLPH EXPY 1.4 MI. TURN RIGHT ONTO SR-74 / FLORIDA AVE / HWY 74 0.2 MI. ARRIVE AT 43372 HWY 74

APPLICABLE CODES

BUILDING CODE: CALIFORNIA BUILDING CODE 2007
 ALL WORK IS TO COMPLY WITH THE 2007 CALIFORNIA BUILDING CODE (CBC)
 TA/EM-222-1866-F LIFE SAFETY CODE NFPA-101, 607 COMMERCIAL BUILDING FOUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS AND CONSTRUCTION MANUAL, 9TH EDITION OR LATER.

SITE INFORMATION:

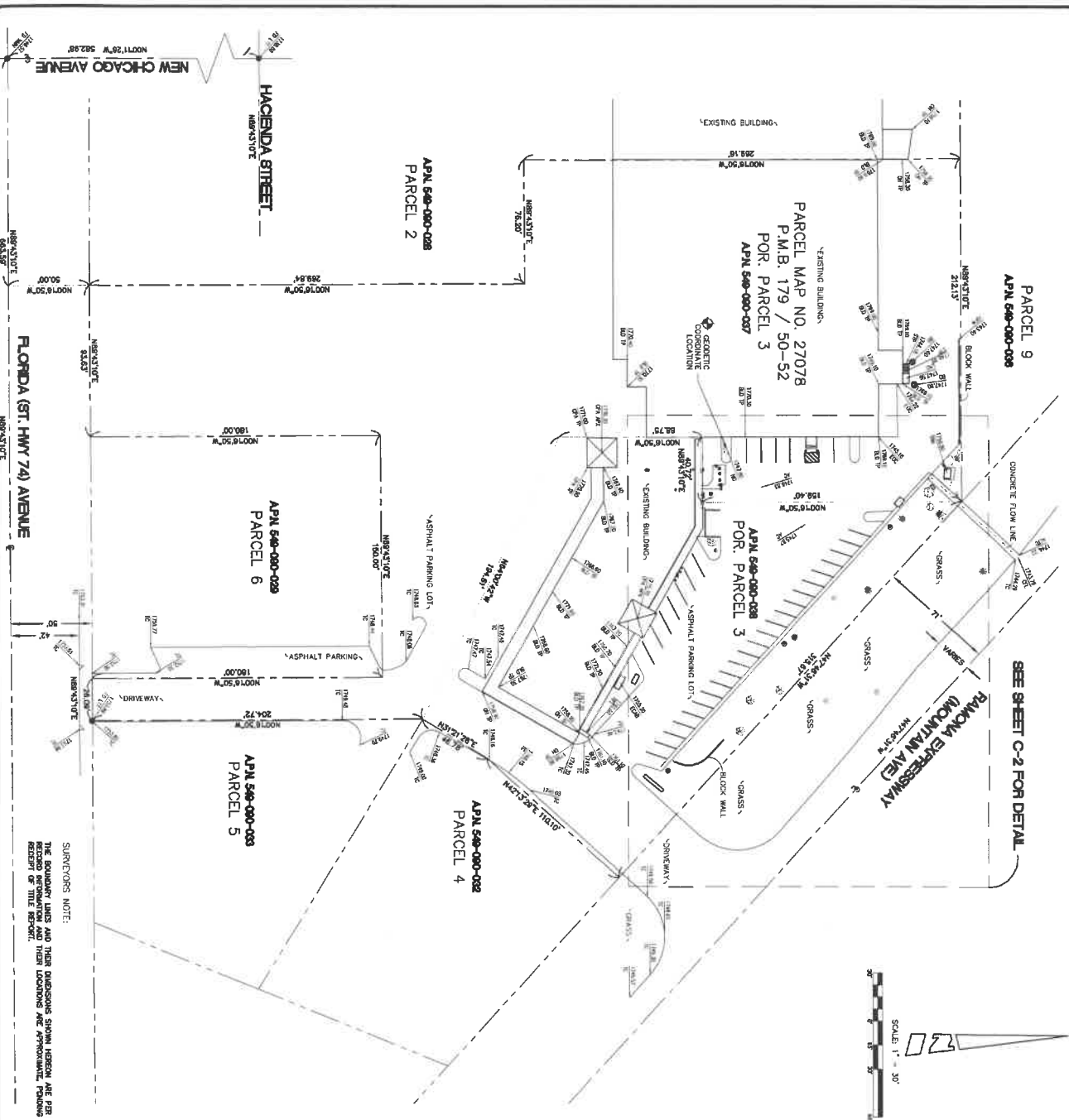
SOLARIUM CAPITAL
IE25868B
 4343D STATE HWY. 74
 HEMET, CA 92344

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



COORDINATES:

UNITED STATES GEOLOGICAL SURVEY BENCH MARK TBM 17457
 BENCH MARK REFERENCE:
 U.S.G.S. BENCH MARK TBM 17457

LEGAL DESCRIPTION:
 (PRELIMINARY RECEIPT OF TITLE REPORT)
 PARCELS 3 OF PARCEL MAP NO. 27078 IN THE CITY OF HEART, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON SAID PARCEL MAP, RECORDED IN BOOK 179, PAGE 52 OF THE RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE RECORDS OF SAID COUNTY.

DATE OF SURVEY:
 MAY 8, 2009

LEGEND:

AC	ASPHALT CONCRETE	■	BLOCK WALL
AG	GRAVEL ASPHALT CURB	□	RELIANT
AK	ASPHALT DRIVE	○	CONCRETE
AL	GRAVEL DRIVE	▽	IRREG. IRREGULAR
AM	GRAVEL DRIVE	◇	FOUND FOUNDATION
AN	GRAVEL DRIVE	◇	GAS METER
AO	CONCRETE FLOW LINE	◇	GAS VALVE
AP	CONCRETE POOL	◇	SEWER CLEAN OUT
AQ	DOOR	+	TV ANTENNA
AR	ELECTRICAL CONDUIT	+	UTILITY VALVE
AS	ELECTRICAL PANEL	+	UTILITY MANHOLE
AT	FRONT PORCH	+	WATER METER
AV	FRONT PORCH	+	WATER VALVE
AW	FRONT PORCH	+	WATER VALVE
AX	FRONT PORCH	+	WATER VALVE
AY	FRONT PORCH	+	WATER VALVE
AZ	FRONT PORCH	+	WATER VALVE
BA	FRONT PORCH	+	WATER VALVE
BB	FRONT PORCH	+	WATER VALVE
BC	FRONT PORCH	+	WATER VALVE
BD	FRONT PORCH	+	WATER VALVE
BE	FRONT PORCH	+	WATER VALVE
BF	FRONT PORCH	+	WATER VALVE
BG	FRONT PORCH	+	WATER VALVE
BH	FRONT PORCH	+	WATER VALVE
BI	FRONT PORCH	+	WATER VALVE
BJ	FRONT PORCH	+	WATER VALVE
BK	FRONT PORCH	+	WATER VALVE
BL	FRONT PORCH	+	WATER VALVE
BM	FRONT PORCH	+	WATER VALVE
BN	FRONT PORCH	+	WATER VALVE
BO	FRONT PORCH	+	WATER VALVE
BP	FRONT PORCH	+	WATER VALVE
BQ	FRONT PORCH	+	WATER VALVE
BR	FRONT PORCH	+	WATER VALVE
BS	FRONT PORCH	+	WATER VALVE
BT	FRONT PORCH	+	WATER VALVE
BV	FRONT PORCH	+	WATER VALVE
BW	FRONT PORCH	+	WATER VALVE
BX	FRONT PORCH	+	WATER VALVE
BY	FRONT PORCH	+	WATER VALVE
BZ	FRONT PORCH	+	WATER VALVE
CA	FRONT PORCH	+	WATER VALVE
CB	FRONT PORCH	+	WATER VALVE
CC	FRONT PORCH	+	WATER VALVE
CD	FRONT PORCH	+	WATER VALVE
CE	FRONT PORCH	+	WATER VALVE
CF	FRONT PORCH	+	WATER VALVE
CG	FRONT PORCH	+	WATER VALVE
CH	FRONT PORCH	+	WATER VALVE
CI	FRONT PORCH	+	WATER VALVE
CJ	FRONT PORCH	+	WATER VALVE
CK	FRONT PORCH	+	WATER VALVE
CL	FRONT PORCH	+	WATER VALVE
CM	FRONT PORCH	+	WATER VALVE
CN	FRONT PORCH	+	WATER VALVE
CO	FRONT PORCH	+	WATER VALVE
CP	FRONT PORCH	+	WATER VALVE
CQ	FRONT PORCH	+	WATER VALVE
CR	FRONT PORCH	+	WATER VALVE
CS	FRONT PORCH	+	WATER VALVE
CT	FRONT PORCH	+	WATER VALVE
CU	FRONT PORCH	+	WATER VALVE
CV	FRONT PORCH	+	WATER VALVE
CW	FRONT PORCH	+	WATER VALVE
CX	FRONT PORCH	+	WATER VALVE
CY	FRONT PORCH	+	WATER VALVE
CZ	FRONT PORCH	+	WATER VALVE

APPROVED:

APPROVED BY: INITIALS DATE

LAND/CD:

SITE ACQ:

ZONING:

BF:

INTERCONNECT:

UTILITY COOR:

CONCT. USE:

PROJECT WORK:

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APPROVED BY: INITIALS DATE

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INTERCONNECT:

UTILITY COOR:

CONCT. USE:

PROJECT WORK:

SITE INFO:

REG. DATE BY: REVISION DESCRIPTION

1	05/15/09	ISSUED FOR REVIEW
---	----------	-------------------

SITE ACQUISITION / PLANNER

Stick Together
 3237 EAST QUINN ROAD, SUITE 200
 OAKLAND, CA 94761

BERNARD
 ASSOCIATES, INC.
 LAND SURVEYING & MAPPING
 3188 MENLO AVENUE, SUITE 211
 COSTA MESA, CALIFORNIA, 92626
 TEL: 562-758-5400
 FAX: 562-758-0284

APPROVALS:

APPROVED BY: INITIALS DATE

LAND/CD:

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ZONING:

BF:

INTERCONNECT:

UTILITY COOR:

CONCT. USE:

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CONCT. USE:

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ZONING:

BF:

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UTILITY COOR:

CONCT. USE:

PROJECT WORK:

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LAND/CD:

SITE ACQ:

ZONING:

BF:

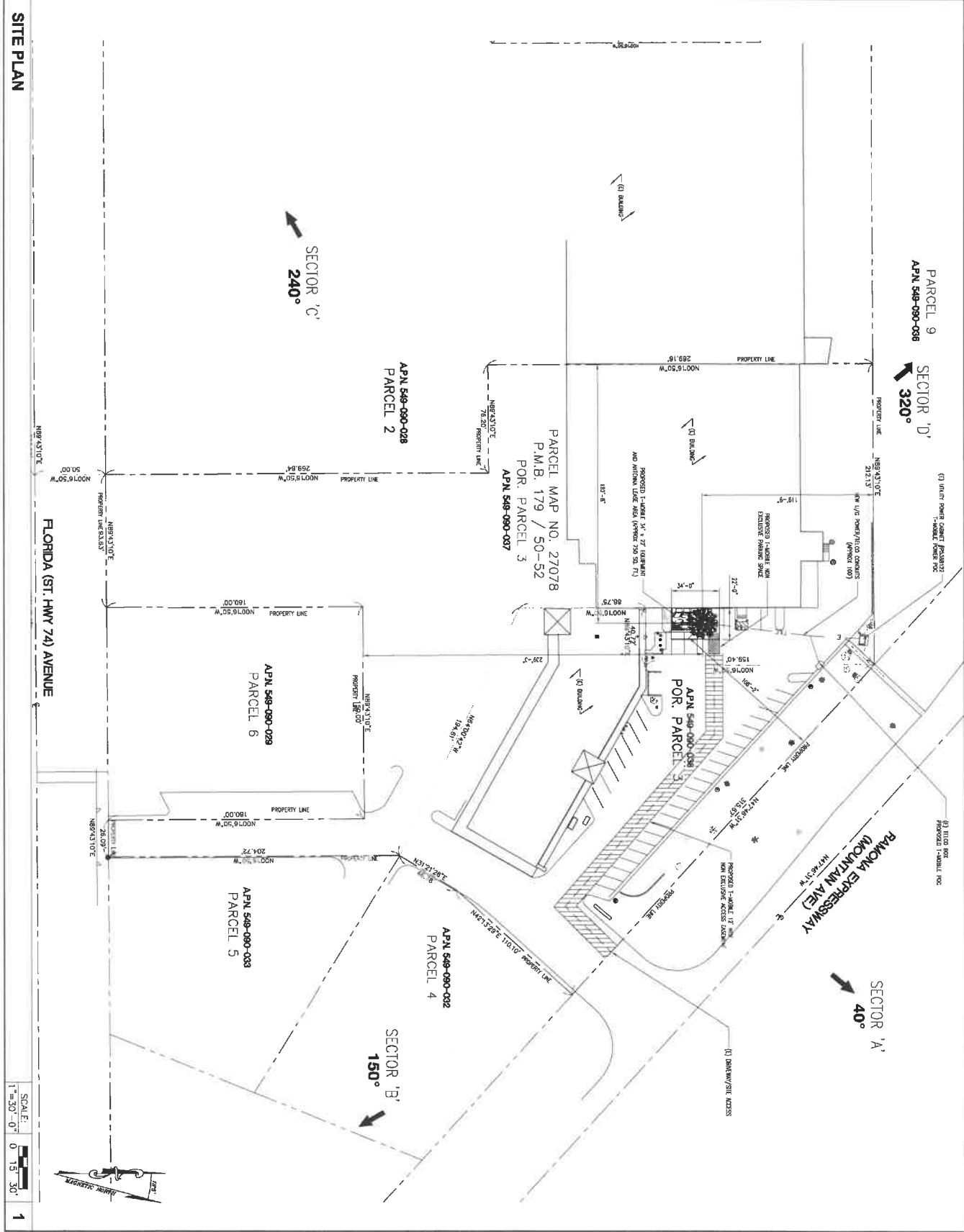
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UTILITY COOR:

CONCT. USE:

PROJECT WORK:

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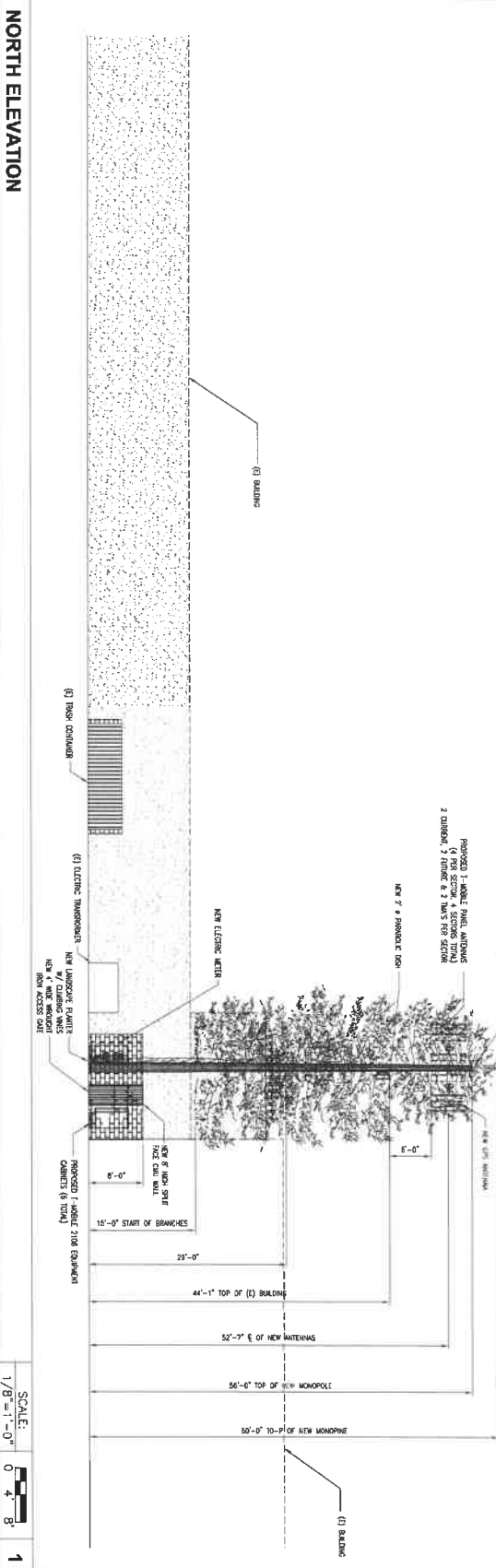


<p>Trillium Telecom Services, LLC 5912 Bolinas Ave., Marinwood Branch, CA 94049 (714) 795-5000 OFFICE (714) 795-2600 FAX</p>	<p>EDDG CONNELL DESIGN GROUP, LLC 4811 LACONIA COURT, SUITE 200, SAN ANTONIO, TEXAS 78244 (409) 734-9600 OFFICE (409) 734-6611 FAX CDE#: 09-2519</p>	<p>PLANS PREPARED BY: Stick Together 1357 E. CLARK RD., SUITE 200 DALLAS, TX 75246</p>	<p>SITE INFORMATION: SOLARIUM CAPITAL IE258688B 4320 STATE HWY. 74 HEWLET, CA 92041</p>																
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>05/22/03</td> <td>90% ZC'S</td> <td>MC</td> </tr> <tr> <td>2</td> <td>06/04/09</td> <td>100% ZD'S</td> <td>ESK</td> </tr> <tr> <td>3</td> <td>07/14/09</td> <td>PLANNING COMMENTS</td> <td>JPC</td> </tr> </tbody> </table>				NO.	DATE	DESCRIPTION	BY	1	05/22/03	90% ZC'S	MC	2	06/04/09	100% ZD'S	ESK	3	07/14/09	PLANNING COMMENTS	JPC
NO.	DATE	DESCRIPTION	BY																
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3	07/14/09	PLANNING COMMENTS	JPC																
<p>CONSULTING GROUP:</p>																			
<p>SHEET TITLE: SITE PLAN</p>																			
<p>SHEET NUMBER: A-1</p>																			

SITE PLAN

SCALE: 1" = 50'-0"
 0 15 30
 1

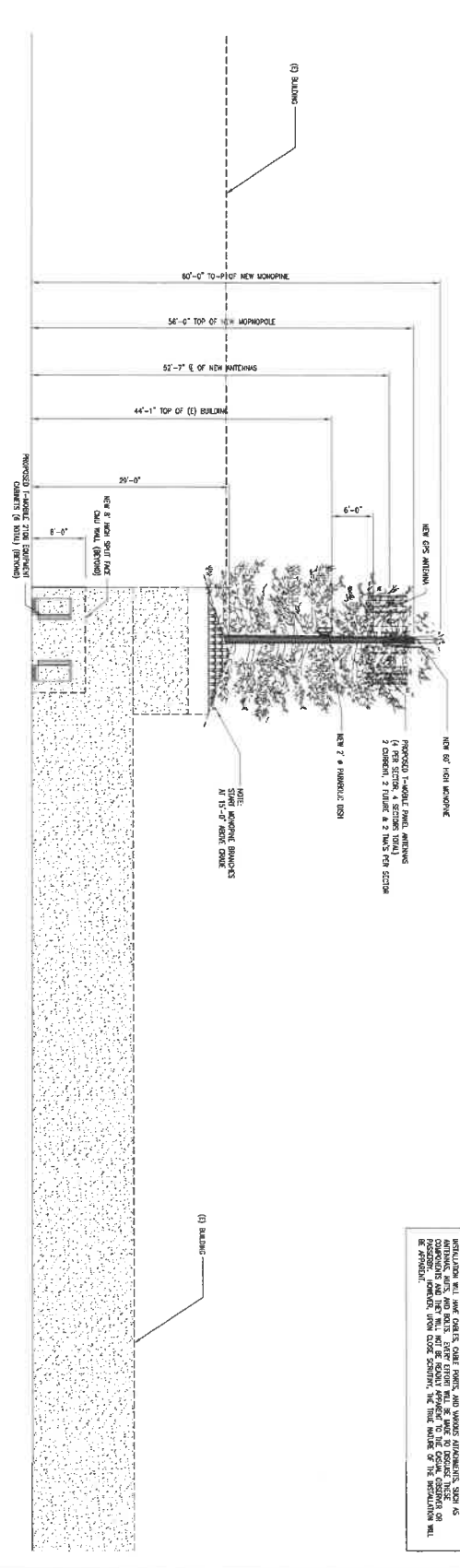
THE PROPOSED INSTALLATION IS AN ARTIST'S REPRESENTATION OF A TREE, AND NOT A GUARANTEE OF A TREE'S SURVIVAL. THE PROPOSED INSTALLATION WILL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES, SUCH AS THE LOCAL PLANNING COMMISSIONS AND CITY AND COUNTY ENGINEERS. THE TREE WILL NOT BE SEEN AT THE LOCAL AGENCIES OR AT THE LOCAL PLANNING COMMISSIONS. THE TREE WILL NOT BE SEEN AT THE LOCAL AGENCIES OR AT THE LOCAL PLANNING COMMISSIONS.



NORTH ELEVATION

SCALE: 1/8"=1'-0"
0 4 8

THE PROPOSED INSTALLATION IS AN ARTIST'S REPRESENTATION OF A TREE, AND NOT A GUARANTEE OF A TREE'S SURVIVAL. THE PROPOSED INSTALLATION WILL BE SUBJECT TO THE APPROVAL OF THE LOCAL AGENCIES, SUCH AS THE LOCAL PLANNING COMMISSIONS AND CITY AND COUNTY ENGINEERS. THE TREE WILL NOT BE SEEN AT THE LOCAL AGENCIES OR AT THE LOCAL PLANNING COMMISSIONS.



SOUTH ELEVATION

SCALE: 1/8"=1'-0"
0 4 8

SP Mobile
Stick Together!
357 E. GARDEN ST., SUITE 200
OAKLAND, CA 94612

EDDG
CONNELL DESIGN GROUP, LLC
CONSULTING CIVIL ENGINEER
4850 HILL STREET, SUITE 100
EMERYVILLE, OHIO 44025
COD#: 09-2519

Trillium Telecom Services, LLC
5912 Boline Ave., Huntington Beach, CA 92649
(714) 799-3000 OFFICE
(714) 799-2020 FAX

NO.	DATE	DESCRIPTION	BY
1	05/22/09	90% 2D'S	WC
2	06/04/09	100% 2D'S	ESK
3	07/14/09	PLANNING COMMENTS	JPC

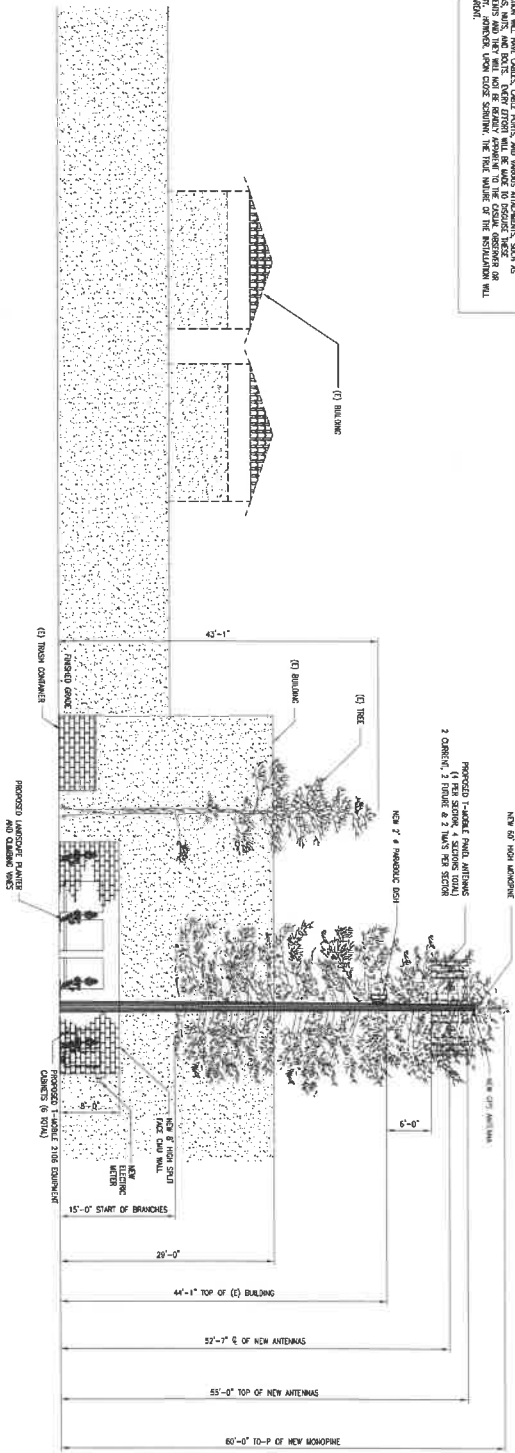
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SOLARIUM CAPITAL
IE258688B
43430 STATE HWY. 74
HEBERT, CA 92544

SHEET TITLE:
ARCHITECTURAL ELEVATIONS

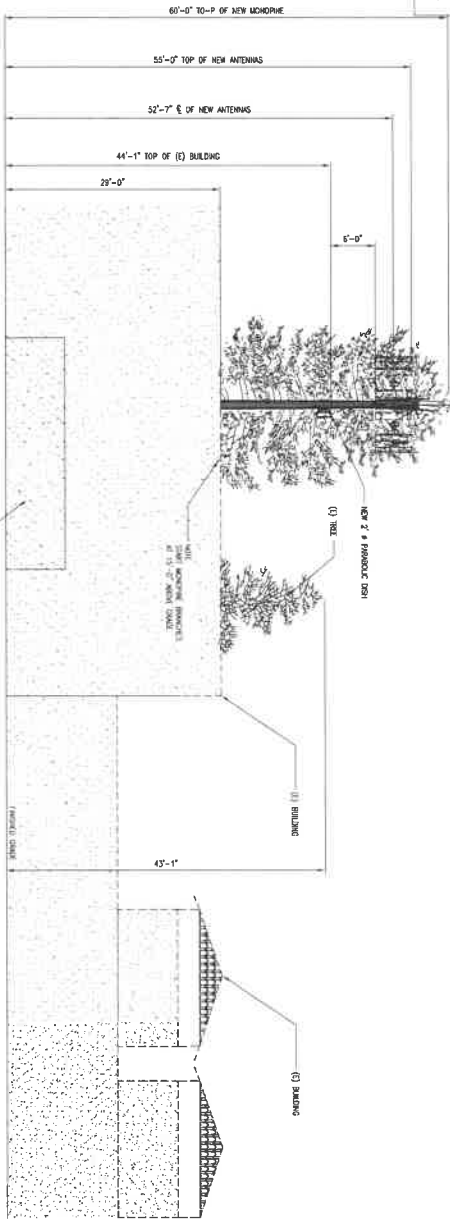
SHEET NUMBER:
A-3

THE PROPOSED RESTORATION IS AN AESTHETIC REPRESENTATION OF A TREE, AND NOT INTENDED TO BE AN EXACT REPRESENTATION OF AN ACTUAL TREE. THE TREE IS SHOWN AS A REPRESENTATION OF THE TREE'S APPEARANCE, NOT AS A MEASURE OF THE TREE'S ACTUAL SIZE. THE TREE'S ACTUAL SIZE WILL BE DETERMINED BY THE TREE'S ACTUAL MEASUREMENTS. THE TREE'S ACTUAL MEASUREMENTS WILL BE PROVIDED TO THE CLIENT UPON COMPLETION OF THE PROJECT. THE TREE'S ACTUAL MEASUREMENTS WILL BE PROVIDED TO THE CLIENT UPON COMPLETION OF THE PROJECT.



EAST ELEVATION

THE PROPOSED RESTORATION IS AN AESTHETIC REPRESENTATION OF A TREE, AND NOT INTENDED TO BE AN EXACT REPRESENTATION OF AN ACTUAL TREE. THE TREE IS SHOWN AS A REPRESENTATION OF THE TREE'S APPEARANCE, NOT AS A MEASURE OF THE TREE'S ACTUAL SIZE. THE TREE'S ACTUAL SIZE WILL BE DETERMINED BY THE TREE'S ACTUAL MEASUREMENTS. THE TREE'S ACTUAL MEASUREMENTS WILL BE PROVIDED TO THE CLIENT UPON COMPLETION OF THE PROJECT. THE TREE'S ACTUAL MEASUREMENTS WILL BE PROVIDED TO THE CLIENT UPON COMPLETION OF THE PROJECT.



WEST ELEVATION

SCALE: 1/8" = 1'-0"

2

Mobile
 Stick Together
 1337 E. GUSTI RD. SUITE 200
 GARDENA, CA 91731

EDGE
 CONSTRUCTION GROUP, LLC
 401 WEST HERRING AVENUE, SUITE 200
 P.O. BOX 1000, GARDENA, CA 91731
 (714) 799-1000
 CDC#: 09-2519

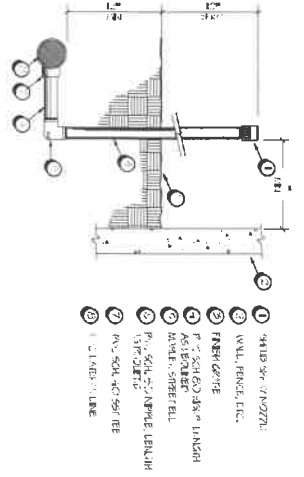
Trillium Telecom Services, LLC
 5917 Balboa Ave., Huntington Beach, CA 92649
 (714) 799-3000 OFFICE
 (714) 799-1000 FAX

NO.	DATE	DESCRIPTION	BY
1	05/22/09	90% 2D'S	MC
2	06/04/09	100% 2D'S	ESK
3	07/14/09	PLANNING COMMENTS	JPC

SOLARIUM CAPITAL
IE258688B
 43430 STATE HWY. 74
 HEMET, CA 92344

ARCHITECTURAL ELEVATIONS

A-4

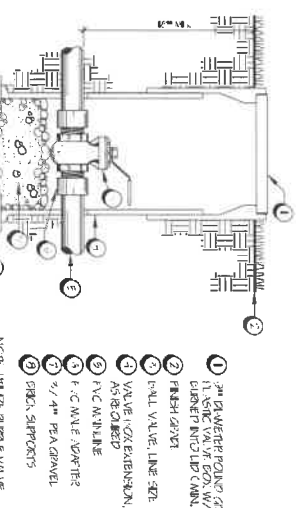


- 1. 1/2" IN. 3/4" NOZZLE
- 2. WALL, FINISH, ETC.
- 3. FRESH GRADE
- 4. 1/2" SOLENOID 3/8" x 1/2" IN. HOSE
- 5. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 6. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 7. 1/2" IN. 3/4" NPT BRASS BALL VALVE

Irrigation Legend

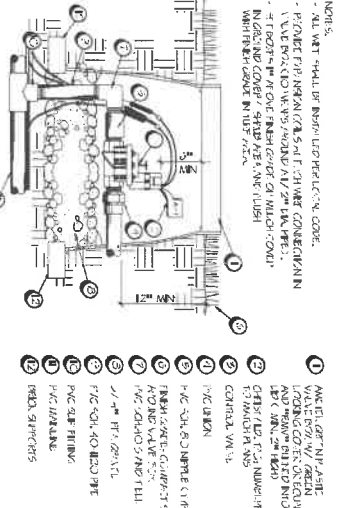
Symbol	Category No.	Material	Description	QTY	PSI	Depth No.
○	1001	ROUNDER	1/2" IN. 3/4" NPT BRASS BALL VALVE	1.0	30	A THIS SHIT
○	1002	ROUNDER	1/2" IN. 3/4" NPT BRASS BALL VALVE	1.0	30	A THIS SHIT
○	1003	ROUNDER	1/2" IN. 3/4" NPT BRASS BALL VALVE	1.0	30	A THIS SHIT
○	1004	ROUNDER	1/2" IN. 3/4" NPT BRASS BALL VALVE	1.0	30	A THIS SHIT
○	1005	ROUNDER	1/2" IN. 3/4" NPT BRASS BALL VALVE	1.0	30	A THIS SHIT
○	1006	ROUNDER	1/2" IN. 3/4" NPT BRASS BALL VALVE	1.0	30	A THIS SHIT
○	1007	ROUNDER	1/2" IN. 3/4" NPT BRASS BALL VALVE	1.0	30	A THIS SHIT
○	1008	ROUNDER	1/2" IN. 3/4" NPT BRASS BALL VALVE	1.0	30	A THIS SHIT
○	1009	ROUNDER	1/2" IN. 3/4" NPT BRASS BALL VALVE	1.0	30	A THIS SHIT
○	1010	ROUNDER	1/2" IN. 3/4" NPT BRASS BALL VALVE	1.0	30	A THIS SHIT

A FIXED SKRUB SPRINKLER



- 1. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 2. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 3. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 4. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 5. 1/2" IN. 3/4" NPT BRASS BALL VALVE

B BRASS BALL VALVE



- 1. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 2. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 3. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 4. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 5. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 6. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 7. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 8. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 9. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 10. 1/2" IN. 3/4" NPT BRASS BALL VALVE

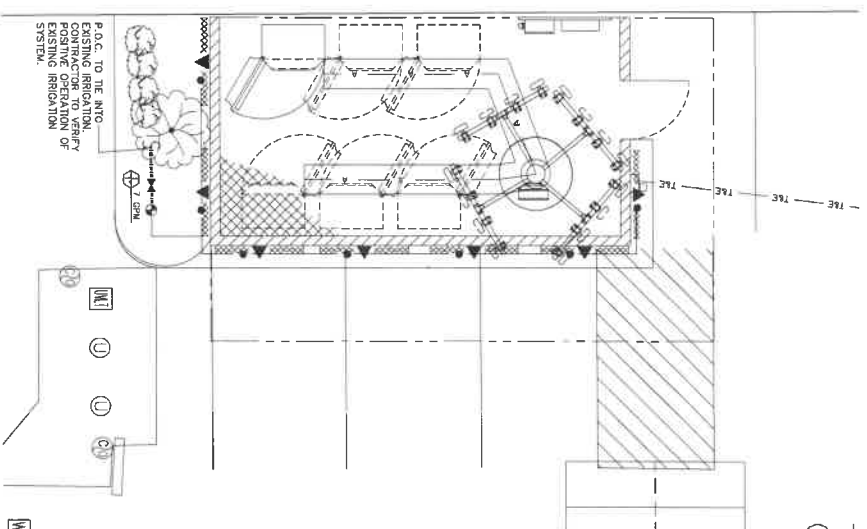
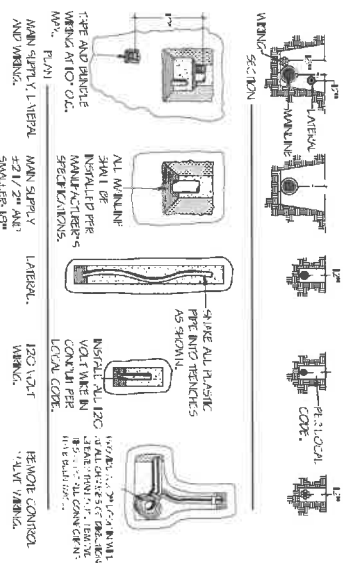
C REMOTE CONTROL VALVE

EXISTING BACKFLOW NOTES

1. ALL EXISTING BACKFLOW DEVICES SHALL BE REMOVED AND REPLACED WITH THE FOLLOWING DEVICES:

- 1. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 2. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 3. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 4. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 5. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 6. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 7. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 8. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 9. 1/2" IN. 3/4" NPT BRASS BALL VALVE
- 10. 1/2" IN. 3/4" NPT BRASS BALL VALVE

D PIPE & WIRE TRENCHING DETAIL



Mobile
Stick Together!
3537 E. QUINN RD., SUITE 200
DANFORD, CA 91761

PLANS PREPARED BY:
EDDG
CONNELL DESIGN GROUP, LLC
4421 W. 12TH AVE., SUITE 100
DENVER, CO 80202
COD#: 09-2519

CONSULTING GROUP:
Trillium Telecom Services, LLC
512 Bala Ave., Huntington Beach, CA 91649
(714) 799-2088 OFFICE
(714) 799-2020 FAX

NO.	DATE	DESCRIPTION	BY
1	05/22/09	90% 20'S	MC
2	06/04/09	100% 20'S	ESK

SITE INFORMATION:
SOLARIUM CAPITAL
IE258688B
4540 STATE HWY. 74
MERRITT, CA 94561

SCALE:
1/4" = 1'-0"
0 2 4

SHEET NUMBER:
L-1

SHEET TITLE:
IRRIGATION PLAN

CS Design Group, Inc.
6665 El Camino Real
Suite 105-412
Cabrillo, CA 92008
(714) 766-4400
(714) 766-4407

CS Design Group, Inc.
6665 El Camino Real
Suite 105-412
Cabrillo, CA 92008
(714) 766-4400
(714) 766-4407

PLANNING NOTES

1. THE SCOPE OF WORK INCLUDES DEVELOPING ALL PLANTING SPECIFICATIONS, MATERIALS, AND PLANTING PLANS. THE CLIENT WILL BE RESPONSIBLE FOR THE SUPPLY AND DELIVERY OF ALL PLANTS AND MATERIALS. ALL WORK SHALL BE ACCORDING TO THE STANDARD PRACTICES OF THE LANDSCAPE ARCHITECTURE PROFESSION.
2. PLANTING SPECIFICATIONS SHALL BE PROVIDED TO THE CLIENT FOR APPROVAL AND REVISION. THE CLIENT SHALL BE RESPONSIBLE FOR THE SUPPLY AND DELIVERY OF ALL PLANTS AND MATERIALS.
3. ALL PLANTS SHALL BE PROVIDED TO THE CLIENT FOR APPROVAL AND REVISION. THE CLIENT SHALL BE RESPONSIBLE FOR THE SUPPLY AND DELIVERY OF ALL PLANTS AND MATERIALS.
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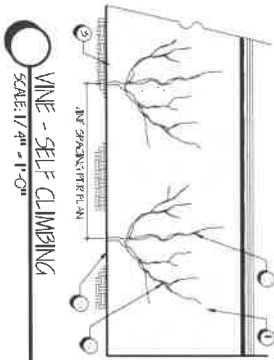
PLANTING NOTES

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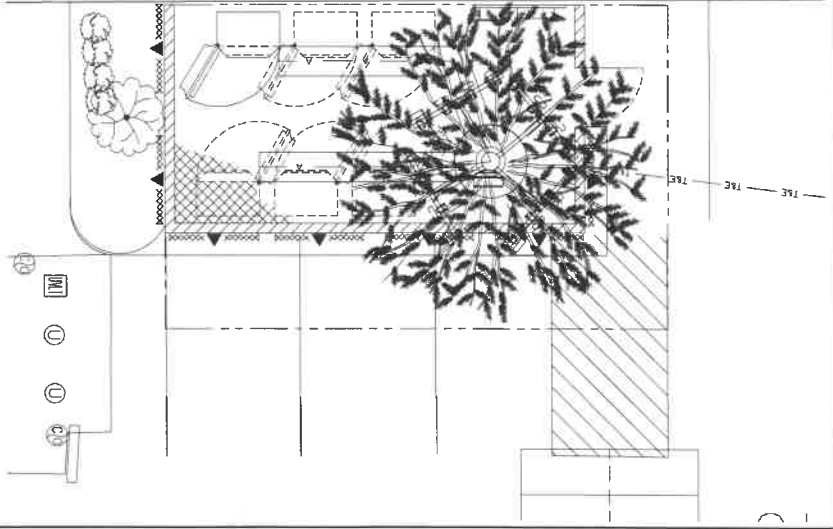
3. ALL PLANTS SHALL BE PROVIDED TO THE CLIENT FOR APPROVAL AND REVISION. THE CLIENT SHALL BE RESPONSIBLE FOR THE SUPPLY AND DELIVERY OF ALL PLANTS AND MATERIALS.

PLANT MATERIAL KEY			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	VINES		
	BOTTLED WATER		
	EXISTING SHRUBS TO REMAIN		
	Yellow Trumpet Vine		15 Gal
	Mandarin orange		7



PLANNING NOTES

1. ALL PLANTS AND VINE TREES SHOULD BE PLANTED AT THE SAME TIME AND IN THE SAME AREA.
2. ALL PLANTS SHOULD BE PLANTED AT THE SAME TIME AND IN THE SAME AREA.



PLANTING PLAN

SCALE: 1/4" = 1'-0"

0 2' 4'

Stuck Together

3201 E. DUNST RD. SUITE 200
SANTA ANA, CA 92705

EDGE

CONSULTING CIVIL ENGINEERS ARCHITECTS

4400 W. CENTRAL EXPRESSWAY, SUITE 100
DOWNEY, CA 90241

ODDF#: 09-2519

Trillium Telecom Services, LLC

5917 Baker Ave., Huntington Beach, CA 9469

(714) 799-8200 FAX

NO.	DATE	DESCRIPTION	BY
1	05/22/09	90% 2D'S	MC
2	06/04/09	100% 2D'S	ESK

SITE INFORMATION:

SOLARIUM CAPITAL

IE255868B

4580 STATE HWY. 74
HEMET, CA 92343

CS DCS

6885 El Camino Real
Suite 100-440
Corte Madera, CA 94929

CS Design Group, Inc.
(415) 706-4500

PLANTING PLAN

L-2

Extension of Time Environmental Determination

Project Case Number: PP23346E01
 Original E.A. Number: EA41916
 Extension of Time No.: 1st EOT
 Original Approval Date: August 19, 2019
 Project Location: North of SH-74, East of New Chicago Ave, South of Ramona Expressway
 Project Description: The plot plan is a proposal for a T-Mobile wireless telecommunication facility disguised as a 60 foot pine tree. The project will consist of sixteen (16) antennas, and one (1) parabolic antenna within a 748 square foot lease area surrounded by an 8 foot high block wall

On August 19, 2019, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
 Gabriel Villalobos, Project Planner

Date: 6/22/20
 For Charissa Leach, Assistant TLMA Director

ADVISORY NOTIFICATION DOCUMENT**BS-Grade****BS-Grade. 4** **0010-BS-Grade-USE-G1.4 NPDES/SWPPP (cont.)**

and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

E Health**E Health. 1** **0010-E Health-UNMANNED FACILITY**

Plot Plan#23346 proposes an unmanned wireless telecommunication facility disguised as a 60 foot pine tree and consisting of 16 antennas, and one parabolic antenna. No plumbing is proposed for this project. Therefore, no onsite wastewater treatment system or sewer connection is required at this time.

E Health. 2 **0010-E Health-USE - RESTROOMS**

If permanent restroom facilities are required, the Department of Environmental Health is to be contacted for specific recommendations regarding water and sewerage.

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

Plot Plan 23346 is a proposal to construct a wireless communication facility in the Hemet area. The site is located on the northeast corner of New Chicago Avenue and Florida Avenue.

Our review indicates that the site is surrounded by existing development. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage.

Planning

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 **0010-Planning-USE - BUSINESS LICENSING (cont.)**

Planning. 1 **0010-Planning-USE - BUSINESS LICENSING**

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

Planning. 2 **0010-Planning-USE - CEASED OPERATIONS**

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 3 **0010-Planning-USE - CO-LOCATION**

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

Planning. 4 **0010-Planning-USE - COMPLY WITH ORD./CODES**

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Planning. 5 **0010-Planning-USE - FEES FOR REVIEW**

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 **0010-Planning-USE - FEES FOR REVIEW (cont.)**

accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 6 **0010-Planning-USE - GEO02080**

County Geologic Report (GEO) No. 2080, submitted for this project (PP23346) was prepared by Toro International and is entitled: "Geologic Hazard Evaluation for T-Mobile Monopine and Equipment Enclosure, Solarium Capital Site - IE25868B, 43372 Florida Avenue, Hemet, California, TI Project No. 07-127.14", dated July 31, 2008. In addition, Toro International provided the following reports:

"Geotechnical Investigation for T-Mobile Monopine and Equipment Enclosure, Solarium Capital - IE25868B, Solarium Capital, Hemet, California, TI Project No. 07-127.14" dated July 31, 2008.

"Response to County of Riverside, Review Comments, County Geologic Report No. 2080, Geologic Hazard Evaluation for Proposed T-Mobile Monopine and Equipment Enclosure, Solarium Capital Site, IE25868B, 43372 Florida Avenue, Hemet, California, TI Project No. 07-127.14" dated October 2, 2008.

"Response to County of Riverside, Review Comments #2, County Geologic Report No. 2080, Geologic Hazard Evaluation for Proposed T-Mobile Monopine and Equipment Enclosure, Solarium Capital Site, IE25868B, 43372 Florida Avenue, Hemet, California, TI Project No. 07-127.14" dated October 31, 2008.

These additional reports are now included as part of GEO 2080.

GEO No. 2080 concluded:

1. No active or potentially active faults are known to project through or toward the subject site, nor does the site lie within the boundaries of an Earthquake Fault Zone.

Review of aerial photos and site mapping revealed no indication of active faults crossing or trending toward this site and therefore the potential for this site to be

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6

0010-Planning-USE - GEO02080 (cont.)

affected by surface fault rupture is considered low.

2. Based on the depth to groundwater beneath this site exceeding 50 feet below the ground surface, the potential for this site to be affected by seismically induced liquefaction is considered low.

3. With the exception of strong seismic shaking, the potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced landsliding or seismically induced rockfall is considered low.

4. Although this site lies within a County subsidence potential hazard zone, the provided settlement analysis indicates that there is a low potential for this site to be affected by seismically induced dynamic settlement.

GEO No. 2080 recommended:

1. The site should be cleared of vegetation, debris, concrete, organic matter or any other unsuitable materials. These materials should be disposed of offsite in an approved facility to prevent their incorporation into the proposed fills.

2. Prior to placing compacted fill, all existing fill and low density surficial soils should be removed to expose competent native soils defined as soils exhibiting an in-place relative compaction of at least 85 percent per ASTM D 1557 or an 85 percent degree of saturation. Subsequent to acceptance of the removal bottoms, all areas to receive fill should be scarified to a depth of 6 inches and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557 and verified by field density testing.

3. The removed surficial soils may be re-used as compacted fill soils provided they are cleaned of organics or other deleterious materials. All fill soils should be placed in loose lifts not exceeding 8 inches in thickness, moisture conditioned to slightly over optimum moisture content and compacted to a minimum of 90 percent of the maximum dry

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 0010-Planning-USE - LC LANDSCAPE REQUIREMENT (cont.)

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 8 0010-Planning-USE - LIGHTING HOODED/DIRECTED

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Planning. 9 0010-Planning-USE - SITE MAINTENANCE CT

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

Planning. 10 0010-Planning-USE- EQUIPMENT/BLDG COLOR CT

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

For monopines, the color of the monopole (trunk) shall be dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

Planning. 11 0010-Planning-USE- FUTURE INTERFERENCE

If the operation of the facilities authorized by this approved plot plan generates electronic interference with or otherwise impairs the operation of Riverside County

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-USE- FUTURE INTERFERENCE (cont.)

communication facilities, the applicant shall consult with County Information Technology staff and implement mitigation measures acceptable to the Department of Information Technology.

Planning. 12 0010-Planning-USE- MAX HEIGHT

The monopine located within the property shall not exceed a height of 60 feet (including tree foliage).

Planning. 13 0010-Planning-USE- NO USE PROPOSED LIMIT CT

The balance of the subject property, APN 549-090-030 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Planning. 14 0020-Planning-USE - EXPIRATION DATE-PP

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

Planning. 15 0020-Planning-USE - LIFE OF PERMIT

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 0020-Planning-USE - LIFE OF PERMIT (cont.)

extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

Planning. 16 Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use) or subsequent replacement ordinance, this condition of approval shall become null and void.

Planning-All

Planning-All. 1 0010-Planning-All-USE - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 23346 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 23346, Exhibit A & B (Sheets 1-7) = (Site Plan and Elevations), Amended No. 3, dated July 16, 2009.

APPROVED EXHIBIT B1 (PHOTOSIMULATIONS) = Plot Plan No. 23346, Exhibit B1 (Sheets 1-3), dated June 10, 2009.

APPROVED EXHIBIT L = Plot Plan No. 23346, Exhibit L (Sheets 1-2) = (Landscaping), dated July 16, 2009.

Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS (cont.)

defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 23346. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Planning-All. 3 0010-Planning-All-USE - PROJECT DESCRIPTION

The use hereby permitted is for a T-Mobile wireless telecommunication facility disguised as a 60 foot high pine tree. The project consists of sixteen (16) antennas, one (1) microwave antenna, (one) 1 GPS antenna, and six (6) equipment cabinets spaces within a 748 square foot lease area, surrounded by an eight (8) foot high split-face block wall.

Planning-EPD

Planning-EPD. 1 0010-Planning-EPD- - MBTA CLEARANCE SURVEY

EXHIBIT A-PP23346, DATED 4/2/08 INDICATES THAT TREES AND SHRUBS SHALL BE REMOVED IN ORDER TO INSTALL THE CELL TOWER. REMOVAL OF TREES AND SHRUBS SHALL NOT TAKE PLACE DURING THE NESTING BIRD BREEDINGS SEASON (FEB 1-AUGUST 15). IF TREES AND SHRUBS ARE SCHEDULED TO BE REMOVED DURING THE BREEDING SEASON A POST-REMOVAL SURVEY SHALL BE CONDUCTED BY ENVIRONMENTAL PROGRAMS DEPARTEMT (EPD) STAFF TO INSURE THAT NESTING BIRDS ARE NOT DISTURBED IN ORDER TO AVOID VIOLATION OF MIGRATORY BIRD TREATY ACT (MBTA) AND STATE FISH AND GAME CODES.THIS CONDICION SHALL ONLY APPLY IF REMOVAL IS TO OCCUR BETWEEN FEBRUARY 1-AUGUST 15. TO SCHEDULE THE CLEARANCE SURVEY OR IF YOU HAVE ANY QUESTIONS ABOUT THIS CONDITION PLEASE CONTACT EPD DIRECTLY AT 951-955-6892

Transportation

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 **0010-Transportation-USE - NO ADD'L ON-SITE R-O-W (cont.)**

Transportation. 1 **0010-Transportation-USE - NO ADD'L ON-SITE R-O-W**

No additional on-site right-of-way shall be required on Ramona Expressway and SH-74 since adequate right-of-way exists, per PM 179/50-52.

Transportation. 2 **0010-Transportation-USE - NO ADD'L ROAD IMPRVMENTS**

No additional road improvements will be required at this time along Ramona Expressway and SH-74 due to existing improvements.

Transportation. 3 **0010-Transportation-USE - STD INTRO 3(ORD 460/461)**

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 4 **0010-Transportation-USE - TS/EXEMPT**

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

Plan: PP23346E01

Parcel: 549090037

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1

0060-BS-Grade-USE-G1.4 NPDES/SWPPP

Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

Planning

060 - Planning. 1

0060-Planning-USE - ARCHAEOLOGIST RETAINED

Not Satisfied

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no

Plan: PP23346E01

Parcel: 549090037

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - ARCHAEOLOGIST RETAINED (cont.) Not Satisfied
potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

060 - Planning. 2 0060-Planning-USE - GRADING PLANS Not Satisfied
If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 3 0060-Planning-USE - IF HUMAN REMAINS FOUND Not Satisfied
If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

Plan: PP23346E01

Parcel: 549090037

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4

0060-Planning-USE - PALEO PRIMP & MONITOR

Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

6.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

7.Procedures and protocol for collecting and processing of

Plan: PP23346E01

Parcel: 549090037

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 0060-Planning-USE - PALEO PRIMP & MONITOR (cont.) Not Satisfied
samples and specimens.

8.Fossil identification and curation procedures to be employed.

9.Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.All pertinent exhibits, maps and references.

11.Procedures for reporting of findings.

12.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

060 - Planning. 5 0060-Planning-USE- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.23 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded,

Plan: PP23346E01

Parcel: 549090037

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-USE- SKR FEE CONDITION (cont.) Not Satisfied
this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-USE - ELEVATIONS & MATERIALS Not Satisfied
Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT B.

080 - Planning. 2 0080-Planning-USE - LC LANDSCAPE SECURITIES Not Satisfied
Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

080 - Planning. 3 0080-Planning-USE - LIGHTING PLANS CT Not Satisfied
Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

Plan: PP23346E01

Parcel: 549090037

80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 0080-Planning-USE - LIGHTING PLANS CT (cont.) Not Satisfied

080 - Planning. 4 0080-Planning-USE - REVISED LEASE AGREEMENT Not Satisfied

Prior to building permit issuance, a revised lease agreement reflecting the new site location shall be submitted to the Planning Department, for placement by the Planning Department in the Planning Case File.

The Planning Department shall clear this condition upon determination of compliance.

*THIS CONDITION WAS ADDED AFTER PLANNING COMMISSION ON 8/19/09.

Transportation

080 - Transportation. 1 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT BUS PLAN Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 2 0090-E Health-USE - HAZMAT CONTACT Not Satisfied

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

090 - E Health. 3 0090-E Health-USE - HAZMAT REVIEW Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1 0090-Planning-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS,

Plan: PP23346E01

Parcel: 549090037

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-USE - LC COMPLY W/ LNDSCP/ IRR (cont.) Not Satisfied

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

090 - Planning. 2 0090-Planning-USE - LC LNDSCP INSPECT DEPOST Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 3 0090-Planning-USE - ORD NO. 659 (DIF) Not Satisfied

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

The amount of the fee for 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. 23346 has been calculated to be 0.01 net acres.

Plan: PP23346E01

Parcel: 549090037

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 0090-Planning-USE - ORD NO. 659 (DIF) (cont.) Not Satisfied

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 4 0090-Planning-USE - PALEO MONITORING REPORT Not Satisfied

PRIOR TO BUILDING FINAL INSPECTION:

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

090 - Planning. 5 0090-Planning-USE - SIGNAGE REQUIREMENT Not Satisfied

Prior to final inspection of any building permit, the applicant, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches, and no greater than 18 inches by 18 inches, upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and Division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, a additional sign, including the above described information shall be installed on said shelter or cabinet

Plan: PP23346E01

Parcel: 549090037

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 0090-Planning-USE - SIGNAGE REQUIREMENT (cont.) Not Satisfied
stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

090 - Planning. 6 0090-Planning-USE - 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. 7 0090-Planning-USE- SKR FEE CONDITION Not Satisfied
Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.
The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.23 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 8 0090-Planning-USE- WALL & FENCE LOCATIONS Not Satisfied
Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1 0090-Transportation-USE - UTILITY PLAN CELL TOWER Not Satisfied
Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to

Plan: PP23346E01

Parcel: 549090037

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-USE - UTILITY PLAN CELL TOWER (cc Not Satisfied
be placed underground in accordance with Ordinance 460 and
461, or as approved by the Transportation Department. The
applicant is responsible for coordinating the work with the
serving utility company. A disposition note describing the
above shall be reflected on the site plan. A written proof
for initiating the design and/or application of the
relocation issued by the utility company shall be submitted
to the Transportation Department for verification purposes.

090 - Transportation. 2 0090-Transportation-USE - WRCOG TUMF Not Satisfied
Prior to the issuance of an occupancy permit, the project
proponent shall pay the Transportation Uniform Mitigation
Fee (TUMF) in accordance with the fee schedule in effect at
the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 3 0090-Transportation-USE-UTILITY INSTALL CELL TOWER Not Satisfied
Proposed electrical power lines below 33.6 KV within public
right-of-way for this cell tower site shall be underground
in accordance with Ordinance 460 and 461, or as approved by
the Transportation Department.

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



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.5

Director's Hearing: July 13, 2020

PROPOSED PROJECT

Case Number(s): PP22744E02

Applicant(s):

Area Plan: San Jacinto Valley

SBA Towers

Zoning Area/District: Valle Vista District

c/o Mary Graydon

Supervisory District: Third District

Project Planner: Gabriel Villalobos

APN(s): 548-110-023

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 22744 which is a wireless communications facility disguised as a 50 foot high broadleaf tree. The project includes twelve (12) panel antennas, two (2) GPS antenna, and six (6) equipment cabinets within a 516 square foot lease area.

The project is located northerly of Florida Avenue, westerly of Grant Avenue, and southerly of Palm Avenue.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 22744**, extending the expiration date to June 3, 2029, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Plot Plan No. 22744 was administratively approved on June 3, 2008.

The Second Extension of Time was received on May 25, 2019, ahead of the expiration date of June 3, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends no new conditions of approval. All previously approved conditions associated with this project remain in effect.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

The 1st extension granted 1 additional year. This 2nd extension will grant 10 years. Therefore, upon approval action by the Planning Director and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become June 3, 2029. However the COA (AND. Planning. 1. Telcom – Entitlement Life) could eliminate this 10 year life span provision if this requirement is removed from Ordinance No. 348.

ENVIRONMENTAL REVIEW

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

FINDINGS

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

Extension of Time Findings






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

2nd EOT for PP22744

Vicinity Map



Legend

-  Parcels
-  County Centerline Names
-  County Centerlines
-  Blueline Streams
-  City Areas



0 188

376 Feet

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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.

Notes



EXHIBIT "A"

SITE NUMBER: IE04853A

CITY: HEMET

SITE NAME: A-AMERICAN SELF STORAGE

COUNTY: RIVERSIDE

SITE TYPE: RAWLAND

JURISDICTION: RIVERSIDE COUNTY

MAJOR PLOT PLAN APPLICATION PP22744 FOR A DISGUISED WIRELESS COMMUNICATIONS FACILITY IN A RESIDENTIAL ZONE CLASSIFICATION

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357 SOUTH AVENUE 200
DOWNEY, CA 91704

NOVACOM
A Wireless Communications Consultant

1565 COMMERCIAL ST., UNIT D
CORONA, CA 92704-1788
PHONE: (951) 479-8085 FAX: (951) 808-8404

HANNAH CONSULTING INC.

2603 S. MAIN AVENUE, SUITE A3
PALM SPRINGS, CA 92264
PHONE: (760) 218-4847

NO.	DATE	DESCRIPTION	BY:
B	02/02/07	PRELIMINARY ZD	JC
0	02/16/07	FINAL ZD	DW
1	03/09/07	FINAL ZD	JC
2	05/08/07	FINAL ZD	JC
A	07/18/07	PRELIMINARY CD	RF
B	07/28/07	PRELIMINARY CD	JC
0	07/31/07	FINAL CD	JC

EXHIBIT "A" TO MAJOR PLOT PLAN APPLICATION PP22744 FOR A DISGUISED WIRELESS COMMUNICATIONS FACILITY

SITE INFORMATION:

A-AMERICAN SELF STORAGE
IE04853A
44280 STATE HIGHWAY 74
HEMET, CA 92344

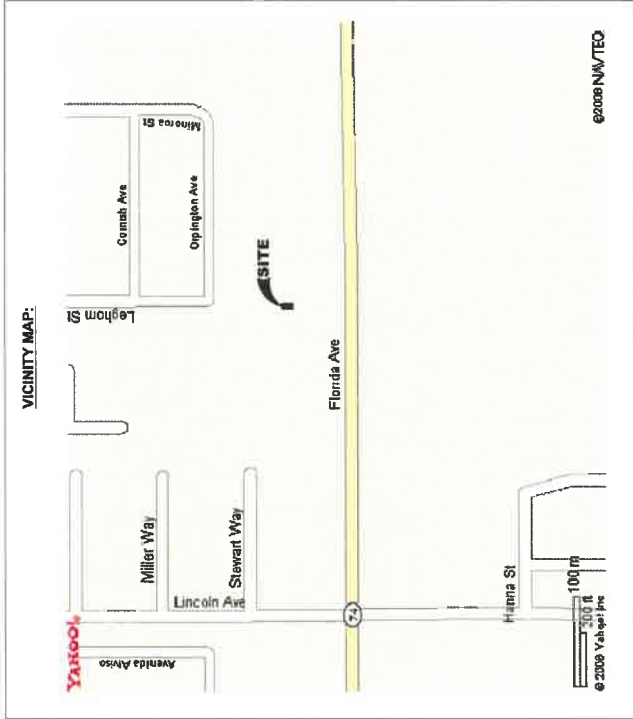
SEAL:

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



SHEET INDEX:

SHEET NUMBER:	DESCRIPTION:
T-1	TITLE SHEET
T-1.1	GENERAL NOTES
T-1.2	ADDITIONAL GENERAL NOTES & SPECIFICATIONS
T-2	GENERAL NOTES & SPECIFICATIONS
LS-1	TOPOGRAPHIC SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN & ANTENNA LAYOUT
A-3	ELEVATIONS
A-4	DETAILS
D-1	GENERAL NOTES, PANEL SCHEDULE AND SINGLE LINE DIAGRAM
D-2	GENERAL NOTES, PANEL SCHEDULE AND SINGLE LINE DIAGRAM
D-3	GENERAL NOTES, PANEL SCHEDULE AND SINGLE LINE DIAGRAM
E-1	ELECTRICAL DETAILS
E-2	ELECTRICAL DETAILS
E-3	ELECTRICAL DETAILS
E-4	ELECTRICAL DETAILS
E-5	ELECTRICAL DETAILS
M-1	MECHANICAL PLAN, NOTES & DETAILS

PROJECT SUMMARY:

SITE ADDRESS: 2009 YAHVEL DRIVE, HEMET, CA 92344

PROPERTY OWNER: A-AMERICAN SELF STORAGE, 11560 TENNESSEE AVENUE, LOS ANGELES, CA 90044

APPLICANT: T-MOBILE USA, 3257 E GUMST RD., SITE 200, SHARAH, CA 91761

DESIGNER: NOVACOM, 1565 COMMERCIAL ST., UNIT D, CORONA, CA 92704

CONSTRUCTION MANAGER: STEVEN BRILLBERN, 11560 TENNESSEE AVENUE, LOS ANGELES, CA 90044

PROJECT MANAGER: BRIAN SHARP

PROJECT DESCRIPTION: THE INSTALLATION OF (6) INDOOR T-MOBILE EQUIPMENT CABINETS INSIDE AN EXISTING BLDG. WITH A TOTAL FLOOR AREA OF APPROX. 10,000 SQ. FT. OF ANTEENAS. MONO-BROADCAST WILL BE A "DISGUISED WIRELESS COMMUNICATION FACILITY" IN THE FORM OF A DISGUISED WIRELESS COMMUNICATIONS FACILITY. ALSO FROM EXISTING POWER AND TELEPHONE CABLES AND FIBER OPTIC CABLES.

BUILDING SUMMARY: V1, E, C-1 (RURAL COMMERCIAL)

OCCUPANCY CLASSIFICATION: C-1 (RURAL COMMERCIAL)

TYPE OF CONSTRUCTION: 516 SQ. FT.

AREA OF CONSTRUCTION: 543-110-223 AND 548-110-014

ASSESSORS PARCEL NUMBER:

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND HEREBY WARRANT THAT ALL REQUIREMENTS OF THE LOCAL ORDINANCES AND BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THAT MAY IMPOSE.

PRINT NAME	SIGNATURE	DATE
LANDLORD		
PRECON. MGR		
DEVELOP. MGR		
CONST. MGR		
PROJECT MGR		
SR. RF ENGINEER		
RF ENGINEER		
ZONING MGR		
SAC REP.		

CONSULTING TEAM:

SAC/ZONING/PERMITTING: HANNAH CONSULTING, INC., 2603 S. MAIN AVENUE, SUITE A3, PALM SPRINGS, CA 92264, PHONE: (760) 218-4847, FAX: (666) 281-5828

ARCHITECTURAL & ENGINEERING: NOVACOM, 1565 COMMERCIAL ST., UNIT D, CORONA, CA 92704, PHONE: (951) 479-8085, FAX: (951) 808-8404

ELECTRICAL ENGINEERS: NOVACOM, 1565 COMMERCIAL ST., UNIT D, CORONA, CA 92704, PHONE: (951) 479-8085, FAX: (951) 808-8404

SURVEY: NOVACOM, 1565 COMMERCIAL ST., UNIT D, CORONA, CA 92704, PHONE: (951) 479-8085, FAX: (951) 808-8404

THOMAS GUIDE: RIVERSIDE COUNTY, PALM 782, GRID # B-7

UTILITY CONTACTS: SOUTHERN CALIFORNIA GAS COMPANY, 2001 CALIFORNIA BUILDING CODE, UNIFORM MECHANICAL CODE, UNIFORM ELECTRICAL CODE, UNIFORM PLUMBING CODE, LOCAL BUILDING CODE, CITY/COUNTY ORDINANCES

UTILITY CONTACTS: SOUTHERN CALIFORNIA GAS COMPANY, 2001 CALIFORNIA BUILDING CODE, UNIFORM MECHANICAL CODE, UNIFORM ELECTRICAL CODE, UNIFORM PLUMBING CODE, LOCAL BUILDING CODE, CITY/COUNTY ORDINANCES

APPLICABLE CODES: CALIFORNIA ADMINISTRATIVE CODE, 2001 CALIFORNIA BUILDING CODE, UNIFORM MECHANICAL CODE, UNIFORM ELECTRICAL CODE, UNIFORM PLUMBING CODE, LOCAL BUILDING CODE, CITY/COUNTY ORDINANCES

UTILITY CONTACTS: SOUTHERN CALIFORNIA GAS COMPANY, 2001 CALIFORNIA BUILDING CODE, UNIFORM MECHANICAL CODE, UNIFORM ELECTRICAL CODE, UNIFORM PLUMBING CODE, LOCAL BUILDING CODE, CITY/COUNTY ORDINANCES

REVISIONS:

NO. DATE DESCRIPTION BY:

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DANA POINT, CA 92629

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A National Communications Consultant
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CONSULTING GROUP:

HANNAH CONSULTING INC.
2905 S. BULL CANYON, STE 43
P.O. BOX 1000
PHENIX, AZ 85064
PHONE: (760) 218-4847

NO.	DATE	DESCRIPTION	BY:
B	02/15/07	PRELIMINARY ZD	JC
C	02/15/07	FINAL ZD	DW
1	03/09/07	FINAL ZD	JC
2	05/06/07	FINAL ZD	JC
A	07/19/07	PRELIMINARY CD	RF
B	07/26/07	PRELIMINARY CD	JC
C	07/31/07	FINAL CD	JC

**EXHIBIT "A" TO MAJOR PLOT
PLAN APPLICATION PP2744
FOR A DISGUISED WIRELESS
COMMUNICATION FACILITY**

**A-AMERICAN
SELF STORAGE**
IED4853A
44280 STATE HIGHWAY 74
HEMET, CA 92344

SEAL:

**SHEET TITLE:
LAND USE APPLICATION
MATRIX**

**SHEET NUMBER:
T-1.1**

NO.	DATE	DESCRIPTION	BY:
B	02/15/07	PRELIMINARY ZD	JC
C	02/15/07	FINAL ZD	DW
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2	05/06/07	FINAL ZD	JC
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A	07/19/07	PRELIMINARY CD	RF
B	07/26/07	PRELIMINARY CD	JC
C	07/31/07	FINAL CD	JC



1500 COMMUNE, EC, UNIT D
CORONA, CA 92620-1788
PHONE: (951) 775-8085 FAX: (951) 808-4840

CONSULTING GROUP:

HANNAH CONSULTING INC.

3604 S. PAUL AVENUE, STE. 43
SUNNYVALE, CA 95134
PHONE: (760) 719-4847

NO.	DATE	DESCRIPTION:		BY:
		PRELIMINARY	FINAL	
B	02/02/07	PRELIMINARY	ZD	JC
0	02/19/07	FINAL	ZD	DW
1	03/08/07	FINAL	ZD	JC
2	05/08/07	FINAL	ZD	JC
A	07/18/07	PRELIMINARY	CD	RF
B	07/26/07	PRELIMINARY	CD	JC
0	07/31/07	FINAL	CD	JC

EXHIBIT "A" TO MAJOR PLOT PLAN APPLICATION PP22744 FOR A DISGUISED WIRELESS COMMUNICATION FACILITY

SITE INFORMATION:

**A-AMERICAN
SELF STORAGE**
IE04853A
4430 STATE HIGHWAY 74
HEMET, CA 92344

SEAL

GENERAL NOTES & SPECIFICATIONS

SHEET NUMBER:

T-3

SCALE: **1**
N.E.S.

TESTS AND INSPECTIONS:

1. FOUNDATIONS SHALL BE SUBJECT TO ALL INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT. ALL REQUIRED INSPECTIONS WITH THE BUILDING OFFICIAL SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
2. ALL TESTS AND INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY APPROVED BY THE BUILDING OFFICIAL. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL TESTING AND INSPECTIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SCHEDULE TO THE BUILDING OFFICIAL FOR THE TESTING AND INSPECTIONS TO BE PERFORMED.
4. PORTIONS OF WORK REQUIRING SPECIAL INSPECTION SHALL BE IDENTIFIED IN THE CONTRACT DOCUMENTS.

SPECIAL INSPECTION REQUIREMENTS:

1. FOUNDATION INSPECTION: INSPECTION FOR ALL STRUCTURAL CONCRETE (OCCUPY AND UNOCCUPIED) SHALL BE REQUIRED BY THE BUILDING OFFICIAL. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL TESTING AND INSPECTIONS.
2. ALL TESTS AND INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY APPROVED BY THE BUILDING OFFICIAL. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL TESTING AND INSPECTIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A SCHEDULE TO THE BUILDING OFFICIAL FOR THE TESTING AND INSPECTIONS TO BE PERFORMED.
4. PORTIONS OF WORK REQUIRING SPECIAL INSPECTION SHALL BE IDENTIFIED IN THE CONTRACT DOCUMENTS.

FIRE DEPARTMENT NOTES:

1. ALL WOOD SHALL BE TREATED WITH AN APPROVED PRESERVATIVE.
2. ALL WOOD SHALL BE TREATED WITH AN APPROVED PRESERVATIVE.
3. ALL WOOD SHALL BE TREATED WITH AN APPROVED PRESERVATIVE.
4. ALL WOOD SHALL BE TREATED WITH AN APPROVED PRESERVATIVE.

SUBSIDIARIED CEILING SYSTEM

1. HANGERS SHALL BE ATTACHED TO THE BOTTOM EDGE OF THE WOOD BRUSSES AT 24" ON CENTER. HANGERS SHALL BE 1/2" DIA. GALV. STEEL HANGERS.
2. ALL JOINTS SHALL BE REINFORCED WITH 1/2" DIA. GALV. STEEL PLATE.
3. ALL JOINTS SHALL BE REINFORCED WITH 1/2" DIA. GALV. STEEL PLATE.
4. ALL JOINTS SHALL BE REINFORCED WITH 1/2" DIA. GALV. STEEL PLATE.

THERMAL & MOISTURE PROTECTION/INSULATION

1. CONFORM WITH ALL APPLICABLE REQUIREMENTS OF THE STATE ENERGY CODE.
2. INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE STATE ENERGY CODE.
3. INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE STATE ENERGY CODE.
4. INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE STATE ENERGY CODE.

DOORS

1. PROVIDE SEAMLESS FLUSH TYPE DOORS. IN BAY DOORS, WELDED CONSTRUCTION SHALL BE USED TO JOIN DOORS TO FRAME.
2. DOORS SHALL BE PROVIDED WITH 1 1/2" DIA. GALV. STEEL HANGERS.
3. DOORS SHALL BE PROVIDED WITH 1 1/2" DIA. GALV. STEEL HANGERS.

PAINTING

1. THE CONTRACTOR SHALL PREPARE SURFACES, FURNISH ALL PAINT, MATERIAL, AND EQUIPMENT REQUIRED FOR THE PAINTING OF ALL SURFACES AS SPECIFIED.
2. PAINTS TO BE APPLIED IN ALL WORKMANLIKE MANNER, UPON COMPLETION OF ALL WORK.
3. ALL PAINTS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
4. ALL PAINTS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.



FRAMING NOTES

1. ALL STUD AND WALL FRAMING SHALL BE CONFORM TO ASTM C-39 STANDARDS.
2. ALL STUD AND WALL FRAMING SHALL BE CONFORM TO ASTM C-39 STANDARDS.
3. ALL STUD AND WALL FRAMING SHALL BE CONFORM TO ASTM C-39 STANDARDS.
4. ALL STUD AND WALL FRAMING SHALL BE CONFORM TO ASTM C-39 STANDARDS.

PLYWOOD/CVP BOARD SHEATHING NOTES

1. ALL PLYWOOD SHALL BE PROVIDED WITH 1/2" DIA. GALV. STEEL HANGERS.
2. ALL PLYWOOD SHALL BE PROVIDED WITH 1/2" DIA. GALV. STEEL HANGERS.
3. ALL PLYWOOD SHALL BE PROVIDED WITH 1/2" DIA. GALV. STEEL HANGERS.
4. ALL PLYWOOD SHALL BE PROVIDED WITH 1/2" DIA. GALV. STEEL HANGERS.

FLASHING AND SHEET METAL

1. ALL FLASHING SHALL BE PROVIDED WITH 1/2" DIA. GALV. STEEL HANGERS.
2. ALL FLASHING SHALL BE PROVIDED WITH 1/2" DIA. GALV. STEEL HANGERS.
3. ALL FLASHING SHALL BE PROVIDED WITH 1/2" DIA. GALV. STEEL HANGERS.
4. ALL FLASHING SHALL BE PROVIDED WITH 1/2" DIA. GALV. STEEL HANGERS.

CONCRETE NOTES:

1. ALL FOUNDINGS SHALL REST ON FIRM NATURAL SOIL OR APPROVED COMPACTED FILL.
2. ALL FOUNDINGS SHALL REST ON FIRM NATURAL SOIL OR APPROVED COMPACTED FILL.
3. ALL FOUNDINGS SHALL REST ON FIRM NATURAL SOIL OR APPROVED COMPACTED FILL.
4. ALL FOUNDINGS SHALL REST ON FIRM NATURAL SOIL OR APPROVED COMPACTED FILL.

MASSONRY

1. ALL MASSONRY BLOCKS SHALL CONFORM WITH EACH OTHER IN COLOR, TEXTURE AND FINISH.
2. ALL MASSONRY BLOCKS SHALL CONFORM WITH EACH OTHER IN COLOR, TEXTURE AND FINISH.
3. ALL MASSONRY BLOCKS SHALL CONFORM WITH EACH OTHER IN COLOR, TEXTURE AND FINISH.
4. ALL MASSONRY BLOCKS SHALL CONFORM WITH EACH OTHER IN COLOR, TEXTURE AND FINISH.

WOOD

1. ALL WOOD SHALL BE TREATED WITH AN APPROVED PRESERVATIVE.
2. ALL WOOD SHALL BE TREATED WITH AN APPROVED PRESERVATIVE.
3. ALL WOOD SHALL BE TREATED WITH AN APPROVED PRESERVATIVE.
4. ALL WOOD SHALL BE TREATED WITH AN APPROVED PRESERVATIVE.



GENERAL NOTES & SPECIFICATIONS

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3527 E. COURT ROAD, STE. 300
CHINA, CA 91701

PLANS PREPARED BY:

NOVACOM
A Wireless Communications Consultant
A GSA Company

1840 COMMERCIAL CT, UNIT 0
CORONA, CA 92680-1748
PHONE: (951) 499-8006 FAX: (951) 800-8405

CONSULTING GROUP:

HANNAH CONSULTING INC.

4900 S. PULI CANYON, STE. 43
PALM SPRINGS, CA 92264
PHONE: (760) 218-4847

NO.	DATE	DESCRIPTION	BY:
B	02/02/07	PRELIMINARY ZD	JC
0	02/16/07	FINAL ZD	DW
1	03/09/07	FINAL ZD	JC
2	05/09/07	FINAL ZD	JC
A	07/18/07	PRELIMINARY CD	RF
B	07/26/07	PRELIMINARY CD	JC
0	07/31/07	FINAL CD	JC

EXHIBIT "A" TO MAJOR PLOT PLAN APPLICATION PP22744 FOR A DISGUISED WIRELESS COMMUNICATION FACILITY

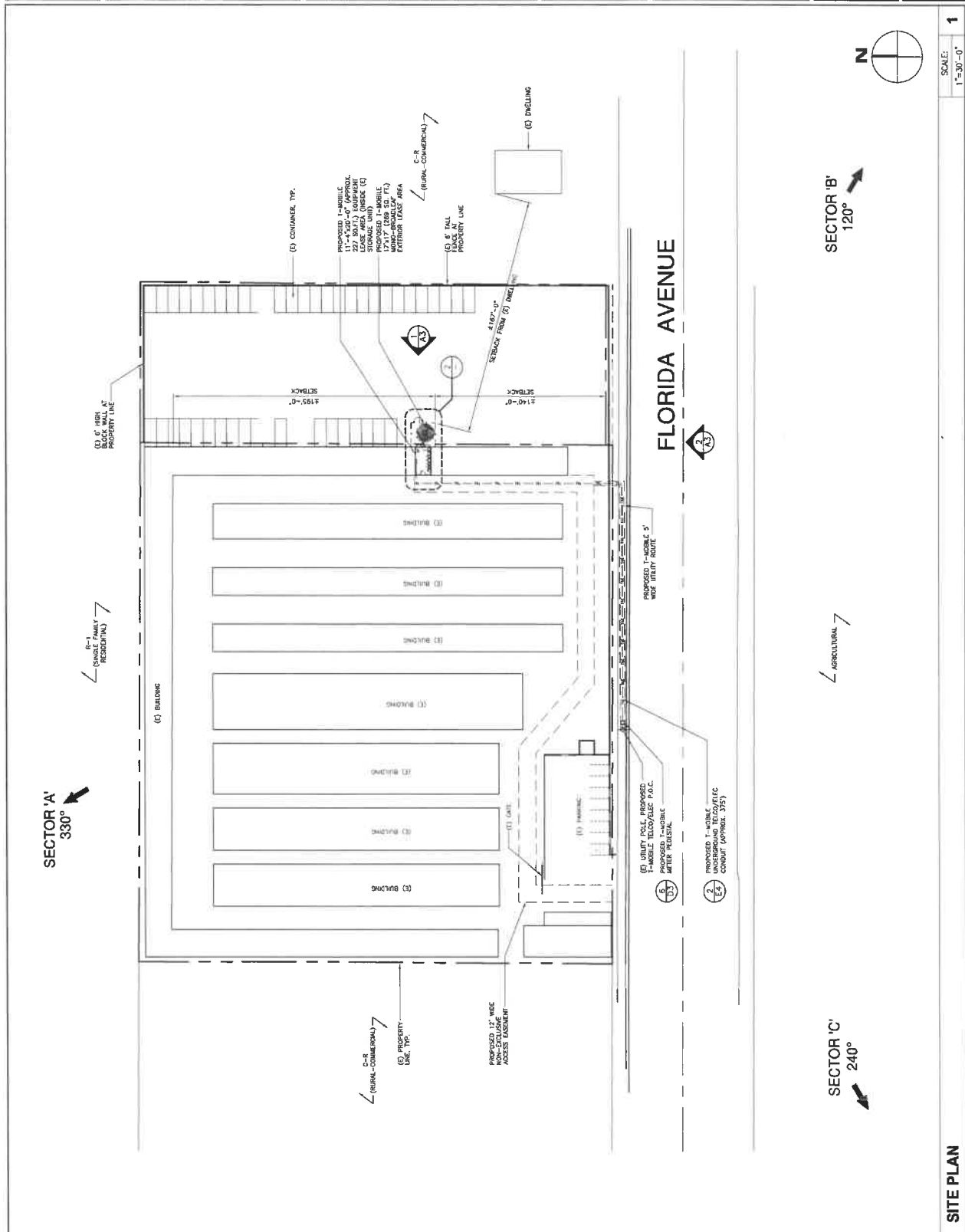
SITE INFORMATION:

A-AMERICAN SELF STORAGE
IE04853A
4488 STATE HIGHWAY 74
HEMET, CA 92344

SEAL

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
A-1



SECTOR 'A'
330°

SECTOR 'C'
240°

SECTOR 'B'
120°



SCALE:
1"=30'-0"

SITE PLAN

1

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3227 E. GARDEN ROAD, STE. 200
DANA POINT, CA 92621

PLANS PREPARED BY:



1640 COMMERCIAL ST., UNIT D
CORONA, CA 92680-1768
PHONE: (951) 875-3885 FAX: (951) 858-8405

CONSULTING GROUP:

HANNAH CONSULTING INC.

2600 S. PALM CANYON, STE. 413
PALM SPRINGS, CA 92264
PHONE: (760) 218-4847

NO.	DATE	DESCRIPTION	BY:
0	02/16/07	PRELIMINARY ZD	JC
1	03/09/07	FINAL ZD	DW
2	05/08/07	FINAL ZD	JC
A	07/18/07	PRELIMINARY CD	RF
B	07/26/07	PRELIMINARY CD	JC
0	07/31/07	FINAL CD	JC

**EXHIBIT "A" TO MAJOR PLOT
PLAN APPLICATION PP2744
FOR A DISGUISED WIRELESS
COMMUNICATION FACILITY**

SITE INFORMATION:

**A-AMERICAN
SELF STORAGE**
IE04853A
44362 STATE HIGHWAY 74
HEMET, CA 92344

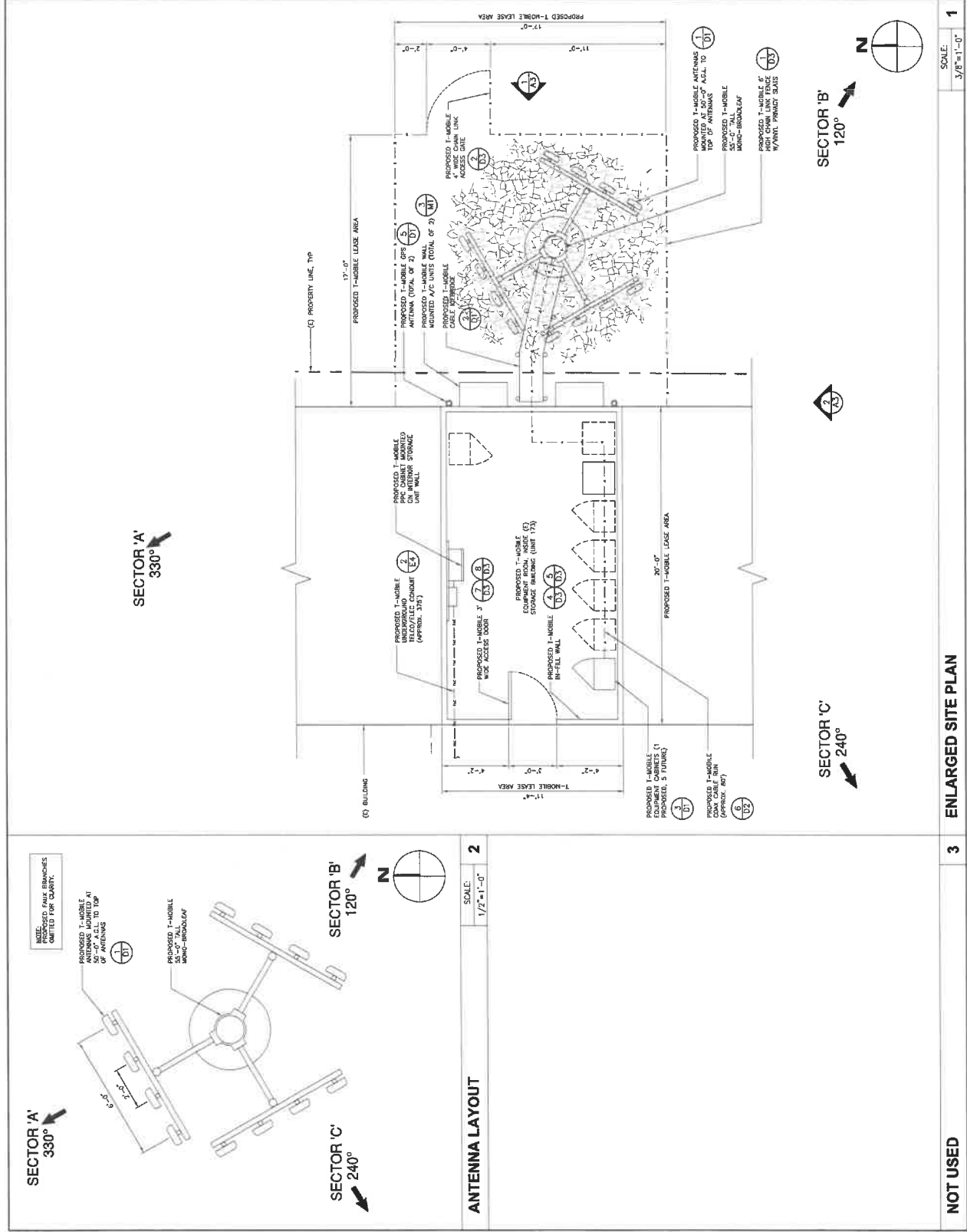
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SHEET TITLE:

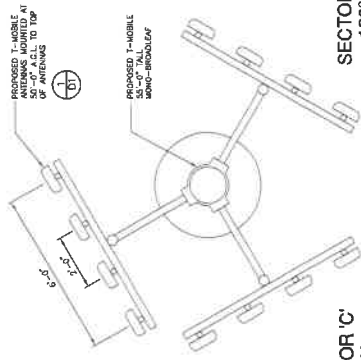
**ENLARGED SITE PLAN
& ANTENNA LAYOUT**

SHEET NUMBER:

A-2



NOTE: ALL CABLE REMOVES
SHOWN FOR CLARITY.



ANTENNA LAYOUT

SCALE:
1/2" = 1'-0"

2

ENLARGED SITE PLAN

3

NOT USED

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

1

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3527 E. GARDEN ROAD, STE. 200
DENVRO, CO 81761

PLANS PREPARED BY:



CONSULTING GROUP:

HANNAH CONSULTING INC.
2603 S. PALM CANYON, STE. A3
PALM SPRINGS, CA 92284
PHONE: (760) 218-4847

NO.	DATE	DESCRIPTION	BY:
B	02/02/07	PRELIMINARY ZD	JC
D	02/16/07	FINAL ZD	DW
1	03/09/07	FINAL ZD	JC
2	05/08/07	FINAL ZD	JC
A	07/19/07	PRELIMINARY CD	RF
B	07/26/07	PRELIMINARY CD	JC
0	07/31/07	FINAL CD	JC

EXHIBIT "A" TO MAJOR PLOT
PLAN APPLICATION PP22744
FOR A DISGUISED WIRELESS
COMMUNICATION FACILITY

SITE INFORMATION:

**A-AMERICAN
SELF STORAGE**
IE04853A
44286 STATE HIGHWAY 74
HEMET, CA 92344

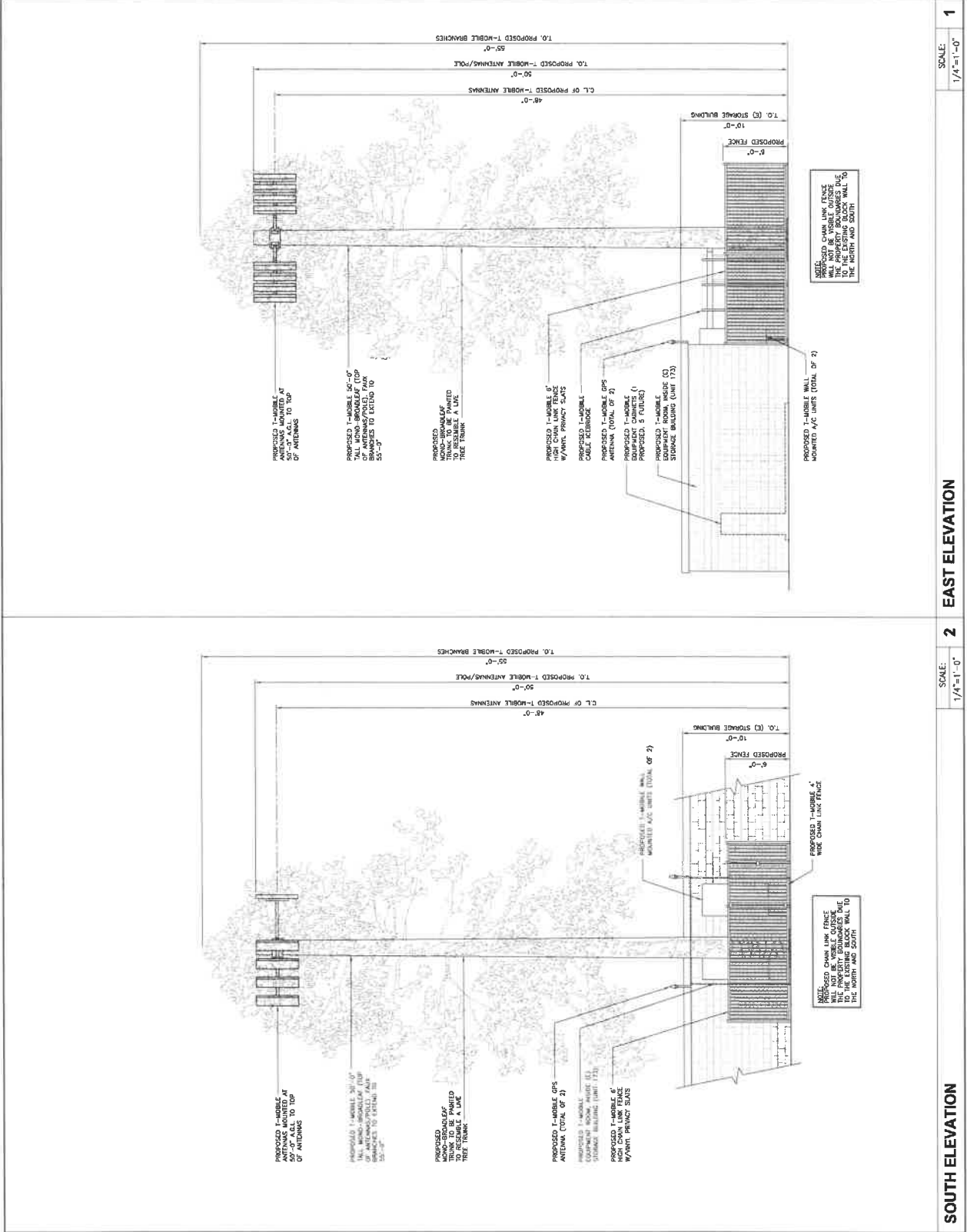
SEAL:

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A-3



SOUTH ELEVATION

SCALE: 1/4"=1'-0"

2 EAST ELEVATION

SCALE: 1/4"=1'-0"

1

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3257 E. QUART ROAD, STE 200
DANA POINT, CA 92621

PLANS PREPARED BY:
NOVACOM
A WIRELESS CONSULTING AND DESIGN CONSULTANT
1500 COMMERCIAL ST., UNIT 10
DANA POINT, CA 92629
PHONE: (949) 474-6200 FAX: (949) 408-8405

HANNAH CONSULTING INC.
2500 S. PALM CANYON, STE 43
DANA POINT, CA 92629
PHONE: (714) 218-4847

NO.	DATE	DESCRIPTION	BY:
B	02/02/07	PRELIMINARY ZD	JC
C	02/19/07	FINAL ZD	DW
1	03/09/07	FINAL ZD	JC
2	05/08/07	FINAL ZD	JC
A	07/18/07	PRELIMINARY CD	RF
B	07/25/07	PRELIMINARY CD	JC
0	07/31/07	FINAL CD	JC

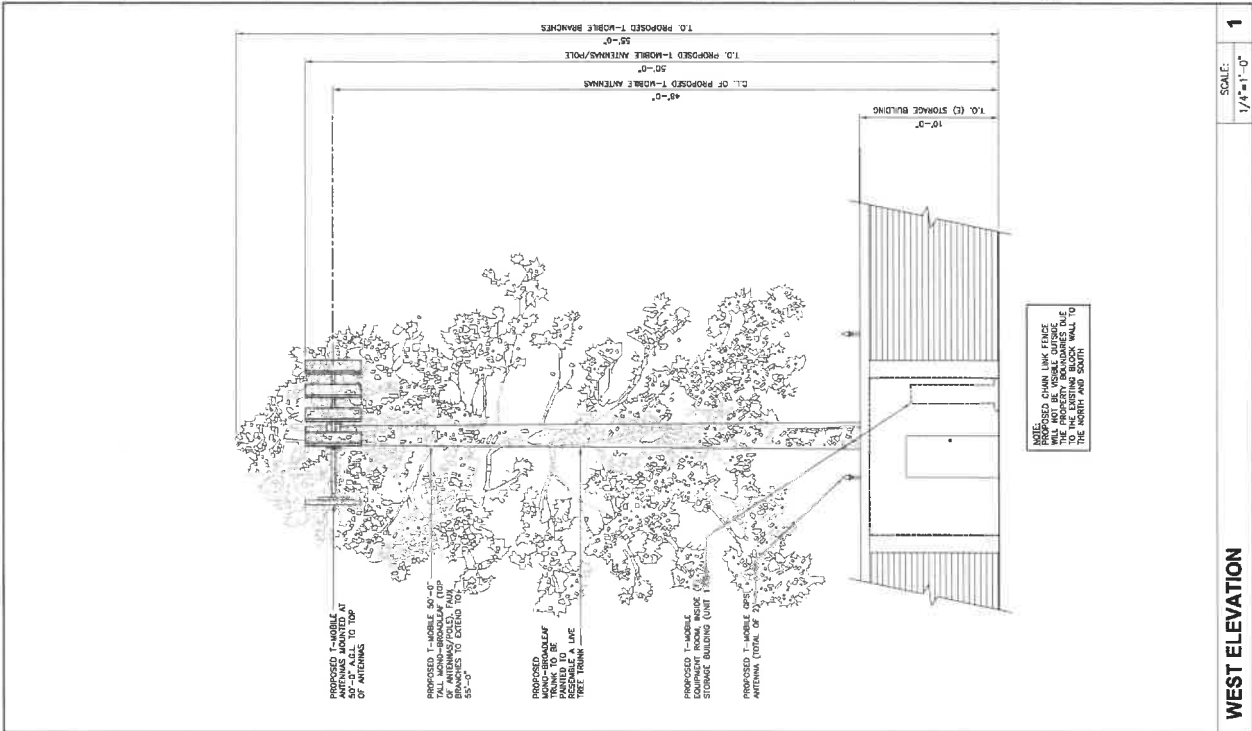
**EXHIBIT "A" TO MAJOR PLOT
PLAN APPLICATION PP22744
FOR A DISGUISED WIRELESS
COMMUNICATION FACILITY**

SITE INFORMATION:
**A-AMERICAN
SELF STORAGE**
1E04853A
42380 STATE HIGHWAY 74
HEMET, CA 92344

SEAL:

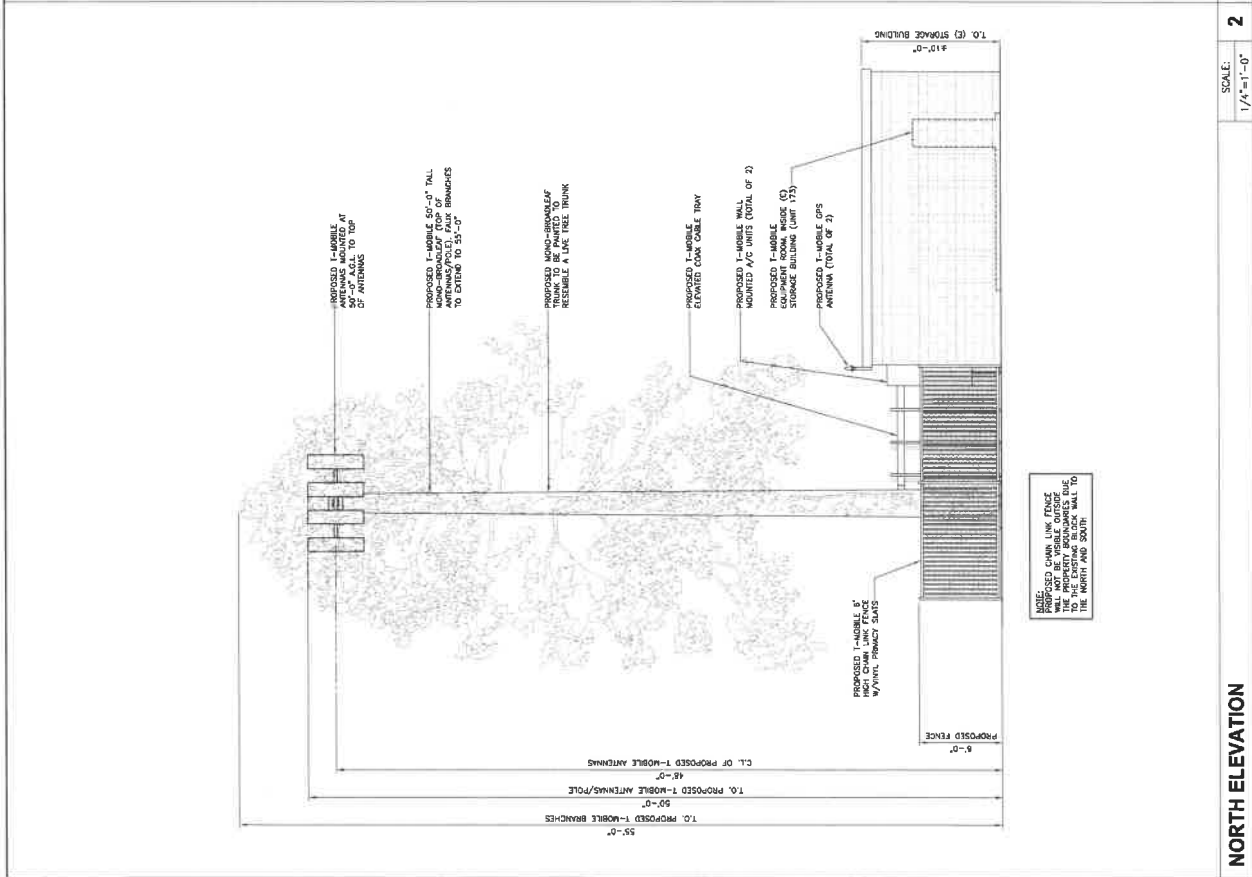
SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4



SCALE: 1/4"=1'-0"
1

WEST ELEVATION



SCALE: 1/4"=1'-0"
2

NORTH ELEVATION

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GARDEN, CA 91741

NOVACOM
A Wireless Communications Consultant
15000 DOWNEY BLVD., SUITE D
DOWNEY, CA 90240-7505
PHONE: (951) 479-3085 FAX: (951) 808-8405
WWW.NOVACOM.COM

HANNAH CONSULTING INC.
7908 S. 130th AVE., SUITE 43
P.O. BOX 1000
PUEBLO, CO 81008
PHONE: (719) 218-4847

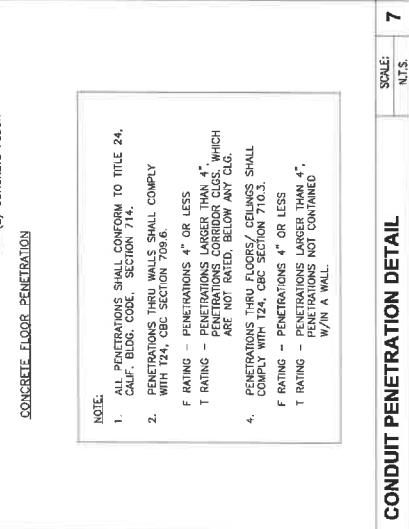
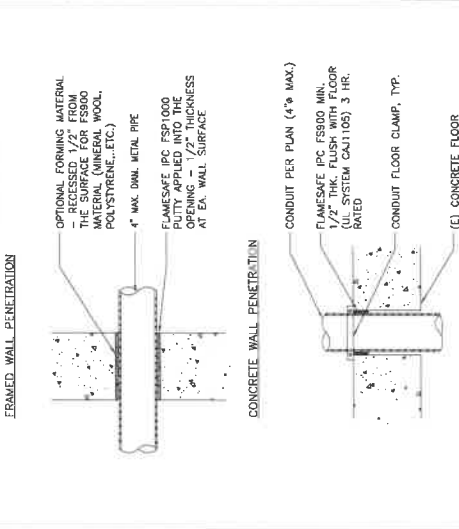
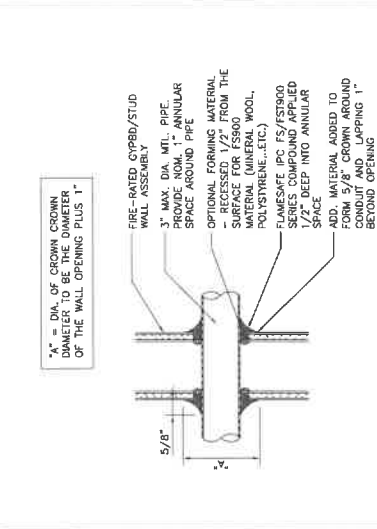
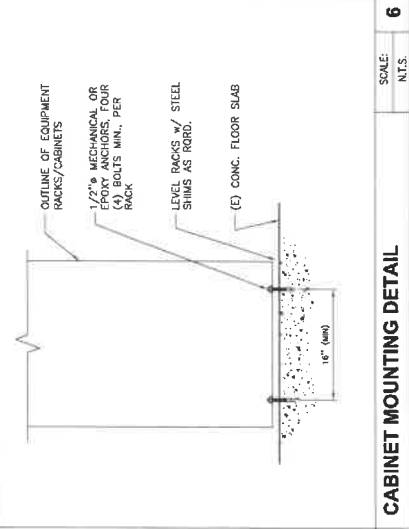
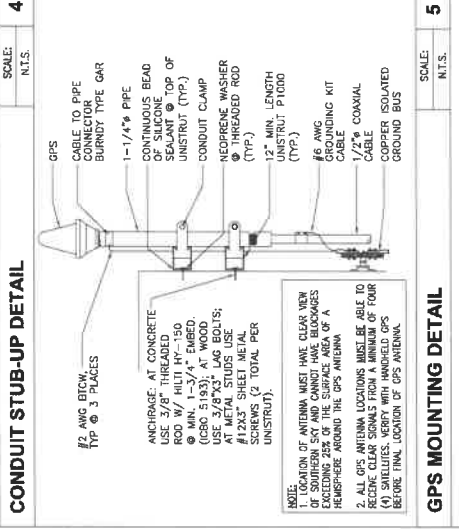
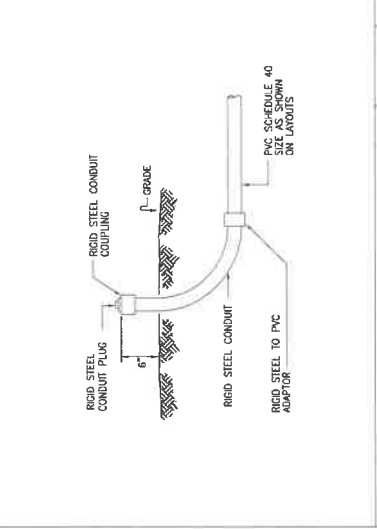
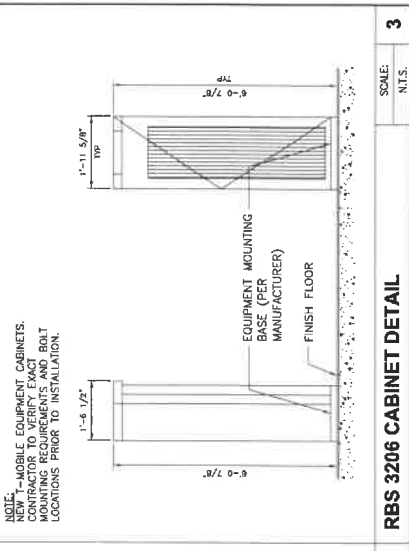
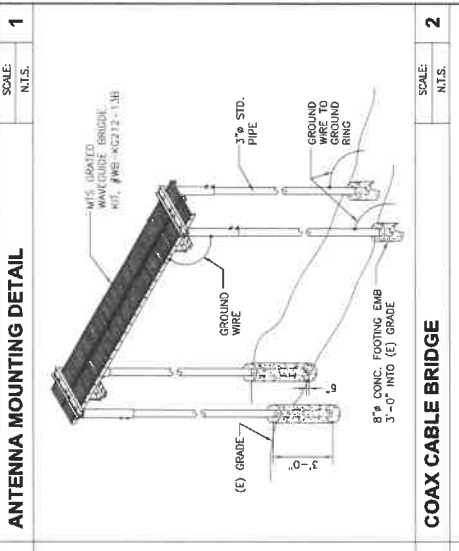
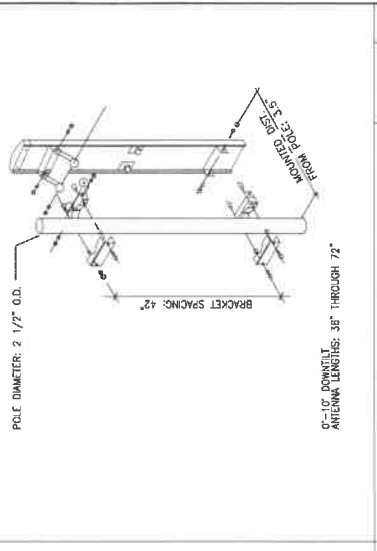
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2	05/08/07	FINAL ZD	JC
A	07/19/07	PRELIMINARY CD	RF
B	07/26/07	PRELIMINARY CD	JC
0	07/31/07	FINAL CD	JC

EXHIBIT 'A' TO MAJOR PLOT PLAN APPLICATION PP2744 FOR A DISGUISED WIRELESS COMMUNICATION FACILITY

SITE INFORMATION:
A-AMERICAN
SELF STORAGE
IED04853A
44280 STATE HIGHWAY 74
HEMET, CA 92344

SHEET TITLE:
DETAILS

SHEET NUMBER:
D-1



NO.	DATE	DESCRIPTION	BY:
0	02/02/07	PRELIMINARY ZD	JC
1	03/09/07	FINAL ZD	DW
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0	07/31/07	FINAL CD	JC

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COSTA MESA, CA 92626

PLANS PREPARED BY:
NOVACOM
A Wireless Communications Consultant
1580 COMMERCIAL ST., SUITE 0
COSTA MESA, CA 92626-1788
PHONE: (951) 439-3035 FAX: (951) 439-4405

CONSULTING GROUP:
HANNAH CONSULTING INC.
3800 S. PALM CANYON, SUITE 43
PALM SPRINGS, CA 92264
PHONE: (760) 218-4847

NO.	DATE:	DESCRIPTION:	BY:
B	02/02/07	PRELIMINARY	ZD
0	02/16/07	FINAL	ZD
1	03/09/07	FINAL	JC
2	05/09/07	FINAL	ZD
A	07/18/07	PRELIMINARY	CD
B	07/28/07	PRELIMINARY	CD
0	07/31/07	FINAL	CD
JC			

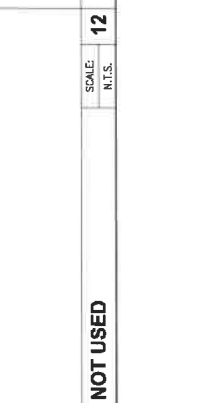
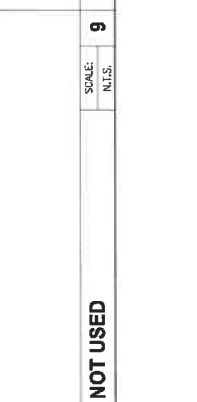
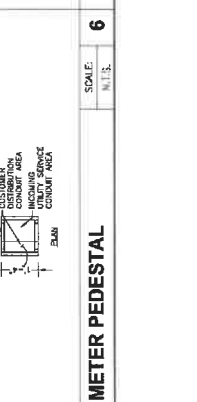
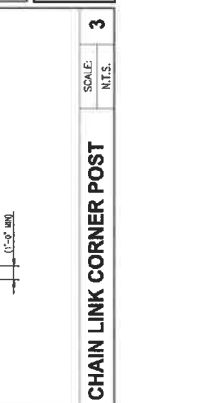
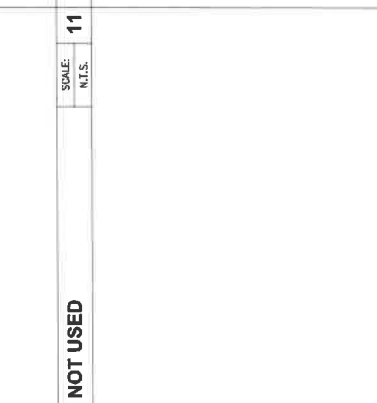
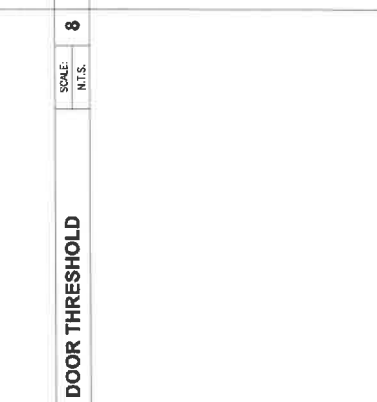
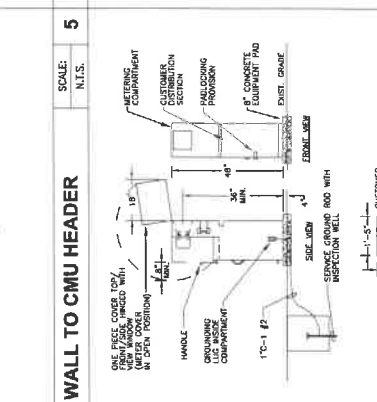
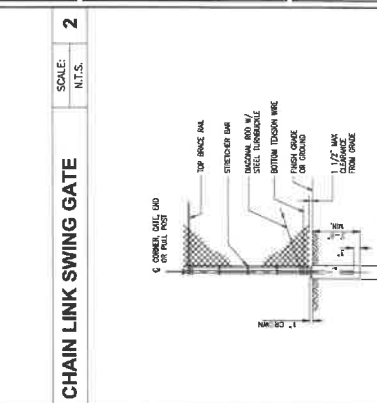
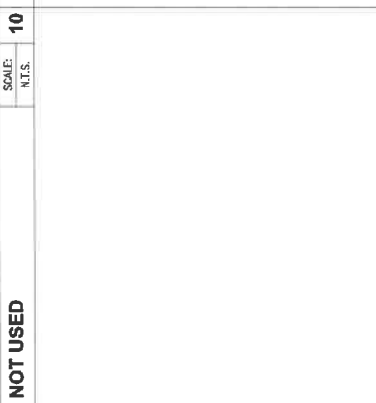
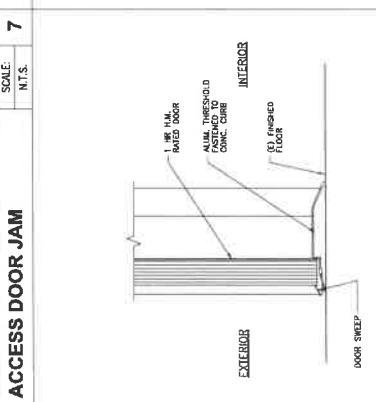
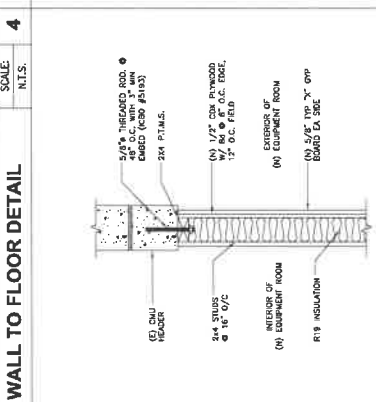
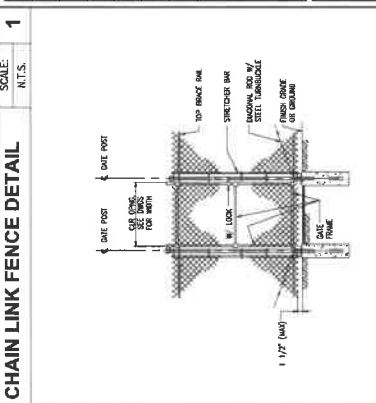
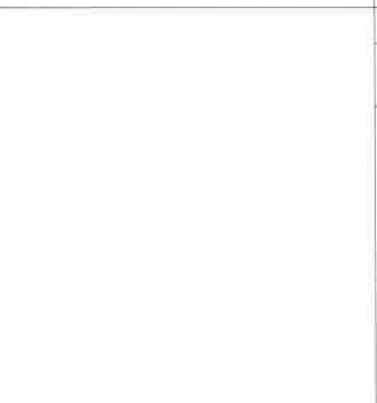
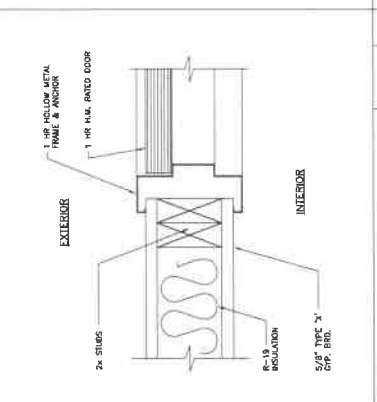
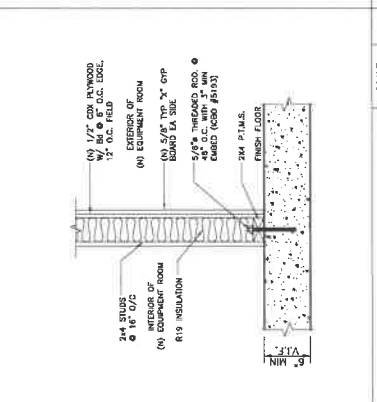
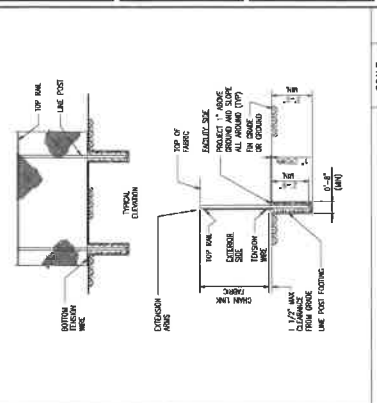
EXHIBIT "A" TO MAJOR PLOT PLAN APPLICATION PP22744 FOR A DISGUISED WIRELESS COMMUNICATION FACILITY

SITE INFORMATION:
A-AMERICAN
SELF STORAGE
IE04853A
44839 STATE HIGHWAY 74
HEMET, CA 92344

SEAL:

SHEET TITLE:
DETAILS

SHEET NUMBER:
D-3



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CUCARAO, CA 91701

NOVAFACOM
A WIRELESS COMMUNICATIONS CONSULTANT
A COMMUNICATIONS CONSULTANT
1540 COMMERCIAL BLVD. UNIT 0
PALM SPRINGS, CA 92264
PHONE: (951) 499-8405 FAX: (951) 808-8405

HANNAH CONSULTING INC.
2650 S. PALM CANYON, STE. 43
PALM SPRINGS, CA 92264
PHONE: (760) 218-4877

NO.	DATE	DESCRIPTION	BY:
B	02/02/07	PRELIMINARY ZD	JC
0	02/16/07	FINAL ZD	DW
1	03/09/07	FINAL ZD	JC
2	05/08/07	FINAL ZD	JC
A	07/18/07	PRELIMINARY CD	RF
B	07/26/07	PRELIMINARY CD	JC
0	07/31/07	FINAL CD	JC

EXHIBIT "A" TO MAJOR PLOT PLAN APPLICATION PP22744 FOR A DISGUISED WIRELESS COMMUNICATION FACILITY

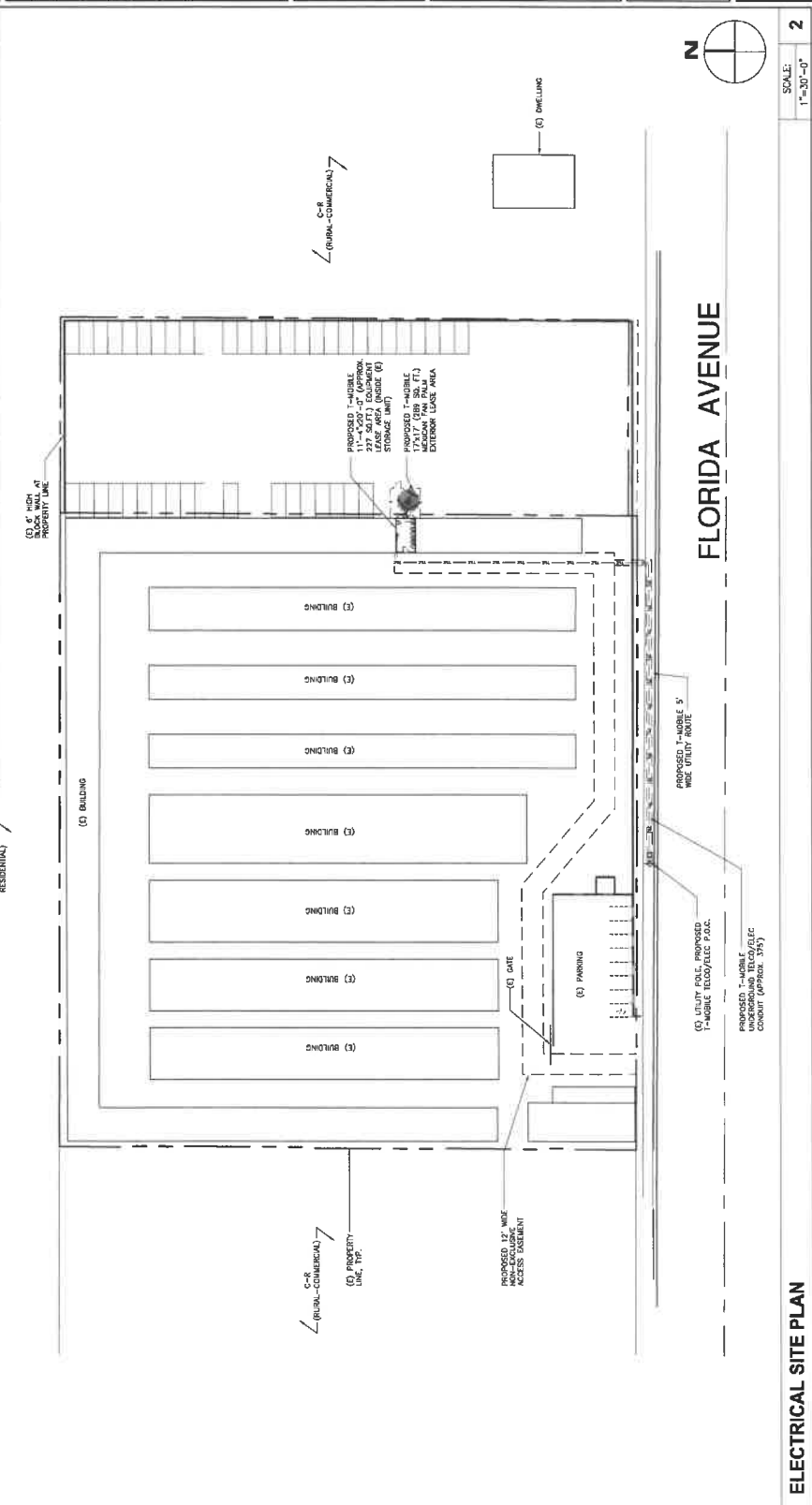
A-AMERICAN
SELF STORAGE
1E04853A
4489 STATE HIGHWAY 74
HEMET, CA 92544

SHEET TITLE:
ELECTRICAL SITE PLAN, POWER & RF CONFIGURATION

SHEET NUMBER:
E-1

SYMBOLS		ABBREVIATIONS	
—	POWER LINE, DASHED LINE INDICATES UNDERGROUND, 3/4" x 1/2" (1/2" DIA.) UNID	SCALE:	N.T.S.
- - -	TELEPHONE LINE, DASHED LINE INDICATES UNDERGROUND	SCALE:	N.T.S.
- - -	CANAL CABLE, DASHED LINE INDICATES UNDERGROUND	SCALE:	N.T.S.
⊙	GROUND ROD	SCALE:	N.T.S.
⊕	GROUND ROD WITH ACCESS	SCALE:	N.T.S.
⊖	FUSED DISCONNECT SWITCH	SCALE:	N.T.S.
⊗	UTILITY METER	SCALE:	N.T.S.
⊘	CIRCUIT BREAKER	SCALE:	N.T.S.
⊙	FUSE	SCALE:	N.T.S.
⊕	DUPLICATED SERVICE WITH GFCI IN WEATHER-PROOF ENCLOSURE	SCALE:	N.T.S.
⊖	SWITCH, 150A, 20A	SCALE:	N.T.S.
⊗	MANUAL MOTOR STARTER	SCALE:	N.T.S.
⊕	CLAMP OR DOUBLE HOLE LUG TYPE GROUND CONNECTION	SCALE:	N.T.S.
⊖	FORWARDING CONNECTION (FORWELLS IS GROUND RING AND COMPRESSION CONNECTION TO GROUND INLUG)	SCALE:	N.T.S.

RF CONFIGURATION DESIGN INFORMATION																			
SECTOR	AZIMUTH	CENTERLINE	# OF ANTENNAS																
A	0°	40'	4																
B	180°	40'	4																
C	330°	40'	4																
<table border="1"> <thead> <tr> <th>ANTENNA MODEL #</th> <th># OF COAX LINES</th> <th>COAX DIAMETER</th> <th>COAX LENGTH</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>6</td> <td>7/8"</td> <td>80' ±</td> </tr> <tr> <td>-</td> <td>6</td> <td>7/8"</td> <td>80' ±</td> </tr> <tr> <td>-</td> <td>6</td> <td>7/8"</td> <td>80' ±</td> </tr> </tbody> </table>				ANTENNA MODEL #	# OF COAX LINES	COAX DIAMETER	COAX LENGTH	-	6	7/8"	80' ±	-	6	7/8"	80' ±	-	6	7/8"	80' ±
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<p>POWER UTILITY CONTACT INFO: COMPANY: SCE CONTACT: VITO GIBBALS (714) 879-3105 PHONE: (714) 209-8940</p> <p>TELCO UTILITY CONTACT INFO: COMPANY: VERIZON CONTACT: VITO GIBBALS (714) 879-3105 PHONE: (714) 209-8940</p>																			



ELECTRICAL SITE PLAN

SCALE: 1"=30'-0"

T-Mobile
Get more from lifeSM

1359 F. STANLEY BOUL. SUITE 200
CULVER, CA 91111

NOVACOM
A Wireless Communications Consultant
1500 COMMERCIAL BL. SUITE 8
COSTA MESA, CA 92626-1788
PHONE: (951) 475-8898 FAX: (951) 480-8105
CONSULTING GROUP

HANNAH CONSULTING INC.
6908 S. PAUL AVENUE, STE. 43
PAINVILLE, OHIO 45674
PHONE: (760) 718-4647

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B	07/26/07	PRELIMINARY	CD
0	07/31/07	FINAL	CD

**EXHIBIT "A" TO MAJOR PLOT
PLAN APPLICATION PP22744
FOR A DISGUISED WIRELESS
COMMUNICATION FACILITY**

**A-AMERICAN
SELF STORAGE**
44800 STATE HIGHWAY 74
HEMET, CA 92344

SHEET TITLE
**GENERAL NOTES,
PANEL SCHEDULE,
AND SINGLE LINE
DIAGRAM**

SHEET NUMBER
E-2

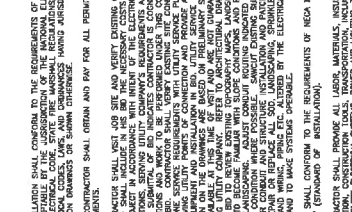
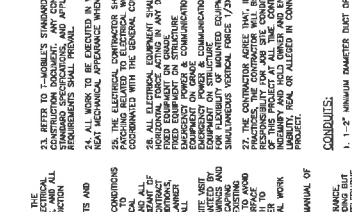
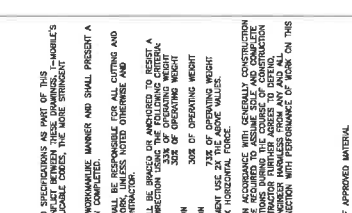
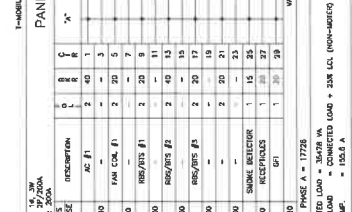
PHASE 'A'

DESCRIPTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
MEASURING SERVICE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30

DESCRIPTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
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AMPS	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15

PHASE 'A' = 1720

DESCRIPTION	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
CONNECTIONS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30



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EXHIBIT "A" TO MAJOR PLOT PLAN APPLICATION PP22744 FOR A DISGUISED WIRELESS COMMUNICATION FACILITY

A-AMERICAN
SELF STORAGE
IE04853A
44288 STATE HIGHWAY 74
HEMET, CA 92544

SEAL

GROUNDING PLAN, GROUNDING NOTES, AND COAX CABLE GROUNDING SCHEMATIC DIAGRAM

E-3
SHEET NUMBER

GROUNDING NOTES

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.

2. GROUND ALL ANTENNA BRACES, FRAMES, CABLE RAILS, AND OTHER METALLIC STRUCTURES TO THE GROUNDING SYSTEM. ALL WELDED CONNECTIONS FOR INDOOR USE OR AS APPROVED BY THE LOCAL AUTHORITY SHALL BE WELDED. EXTERIOR WELDED CONNECTIONS SHALL BE WELDED. EXTERIOR WELDED CONNECTIONS SHALL BE WELDED. EXTERIOR WELDED CONNECTIONS SHALL BE WELDED. EXTERIOR WELDED CONNECTIONS SHALL BE WELDED.

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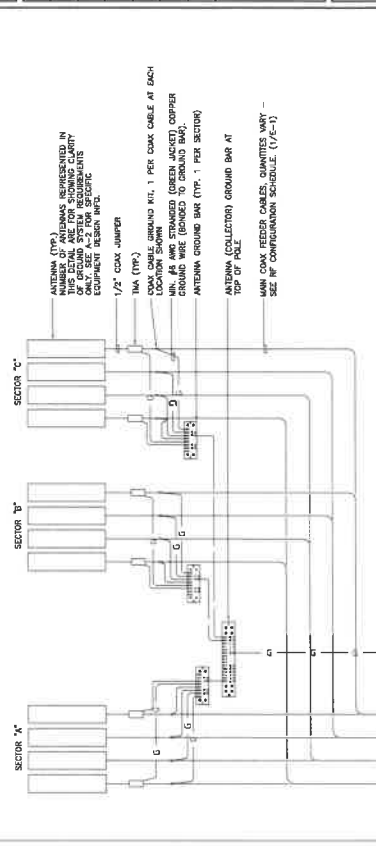
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GENERAL NOTES:

1. PLAN DIMENSIONS SHOWN HEREIN ARE DIMENSIONAL AND DOES NOT NECESSARILY DEPICT THE EXACT EQUIPMENT QUANTITIES, LOCATION, LAYOUT AND CONFIGURATION. REFER TO ARCHITECTURAL PLANS FOR EXACT EQUIPMENT LOCATION, LAYOUT AND CONFIGURATION.

2. PLAN DIMENSIONS SHOWN HEREIN DO NOT SHOW THE NECESSARILY DEPICT ELECTRICAL REQUIREMENTS OF INDIVIDUAL EQUIPMENT AND DEVICES SUCH AS THE EQUIPMENT GROUNDING REQUIREMENTS, POWER REQUIREMENTS AND TELCO RACKMOUNT REQUIREMENTS.

3. REFER TO ARCHITECTURAL PLANS FOR THE LOCATION OF POWER AND TELCO RACKMOUNT DEVICES AND THE DISTANCE OF THE RUN AND THE SUGGESTED CONDUIT SIZING. FIELD VERIFY DURING CONSTRUCTION SPECIFICALLY FOR RACKMOUNT DEVICES FROM TO BE.

KEY NOTES

1. EQUIPMENT CABINETS (1 CURRENT, 3 FUTURE)

2. BATTERY STACK

3. FAN COOL UNIT

4. FUSED DIS. SWITCH

5. NOT USED

6. POWER/TELCO CABINET

LEGEND

1. MECHANICAL CONNECTION

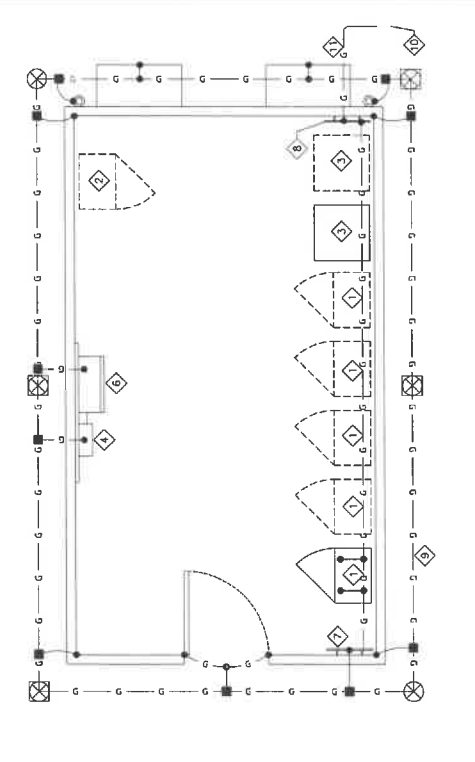
2. EXOTHERMIC WELD (CANDWELD/THERMOWELD) CONNECTION

3. 5/8" x 10'-0" COPPER OR COPPER CLAD STEEL GROUND ROD AT 10'-0" O.C. (MAX)

4. GROUND ROD INSPECTION WELL

5. #2 AWG INSULATED COPPER WIRE (UNLESS OTHERWISE SPECIFIED)

6. S.O.H. SECONDARY OVERHEAD



GROUNDING PLAN

NOTE: SEE ENLARGED SITE PLAN FOR ACTUAL EQUIPMENT QUANTITY AND ANTENNA LAYOUT / ORIENTATION.

1. #2 AWG INSULATED COPPER GROUND WIRE TO ANTENNA GROUND BAR AT LEASE AREA (FOLLOW COAX ROUTING)

2. ANTENNA GROUND BAR @ EACH SECTOR

3. AWG 6, (TYP)

4. GFS ANTENNA (TOTAL OF 2)

5. TYP. ANTENNA GROUNDING

6. ANTENNA GROUND BUS BAR IN EQUIPMENT LEASE AREA

7. TO (N) GROUND RING

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GROUNDING NOTES

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.

2. GROUND ALL ANTENNA BRACES, FRAMES, CABLE RAILS, AND OTHER METALLIC STRUCTURES TO THE GROUNDING SYSTEM. ALL WELDED CONNECTIONS FOR INDOOR USE OR AS APPROVED BY THE LOCAL AUTHORITY SHALL BE WELDED. EXTERIOR WELDED CONNECTIONS SHALL BE WELDED. EXTERIOR WELDED CONNECTIONS SHALL BE WELDED. EXTERIOR WELDED CONNECTIONS SHALL BE WELDED.

3. ALL GROUNDING CONDUCTORS SHALL BE #4 AWG BARE COPPER OR #2 AWG BARE COPPER STRANDED COPPER WIRE. ALL GROUNDING WIRE SHALL BE SOLID UNLESS OTHERWISE NOTED ON PLAN.

4. ALL GROUNDING CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHARP AS POSSIBLE WITH A MINIMUM 12" RADIUS UNLESS NOTED OTHERWISE.

5. ALL GROUNDING CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHARP AS POSSIBLE WITH A MINIMUM 12" RADIUS UNLESS NOTED OTHERWISE.

6. ALL GROUNDING CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHARP AS POSSIBLE WITH A MINIMUM 12" RADIUS UNLESS NOTED OTHERWISE.

7. ALL GROUNDING CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHARP AS POSSIBLE WITH A MINIMUM 12" RADIUS UNLESS NOTED OTHERWISE.

8. ALL GROUNDING CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHARP AS POSSIBLE WITH A MINIMUM 12" RADIUS UNLESS NOTED OTHERWISE.

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19. ALL GROUNDING CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHARP AS POSSIBLE WITH A MINIMUM 12" RADIUS UNLESS NOTED OTHERWISE.

20. ALL GROUNDING CONDUCTORS SHALL BE RUN AS STRAIGHT AND SHARP AS POSSIBLE WITH A MINIMUM 12" RADIUS UNLESS NOTED OTHERWISE.

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CORONA, CA 92605-7968
PHONE: (951) 799-9085 FAX: (951) 808-8402
CONSULTING GROUP

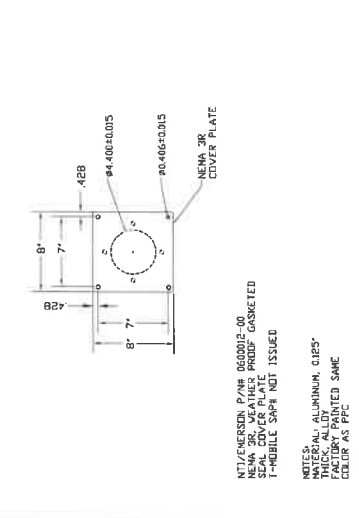
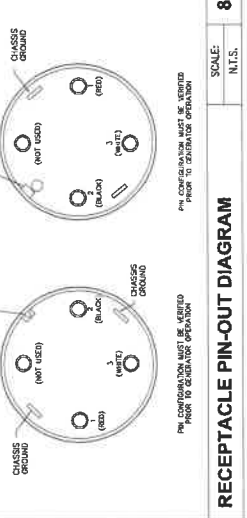
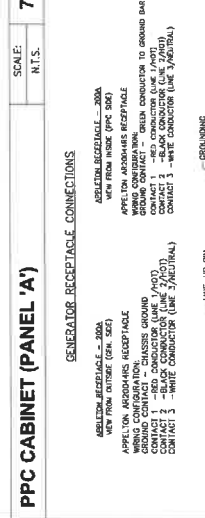
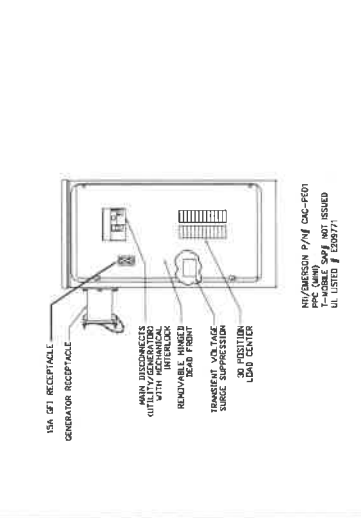
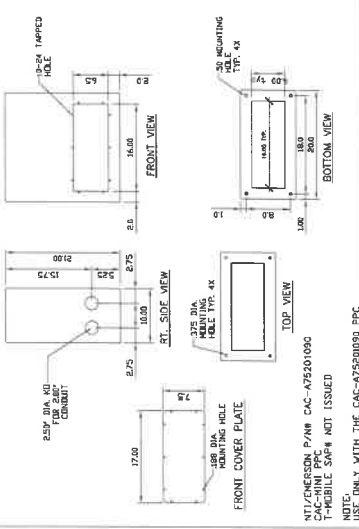
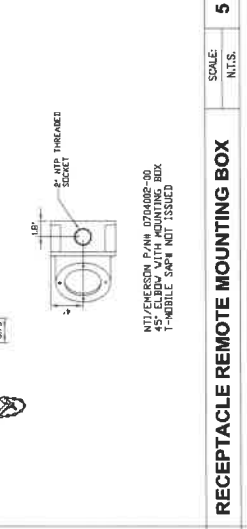
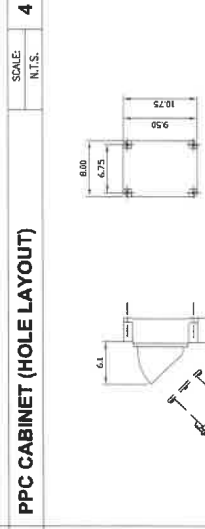
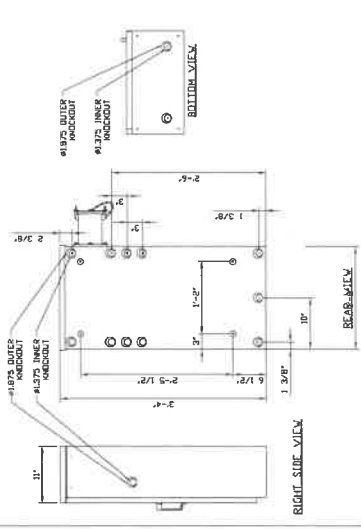
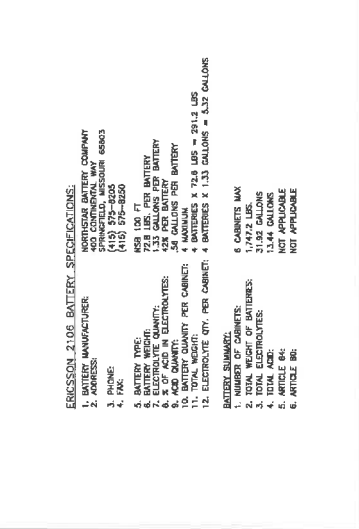
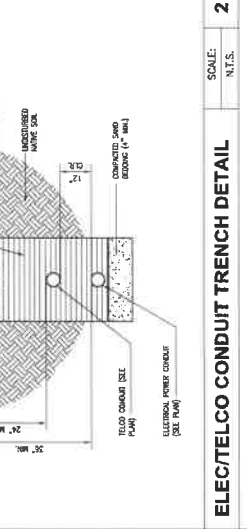
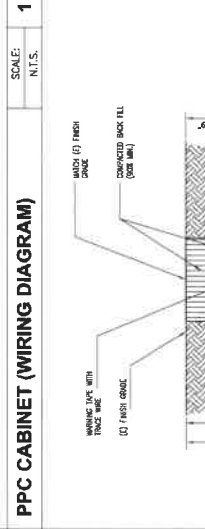
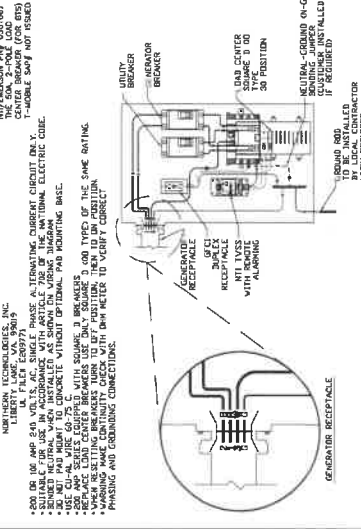
HANNAH CONSULTING INC.
2643 S. PAUL CENTER, STE. 13
P.O. BOX 13
PALM SPRINGS, CA 92264
PHONE: (760) 318-4847

NO.	DATE	DESCRIPTION	BY:
0	02/02/07	PRELIMINARY ZD	JC
1	02/19/07	FINAL ZD	DW
2	05/09/07	FINAL ZD	JC
A	07/19/07	PRELIMINARY CD	RF
B	07/26/07	PRELIMINARY CD	JC
0	07/31/07	FINAL CD	JC

A-AMERICAN
SELF STORAGE
IE04853A
44280 STATE HIGHWAY 74
HEMET, CA 92344

ELECTRICAL
DETAILS

E-4



PPC CABINET (PANEL 'A') SCALE: N.T.S.

PPC CABINET (WIRING DIAGRAM) SCALE: N.T.S.

RECEPTACLE REMOTE MOUNTING BOX SCALE: N.T.S.

RECEPTACLE PIN-OUT DIAGRAM SCALE: N.T.S.

PPC RECEPTACLE HOLE COVER PLATE SCALE: N.T.S.

PPC CABINET (HOLE LAYOUT) SCALE: N.T.S.

PPC CABINET (WIRING DIAGRAM) SCALE: N.T.S.

RECEPTACLE REMOTE MOUNTING BOX SCALE: N.T.S.

RECEPTACLE PIN-OUT DIAGRAM SCALE: N.T.S.

PPC RECEPTACLE HOLE COVER PLATE SCALE: N.T.S.

PPC CABINET (HOLE LAYOUT) SCALE: N.T.S.

PPC CABINET (WIRING DIAGRAM) SCALE: N.T.S.

RECEPTACLE REMOTE MOUNTING BOX SCALE: N.T.S.

RECEPTACLE PIN-OUT DIAGRAM SCALE: N.T.S.

PPC RECEPTACLE HOLE COVER PLATE SCALE: N.T.S.

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PALM SPRINGS, CA 92264
PHONE: (760) 318-4847

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0	07/31/07	FINAL CD	JC

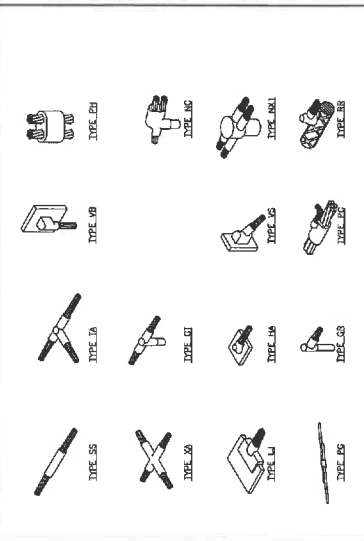
**EXHIBIT "A" TO MAJOR PLOT
PLAN APPLICATION PP22744
FOR A DISGUISED WIRELESS
COMMUNICATION FACILITY**

**A-AMERICAN
SELF STORAGE**
IE04853A
44280 STATE HIGHWAY 74
HEBET, CA 92544

SEAL

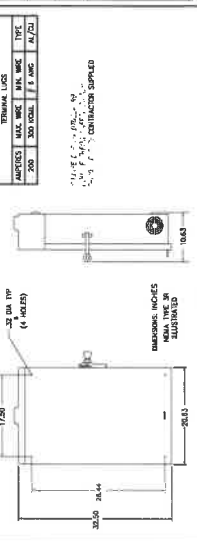
SHEET TITLE
**ELECTRICAL
DETAILS**

SHEET NUMBER
E-5



CADWELD CONNECTIONS

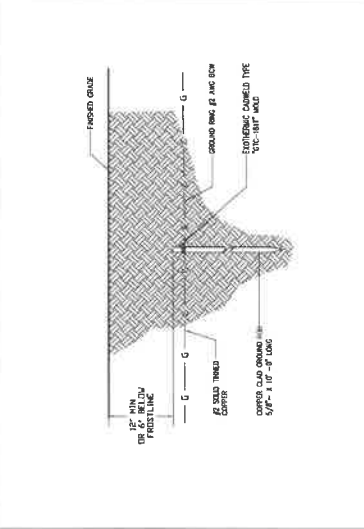
CHUCK NUMBER	WELDING ELECTRODE	WELDING SPEED	WELDING TEMPERATURE	WELDING TIME	WELDING CURRENT	WELDING VOLTAGE	WELDING DISTANCE	WELDING METHOD	WELDING TYPE
01234567	7018	15 - 18	15 - 18	15 - 18	15 - 18	15 - 18	15 - 18	15 - 18	15 - 18



DOUBLE THROW SAFETY SWITCH

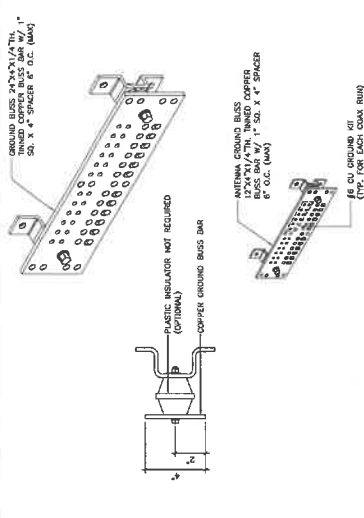
SCALE: N.T.S.

NOTES:
1. THIS IS A SAFETY SWITCH.
2. THIS SWITCH IS TO BE USED TO PROTECT THE EQUIPMENT.
3. THIS SWITCH IS TO BE USED TO PROTECT THE EQUIPMENT.
4. THIS SWITCH IS TO BE USED TO PROTECT THE EQUIPMENT.
5. THIS SWITCH IS TO BE USED TO PROTECT THE EQUIPMENT.



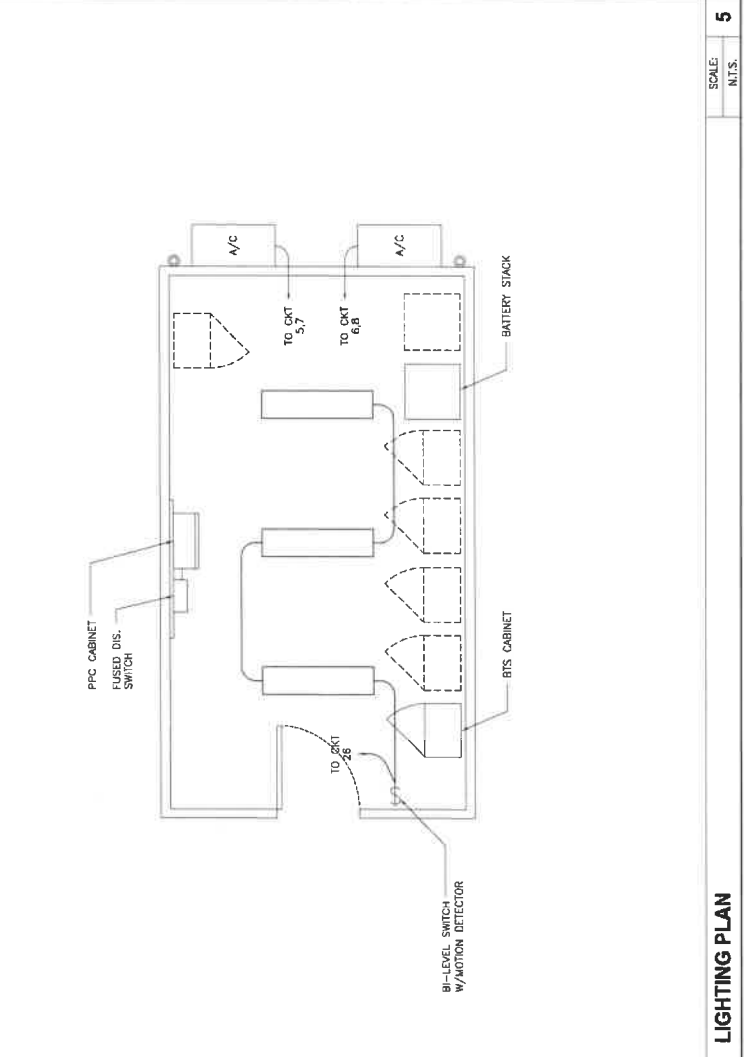
GROUND ROD

SCALE:	N.T.S.
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GROUND BAR

SCALE:	N.T.S.
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LIGHTING PLAN

SCALE:	N.T.S.
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5 NOT USED

3

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4900 S. PALM AVENUE, STE. 43
PALM SPRINGS, CA 92264
PHONE: (760) 318-4847

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EXHIBIT "A" TO MAJOR PLOT PLAN APPLICATION PP22744 FOR A DISGUISED WIRELESS COMMUNICATION FACILITY

A-AMERICAN
SELF STORAGE
IE04853A
44880 STATE HIGHWAY 74
HEMET, CA 92344

MECHANICAL PLAN, NOTES & DETAILS

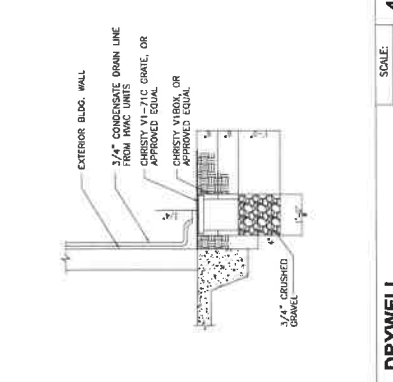
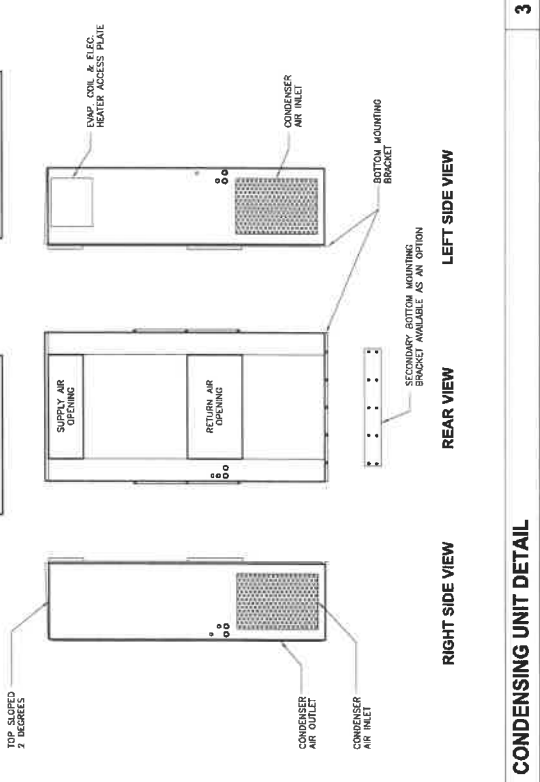
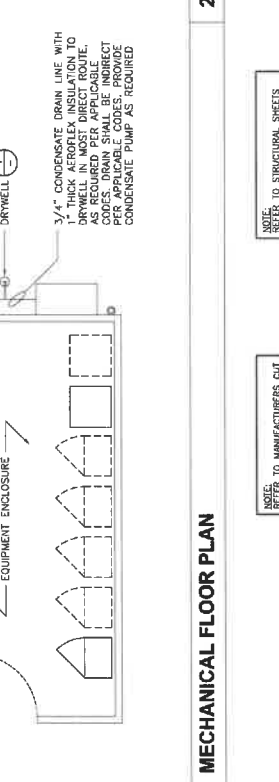
M-1

- ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL REQUIREMENTS OF THE LATEST UNIFORM MECHANICAL CODE UNIFORM BUILDING CODE AND APPLICABLE LOCAL CODES AND REGULATIONS.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR AS REQUIRED FOR ANY MODIFICATIONS REQUIRED BY INSPECTING AUTHORITIES, WITHOUT ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
- CONTRACTOR SHALL COORDINATE THE MECHANICAL INSTALLATION WITH THE PROJECT MANAGER FOR CONSTRUCTION.
- IF, IN THE INTEREST OF THESE PLANS, TO PROVIDE A COMPLETE AND OPERABLE SYSTEM, CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR TO ACCOMPLISH THIS REQUIREMENT.
- CONTRACTOR SHALL PAY FOR ALL PERMITS, INSPECTIONS AND TESTS AS REQUIRED BY AUTHORITIES.
- CONTRACTOR SHALL PROVIDE ALL MATERIALS, INCLUDING ALL STREET MAINTENANCE LABEL SHALL BE ATTACHED TO ALL EQUIPMENT.
- ALL EQUIPMENT AND MATERIALS SHALL BE AS SPECIFIED. CONTRACTOR SHALL OBTAIN APPROVAL OF THE OWNER, BEFORE ORDERING ANY MATERIALS.
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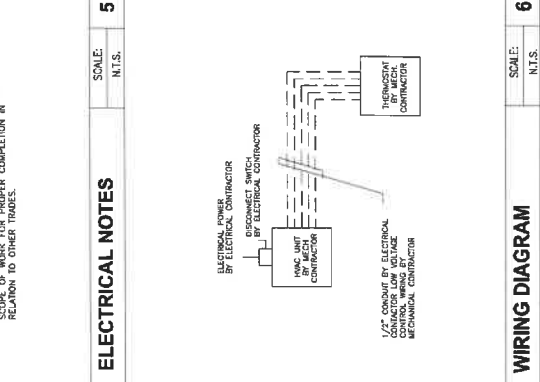
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- EQUIPMENT SCHEDULE:**
- Δ/C UNIT: MARVAR COMPAC MODEL # APV36CA
 - CONTROLLER: CONSTATS CONTROLLER MODEL # P/N S/04851
 - LEAD LAG CONTROLLER: MARV-AIR MODEL # LL37A1
- NOTES:**
- REFRIGERANT LINE SIZES AS INDICATED ARE NOMINAL ONLY. EXACT REFRIGERANT LINE SIZES AND EQUIPMENT METERING DEVICE SHALL BE DETERMINED BY THE A/C REFRIGERANT MANUFACTURER.
 - ENTIRE INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ALL COMPONENTS REQUIRED BY MANUFACTURER.



- ELECTRICAL NOTES**
- ALL CONTROL WIRING DIAGRAMS ARE SCHEMATIC AND ARE INTENDED TO DEPICT ELECTRICAL SERVICE REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL ELECTRICAL SERVICE REQUIREMENTS AND PROVIDE ALL MATERIALS AND LABOR FOR ALL ADDITIONAL ELECTRICAL WIRING AND CONTROL SYSTEMS.
 - ALL ELECTRICAL WIRING SHALL BE FINISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
 - ALL CONTROL WIRING (INCLUDING CONDUIT) SHALL BE FINISHED AND INSTALLED BY THE HVAC SUBCONTRACTOR.
 - INSTALL ELECTRICAL DEVICES, RELAYS, TIME SWITCHES, AND CIRCUIT BREAKERS TO BE INSTALLED WITH ELECTRICAL DEVICES NEEDED TO TERMINAL STRIPS.
 - VERIFY ELECTRICAL CHARACTERISTICS WITH MANUFACTURER PRIOR TO ORDERING AND/OR PURCHASING.
 - HVAC ELECTRICAL, MECHANICAL, AND ALARM SYSTEMS SHALL BE INSTALLED AND TESTED IN STRICT ACCORDANCE WITH THE SCOPE OF WORK FOR PROPER COMPLETION IN RELATION TO OTHER TRADES.



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A	07/18/07	PRELIMINARY CD	RF
B	07/28/07	PRELIMINARY CD	JC
0	07/31/07	FINAL CD	JC

Extension of Time Environmental Determination

Project Case Number: PP22744E02
Original E.A. Number: EA41351
Extension of Time No.: 2nd EOT
Original Approval Date: June 3, 2008
Project Location: North of SH-74, East of Lincoln Avenue, South of Orpington Avenue, West of Grant Avenue

Project Description: an unmanned T-Mobile telecommunication facility disguised as a 50' high broadleaf tree. The project includes twelve (12) antenna panels mounted onto three (3) sectors and located 50' high above grade level, two (2) GPS antennas, and six (6) equipment cabinets enclosed within a 516 square foot net lease area.

On June 3, 2008, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: *Gabriel Villalobos*
Gabriel Villalobos, Project Planner

Date: 6/30/20
For Charissa Leach, Assistant TLMA Director



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



06/30/20, 4:09 pm

PP22744E02

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP22744E02. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

BS-Grade

BS-Grade. 1 **0010-BS-Grade-USE - DISTURBS NEED G/PMT**

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

BS-Grade. 2 **0010-BS-Grade-USE - GENERAL INTRODUCTION**

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

BS-Grade. 3 **0010-BS-Grade-USE - OBEY ALL GDG REGS**

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

BS-Grade. 4 **0010-BS-Grade-USE-G1.4 NPDES/SWPPP**

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 4

0010-BS-Grade-USE-G1.4 NPDES/SWPPP (cont.)

and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

E Health

E Health. 1

0010-E Health-USE - RESTROOMS

If permanent restroom facilities are required, the Department of Environmental Health is to be contacted for specific recommendations regarding water and sewerage.

Flood

Flood. 1

0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan 22744 proposes to install and maintain a wireless communication facility in the Valle Vista area. The site is located on the north side of Florida Avenue, approximately 800 feet west of Grant Avenue,

The proposed broadleaf tree cell tower and equipment shelter is proposed within an existing storage development. As such, the project is considered relatively free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

Planning

Planning. 1

0010-Planning-MAP - IF HUMAN REMAINS FOUND

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

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

final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Planning. 2

0010-Planning-MAP - INADVERTENT ARCHAEO FIND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

Planning. 3

0010-Planning-USE - BUSINESS LICENSING

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 **0010-Planning-USE - 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 at www.rctlma.org.buslic.

Planning. 4 **0010-Planning-USE - CAUSES FOR REVOCATION**

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 5 **0010-Planning-USE - CEASED OPERATIONS**

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 6 **0010-Planning-USE - CO-LOCATION**

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

Planning. 7 **0010-Planning-USE - COMPLY WITH ORD./CODES**

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 **0010-Planning-USE - FEES FOR REVIEW (cont.)**

Planning. 8 **0010-Planning-USE - FEES FOR REVIEW**

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 9 **0010-Planning-USE - GEO01905**

County Geologic Report (GEO) No. 1905, submitted for this project (PP22744), was prepared by Toro International, and is entitled: "Geologic Hazard Evaluation for T-Mobile Monopalm, A-American Self Storage - IE04853A, 44280 Florida Avenue, Hemet, California", dated July 27, 2007. In addition the following reports were submitted for this project:

"Geotechnical Investigation and Liquefaction study for T-Mobile Monopalm, A-American Self Storage - IE04853A, 44280 Florida Avenue, Hemet, California", dated July 27, 2007.

"Geotechnical Report, Proposed T-Mobile Wireless Communications Facility, Site Number: IE04853A, Site Name: A-American Self Storage, 44280 Florida Avenue, Hemet, California", prepared by AESCO Technologies, Inc., dated May 29, 2007.

"Addendum 1, Response to County of Riverside, Proposed T-Mobile Wireless Communications Facility, Site Number: IE04853A, Site Name: A-American Self Storage, 44280 Florida Avenue, Hemet, California", prepared by AESCO Technologies, Inc., dated August 29, 2007.

"Addendum 2, Response to County of Riverside, Proposed T-Mobile Wireless Communications Facility, Site Number: IE04853A, Site Name: A-American Self Storage, 44280 Florida Avenue, Hemet, California", prepared by AESCO Technologies, Inc., dated January 16, 2008.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 9****0010-Planning-USE - GEO01905 (cont.)**

These additional reports are now included as part of GEO No. 1905.

GEO No. 1905 concluded:

- 1.The consultant concluded that active San Jacinto Fault Zone is located about 3 kilometers to the northeast of the site.
- 2.No faulting has been mapped on the site or noted during the consultant's geologic investigation of the site.
- 3.The potential for the surface fault rupture on the site is considered nil.
- 4.The peak horizontal ground acceleration from the design basis earthquake (7.2M) on the San Jacinto Fault Zone is estimated to be 0.84g at this site.
- 5.The potential for liquefaction is considered low since groundwater is deeper than 50 feet at the site, with historic high groundwater in the project vicinity being about 248 feet below ground surface.

GEO No. 1905 recommended:

- 1.The seismic shaking parameters presented in the report should be applied to the proposed structures on the site.

GEO No. 1905 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1905 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Planning. 10**0010-Planning-USE - LIGHTING HOODED/DIRECTED**

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 10** **0010-Planning-USE - LIGHTING HOODED/DIRECTED (cont.)**

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Planning. 11 **0010-Planning-USE - SITE MAINTENANCE CT**

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

Planning. 12 **0010-Planning-USE- EQUIPMENT/BLDG COLOR CT**

The equipment cabinets shall be located within the storage facility unit, as shown on APPROVED EXHIBIT A.

The color of the monopole (trunk) shall be dark brown and the color of the antenna array shall be dark green in order to minimize visual impacts.

The tree branches shall extend farther than the antenna panels protrude, as shown on APPROVED EXHIBIT A. The antennas shall also require leaf foilage covers to further conceal its appearance.

The cell tower shall provide 5 feet of additional tree coverage above the antennas for tree top foliage.

Tree branches shall start 15 feet above grade level.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

Planning. 13 **0010-Planning-USE- FUTURE INTERFERENCE**

If the operation of the facilities authorized by this approved this plot plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with County Information Technology staff and implement mitigation measures acceptable to the Department of

ADVISORY NOTIFICATION DOCUMENT**Planning**

Planning. 13 **0010-Planning-USE- FUTURE INTERFERENCE (cont.)**
Information Technology.

Planning. 14 **0010-Planning-USE- MAX HEIGHT**

The monopole/antenna array located within the property shall not exceed a height of 50 feet. However, the tower shall have an additional five (5) feet of tree top coverage above the antenna array, creating an overall height of 55' high.

Planning. 15 **0010-Planning-USE- NO USE PROPOSED LIMIT CT**

The balance of the subject property, APN: 548-110-023 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Planning. 16 **0020-Planning-USE - EXPIRATION DATE-PP**

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

Planning. 17 **0020-Planning-USE - LIFE OF PERMIT**

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17

0020-Planning-USE - LIFE OF PERMIT (cont.)

extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

Planning. 18

Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use) or subsequent replacement ordinance, this condition of approval shall become null and void.

Planning-All

Planning-All. 1

0010-Planning-All-USE - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 22744 shall be henceforth defined as follows:

APPROVED EXHIBIT A = site plan, pages 1-2, for Plot Plan No. 22744, Exhibit A, dated 12/06/07.

APPROVED EXHIBIT B = elevations, pages 1-2, for Plot Plan No. 22744, Exhibit B, dated 12/06/07.

Planning-All. 2

0010-Planning-All-USE - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void,

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS (cont.)

or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP22744. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Planning-All. 3 0010-Planning-All-USE - PROJECT DESCRIPTION

The use hereby permitted is for Plot Plan No. 22744. The project is a proposal for the construction of an unmanned T-Mobile telecommunication facility disguised as a 50' high broadleaf tree. The project will include twelve (12) antenna panels mounted onto three (3) sectors and located 50' high above grade level, two (2) GPS antennas, and six (6) equipment cabinets enclosed within a 516 square foot net lease area.

Transportation

Transportation. 1 0010-Transportation-USE - NO ADD'L ROAD IMPRVMENTS

No additional road improvements will be required at this time along SH-74 due to existing improvements.

Transportation. 2 0010-Transportation-USE - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 **0010-Transportation-USE - STD INTRO 3(ORD 460/461) (cont.)**

of the conditions shall be referred to the Transportation Department.

Transportation. 3 **0010-Transportation-USE - TS/EXEMPT**

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

Plan: PP22744E02

Parcel: 548110023

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1

0060-BS-Grade-USE-G1.4 NPDES/SWPPP

Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

Planning

060 - Planning. 1

0060-Planning-USE - GRADING PLANS

Not Satisfied

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 2

0060-Planning-USE- SKR FEE CONDITION

Not Satisfied

Plan: PP22744E02

Parcel: 548110023

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE- SKR FEE CONDITION (cont.) Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 516 net square feet in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-USE - ELEVATIONS & MATERIALS Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT B pages 1-2, dated 12/06/07.

080 - Planning. 2 0080-Planning-USE - LIGHTING PLANS CT Not Satisfied

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

Transportation

080 - Transportation. 1 0080-Transportation-USE - CALTRANS ENCRCHMNT PRM1 Not Satisfied

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

080 - Transportation. 2 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS Not Satisfied

Plan: PP22744E02

Parcel: 548110023

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS (coi Not Satisfied
Provide evidence of legal access.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT BUS PLAN Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 2 0090-E Health-USE - HAZMAT CONTACT Not Satisfied

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

090 - E Health. 3 0090-E Health-USE - HAZMAT REVIEW Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Planning

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

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

090 - Planning. 2 0090-Planning-USE- BROADLEAF CELL TOWER Not Satisfied

The proposed cell tower shall be disguised as a broadleaf tree. As such, the tower shall include the following design requirements as follows:

1) Tower pole shall be colored dark brown to resemble a broadleaf tree trunk.

2) The broadleaf tree shall include 5 feet of additional tree foliage above the antennas creating an overall height of 55 feet.

Plan: PP22744E02

Parcel: 548110023

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 0090-Planning-USE- BROADLEAF CELL TOWER (cont.) Not Satisfied

3) The antennas shall be covered with leave foliage to further disguise the equipment.

4) Tree branches shall extend farther than the antenna panels protrude in order to minimize the visibility of the antenna arrays, as shown on APPROVED EXHIBIT A.

5) The tree branches of the facility shall start at 15 feet above grade level.

090 - Planning. 3 0090-Planning-USE- CHAIN-LINK FENCE REQ. Not Satisfied

A six (6) foot high chain-link fence shall be constructed along the perimeter of the lease area. The required fence shall be subject to the approval of the Building and Safety Department.

090 - Planning. 4 0090-Planning-USE- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 516 net square feet in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 5 0090-Planning-USE- WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A & B.

Transportation

090 - Transportation. 1 0090-Transportation-USE - WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.6

Director's Hearing: July 13, 2020

PROPOSED PROJECT

Case Number(s): PP22337E01

Applicant(s):

Area Plan: Lake Mathews/Woodcrest

SBA Monarch Towers

Zoning Area/District: Lake Mathews District

c/o Danielle Tschuschke

Supervisorial District: First District

Project Planner: Gabriel Villalobos

APN(s): 273-460-005

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 22744 which is an unmanned wireless communication facility, which shall include six (6) equipment cabinets mounted on a concrete pad, a GPS antennas, and 12 panel antennas to be mounted upon a monopole disguised as a 55' broadleaf tree within a 1,092 square foot lease area.

The project is located north of Van Buren Blvd, east of Whispering Spur Drive, south of Ben Spur Lane, and west of Capella Street.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 22337**, extending the expiration date to September 3, 2029, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Plot Plan No. 22337 was originally approved at Director's Hearing on December 3, 2007.

A substantial conformance to Plot Plan No. 22337 was administratively approved on September 3, 2009 by the Riverside County Planning Department. The collocation extended the lifespan of the entitlement to September 3, 2019.

The First Extension of Time was received June 25, 2019, ahead of the expiration date of September 3, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends no new conditions of approval. All previously approved conditions associated with this project remain in effect.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

This 1st extension will grant 10 years. Therefore, upon approval action by the Planning Director and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become September 3, 2029. However the COA (AND. Planning. 1. Telcom – Entitlement Life) could eliminate this 10 year life span provision if this requirement is removed from Ordinance No. 348.

ENVIRONMENTAL REVIEW

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

FINDINGS

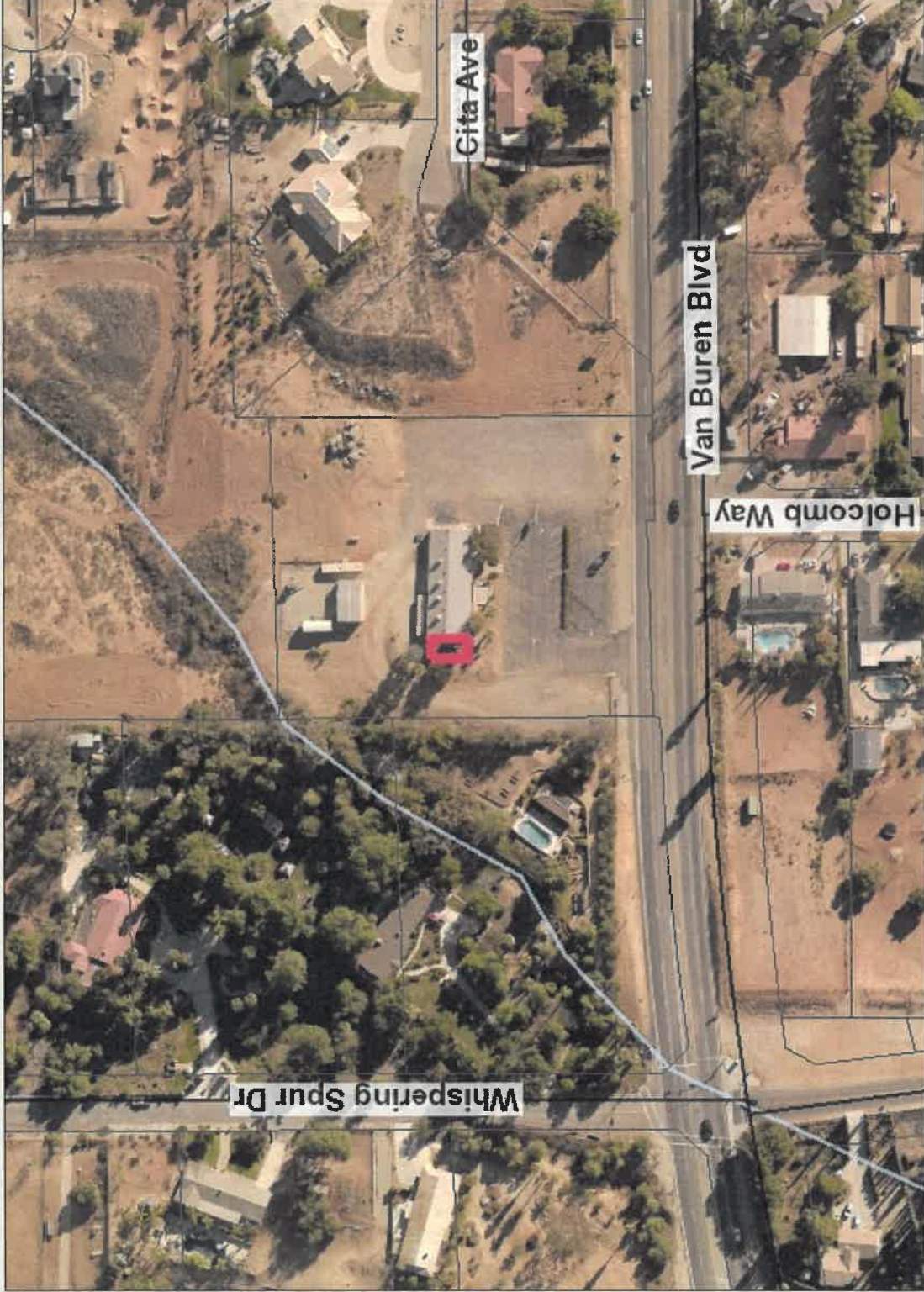
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

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

1st EOT for PP22337

Vicinity Map



Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas

Notes

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



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T-Mobile

PLOT PLAN NO. 22337, AMENDED NO. 1

SITE NUMBER: IE04780

SITE NAME: COWTOWN SQUARE DANCE HALL

SITE TYPE: RAWLAND

RIVERSIDE

RIVERSIDE

COUNTY OF RIVERSIDE

PROJECT SUMMARY:

SITE ADDRESS: 15650 VAN BUREN BLVD. RIVERSIDE, CA 92504
PROPERTY OWNER: COWTOWN SQUARE DANCE CENTER INC. P.O. BOX 2878 RIVERSIDE, CA 92516 PHONE: (951) 790-2656
APPLICANT: T-MOBILE USA
3-MONTH PROMISEE SITE 1100 REPRESENTATIVE: HANNAH CONSULTING INC. 714-850-2400
ZONING MANAGER: MARIE BROWN 951-490-2897
DEVELOPMENT MANAGER: ERIC MELSEN 951-490-2897
PROJECT MANAGER: KEVIN DADLE (714) 950-2400
PROJECT DESCRIPTION: THE PROJECT DETAILS (6) T-MOBILE EQUIPMENT CABINETS MOUNTED ON CONCRETE PAD AND (12) PANEL ANTENNAS MOUNTED ON A BROADLEAF TREE MONOPOLE.
BUILDING SUMMARY: B-V-N COMMERCIAL SCENE MONYWAY
ZONING: C-2.5
ASSASSOR'S PARCEL NUMBER: 231-400-05
SEE SUBJECT & PAGE A-1

CONSULTING TEAM:

SAC ZONING OPERATIONS: HANNAH CONSULTING INC. 100 SUNNYSIDE WAY, SUITE 200 LAGUNA BEACH, CALIFORNIA 92651 PHONE: 949-715-5401 CONTACT: MARIO J. SANCHEZ 915-240-1948
SURVEY: SCHMIDT CONSULTING INC. C-1 22362 ALBERTO, SUITE 200 LAGUNA BEACH, CALIFORNIA 92651 PHONE: 949-715-5401 CONTACT: ERIC SCHMIDT
ELECTRICAL ENGINEER: NATIONAL ENGINEERING & CONSULTING, INC. SUITE 200 22362 ALBERTO, SUITE 200 LAGUNA BEACH, CALIFORNIA 92651 PHONE: (949) 368-8688 FAX: (949) 368-8688
LANDSCAPE ARCHITECT: NATIONAL ENGINEERING & CONSULTING, INC. SUITE 200 22362 ALBERTO, SUITE 200 LAGUNA BEACH, CALIFORNIA 92651 PHONE: (949) 368-8688 FAX: (949) 368-8688

SHEET INDEX:

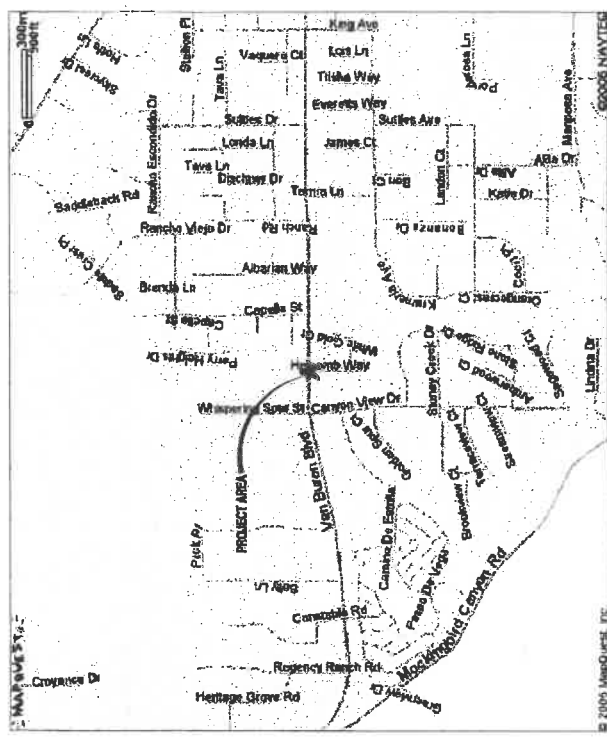
SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	ASSASSORATIONS, SYMBOLS, GENERAL NOTES & SPECIFICATIONS
T-3	GENERAL NOTES & SPECIFICATIONS
T-4	RIVERSIDE COUNTY NOTES
LS-1	TOPOGRAPHIC SITE SURVEY
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	CONCRETE FOUNDATION DETAILS
A-4	ARCHITECTURAL ELEVATIONS
A-5	ARCHITECTURAL DETAILS
A-6	ARCHITECTURAL DETAILS
E-1	ELECTRICAL SITE PLAN, POWER & LIGHTING PLAN, GROUNDING PLAN, GROUNDING NOTES, AND COAX CABLE CONNECTIONS
E-2	GENERAL NOTES, PANEL SCHEDULE AND SINGLE LINE DIAGRAM
E-3	ELECTRICAL DETAILS
E-4	PLAYING AND PROTECTION PLAN
L-1	LANDSCAPING DETAILS AND SPECIFICATIONS

APPROVALS:

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ANY CHANGES OR MODIFICATIONS TO THESE DOCUMENTS SHALL BE APPROVED BY THE BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.

PRINT NAME	SIGNATURE	DATE
LANDLORD		
PRECON. MGR		
DEVELOP. MGR		
CONST. MGR		
PROJECT MGR		
SR. RF ENGINEER		
RF ENGINEER		
OPERATIONS		
SAC REP.		

VICINITY MAP:



DIRECTIONS FROM T-MOBILE OFFICE:
 TAKE CA-56 N TOWARD RIVERSIDE. MERGE ONTO CA-91 E TOWARD RIVERSIDE. TAKE THE EXIT TOWARD VAN BUREN BLVD/ALBUQUERQUE, TURN LEFT DOWD INDIANA RIVERSIDE, CA 92504.

APPLICABLE CODES

CALIFORNIA ADMINISTRATIVE CODE
 2021 CALIFORNIA BUILDING CODE
 2021 CALIFORNIA ELECTRICAL CODE
 2021 CALIFORNIA FIRE CODE
 2021 CALIFORNIA PLUMBING CODE
 2021 CALIFORNIA MECHANICAL CODE
 CITY/COUNTY ORDINANCES

POWER & TELCO UTILITY CONTACTS

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 RANCHO SANTA MARGARITA, CA 92688
 PHONE: (949) 368-8688
 WWW.NATIONAL-ENGINEERING.COM

NO.	DATE	DESCRIPTION	BY:
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3	10/18/06	CLIENT REVISIONS	HFA
4	1/22/07	TOWER REVISION	FRF
5	2/20/07	LANDSCAPING REVISION	FRF
6	3/14/07	TOWER REVISION	FRF
7	3/26/07	ANTENNA REVISION	MG

IE04780
COWTOWN SQUARE DANCE HALL
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SEAL:

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

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(714) 942-0000

CONSULTANT:

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6	3/14/07	TOWER REVISION	FRF
7	3/26/07	ANTENNA REVISION	MG

DATE INFORMATION:

IE04780
COWTOWN SQUARE
DANCE HALL

15860 VAN BUREN BLVD.
RIVERSIDE, CA 92504

SCALE:

GENERAL NOTES & SPECIFICATIONS

SHEET NUMBER: **T-3**

TEST AND INSPECTIONS:

REFER TO ALL CONTRACTORS SUBJECT TO INSPECTION BY THE ENGINEER. ALL TESTS AND INSPECTIONS SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE CONTRACTOR SHALL COMPLY WITH ALL REQUIRED APPROVALS WITH THE ENGINEERING OFFICE.

1. ALL TESTS AND INSPECTIONS SHALL BE PERFORMED BY THE ARCHITECT/ENGINEER FOR CONSTRUCTION OF ALL STRUCTURAL MEMBERS.

2. ALL TESTS AND INSPECTIONS SHALL BE PERFORMED BY THE ARCHITECT/ENGINEER FOR CONSTRUCTION OF ALL STRUCTURAL MEMBERS.

3. ALL TESTS AND INSPECTIONS SHALL BE PERFORMED BY THE ARCHITECT/ENGINEER FOR CONSTRUCTION OF ALL STRUCTURAL MEMBERS.

SPECIAL INSPECTION REQUIREMENTS:

1. THIS SECTION APPLIES TO THE STRUCTURAL PORTIONS OF THE PROJECT.

2. ALL TESTS AND INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT TESTING AND INSPECTION AGENCY EMPLOYED BY THE OWNER OR ARCHITECT AND THE CONTRACTOR FOR ALL STRUCTURAL TESTS.

3. ALL TESTS AND INSPECTIONS SHALL BE PERFORMED BY AN INDEPENDENT TESTING AND INSPECTION AGENCY EMPLOYED BY THE OWNER OR ARCHITECT AND THE CONTRACTOR FOR ALL STRUCTURAL TESTS.

CONCRETE:

1. A COMPRESSIVE STRENGTH IS REQUIRED FOR ALL STRUCTURAL CONCRETE (EXCEPT FOR CONCRETE USED FOR FINISHES).

2. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

3. CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

STEEL:

1. ALL STEEL SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

2. ALL STEEL SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

3. ALL STEEL SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

SUSPENDED CEILING SYSTEM:

1. ALL CEILING SHALL BE ATTACHED TO THE BOTTOM EDGE OF THE WOOD TRUSSES AT THE POINTS OF THE WOOD TRUSSES. THE WOOD TRUSSES SHALL BE ATTACHED TO THE WOOD TRUSSES AT THE POINTS OF THE WOOD TRUSSES.

2. ALL CEILING SHALL BE ATTACHED TO THE BOTTOM EDGE OF THE WOOD TRUSSES AT THE POINTS OF THE WOOD TRUSSES. THE WOOD TRUSSES SHALL BE ATTACHED TO THE WOOD TRUSSES AT THE POINTS OF THE WOOD TRUSSES.

3. ALL CEILING SHALL BE ATTACHED TO THE BOTTOM EDGE OF THE WOOD TRUSSES AT THE POINTS OF THE WOOD TRUSSES. THE WOOD TRUSSES SHALL BE ATTACHED TO THE WOOD TRUSSES AT THE POINTS OF THE WOOD TRUSSES.

THERMAL & MOISTURE PROTECTION/INSULATION:

1. ALL WALLS SHALL BE INSULATED WITH R-13 MINIMUM INSULATION.

2. ALL WALLS SHALL BE INSULATED WITH R-13 MINIMUM INSULATION.

3. ALL WALLS SHALL BE INSULATED WITH R-13 MINIMUM INSULATION.

DOORS:

1. ALL DOORS SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

2. ALL DOORS SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

3. ALL DOORS SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

PAINTING:

1. ALL PAINTING SHALL BE PERFORMED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

2. ALL PAINTING SHALL BE PERFORMED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

3. ALL PAINTING SHALL BE PERFORMED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

FRAMING NOTES:

1. ALL FRAMING SHALL BE PERFORMED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

2. ALL FRAMING SHALL BE PERFORMED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

3. ALL FRAMING SHALL BE PERFORMED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

FLASHING AND SHEET METAL:

1. ALL FLASHING AND SHEET METAL SHALL BE PERFORMED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

2. ALL FLASHING AND SHEET METAL SHALL BE PERFORMED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

3. ALL FLASHING AND SHEET METAL SHALL BE PERFORMED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

CONCRETE NOTES:

1. ALL CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

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3. ALL CONCRETE SHALL BE PERFORMED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

MASONRY:

1. ALL MASONRY SHALL BE PERFORMED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

2. ALL MASONRY SHALL BE PERFORMED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

3. ALL MASONRY SHALL BE PERFORMED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

GENERAL NOTES & SPECIFICATIONS:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TEST AND INSPECTION PLAN TO FACILITATE THE PROPER COORDINATION OF WORK.

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SCALE: 1/8" = 1'-0"

SHEET NUMBER: T-3

GENERAL NOTES & SPECIFICATIONS

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3	10/18/06	CLIENT REVISIONS	HFA
4	1/22/07	TOWER REVISION	FRF
5	2/20/07	LANDSCAPING REVISION	FRF
6	3/14/07	TOWER REVISION	FRF
7	3/28/07	ANTENNA REVISION	MG

SITE INFORMATION:

IE04780
COWTOWN SQUARE
DANCE HALL

16903 VAN BUREN BLVD.
RIVERSIDE, CA 92504

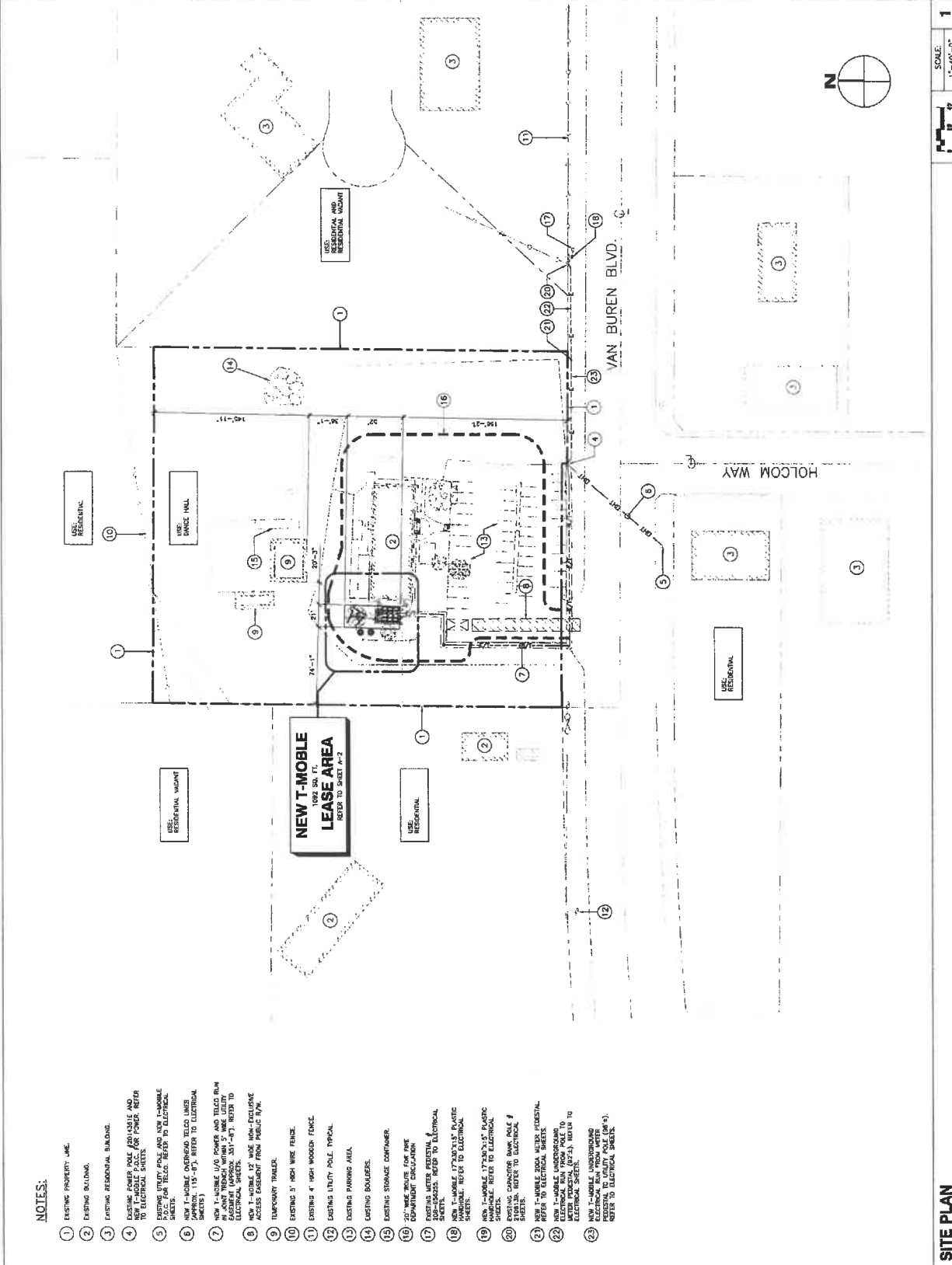
SEAL

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1



NOTES:

- 1 EXISTING PROPERTY LINE
- 2 EXISTING BUILDING
- 3 EXISTING RESIDENTIAL BUILDING
- 4 EXISTING POWER POLE FOR T-MOBILE AND NEW T-MOBILE POLE FOR POWER REFER TO ELECTRICAL SHEETS
- 5 EXISTING UTILITY POLE AND NEW T-MOBILE UTILITY POLE REFER TO ELECTRICAL SHEETS
- 6 NEW T-MOBILE OVERHEAD TELEPHONE SERVICES, 115'-8", REFER TO ELECTRICAL SHEETS
- 7 NEW T-MOBILE 480V POWER AND TELECOM RUM IN MAIN TRUNKS WITHIN 5' WIDE UTILITY EASEMENT REFER TO ELECTRICAL SHEETS
- 8 NEW T-MOBILE 12" WIDE NON-EXCLUSIVE ACCESS EASEMENT FROM PUBLIC R/W
- 9 TEMPORARY TRAILER
- 10 EXISTING 5' HIGH WIDE FENCE
- 11 EXISTING 4' HIGH WOODEN FENCE
- 12 EXISTING UTILITY POLE TYPICAL
- 13 EXISTING PARKING AREA
- 14 EXISTING BOUNDARIES
- 15 EXISTING STORAGE CONTAINER
- 16 EXISTING 12" WIDE UTILITY EASEMENT
- 17 EXISTING WATER PIPING AND SUMP-PUMPS REFER TO ELECTRICAL SHEETS
- 18 EXISTING 17" WIDE 12" PLASTIC MANHOLE REFER TO ELECTRICAL SHEETS
- 19 NEW T-MOBILE 17" X 30" X 5" PLASTIC MANHOLE REFER TO ELECTRICAL SHEETS
- 20 EXISTING CAPACITOR BANK POLE # REFER TO ELECTRICAL SHEETS
- 21 NEW T-MOBILE 200A WELLS FOSTER REFER TO ELECTRICAL SHEETS
- 22 NEW T-MOBILE UNDERGROUND 200A WELLS FOSTER REFER TO ELECTRICAL SHEETS
- 23 EXISTING 120V JUNCTION BOX REFER TO ELECTRICAL SHEETS

SCALE: 1"=40'-0"

1

SITE PLAN

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FARMERSVILLE, CA 95630
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FAX: (916) 932-2300
WWW.NATIONAL-CA.COM

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4	1/22/07	TOWER REVISION	FRF
5	2/20/07	LANDSCAPING REVISION	FRF
6	3/14/07	TOWER REVISION	FRF
7	3/26/07	ANTENNA REVISION	MG

SITE INFORMATION:

IE04780
COWTOWN SQUARE
DANCE HALL

1880 VAN BUREN BLVD.
RIVERSIDE, CA 92504

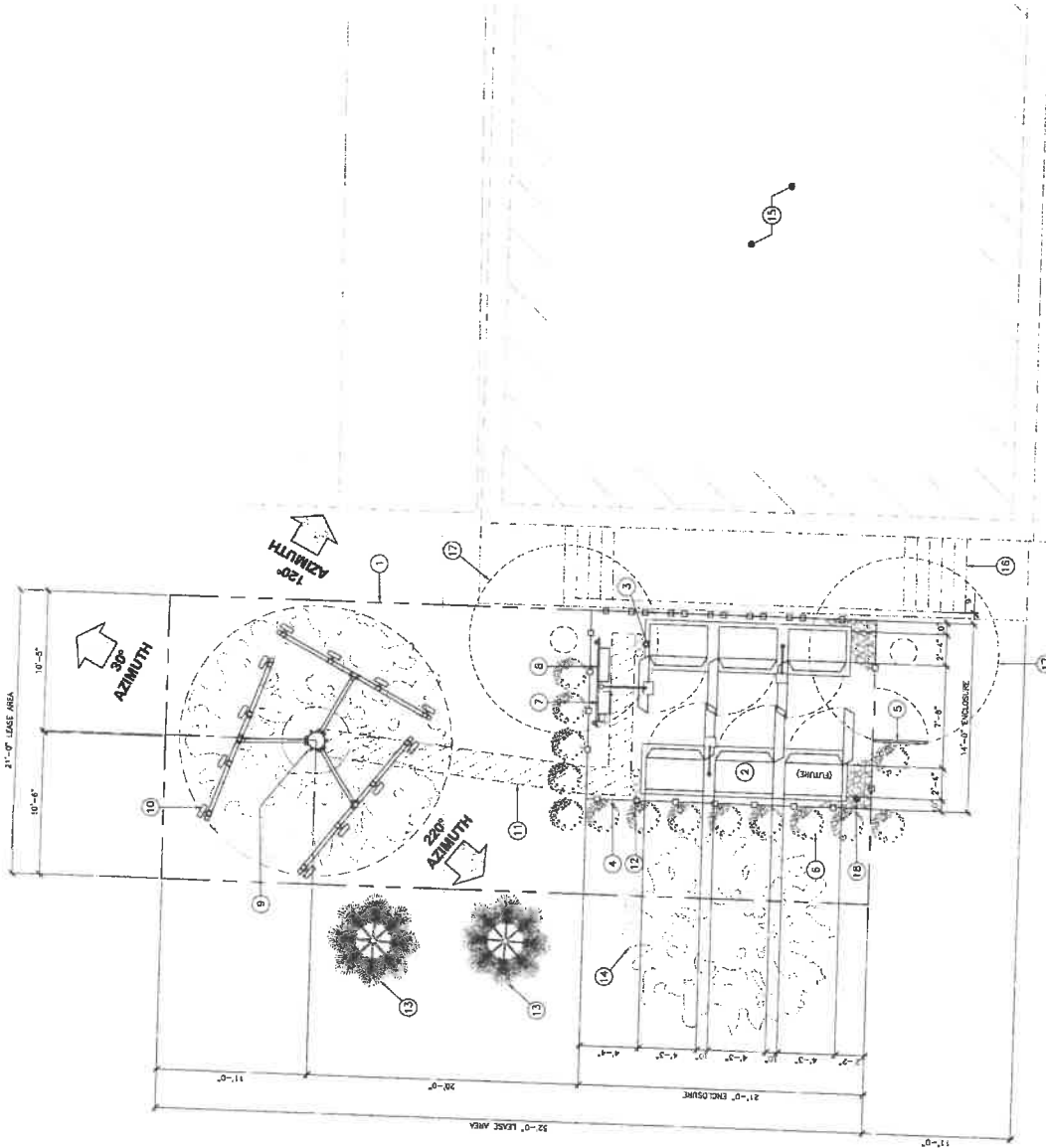
SCALE:

SHEET TITLE:

ENLARGED SITE PLAN

SHEET NUMBER:

A-2



NOTES:

- NEW T-MOBILE 35'-0"X21'-0" (1482 24') EQUIPMENT LEASE AREA W/ GRADE LEVEL.
- NEW T-MOBILE (6) ERICSSON RBS 2105 EQUIPMENT CABINETS.
- NEW T-MOBILE GPS ANTENNA MOUNTED ON EQUIPMENT CABINET.
- NEW T-MOBILE 4' HIGH W/OUTLET FROM FENCE. ALL TREES OR SHRUBS WITHIN THE LEASE AREA SHALL BE REMOVED AND/OR RELOCATED PER THE OWNER'S REQUEST.
- NEW T-MOBILE 4' WOOD ACCESS GATE.
- EXISTING (REMOVED) SIGNAGE WITHIN WITHOUT IRON SIGNAGE ADDITION TO ADJACENT STREET.
- NEW T-MOBILE 24" DIA. CONCRETE STUBS ON NEW 14" DIA. BASES REFER TO ELECTRICAL SHEETS. IN-TANK REFER TO ELECTRICAL SHEETS.
- NEW T-MOBILE 4' HIGH W/OUTLET FROM FENCE. ALL TREES OR SHRUBS WITHIN THE LEASE AREA SHALL BE REMOVED AND/OR RELOCATED PER THE OWNER'S REQUEST.
- NEW T-MOBILE GPS ANTENNA MOUNTED ON EQUIPMENT CABINET.
- NEW T-MOBILE 4' WOOD ACCESS GATE.
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- NEW T-MOBILE GPS ANTENNA MOUNTED ON EQUIPMENT CABINET.
- NEW T-MOBILE 4' WOOD ACCESS GATE.

SCALE: 1/4"=1'-0"



SHEET NUMBER: 1

ENLARGED SITE PLAN

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TEL: 951-866-1000
WWW.NATIONAL-ENG.COM

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3	10/18/06	CLIENT REVISIONS	HFA
4	1/22/07	TOWER REVISION	FRF
5	2/20/07	LANDSCAPING REVISION	FRF
6	3/14/07	TOWER REVISION	FRF
7	3/26/07	ANTENNA REVISION	MG

SITE INFORMATION:

IE04780
COWTOWN SQUARE
DANCE HALL
18850 VAN BUREN BLVD.
RIVERSIDE, CA 92504

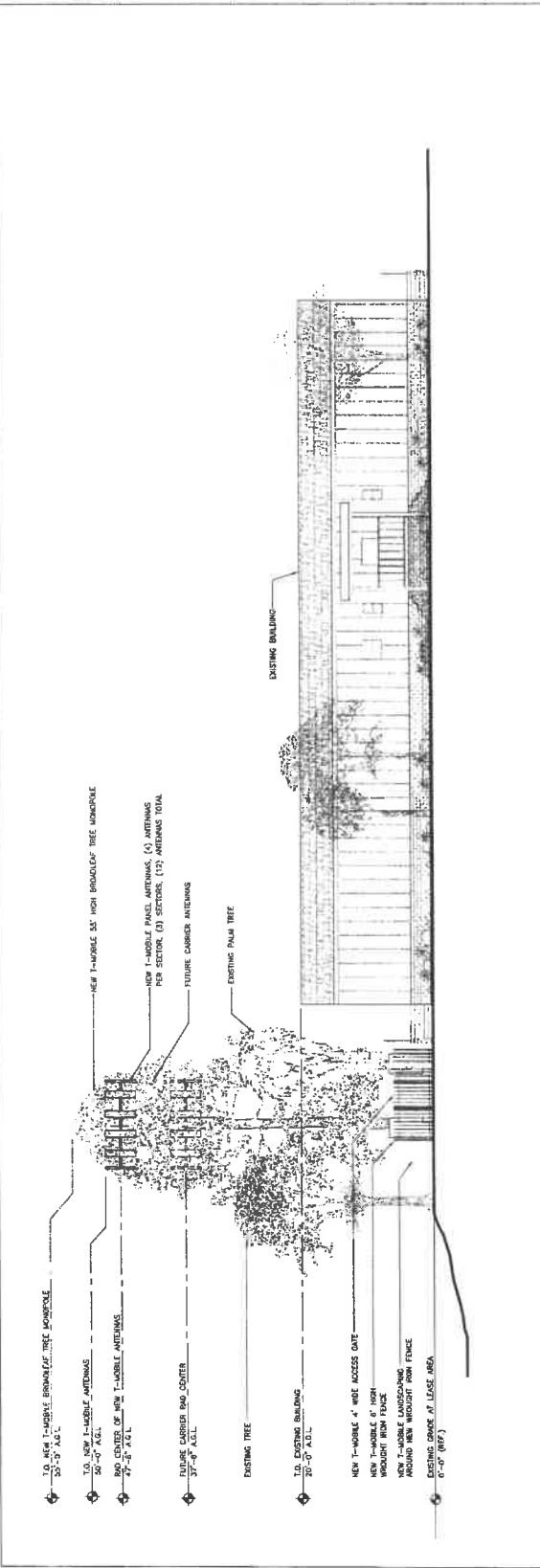
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SHEET TITLE:

ARCHITECTURAL
ELEVATIONS

SHEET NUMBER:

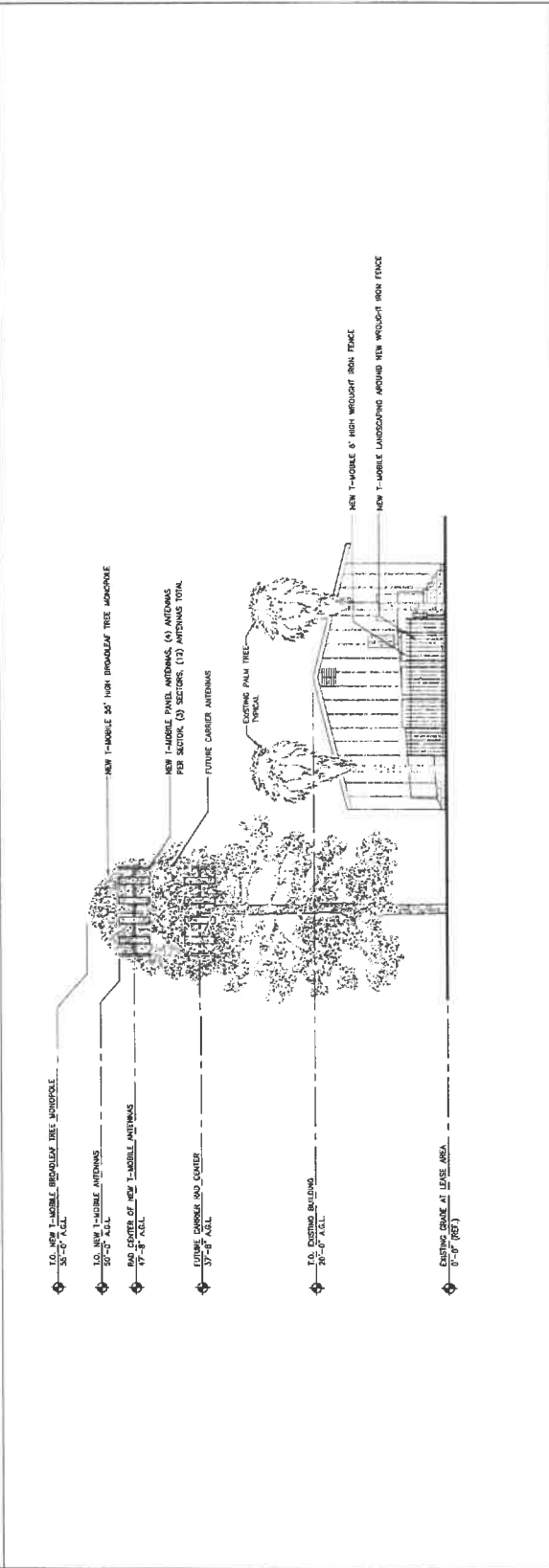
A-3



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

1



WEST ELEVATION

SCALE: 1/8"=1'-0"

2

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SAN JOSE, CALIFORNIA 95128
TEL: 408.251.1000 FAX: 408.251.1001
WWW.NATIONALARCH.COM

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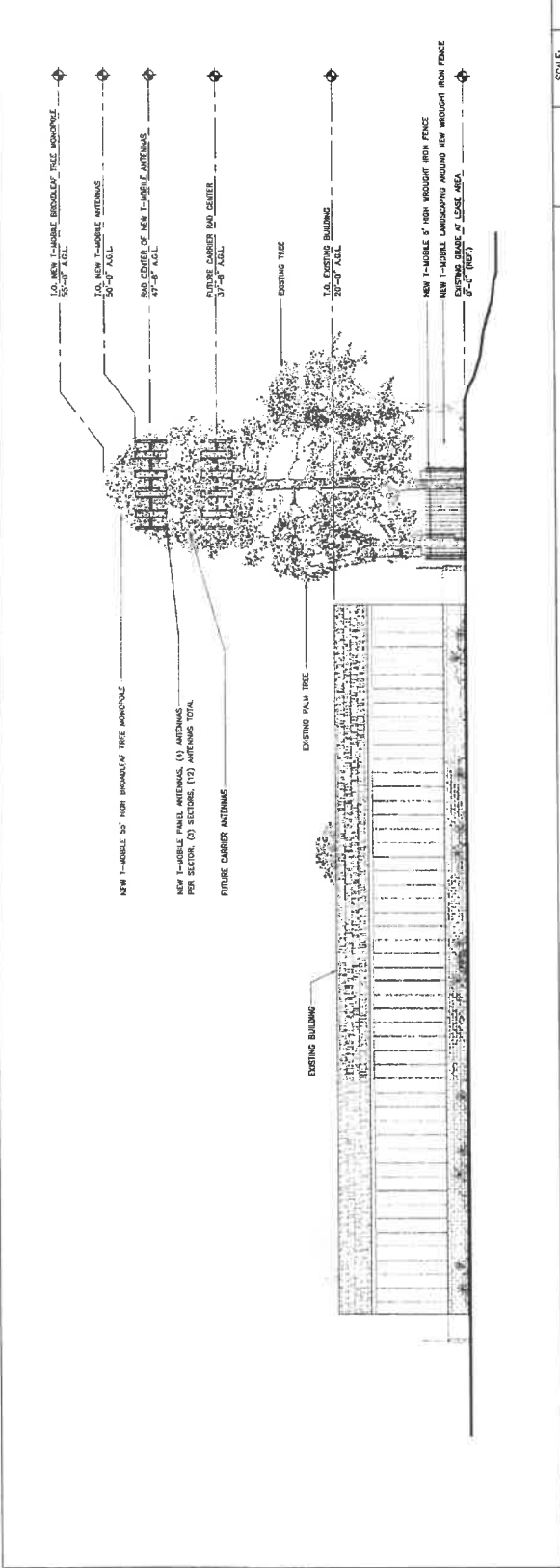
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3	10/19/06	CLIENT REVISIONS	HFA
4	1/22/07	TOWER REVISION	FRF
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7	3/26/07	ANTENNA REVISION	MG

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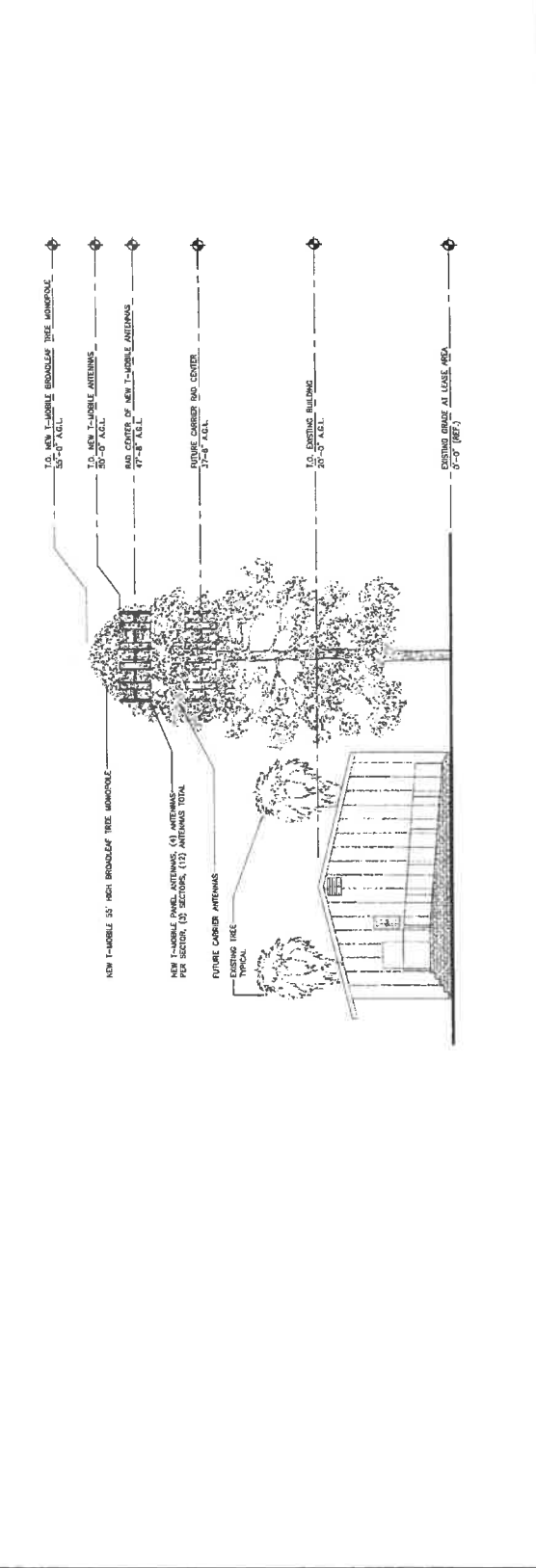
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SHEET NUMBER:
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NORTH ELEVATION



EAST ELEVATION

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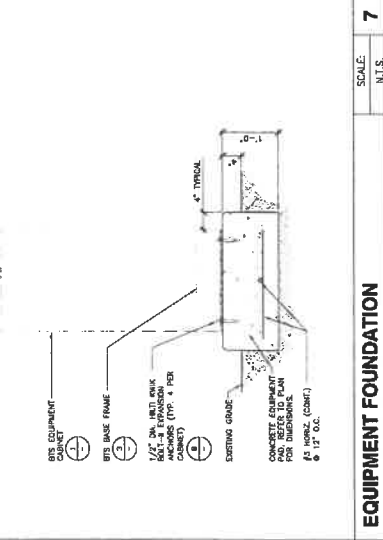
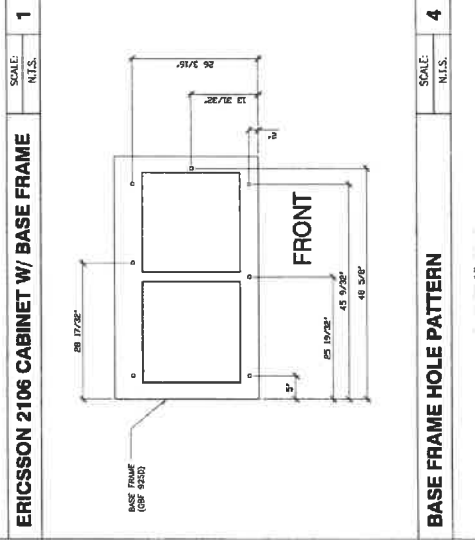
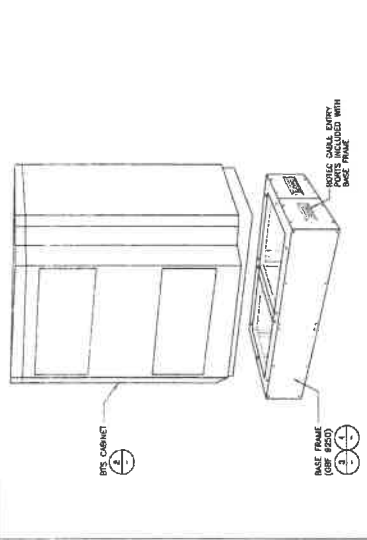
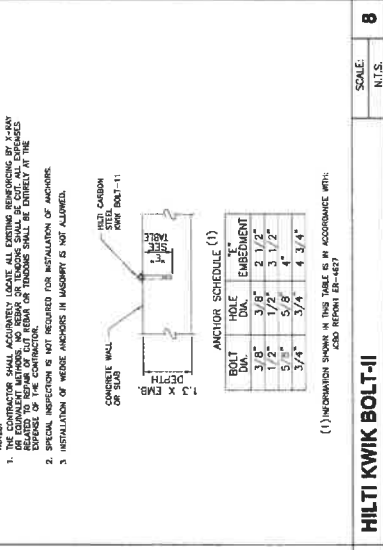
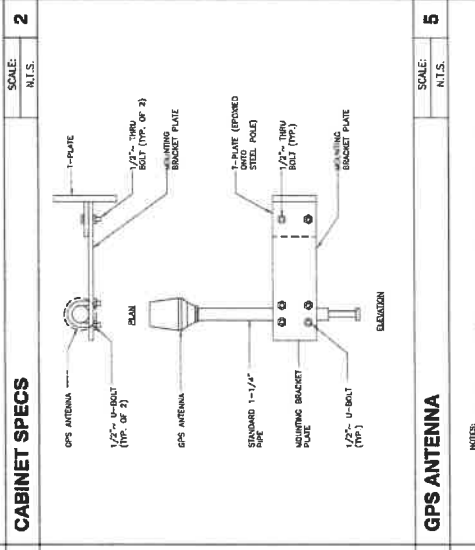
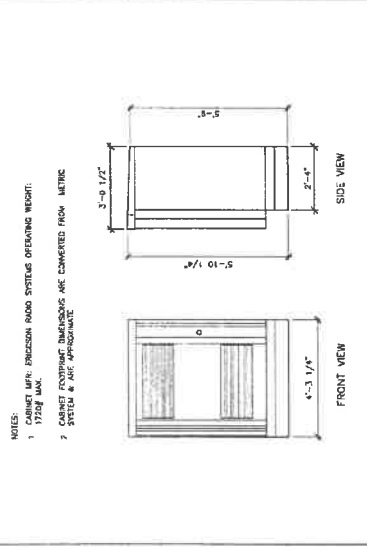
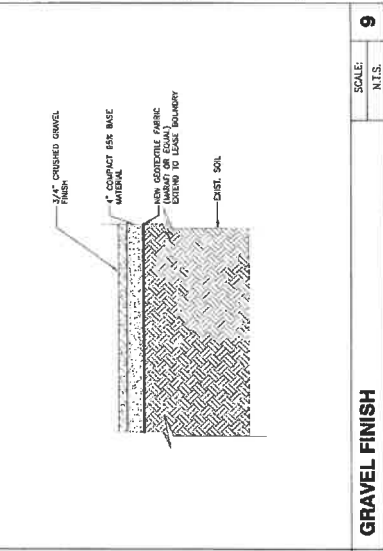
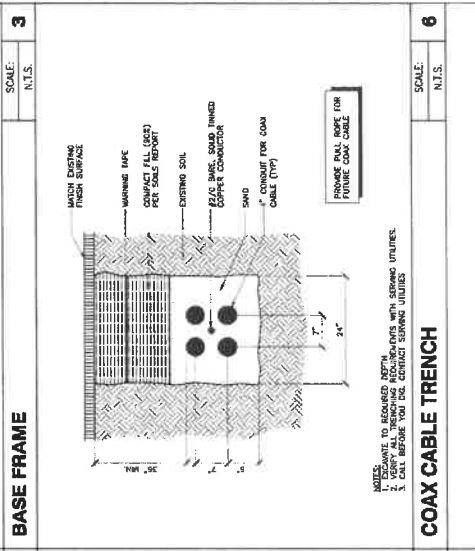
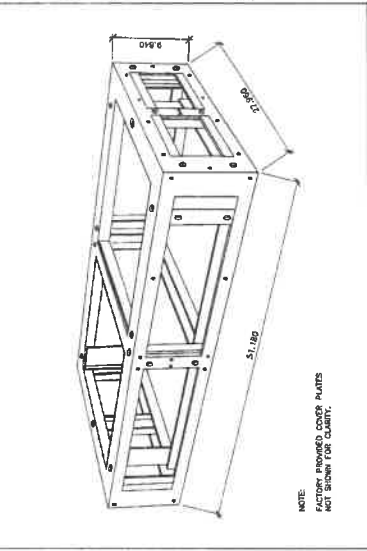
PLANS PREPARED BY:
NATIONAL
ENGINEERING & CONSULTING, INC.
20000 PALM BEACH BLVD, SUITE 400
PALM BEACH, FL 33411
PH: 561-833-1100
FAX: 561-833-1101
WWW.NATIONAL-ENG.COM

CONSULTANT:
NO. DATE DESCRIPTION BY
1 8/10/06 90% CONSTRUCTION PRF
2 10/03/06 100% CONSTRUCTION HFA
3 10/18/06 CLIENT REVISIONS HFA
4 1/22/07 TOWER REVISION PRF
5 2/20/07 LANDSCAPING REVISION PRF
6 3/14/07 TOWER REVISION PRF
7 3/26/07 ANTENNA REVISION MG

SITE INFORMATION:
IE04780
COWTOWN SQUARE
DANCE HALL
1890 VAN SUREN BLVD.
RIVERSIDE, CA 92504

SEAL:
ARCHITECTURAL
DETAILS

SHEET NUMBER:
A-5



ERICSSON 2106 CABINET W/ BASE FRAME SCALE: N.T.S. **1**

BASE FRAME HOLE PATTERN SCALE: N.T.S. **4**

GPS ANTENNA SCALE: N.T.S. **5**

COAX CABLE TRENCH SCALE: N.T.S. **6**

BASE FRAME SCALE: N.T.S. **3**

HILTI KWIK BOLT-4I SCALE: N.T.S. **8**

EQUIPMENT FOUNDATION SCALE: N.T.S. **7**

GRAVEL FINISH SCALE: N.T.S. **9**

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PACIFIC PALMS SPRINGS, CA 92506
P.O. BOX 1000
PACIFIC PALMS SPRINGS, CA 92506

CONSULTANT:

NO.	DATE	DESCRIPTION	BY:
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2	10/03/06	100% CONSTRUCTION	HFA
3	10/16/06	CLIENT REVISIONS	HFA
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RIVERSIDE, CA 92504

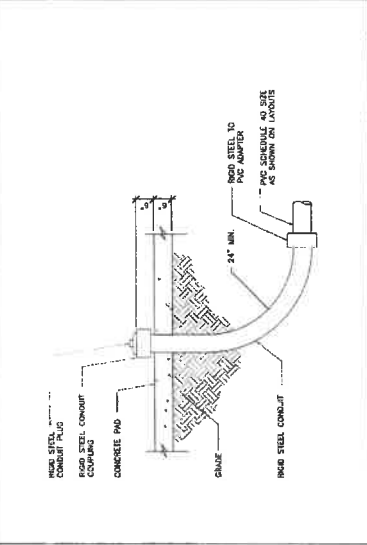
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SHEET TITLE:

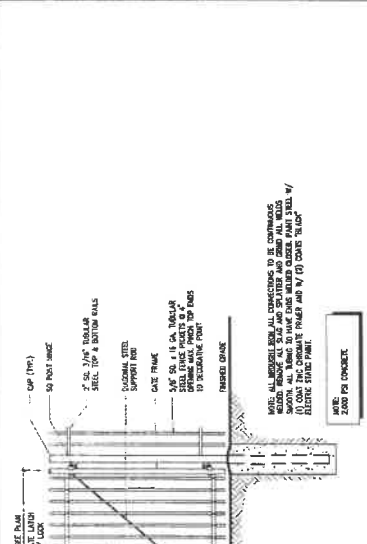
ARCHITECTURAL
DETAILS

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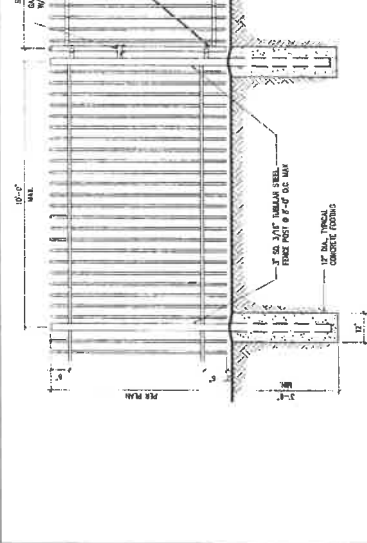
A-6



SCALE: N.T.S.
2 COAX STUB UP
SCALE: N.T.S.



SCALE: N.T.S.
2 WROUGHT IRON FENCE AND ACCESS GATE
SCALE: N.T.S.



SCALE: N.T.S.
4 NOT USED
SCALE: N.T.S.



SCALE: N.T.S.
8 NOT USED
SCALE: N.T.S.

SCALE: N.T.S.
9 NOT USED
SCALE: N.T.S.



3 PERSON PERSONNEL SUITE 100 SANTA ANA CA 92707

PLANS PREPARED BY:



2222 CALIFORNIA SUITE 800
PASADENA CALIFORNIA 91106-2025
TEL: 626-795-9000
WWW.NATIONAL-CE.COM

CONSULTANT:

NO. DATE DESCRIPTION BY:

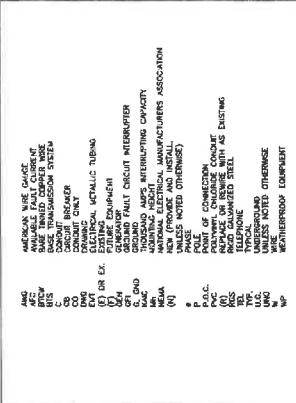
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2	10/03/08	100% CONSTRUCTION	HFA
3	10/19/08	CLIENT REVISIONS	FRF
4	1/22/07	TOWER REVISION	FRF
5	2/20/07	LANDSCAPING REVISION	FRF
6	3/14/07	TOWER REVISION	FRF
7	3/26/07	ANTENNA REVISION	MG

IE04780
COWTOWN SQUARE DANCE HALL
1680 VAN BUREN BLVD.
RIVERSIDE, CA 92504

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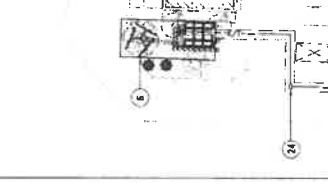
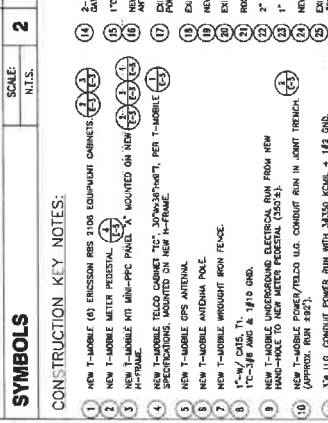
SHEET TITLE:
ELECTRICAL SITE PLAN, POWER & LIGHTING PLAN, & RF CONFIGURATION

SHEET NUMBER:
E-1



- SYMBOLS
- CONDUIT USE, DASHED LINE INDICATES UNDERGROUND
 - POWER USE, DASHED LINE INDICATES UNDERGROUND
 - TELEPHONE USE, DASHED LINE INDICATES UNDERGROUND
 - CORRAL CABLE, DASHED LINE INDICATES UNDERGROUND
 - REINFORCING BEAM, NO. 3 ON SHEET C3
 - GROUND ROD
 - FUSED DISCONNECT SWITCH, 200A, 2P, 30A, WEATHERPROOF, UNO
 - UTILITY METER
 - CIRCUIT BREAKER
 - FUSE
 - NEUA S-2 OR EQUIVA RECEPTACLE
 - W/PLER RECEPTACLE WITH GFI
 - RECEPTACLE WITH GFI
 - SWITCH
 - SW - SWITCH, 120V
 - SW - SWITCH, 240V
 - SW - MANUAL MOTOR STARTER
 - GROUND CONDUIT
 - EXTREMITY CONNECTION (CONFORMED) TO CONNECTION TO GROUND HOLE
 - CONNECTION TO GROUND HOLE

- ABBREVIATIONS
- 2-HOUR WEATHERPROOF TIGHT SWITCH MOUNTED INSIDE LEASE AREA NEAR GATE GUYEN.
 - 1" x 3/4" x 1/2" O.D.
 - NEW T-MOBILE UNDERGROUND COAX CABLE RUN FROM RIS CABINETS TO ATTENDING CHARACTER BANK POLE #161635E AND NEW T-MOBILE P.O.C. FOR TOWER POWER.
 - EXISTING UTILITY POLE #610-1051E AND NEW T-MOBILE P.O.C. FOR TOWER.
 - NEW T-MOBILE OVERHEAD TOWER USE (24) NEW T-MOBILE 17'x30'x15' PAVEMENT MAINWALK
 - EXISTING BUILDING.
 - RAVINE BLOCS (TYP)
 - 1" x 3/4" x 1/2" O.D.
 - 2" LING (TYP)
 - NEW T-MOBILE UNDERGROUND ELECTRICAL RUN FROM NEW HAND-TO-TO NEW METER PEDIESTAL (305'x5).
 - (APPROX. RUN 452').
 - 3" U.G. CONDUIT POWER RUN WITH 3-350 ICAL x 1/2 O.D.
 - 4" U.G. CONDUIT TOWER RUN WITH PULL ROPE.
 - LIGHTING FIXTURE MOUNTED ON 2" RIS CONDUIT, HUBBEL #10-150W



SYMBOLS

ABBREVIATIONS

CONSTRUCTION KEY NOTES:

- NEW T-MOBILE (6) ENCLONER RIS 210S EQUIPMENT CABINETS (15, 16, 17, 18, 19, 20)
- NEW T-MOBILE METER PEDIESTAL (21)
- 3" T-MOBILE KIT MINI-PC PANEL "X" MOUNTED ON NEW (22, 23, 24, 25, 26, 27, 28, 29)
- NEW T-MOBILE TOWER CABINETS (30)
- NEW T-MOBILE GPS ANTENNA (31)
- NEW T-MOBILE ANTENNA POLE (32)
- NEW T-MOBILE BROUGHT IN FENCE (33)
- 1" x 3/4" x 1/2" O.D. (34)
- 2" LING (TYP) (35)
- NEW T-MOBILE UNDERGROUND ELECTRICAL RUN FROM NEW HAND-TO-TO NEW METER PEDIESTAL (305'x5).
- (APPROX. RUN 452').
- 3" U.G. CONDUIT POWER RUN WITH 3-350 ICAL x 1/2 O.D.
- 4" U.G. CONDUIT TOWER RUN WITH PULL ROPE.
- LIGHTING FIXTURE MOUNTED ON 2" RIS CONDUIT, HUBBEL #10-150W

POWER AND LIGHTING PLAN

SCALE: 1"=30'-0"

ELECTRICAL SITE PLAN

SCALE: 1/2"=1'-0"

NOTE: FOR NEW INCOMING UTILITY POWER CONNECTION, SEE POWER UTILITY CONSTRUCTION REPORT.

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ENGINEERING & CONSULTING, INC.
10000 VAN BUREN BLVD., SUITE 200
RIVERSIDE, CA 92504
PHONE: 951-514-8888
FAX: 951-514-8889
www.nationaleng.com

CONSULTANT:

NO.	DATE	DESCRIPTION	BY
1	8/10/06	50% CONSTRUCTION	FRF
2	10/03/06	100% CONSTRUCTION	HFA
3	10/18/06	CLIENT REVISIONS	HFA
4	1/22/07	TOWER REVISION	FRF
5	2/20/07	LANDSCAPING REVISION	FRF
6	3/14/07	TOWER REVISION	FRF
7	3/26/07	ANTENNA REVISION	MG

SITE INFORMATION:

IE04780
COWTOWN SQUARE
DANCE HALL
1890 VAN BUREN BLVD.
RIVERSIDE, CA 92504

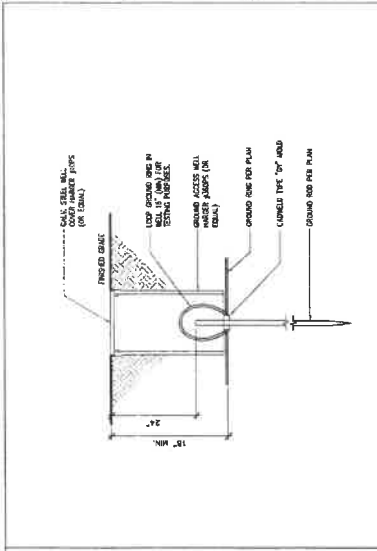
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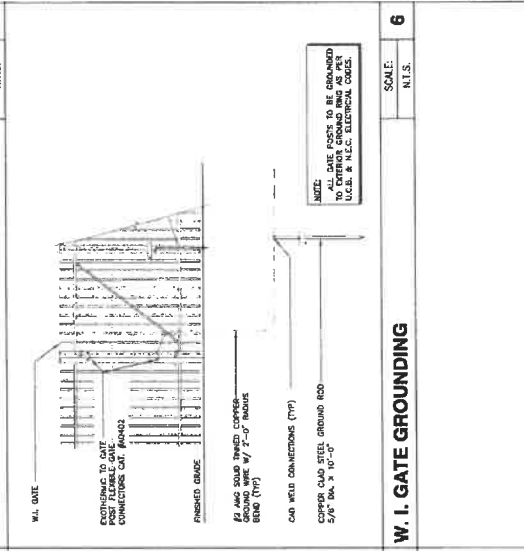
ELECTRICAL
DETAILS

SHEET NUMBER:

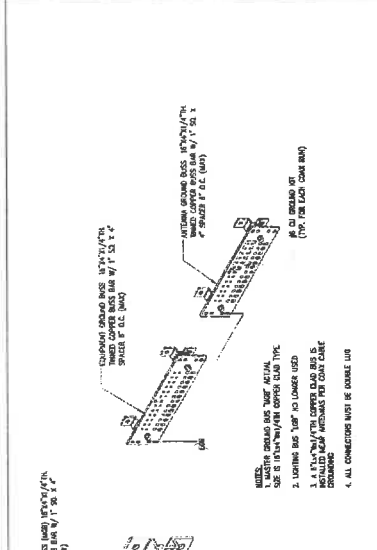
E-4



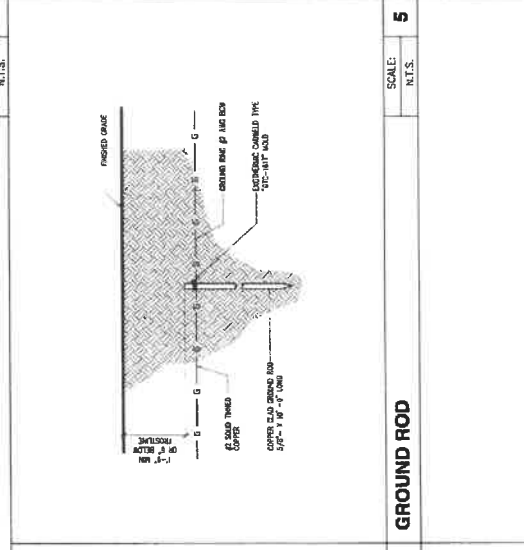
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SCALE: N.T.S.
3



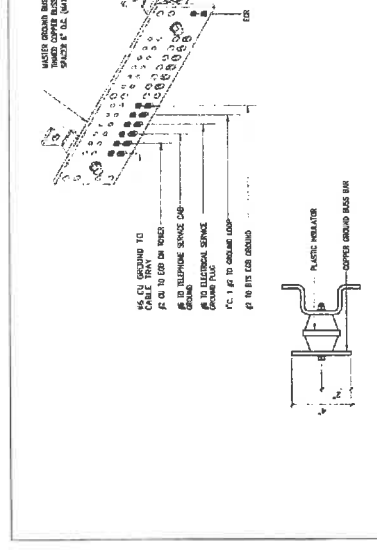
W. I. GATE GROUNDING
SCALE: N.T.S.
6



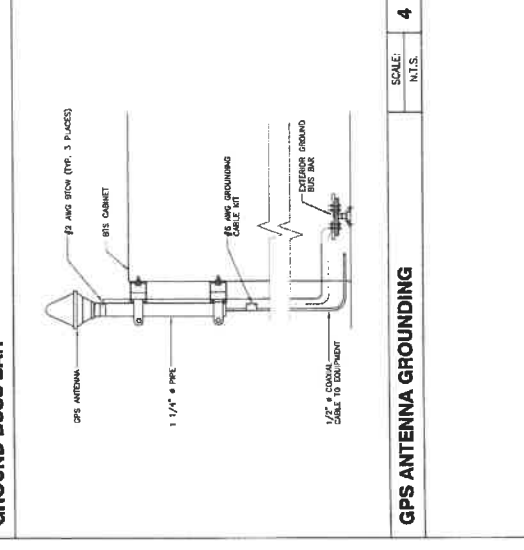
GROUND ROD
SCALE: N.T.S.
5



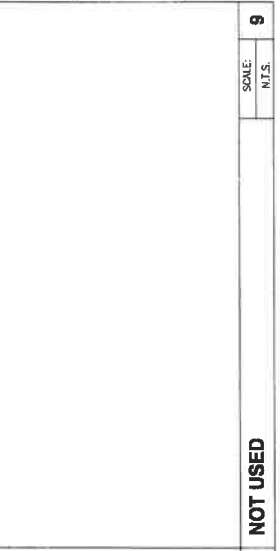
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SCALE: N.T.S.
4



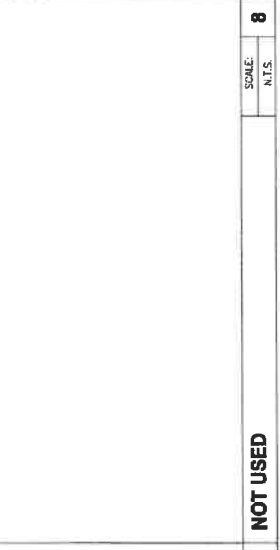
GROUND BUSS BAR
SCALE: N.T.S.
2



GPS ANTENNA GROUNDING
SCALE: N.T.S.
7



NOT USED
SCALE: N.T.S.
8



NOT USED
SCALE: N.T.S.
9

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PLANS PREPARED BY:
NATIONAL
ENGINEERING & CONSULTING, INC.
CORPORATE OFFICE: SUITE 200
FRANCO BLVD., LAKELAND, FL 33809
PLANT OFFICE: 8450-1000
VAN DYKE BLVD., BIRMINGHAM, AL 35206

CONSULTANT:

NO.	DATE	DESCRIPTION	BY
1	8/10/06	80% CONSTRUCTION	FRF
2	10/03/06	100% CONSTRUCTION	HFA
3	10/18/06	CLIENT REVISIONS	HFA
4	1/22/07	TOWER REVISION	FRF
5	2/20/07	LANDSCAPING REVISION	FRF
6	3/14/07	TOWER REVISION	FRF
7	3/26/07	ANTENNA REVISION	MG

SITE INFORMATION:

IE04780
COWTOWN SQUARE
DANCE HALL
1880 VAN BUREN BLVD.
RYERSDALE, CA 92304

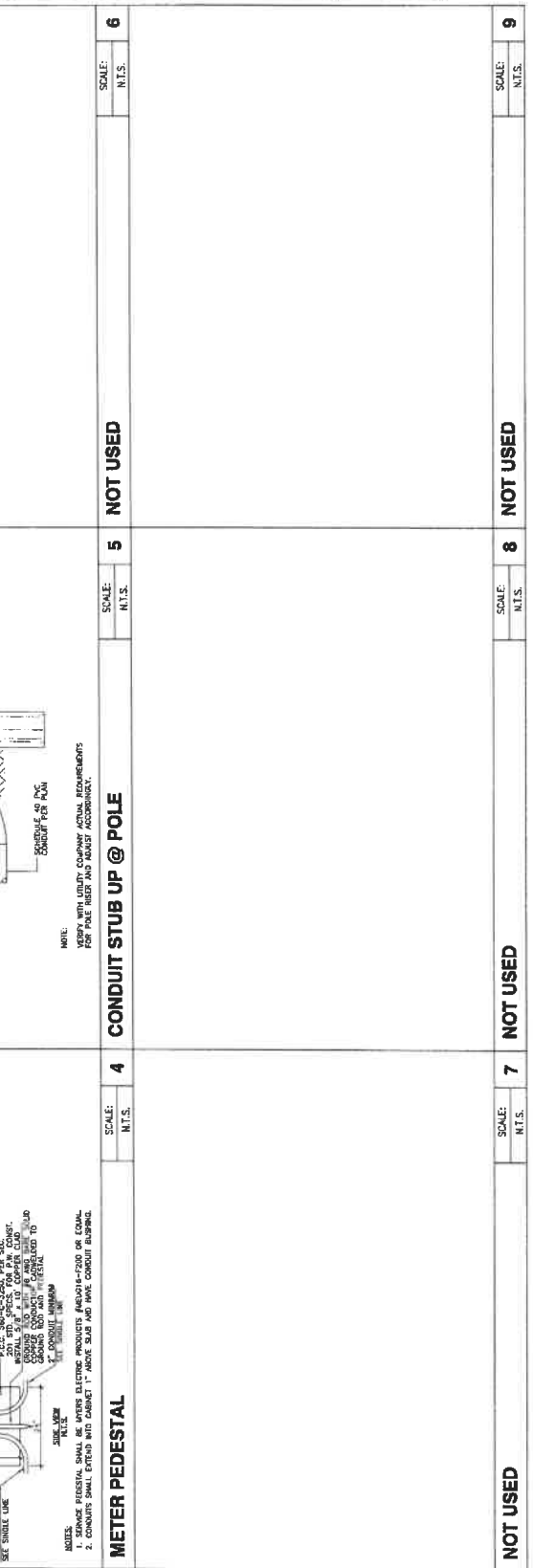
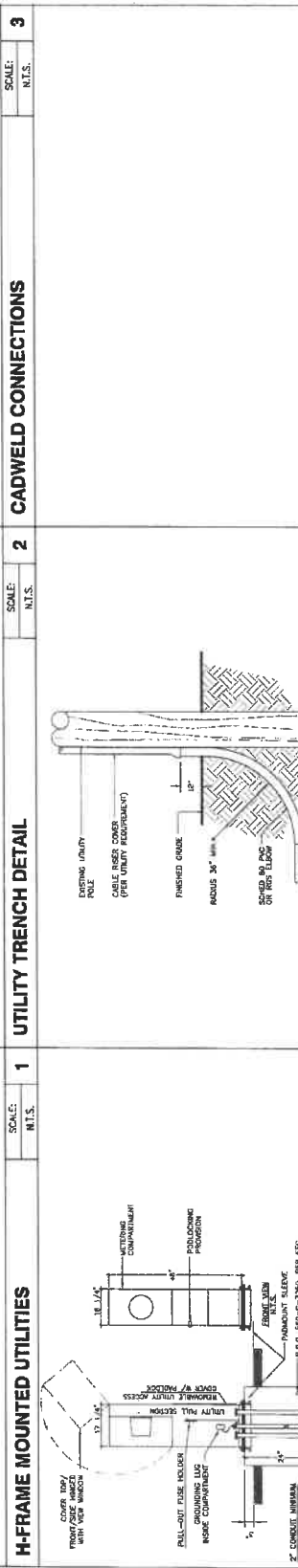
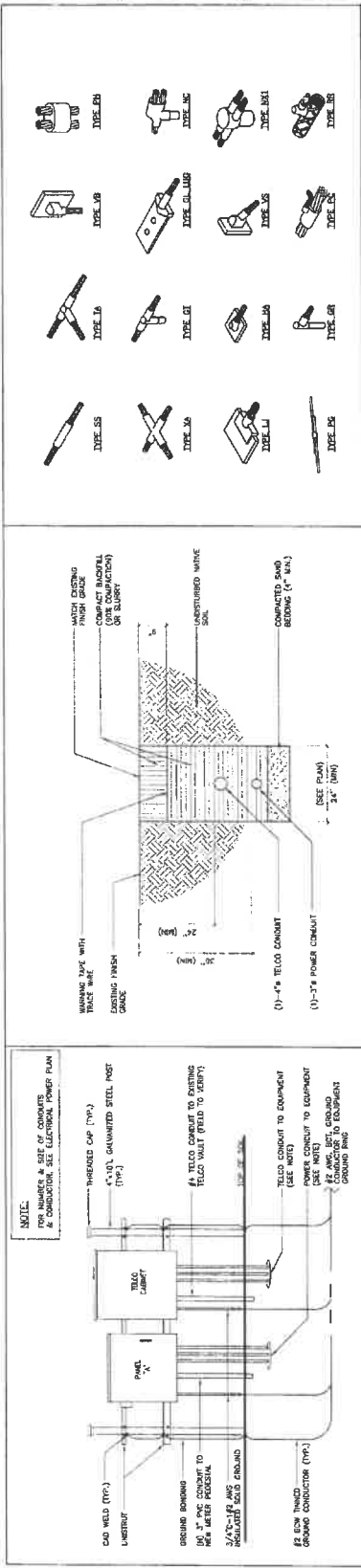
SCALE:

SHEET TITLE:

ELECTRICAL
DETAILS

SHEET NUMBER:

E-5



NOT USED	SCALE: N.T.S.	7	NOT USED	SCALE: N.T.S.	8	NOT USED	SCALE: N.T.S.	9
NOT USED	SCALE: N.T.S.	5	NOT USED	SCALE: N.T.S.	6	NOT USED	SCALE: N.T.S.	3

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PLANS PREPARED BY:
NATIONAL
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1800 S. WILSON AVENUE, SUITE 200
MANSFIELD PARKWAY, AMARILLO, TEXAS 79136-2165
PHONE: (806) 338-6888
WWW.NATIONALINC.COM

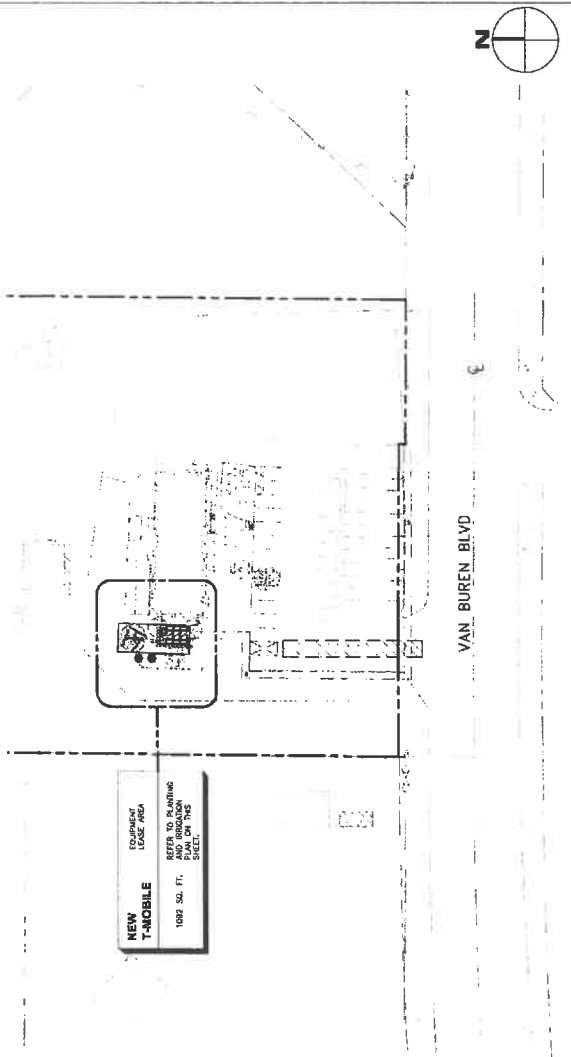
CONSULTANT:

NO.	DATE	DESCRIPTION	BY:
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2	10/03/06	100% CONSTRUCTION	HFA
3	10/19/06	CLIENT REVISIONS	HFA
4	1/22/07	TOWER REVISION	FRF
5	2/20/07	LANDSCAPING REVISION	FRF
6	3/14/07	TOWER REVISION	FRF
7	3/26/07	ANTENNA REVISION	MG

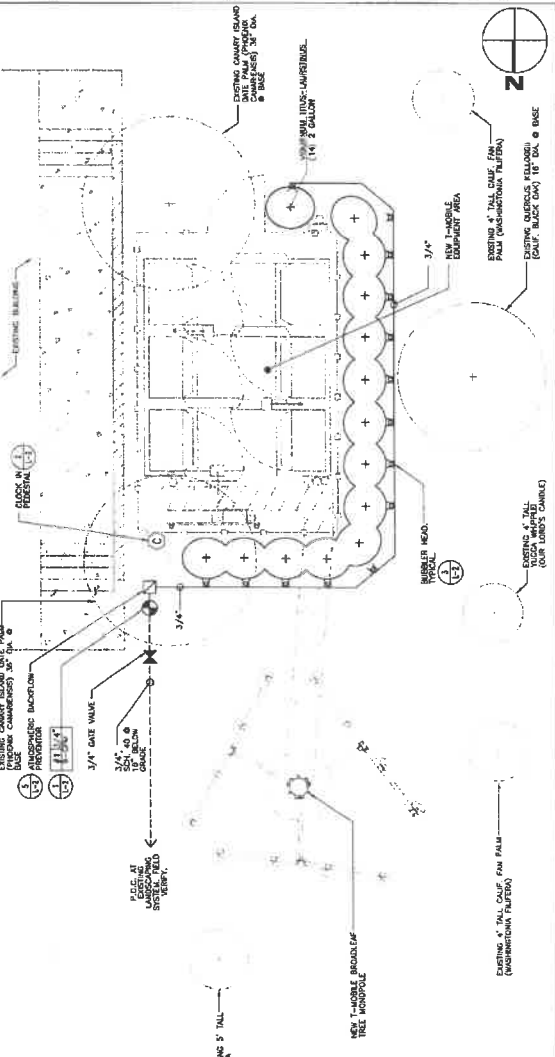
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COWTOWN SQUARE
DANCE HALL
1880 VAN BUREN BLVD.
RIVERSIDE, CA 92504

PLANTING & IRRIGATION
PLAN

L-1



SITE PLAN SCALE: 1"=40'-0" 2



PLANTING & IRRIGATION PLAN SCALE: NONE 3

IRRIGATION LEGEND:

- WATER METER
- 1/4" GATE VALVE
- 3/4" GATE VALVE
- 1" GATE VALVE
- 2" GATE VALVE
- 3" GATE VALVE
- 4" GATE VALVE
- 6" GATE VALVE
- 8" GATE VALVE
- 10" GATE VALVE
- 12" GATE VALVE
- 15" GATE VALVE
- 20" GATE VALVE
- 24" GATE VALVE
- 30" GATE VALVE
- 36" GATE VALVE
- 42" GATE VALVE
- 48" GATE VALVE
- 54" GATE VALVE
- 60" GATE VALVE
- 66" GATE VALVE
- 72" GATE VALVE
- 78" GATE VALVE
- 84" GATE VALVE
- 90" GATE VALVE
- 96" GATE VALVE
- 102" GATE VALVE
- 108" GATE VALVE
- 114" GATE VALVE
- 120" GATE VALVE
- 126" GATE VALVE
- 132" GATE VALVE
- 138" GATE VALVE
- 144" GATE VALVE
- 150" GATE VALVE
- 156" GATE VALVE
- 162" GATE VALVE
- 168" GATE VALVE
- 174" GATE VALVE
- 180" GATE VALVE
- 186" GATE VALVE
- 192" GATE VALVE
- 198" GATE VALVE
- 204" GATE VALVE
- 210" GATE VALVE
- 216" GATE VALVE
- 222" GATE VALVE
- 228" GATE VALVE
- 234" GATE VALVE
- 240" GATE VALVE
- 246" GATE VALVE
- 252" GATE VALVE
- 258" GATE VALVE
- 264" GATE VALVE
- 270" GATE VALVE
- 276" GATE VALVE
- 282" GATE VALVE
- 288" GATE VALVE
- 294" GATE VALVE
- 300" GATE VALVE

LEGEND & NOTES

PLANS PREPARED BY:

NO.	DATE	DESCRIPTION	BY
1	8/10/06	90% CONSTRUCTION	FRF
2	10/03/06	100% CONSTRUCTION	HFA
3	10/18/06	CLIENT REVISIONS	HFA
4	1/22/07	TOWER REVISION	FRF
5	2/20/07	LANDSCAPING REVISION	FRF
6	3/14/07	TOWER REVISION	FRF
7	3/26/07	ANTENNA REVISION	MG

CONSULTANT:

CONTRACTOR:

SCALE: NONE

1 **CLOCK CABINET**

2 **NOT USED**

3 **ATMOS. VACUUM BREAKER**

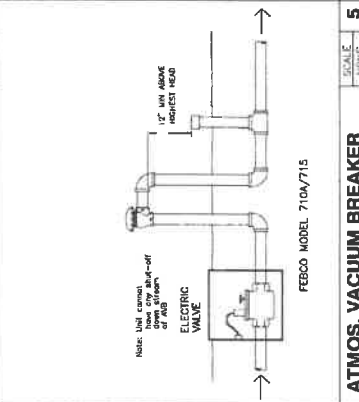
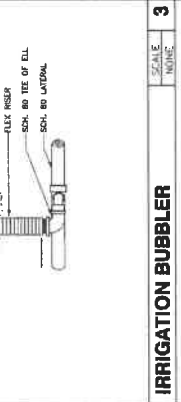
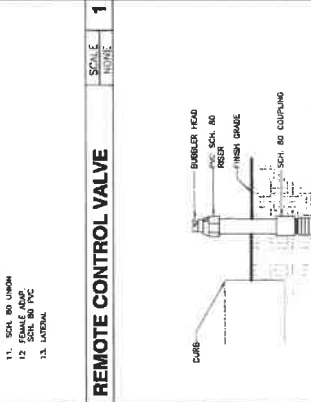
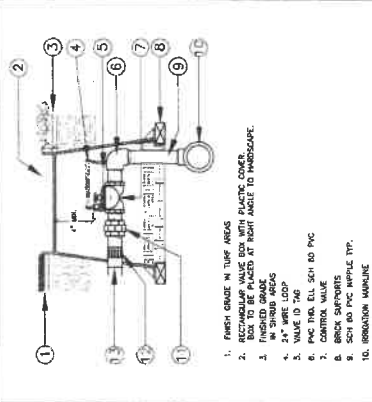
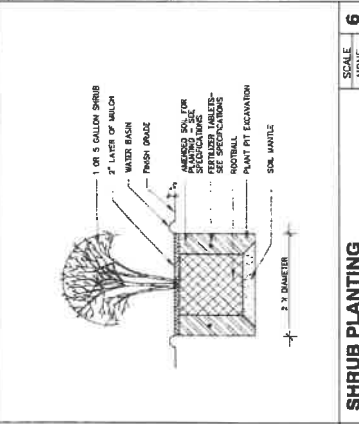
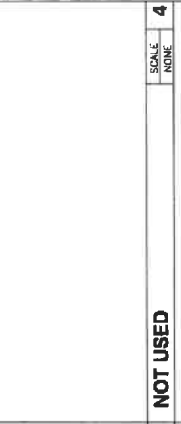
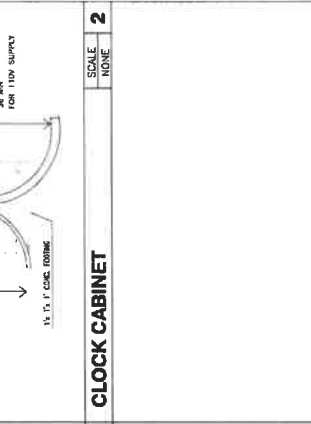
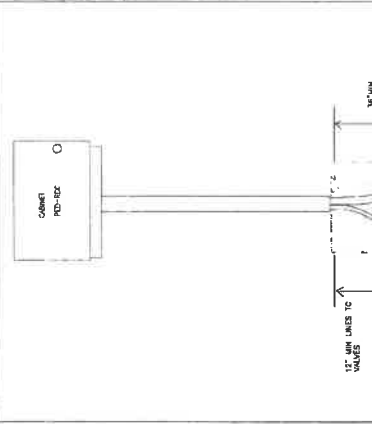
4 **SHRUB PLANTING**

IE04780
COWTOWN SQUARE
DANCE HALL
16600 VAN BUREN BLVD.
RIVERSIDE, CA 92504

REF: _____

SHEET TITLE:
LANDSCAPING DETAILS & SPECIFICATIONS

SHEET NUMBER:
L-2



PLANTING NOTES:

- 1. THESE DESIGN DRAWINGS ARE DIAGRAMMATIC, SHOWING INTENDED LOCATIONS AND RELATIONSHIPS OF PLANTING ELEMENTS FROM SITE CONDITIONS. ATTEND TO ALL DETAILS AND SPECIFICATIONS IN THE DRAWINGS.
- 2. ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL BY SPRINT PCS OR THEIR REPRESENTATIVE. CONTRACTOR SHALL SUBMIT A LIST OF AVAILABLE PLANT MATERIAL TO SPRINT PCS. SPRING SPECIFIED PLANTING FOR APPROVAL AT THE TIME OF SUBMITTAL.
- 3. CONTRACTOR IS RESPONSIBLE FOR FURNISHING PLANT MATERIAL FREE OF PEST AND DISEASE. PLANTS SHALL BE IN FULL BLOSSOM AND HEALTHY AT THE TIME OF DELIVERY.
- 4. CONTRACTOR SHALL COMPLETE WORK TO ANY CONTIGUOUS PLANTING OR APPLICATION OF BARK MULCH.
- 5. SOIL AMENDMENT SHALL BE APPLIED TO ALL PLANTING AREAS PER THE SOIL AMENDMENT SCHEDULE ON THE PLANS.
- 6. CONTRACTOR SHALL NOT RETAIL PLANT MATERIAL THAT IS WILTED OR HAS A DISEASED OR DAMAGED APPEARANCE.
- 7. CONTRACTOR SHALL NOT RETAIL PLANT MATERIAL THAT IS WILTED OR HAS A DISEASED OR DAMAGED APPEARANCE.
- 8. CONTRACTOR SHALL NOT RETAIL PLANT MATERIAL THAT IS WILTED OR HAS A DISEASED OR DAMAGED APPEARANCE.
- 9. CONTRACTOR SHALL NOT RETAIL PLANT MATERIAL THAT IS WILTED OR HAS A DISEASED OR DAMAGED APPEARANCE.
- 10. CONTRACTOR SHALL NOT RETAIL PLANT MATERIAL THAT IS WILTED OR HAS A DISEASED OR DAMAGED APPEARANCE.
- 11. CONTRACTOR SHALL NOT RETAIL PLANT MATERIAL THAT IS WILTED OR HAS A DISEASED OR DAMAGED APPEARANCE.
- 12. CONTRACTOR SHALL NOT RETAIL PLANT MATERIAL THAT IS WILTED OR HAS A DISEASED OR DAMAGED APPEARANCE.
- 13. CONTRACTOR SHALL NOT RETAIL PLANT MATERIAL THAT IS WILTED OR HAS A DISEASED OR DAMAGED APPEARANCE.

REMOTE CONTROL VALVE

SCALE: NONE

1 **CLOCK CABINET**

2 **NOT USED**

3 **ATMOS. VACUUM BREAKER**

4 **SHRUB PLANTING**

SCALE: NONE

IRRIGATION BUBBLER

SCALE: NONE

3 **NOT USED**

4 **SHRUB PLANTING**

SCALE: NONE

ATMOS. VACUUM BREAKER

SCALE: NONE

5 **SHRUB PLANTING**

SCALE: NONE

GENERAL NOTES:

1. CONTRACTOR SHALL OBTAIN CLARIFICATION TO QUESTIONS RELATIVE TO THE DRAWINGS AND SPECIFICATIONS FROM THE ARCHITECT PRIOR TO THE START OF WORK.
2. CONTRACTOR SHALL PROVIDE ALL MATERIALS, EQUIPMENT AND LABOR NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND ALL AGENCIES INVOLVED IN THE PROJECT.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND ALL AGENCIES INVOLVED IN THE PROJECT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND ALL AGENCIES INVOLVED IN THE PROJECT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND ALL AGENCIES INVOLVED IN THE PROJECT.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND ALL AGENCIES INVOLVED IN THE PROJECT.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND ALL AGENCIES INVOLVED IN THE PROJECT.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND ALL AGENCIES INVOLVED IN THE PROJECT.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND ALL AGENCIES INVOLVED IN THE PROJECT.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND ALL AGENCIES INVOLVED IN THE PROJECT.
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14. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND ALL AGENCIES INVOLVED IN THE PROJECT.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND ALL AGENCIES INVOLVED IN THE PROJECT.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT AND ALL AGENCIES INVOLVED IN THE PROJECT.

REMOTE CONTROL VALVE

SCALE: NONE

1 **CLOCK CABINET**

2 **NOT USED**

3 **ATMOS. VACUUM BREAKER**

4 **SHRUB PLANTING**

SCALE: NONE

IRRIGATION BUBBLER

SCALE: NONE

3 **NOT USED**

4 **SHRUB PLANTING**

SCALE: NONE

ATMOS. VACUUM BREAKER

SCALE: NONE

5 **SHRUB PLANTING**

SCALE: NONE

Extension of Time Environmental Determination

Project Case Number: PP22337E01
 Original E.A. Number: EA41165
 Extension of Time No.: 1st EOT
 Original Approval Date: December 3, 2007
 Project Location: North of Van Buren Blvd, East of Whispering Spur Drive, South of Ben Spur Lane, West of Capella Street.

Project Description: an unmanned wireless communication facility, which shall include six (6) equipment cabinets mounted on a concrete pad, a GPS antennas, and 12 panel antennas to be mounted upon a monopole disguised as a 55' broadleaf tree within a 1,092 square foot lease area.

On December 3, 2007, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: *Gabriel Villalobos*
 Gabriel Villalobos, Project Planner

Date: 7/1/20
 For Charissa Leach, Assistant TLMA Director



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

Juan C. Perez
Agency Director



07/01/20, 4:36 pm

PP22337E01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP22337E01. 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 Telcom - Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use), this condition of approval shall become null and void.

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - DISTURBS NEED G/PMT

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

BS-Grade. 2 0010-BS-Grade-USE - GENERAL INTRODUCTION

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

BS-Grade. 3 0010-BS-Grade-USE - OBEY ALL GDG REGS

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)

Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Planning. 2 0010-Planning-MAP - INADVERTENT ARCHAEO FIND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

Planning. 3 0010-Planning-USE - BUSINESS LICENSING

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 **0010-Planning-USE - LIGHTING HOODED/DIRECTED (cont.)**

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Planning. 9 **0010-Planning-USE - SITE MAINTENANCE CT**

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

Planning. 10 **0010-Planning-USE- EQUIPMENT/BLDG COLOR CT**

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

For monopalms or monopines, the color of the monopole (trunk) shall be light to dark brown, the material should resemble bark-like qualities, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

Planning. 11 **0010-Planning-USE- FUTURE INTERFERENCE**

If the operation of the facilities authorized by this approved Plot Plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with County Information Technology staff and implement mitigation measures acceptable to the Department of Information Technology.

Planning. 12 **0010-Planning-USE- MAX HEIGHT**

The monopole/antenna array located within the property shall not exceed a height of 55 feet (including tree foliage).

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13 **0010-Planning-USE- NO USE PROPOSED LIMIT CT (cont.)**

Planning. 13 **0010-Planning-USE- NO USE PROPOSED LIMIT CT**

The balance of the subject property, APN: 273-460-005 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Planning. 14 **0020-Planning-USE - EXPIRATION DATE-PP**

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

Planning. 15 **0020-Planning-USE - LIFE OF PERMIT**

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 0010-Planning-All-USE - PROJECT DESCRIPTION (cont.)

within a 1,092 square foot lease area.

Transportation

Transportation. 1 0010-Transportation-USE - NO ADD'L ROAD IMPRVMENTS

No additional road improvements will be required at this time along Van Buren Boulevard due to existing improvements.

Transportation. 2 0010-Transportation-USE - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 3 0010-Transportation-USE - TS/EXEMPT

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

Plan: PP22337E01

Parcel: 273460005

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - GRADING PLANS

Not Satisfied

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 2 0060-Planning-USE- SKR FEE CONDITION

Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1,092 square feet in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

80. Prior To Building Permit Issuance

Planning

Plan: PP22337E01

Parcel: 273460005

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-USE - ELEVATIONS & MATERIALS Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated 8/23/07.

080 - Planning. 2 0080-Planning-USE - LANDSCAPING SECURITIES Not Satisfied

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. The performance security shall be released one year after structural final and the inspection report provides the plantings have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

Transportation

080 - Transportation. 1 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT BUS PLAN Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 2 0090-E Health-USE - HAZMAT CONTACT Not Satisfied

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

090 - E Health. 3 0090-E Health-USE - HAZMAT REVIEW Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1 0090-Planning-USE - CERTIFY LANDSCAPE COMPLY Not Satisfied

The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and

Plan: PP22337E01

Parcel: 273460005

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-USE - CERTIFY LANDSCAPE COMPLY (cont) Not Satisfied

irrigation plans shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

090 - Planning. 2 0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN Not Satisfied

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to The and Management Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

090 - Planning. 3 0090-Planning-USE - SIGNAGE REQUIREMENT Not Satisfied

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (additional antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

090 - Planning. 4 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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

Plan: PP22337E01

Parcel: 273460005

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-USE - UTILITIES UNDERGROUND (cont.) Not Satisfied
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. 5 0090-Planning-USE- SKR FEE CONDITION Not Satisfied
Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1,092 square feet in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 6 0090-Planning-USE- WROUNG IRON FENCE REQ. Not Satisfied
A six (6) foot high wrought iron fence shall be constructed around the proposed equipment cabinets. The required fence shall be subject to the approval of the Building and Safety Department.

Transportation

090 - Transportation. 1 0090-Transportation-USE - WRCOG TUMF Not Satisfied
Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

2020 DIRECTOR'S HEARING CALENDAR

Mondays at 1:30 p.m. on the dates and location noted below

Riverside: County Administration Center, Conference Room A 12th floor, 4080 Lemon Street

Desert: Desert Permit Assistance Center, 77-588 El Duna Court Suite H, Palm Desert

No Meeting: Dark

Holidays: Closed

January						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
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26	27	28	29	30	31	

February						
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March						
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April						
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May						
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June						
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July						
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August						
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September						
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October						
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November						
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December						
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27	28	29	30	31		

Review the agenda prior to meeting date to confirm the time and location. The meeting dates, times, and locations are subject to change.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

3.1

Director's Hearing: July 13, 2020

PROPOSED PROJECT

Case Number(s):	PPT180025	Applicant(s):	LDC Industrial Realty,
Environmental:	MND (CEQ180101)		LLC., Larry Cochrun
Area Plan:	Mead Valley	Representative(s):	T & B Planning
Zoning Area/District:	North Perris Area		Inc., George Atalla
Supervisory District:	First District		
Project Planner:	Deborah Bradford		
Project APN(s):	310-130-007		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 180025 (PPT180025) proposes to construct one (1) approximately 203,029 SF warehouse building comprised of 193,029 SF of warehouse space, 5,000 SF of ancillary ground floor office space and 5,000 SF of ancillary mezzanine office space. The office space is proposed at the northwest and/or southwest corners of the building, facing Seaton Avenue. The Project is designed to provide 19 loading docks on the east-facing side of the building. The maximum building height will be approximately 42 feet from finished floor. The proposed building is planned to be constructed with concrete tilt-up panels supported by structural steel columns, and the office components of the building are designed to emulate a typical storefront with glazing (tempered glass). A total of 137 parking spaces are proposed for approximately 9.15 gross acre site.

The Project site is located south of Perry Street, east of Seaton Avenue, west of Harvill Avenue, and north of Martin Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180101**, 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. 180025, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:	
Specific Plan:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial (LI)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: Light Industrial (CD: LI)
East:	Community Development: Light Industrial (CD: LI)
South:	Community Development: Light Industrial (CD: LI)
West:	Rural Community: Very Low Density Residential (RC: VLDR)
Existing Zoning Classification:	Industrial Park (I-P) and Manufacturing-Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Industrial Park (I-P) and Manufacturing-Service Commercial (M-SC)
East:	Manufacturing-Service Commercial (M-SC)
South:	Industrial Park (I-P) and Manufacturing-Service Commercial (M-SC)
West:	Light Agriculture, 1-acre lot minimum (A-1-1) and Rural Residential, ½ -acre lot minimum (R-R ½)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Industrial Uses
East:	Vacant Land
West:	Single-Family Residential Uses

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	9.15 gross acres	20,000 SF (I-P) 10,000 SF (M-SC)
Proposed Building Area (SQFT):	203,029 SF	

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Floor Area Ratio:	0.50	0.25 (9.15) gross= 108,900 sq. ft. 0.60 (9.15 gross) = 261,360 sq. ft.
Building Height (FT):	42' 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	193,029 SF	1/2000 SF.	97	97
Office	10,000 SF	1/250 SF.	40	40
TOTAL:			137	137

Located Within:

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

PROJECT LOCATION MAP



Figure 1: Project Location Map (Map My County)

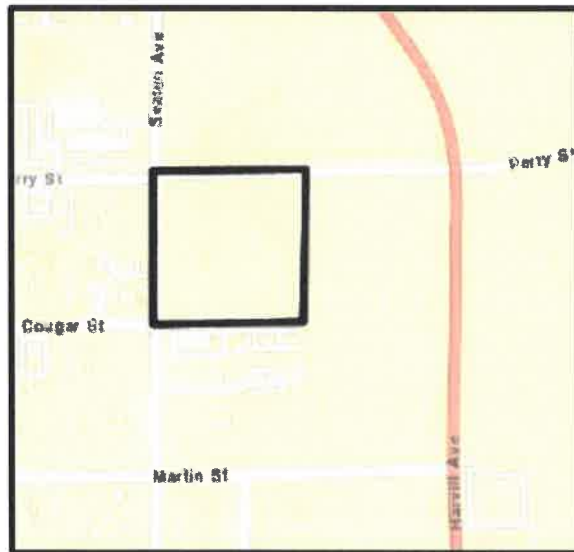
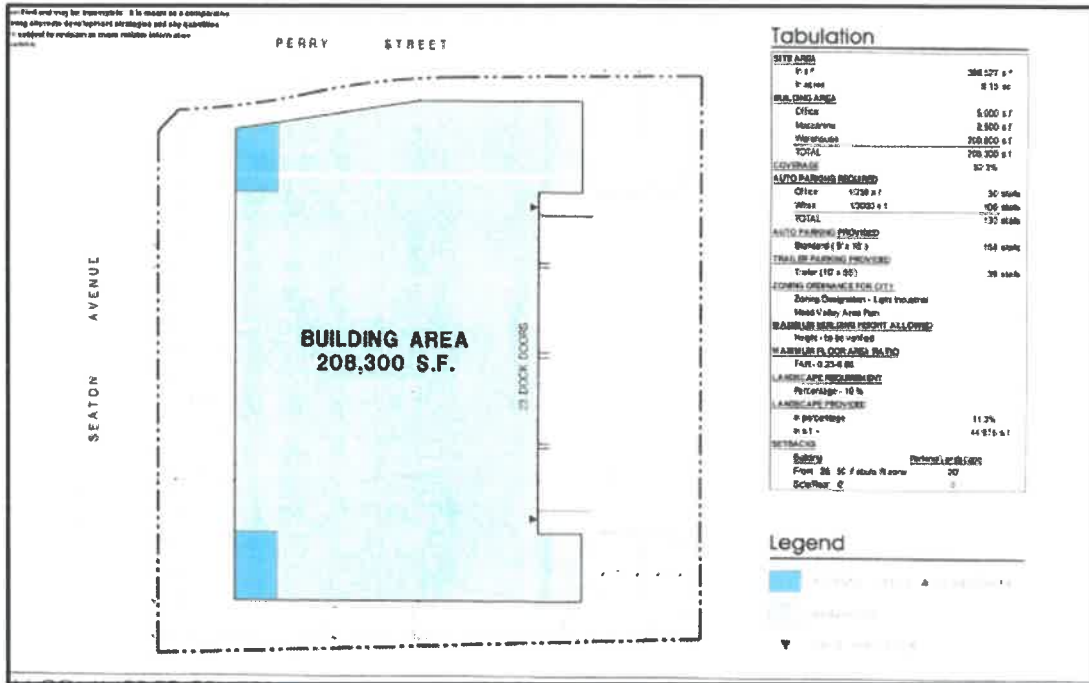


Figure 2: Project Location Street (Map My County)

PROJECT BACKGROUND AND ANALYSIS

Background:

The applicant submitted a Pre-Application Review (PAR180041) and was reviewed by the Development Advisory Committee (DAC) on September 20, 2018. As shown below the original proposal provided access from Seaton Avenue and Perry Street.



Plot Plan No. 180025 (PPT180025) was submitted to the County of Riverside on October 23, 2018. The first submittal provided by the applicant was basically the same layout as provided for the PAR review illustrating access from Seaton Avenue and Perry Street. (Figure 4) Based on feedback from Staff, the First District and the Mead Valley Municipal Advisory Committee it was determined that no access should be taken from Seaton Avenue due to the location of adjacent residential uses and will instead, be accessed from two locations on Perry Street as shown on Figure 5.

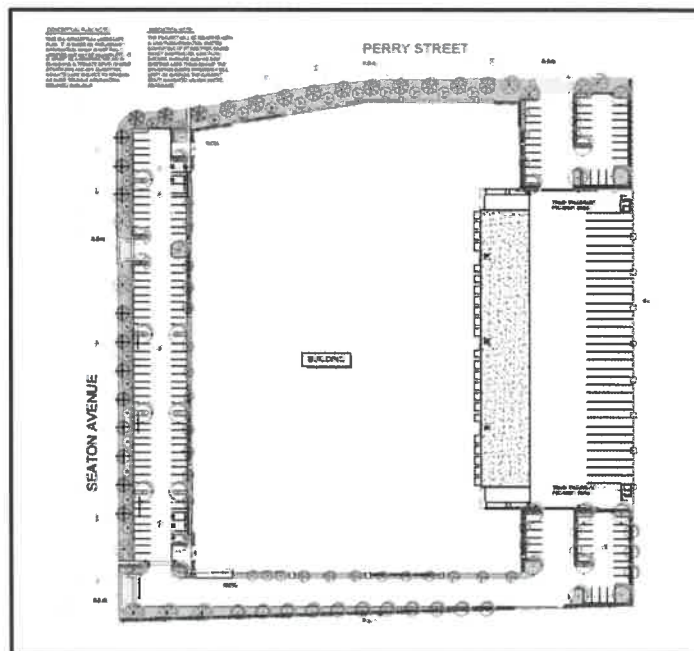


Figure 4 – PPT180025 site plan – October 2018

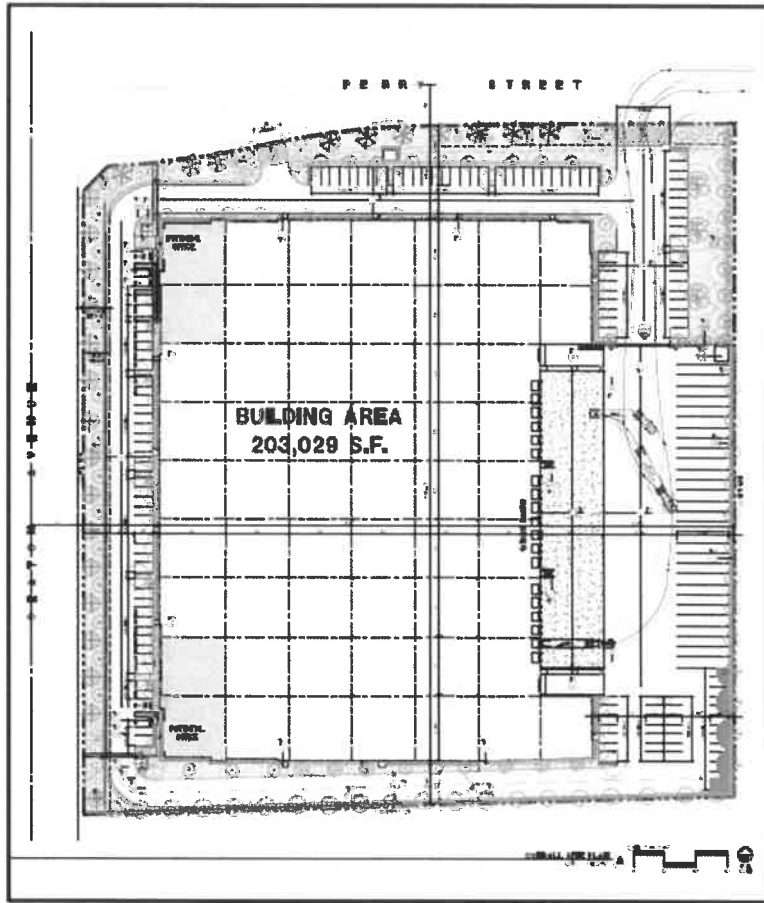


Figure 5. Site Plan Perry St. access – August 2019

Project Characteristics

The Applicant proposes to construct one (1) approximately 203,029 SF warehouse building comprised of 193,029 SF of warehouse space, 5,000 SF of ancillary ground floor office space and 5,000 SF of ancillary mezzanine office space. The office space is proposed at the northwest and/or southwest corners of the building, facing Seaton Avenue. The Project is designed to provide 19 loading docks on the east-facing side of the building and away from sensitive receptors that exist to the west of the Project site. The maximum building height will be approximately 42 feet from finished floor. The proposed building is planned to be constructed with concrete tilt-up panels supported by structural steel columns, and the office components of the building are designed to emulate a typical storefront with glazing (tempered glass). Associated improvements to the site include auto and truck trailer parking, drive aisles, fire lanes, metal fencing and metal gates, outdoor employee amenity/patio area, landscaping, utility improvements, and roadway improvements to the frontage roadways of Seaton Avenue and Perry Street. Automobile parking will mainly be provided along the west side of the building adjacent to Seaton Avenue with limited automobile parking provided on the north side of the building and in the northeast and southeast corners of the Project site. Truck trailer dock doors for loading/unloading purposes will be provided exclusively on the east side of the building within a fenced and gated truck court. Two trash enclosures will be provided inside the gated truck court. A total of 19 dock doors will be positioned on the building's east facing elevation secured by a fenced and gated truck court. Other than the driveway aprons, the western and

northern boundaries of the Project site adjacent to Seaton Avenue and Perry Street will be landscaped, and the Seaton Avenue frontage also will provide for a segment of the County's multi-use trail system.

The north side of the truck court facing Perry Street will be enclosed and secured by a 14-foot high painted concrete screen wall with a sliding access gate. The other sides of the truck court will be secured by an 8-foot high metal fence, and a swing-gate will be positioned on the southeast side of the truck court to provide a second means of emergency access to the truck court.



Figure 6. Building Elevations

Landscaping

Landscaping will be ornamental in nature and include trees, shrubs, and ground cover along the perimeter of the site along Seaton Avenue and Perry Street, and along the northeast boundary of the site to screen views of the Project's truck court from Perry Street. Landscaping will also be provided adjacent to the building and surrounding the parking areas interior to the site. All landscaping and irrigation will comply with Riverside County Ordinance No. 859 regarding water efficient landscaping. All auto parking areas, excluding drive aisles, will receive a minimum 50% shading utilizing an assortment of evergreen and deciduous trees in compliance with Riverside County Ordinance No. 348.

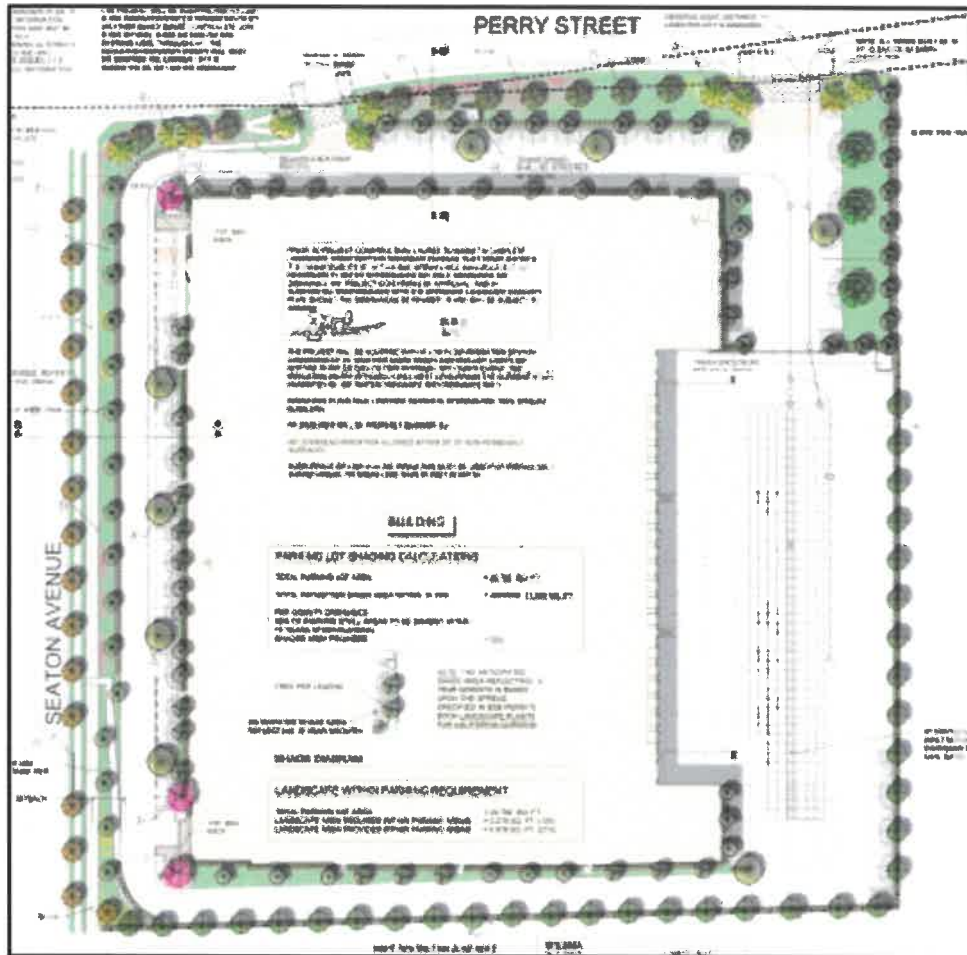


Figure 7. Conceptual Landscape Plan

On-site and Off-site Improvements.

Infrastructure improvements that are required to be installed on the Project site and connected to the surrounding infrastructure system include new storm drains, stormwater/water quality treatment facilities, sewer lines, water lines, and dry utility systems.

The Project Applicant will be required to construct asphalt concrete (AC) pavement, driveway, sidewalk, curb and gutter along the Project site's frontages with Perry Street and Seaton Avenue. Also, the Project is designed to include a segment of the County's multi-use trail system along the Project's frontage with Seaton Avenue. The Project is designed to construct Seaton Avenue at its ultimate half-section width as a Secondary Highway (100-foot right-of-way) between Perry Street and the Project's southern boundary, in compliance with applicable County of Riverside standards.

The Project is designed to construct Perry Street at its ultimate half-section width as an industrial collector (78-foot right-of-way) between Seaton Avenue and the Project's eastern boundary, in compliance with applicable County of Riverside standards. In addition, the Project Applicant is required to pave a 32' ft. width of Perry Street from the Project site's eastern boundary to Harvill Avenue.

Airport Land Use Commission

The Project site is located within the March Air Reserve Airport Influence Area boundary Zone C2 and was scheduled before the Airport Land Use Commission on January 10, 2019. ALUC determined the Plot Plan to be Conditionally Consistent subject to recommended conditions of approval that are included in the recommended conditions of approval on the Project.

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. CEQ180101. The Initial Study identified potentially significant impacts in regards to the issue areas of Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Paleontological Resources; Transportation; and Tribal Cultural Resources; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. Based on the Initial Study's conclusions, the County of Riverside determined that an MND is appropriate for the proposed Project pursuant to CEQA Guidelines. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review on April 28, 2020 per the California Environmental Quality Act Statute and Guidelines Section 15105. The public review period ended on May 28, 2020.

Solar Energy:

The GHG report prepared for the Project stated that the proposed development will be required to comply with CAP Measure R2-CE1. 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 will 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 standard conditions of approval, the proposed project will be in compliance with Measure R2-CE1.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The Project site currently has a Land Use Designation of Community Development: Light Industrial (CD: LI) in the Riverside County General Plan. The Project is consistent with the Community Development: Light Industrial (CD:LI) land use designation and other aspects of the General Plan, including the Mead Valley Area Plan, although a specific use has not been proposed the applicant has stated that a Project proposes uses such as warehouse, distribution, and manufacturing uses that are described as anticipated uses within the Light Industrial land use designation in the General Plan.
2. The project site currently has a Zoning Classification of Industrial Park (I-P) and Manufacturing-Service Commercial (M-SC) which is consistent with the Riverside County General Plan. These zones specifically allow for warehousing, manufacturing and distribution.

3. The Project, currently does not have a tenant however, uses proposed include, warehouse, distribution, and manufacturing, which is consistent with Ordinance No. 348 (Land Use) and are allowable uses within Industrial Park (I-P) and Manufacturing-Service Commercial (M-SC) zoning classifications, subject to Plot Plan approval. Specific findings relating to the proposed uses, including findings relating to the applicable development standards, are in the following separate sections below.

Entitlement Findings:
Plot Plan

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

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Project site is designated as Light Industrial in the Riverside County General Plan. The Plot Plan proposes the construction of a building designed to be used for warehouse, distribution, and/or manufacturing purposes. These general uses are consistent with the Light Industrial land use designation of the General Plan since these uses are specifically listed as anticipated uses for each of these designations in the General Plan.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. As detailed in the Project's Initial Study/Mitigated Negative Declaration, all impacts have been reduced to levels that are less than significant. These impacts were analyzed and feasible mitigation incorporated in the Initial Study/Mitigated Negative Declaration and through this project to reduce these impacts to a less than significant level. The Project prepared a Health Risk Assessment which determined that impacts from the Project's emissions on the surrounding residents, schools and workers will be within typical acceptable levels and will be less than significant. Conditions of approval incorporated for the Plot Plan will further ensure that public health, safety and general welfare are protected.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as areas to the north, east, and south of the Project site have been developed with, approved for, or designated for similar uses as the proposed Project for industrial and warehouse type uses. Residential areas to the west of the proposed Project have been considered in the design of the Project. The Project has oriented dock doors located along the east elevation away from the residential area to the west. Portions of the building along the northeast and southeast extend further then the docking area for further noise reduction and to shield the area from view along Perry Street. The project also includes enhanced landscaping along Seaton Avenue and Perry Street and on the property that will provide some visual buffering from the residential area and for traffic along Seaton Avenue and Perry Street. Additionally, the proposed Project will not inhibit development of surrounding areas.
4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project will provide the necessary additional dedication for Seaton Avenue and Perry Street. The Project site is impacted by sheet

flow type runoff from a tributary drainage area located west of the Project site. The entire area of the proposed development will be routed through a detention facility to mitigate this runoff.

5. The proposed uses are consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Industrial Park (I-P) and Manufacturing-Service Commercial (M-SC) zoning classification as detailed in the following Development Standards Findings section. The Plot Plan proposes an industrial building with uses anticipated to include warehouse, distribution, and manufacturing. The Industrial Park (I-P) and Manufacturing-Service Commercial (M-SC) zones allows specifically for warehouse, distribution, and manufacturing uses as well as for other various industrial uses with the approval of a plot plan.
6. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The Plot Plan proposes a single building that will not be able to be subdivided into multiple parcels.

Development Standards Findings:

1. The Project site is located within two zoning classifications, Industrial Park (I-P) and Manufacturing-Service Commercial (M-SC) as proposed the Project is consistent with the permitted uses and development standards of each zoning classification as provided in Ordinance No. 348 and as detailed below:

I-P Development Standards:

- A. *Lot Size. 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 approximately 9.15 gross acres and has a width of approximately 510 feet. The proposed project complies with this development standard.
- B. *The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than two feet for each one foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height.* The maximum height of the proposed building will be 42 feet in height. The closest setback the building is located to is the side yard setback located along the southern property line. Required setbacks on side yards not located adjacent to a street is 10 feet. The proposed building is setback approximately 41 feet from this location, which will require an additional 2 foot setback for each 1 foot over 35 feet. The proposed building is 42 feet in height which will require an addition 14 feet of setback for a required 24 foot side yard setback. The proposed project is in compliance with this development standard.
- C. *A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed.* Approximately 60,245 square feet (15%) of the Project site will be provided with landscaping. The Project complies with this development standard.
- D. *A minimum 25 foot setback shall be required on any street. A minimum ten foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated*

pedestrian and vehicular accessways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping. The Project site fronts along Seaton Avenue and is provided with a building setback of approximately 66 feet. A 20 foot landscape setback is provided along Seaton Avenue which extends along Perry Street. The building is setback approximately 60 feet from Perry Street. The Project complies with this development standard.

- E. *The minimum side yard setback shall equal not less than ten feet for the two side lot areas combined.* The interior side yard setback is approximately 42 feet and the side yard setback located adjacent to Perry Street is approximately 66 feet. The Project complies with this development standard.
- F. *The minimum rear yard setback shall be 15 feet.* The proposed rear yard setback is approximately 145 feet. The Project complies with this development standard.
- G. *A minimum 50 foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required.* The proposed setback along Seaton Avenue is approximately 66 feet from the front property line. A 20 foot landscape strip is provided along Seaton Avenue and Perry Street. 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.* As provided on the site plan parking areas, truck docking, trash enclosures, and mechanical equipment will be screen by landscaping and block walls. The Project complies with this development standard.
- I. *Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park plot plan, and shall be set back at least ten feet from the street line.* No outside storage is proposed as a part of this development proposal. No outside storage or service areas are proposed with the Project. If future tenants desire to incorporate outside storage or service areas it will be required to be adequately screened consistent with the I-P development standards. The Project complies with this development standard.
- J. *Automobile parking shall be provided as required by Ordinance No. 348.* Based on the parking standard of 1 space/2000 square feet of warehousing uses and 1 space/250 square feet of office uses, the applicant will be providing 97 spaces for the proposed warehousing uses and 40 spaces for the proposed office space, for a total of 137 spaces. The applicant will be providing the required number of parking spaces; therefore, the Project complies with this development standard.
- K. *All new utilities shall be underground.* The Project is conditioned to underground any new utilities, excluding electrical lines rated higher than 33 kV. The Project complies with this development standard.

- L. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* No specific use is proposed at this time and therefore no specific equipment is proposed. However, any future tenants will be required to comply with the development standards of the I-P zone and will be subject to this requirement. The Project is conditioned to provide complete screening of roof mounted mechanical equipment from ground view. The building design with parapet is anticipated to provide the necessary screening. If roof mounted equipment exceeds the parapet height, it may be necessary to screen the equipment immediately around the equipment to not require an increase in the height to the parapet.
- M. *All signs shall be in conformance with Article XIX of this ordinance.* Since a specific tenant has not been determined at this time signage has not been proposed. The Project is conditioned to ensure all signage is in compliance with Article XIX of Ordinance No. 348. Therefore, the Project is in compliance with this development standard.
- N. *All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.* The Project is conditioned to comply with Ordinance No. 915 which similarly requires direction of lighting downward and away from adjoin properties.

M-SC Development Standards:

- A. *Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development.* The project site is comprised of approximately 9.15 gross acres and has a width of approximately 510 feet. The proposed project complies with this development standard.
- B. *Setbacks.*
 - i. *Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line.* Properties located to the west of the Project site are zoned R-R and A-1. The proposed setback along Seaton Avenue is approximately 66 feet. The proposed Project complies with this development standard.
 - ii. *Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in paragraph (1) above, there is no minimum setback.* Although the front yard setback is the only portion of the Project site that abuts a residential zone, the interior side yard setback is approximately 42 feet, the street side yard setback adjacent to Perry Street is approximately 66 feet and the rear yard setback is approximately 145 feet. The proposed Project is in compliance with this development standard.
 - iii. *Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line.* The front and street side yard setbacks are approximately 66 feet. The Project complies with this development standard.

- iv. *Within the exception of those portions of the setback area for which landscaping is required by Subsection E. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks. The proposed loading docks will be located at the rear of the building and not adjacent to any residentially zoned properties. Therefore, the Project complies with this development standard.*

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

- i. *Structures shall not exceed 40 feet at the yard setback line. . As noted previously in the setbacks, the building is not located at the yard setback line, so this 40 foot height limitation is not applicable to the proposed building, which has a maximum height of 42 feet.*
- ii. *Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34. of this ordinance. The proposed building has a maximum height of 42 feet. Therefore, the Project complies with this development standard.*
- iii. *Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34. of this ordinance. No other structures are proposed by the project. The Project complies with this development standard.*
- iv. *Broadcasting antennas shall not exceed 50 feet unless a greater height is approved pursuant to Section 18.34. of this ordinance. No broadcasting antenna is proposed as a part of this Project. Therefore, the Project complies with this development standard.*

D. Masonry Wall. Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body. The Project site does not adjoin any parcel specifically zoned for residential use. A fourteen (14") foot high screen wall will be provide adjacent to the entry into the loading dock area along the northeast portion of the Project site to reduce visibility from Perry Street. An eight (8') foot high metal fence will be provide along a portion of the southern property line and enclosed by an eight (8') foot high metal swing gate. The Project is in compliance with this development standard.

E. Landscaping.

- i. *A minimum of ten percent of the site proposed for development shall be landscaped and irrigated. Approximately fifteen (15%) percent of the Project site will be landscaped. Therefore, the Project complies with this development standard.*
- ii. *A minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way. The landscape strip located adjacent to Seaton Avenue is approximately 22 feet in width. The landscape strip located adjacent to Perry Street is exceeds 20 feet in width. The Project complies with this development standard.*

- iii. *A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing. As stated above the landscape strip along Seaton Avenue and Perry Street exceeds 20 feet in width; therefore, the Project complies with this development standard.*

- O. *Parking Areas. Parking areas shall be provided as required by Section 18.12. of this ordinance. Based on the parking standard of 1 space/2000 square feet of warehousing uses and 1 space/250 square feet of office uses, the applicant will be providing 97 spaces for the proposed warehousing uses and 40 spaces for the proposed office space, for a total of 137 spaces. The applicant will be providing the required number of parking spaces; therefore, the Project complies with this development standard; therefore, the Project complies with this development standard.*

- F. *Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. The proposed trash enclosure is comprised of concrete tilt up panels and metal gate painted to match the building. The enclosure will be located behind the concrete screen walls adjacent to the loading dock area. The Project complies with this development standard.*

- G. *Outside Storage and Service Areas. Outside storage and service areas shall be screened by structures or landscaping. No outside storage is proposed as a part of this development proposal. No outside storage or service areas are proposed with the Project. If future tenants desire to incorporate outside storage or service areas it will be required to be adequately screened consistent with the M-SC development standards. The Project complies with this development standard.*

- H. *Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater. The Project is conditioned to underground any new utilities, excluding electrical lines rated higher than 33 kV. The Project complies with this development standard.*

- I. *Mechanical Equipment. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view. No specific use is proposed at this time and therefore no specific equipment is proposed. However, any future tenants will be required to comply with the development standards of M-SC zone and will be subject to this requirement. The Project is conditioned to provide complete screening of roof mounted mechanical equipment from ground view. The building design with parapet is anticipated to provide the necessary screening. If roof mounted equipment exceeds the parapet height, it may be necessary to screen the equipment immediately around the equipment to not require an increase in the height to the parapet.*

- J. *Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or*

adjoining property. The Project is conditioned to comply with Ordinance No. 915 which similarly requires direction of lighting downward and away from adjoin properties.

Other Findings:

1. This Project is within the City Sphere of Influence of Perris. No memorandum of understanding exists with the City of Perris regarding development applications and consistency of General Plans and zoning. Regardless, the Project was initially transmitted to the City of Perris on November 13, 2018 and no comment was received.
2. In compliance with Assembly Bill 52 (AB52), on February 7, 2019 notices regarding this project were mailed to four tribes. Three tribes requested consultation. Pechanga Band of Mission Indians, Soboba Band of Luiseño Indians, and Morongo Band of Mission Indians. Consultation with the three tribes has concluded. Specific conditions of approval have been incorporated to ensure protection of Cultural Resources.
3. 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.
4. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

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

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study/Mitigated Negative Declaration, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project will 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 800 feet of the Project site. As of the writing of this report, Planning Staff has not received any written communication or phone calls who indicated support/opposition to the proposed Project.

APPEAL INFORMATION

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

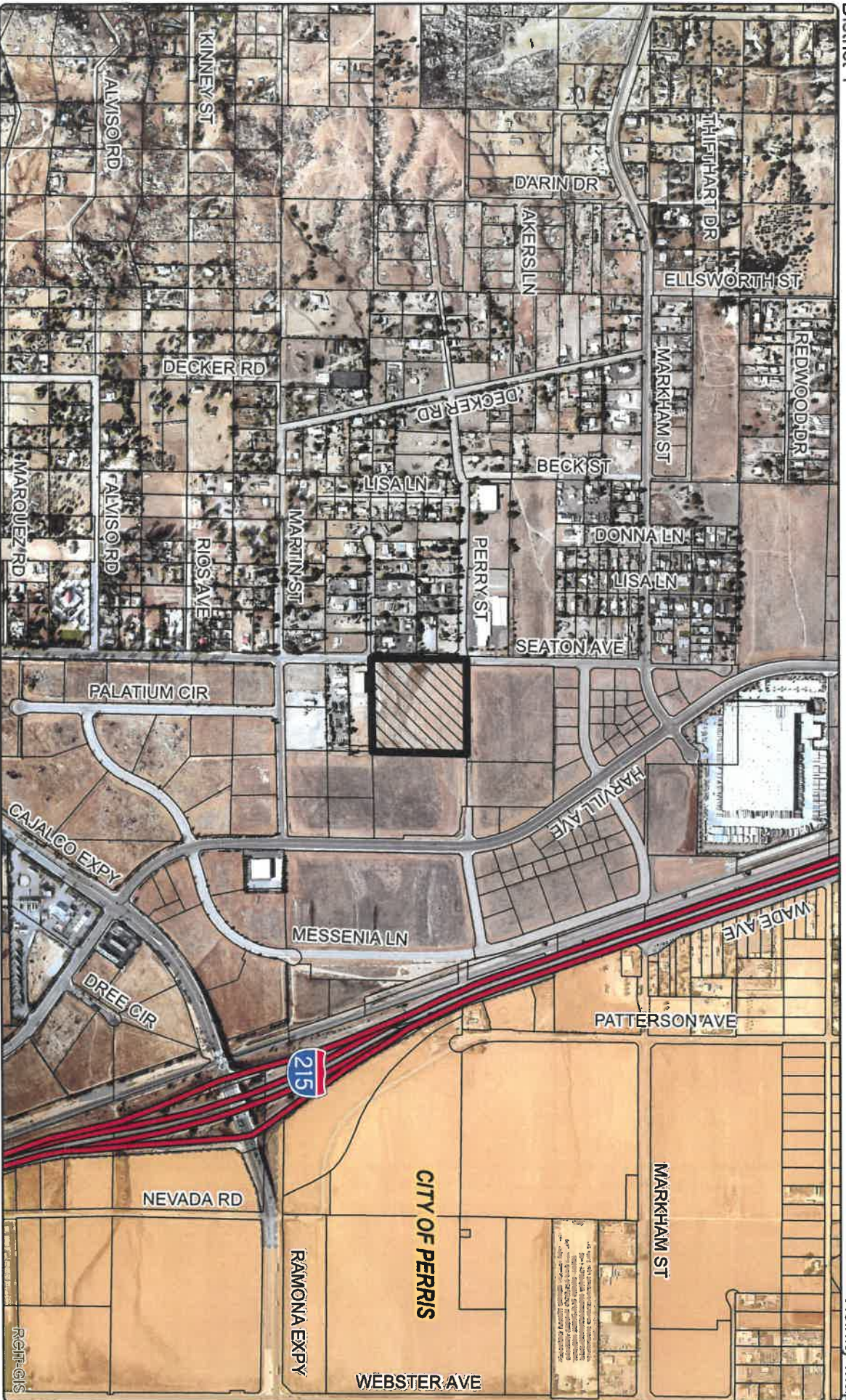
Supervisor: Jeffries
District 1

RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180025

VICINITY/POLICY AREAS

Date Drawn: 04/14/2020
Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County. This map is a vicinity map for informational purposes only and does not constitute a Planning Department office in Riverside at (951)955-3360 Western County or in Palm Desert at (760)865-8277 (Eastern County) or Website: <http://www.riverside.ca.gov>



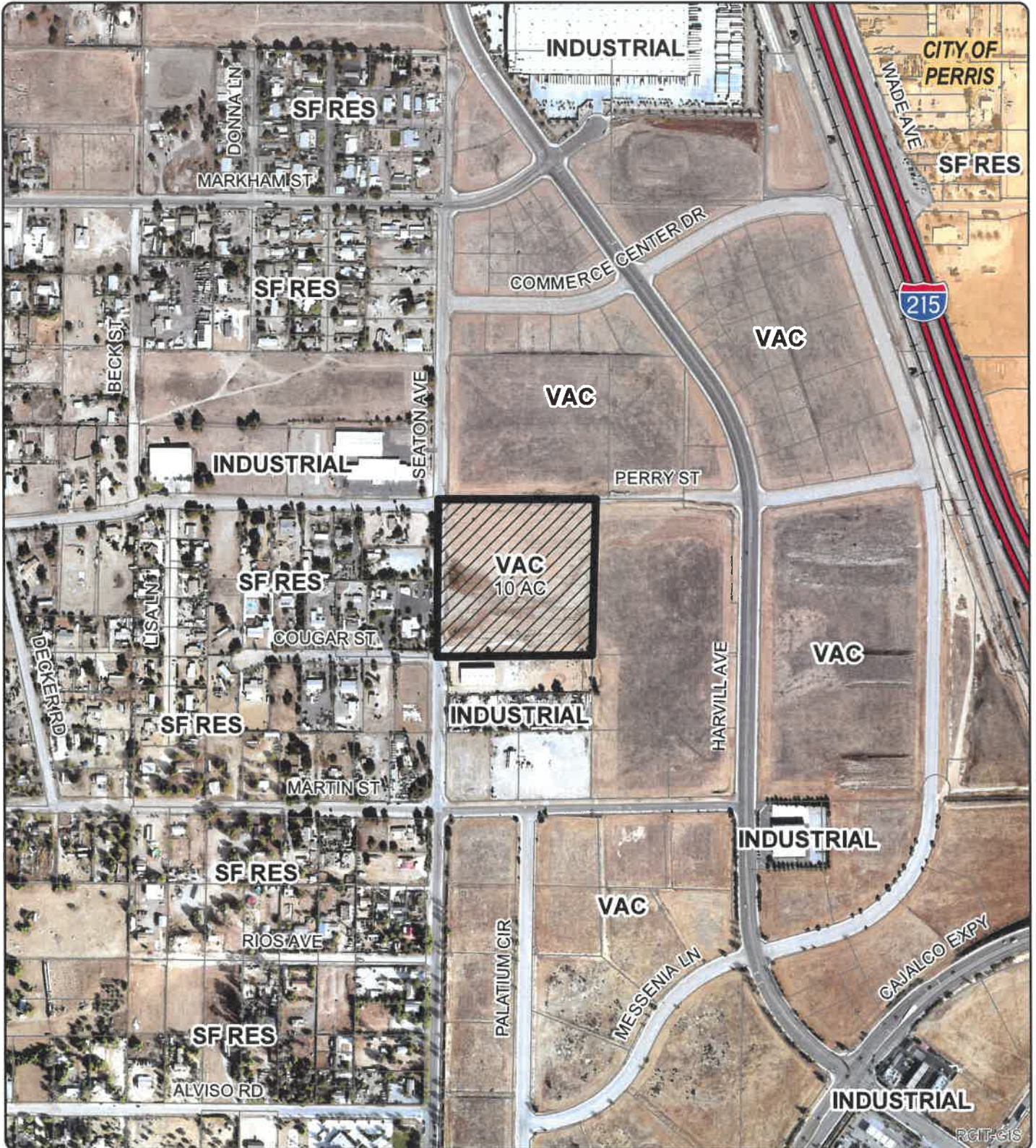
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180025

LAND USE

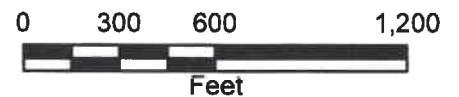
Supervisor: Jeffries
District 1

Date Drawn: 04/14/2020
Exhibit 1



Zoning Area: North Perris

Author: Vinnie Nguyen



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

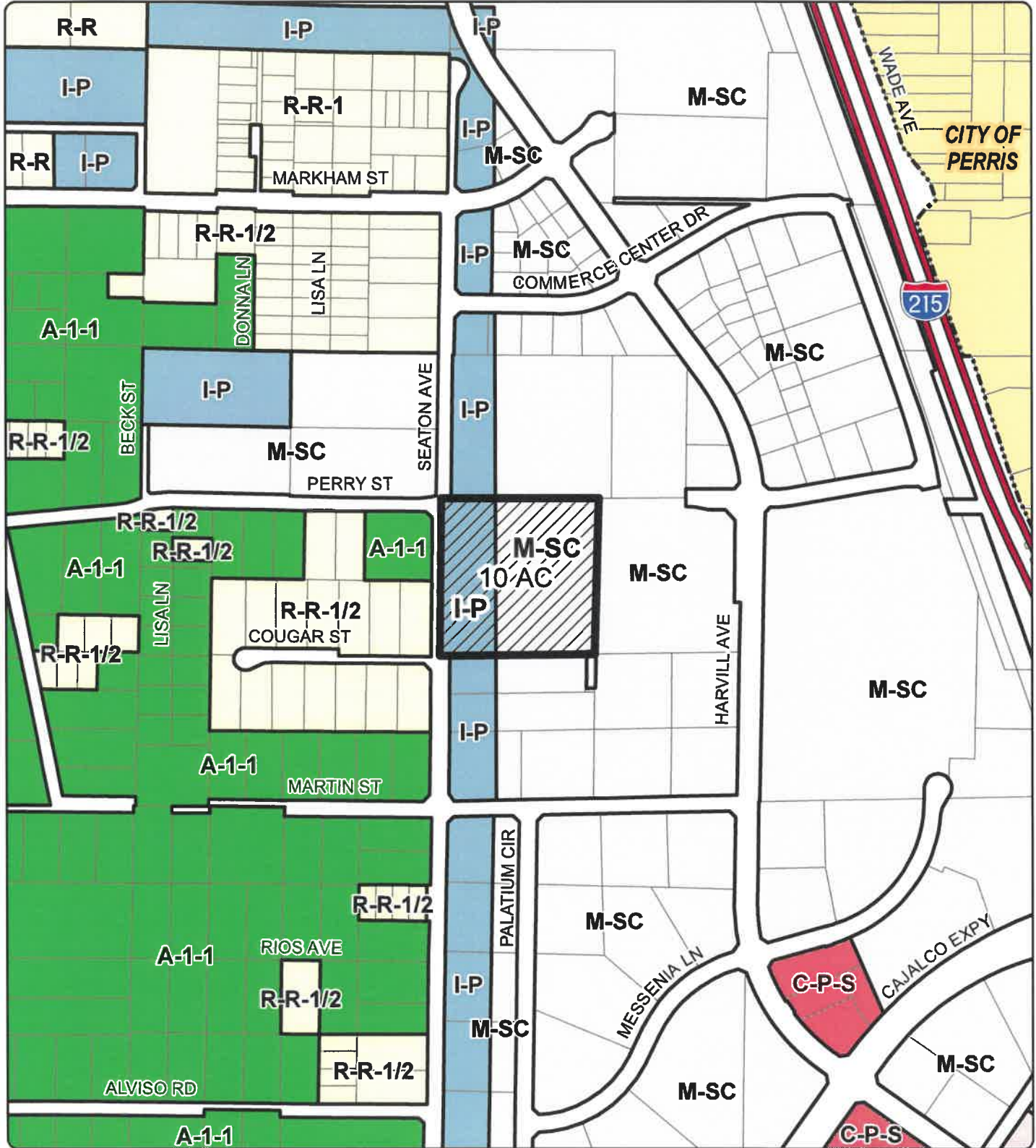
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180025

EXISTING ZONING

Supervisor: Jeffries
District 1

Date Drawn: 04/14/2020
Exhibit 2



Zoning Area: North Perris

Author: Vinnie Nguyen



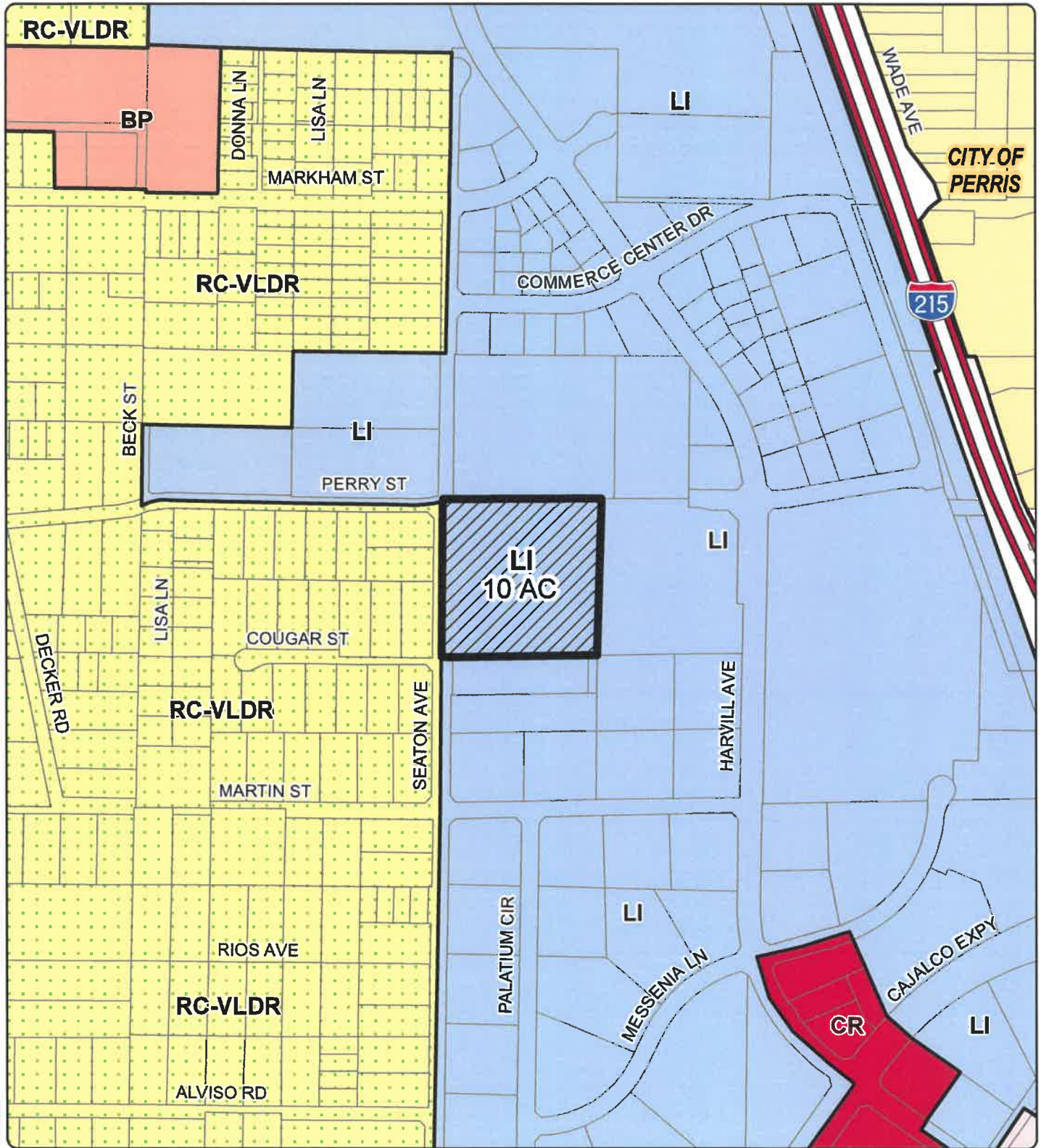
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RIVERSIDE COUNTY PLANNING DEPARTMENT
PPT180025

Supervisor: Jeffries
District 1

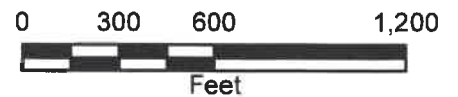
EXISTING GENERAL PLAN

Date Drawn: 04/14/2020
Exhibit 5



Zoning Area: North Perris

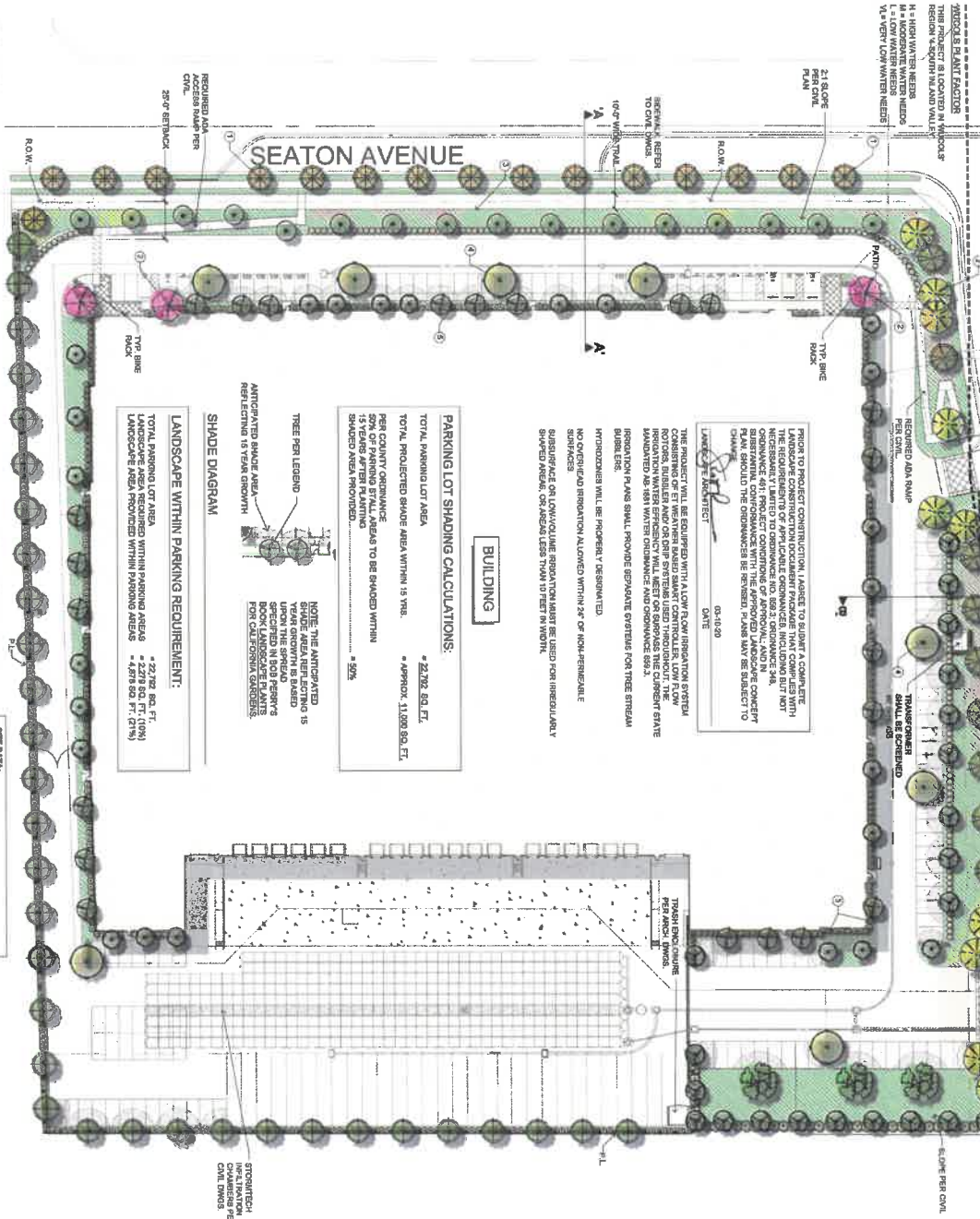
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CONCEPTUAL PLAN NOTE:
THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION AND IS NOT TO BE CONSIDERED A FINAL DESIGN. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

IRRIGATION NOTE:
THE PROPOSED IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO THE PLANTS AND TREES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



BUILDING

PARKING LOT SHADING CALCULATIONS:
TOTAL PARKING LOT AREA = 22,792 SQ. FT.
TOTAL PROJECTED SHADE AREA WITHIN 15' RADIUS = APPROX. 11,000 SQ. FT.
PER COUNTY ORDINANCE 50% OF PARKING LOT AREA TO BE SHADDED WITHIN 15' RADIUS OF THE PARKING LOT.

SHADE DIAGRAM
LANDSCAPE WITHIN PARKING REQUIREMENT:
TOTAL PARKING LOT AREA WITHIN PARKING AREA = 22,792 SQ. FT.
LANDSCAPE AREA PROVIDED WITHIN PARKING AREA = 4,478 SQ. FT. (19%)

GENERAL NOTES:
1. ALL LANDSCAPE AREAS INCLUDING PUBLIC ROW AREAS SHALL BE MAINTAINED BY PROPERTY OWNER.
2. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER SPACING AND DEPTH.
3. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER SPACING AND DEPTH.
4. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER SPACING AND DEPTH.

RIGHT RESTRICTION ZONE NOTE:
1. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER SPACING AND DEPTH.
2. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER SPACING AND DEPTH.
3. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER SPACING AND DEPTH.

SITE DATA:
SITE AREA = 148,527 SQ. FT.
LANDSCAPE PROVIDED = 4,478 SQ. FT. (3%)
ZONING DESIGNATION = INDUSTRIAL PARK (IP)
GENERAL PLAN DESIGNATION = COMMERCIAL (C)

SYMBOL	VINE NAME	WUCOLS
▲	TRAIL VINE TO WILDFLOWERS	1

DESIGN KEY NOTES:
1. NEW STREET TREE PLANTING LEGEND
2. FLOWERING ACACIA TREE PLANTING LEGEND
3. TYP. LAYERED ACACIA PLANTING ALONG STREET PLANTING PER LEGEND. NOTE: 12' DIA WITHIN RIGHT RESTRICTION ZONES.
4. EVERGREEN PARKING LOT CANOPY TREE
5. FOUNDATION SERIES PLANTING PER LEGEND

SYMBOL	TREE NAME	QTY.	WUCOLS
18	NEW MATURE EVERGREEN TREE PLANTING ALONG SEATON AVENUE	18	M
9	NEW MATURE EVERGREEN TREE PLANTING ALONG PERRY STREET	9	L
10	LARGE EVERGREEN ACACIA TREE PLANTING ALONG SEATON AVENUE	10	L
3	SMALL FLOWERING ACACIA TREE PLANTING ALONG SEATON AVENUE	3	M
16	SECONDARY PARKING LOT SHADE TREE PLANTING ALONG SEATON AVENUE	16	M
22	VERTICAL TREE PLANTING ALONG SEATON AVENUE	22	M
24	VERTICAL TREE PLANTING ALONG SEATON AVENUE	24	M
33	PROJECTED LINE TREE (SPECIFIED SIZE) BRONCHITIS POPULARES BOTTLE TREE	33	L
21	EVERGREEN CORNICE TREE (SPECIFIED SIZE) BRONCHITIS POPULARES BOTTLE TREE	21	L
3	CAJUN TREE PLANTING ALONG SEATON AVENUE	3	L

SYMBOL	NAME	WUCOLS
1	DOUGLASS PALM	L
2	LEUCOPHYLLUM FRUTICOSUM TEXAS RANGER	L
3	WESTERN PALM TREE	L
4	DOUGLASS PALM TREE	L
5	LEUCOPHYLLUM FRUTICOSUM TEXAS RANGER	M

GROUND COVER AND SHRUB SPECIES:
1. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER SPACING AND DEPTH.
2. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER SPACING AND DEPTH.
3. ALL PLANTINGS SHALL BE INSTALLED WITH PROPER SPACING AND DEPTH.



SLP
LANDSCAPE ARCHITECTURE, INC.
2225 PALMBOOM COURT, SUITE 100
PALMDALE, CA 91301
PH: 760-445-8800

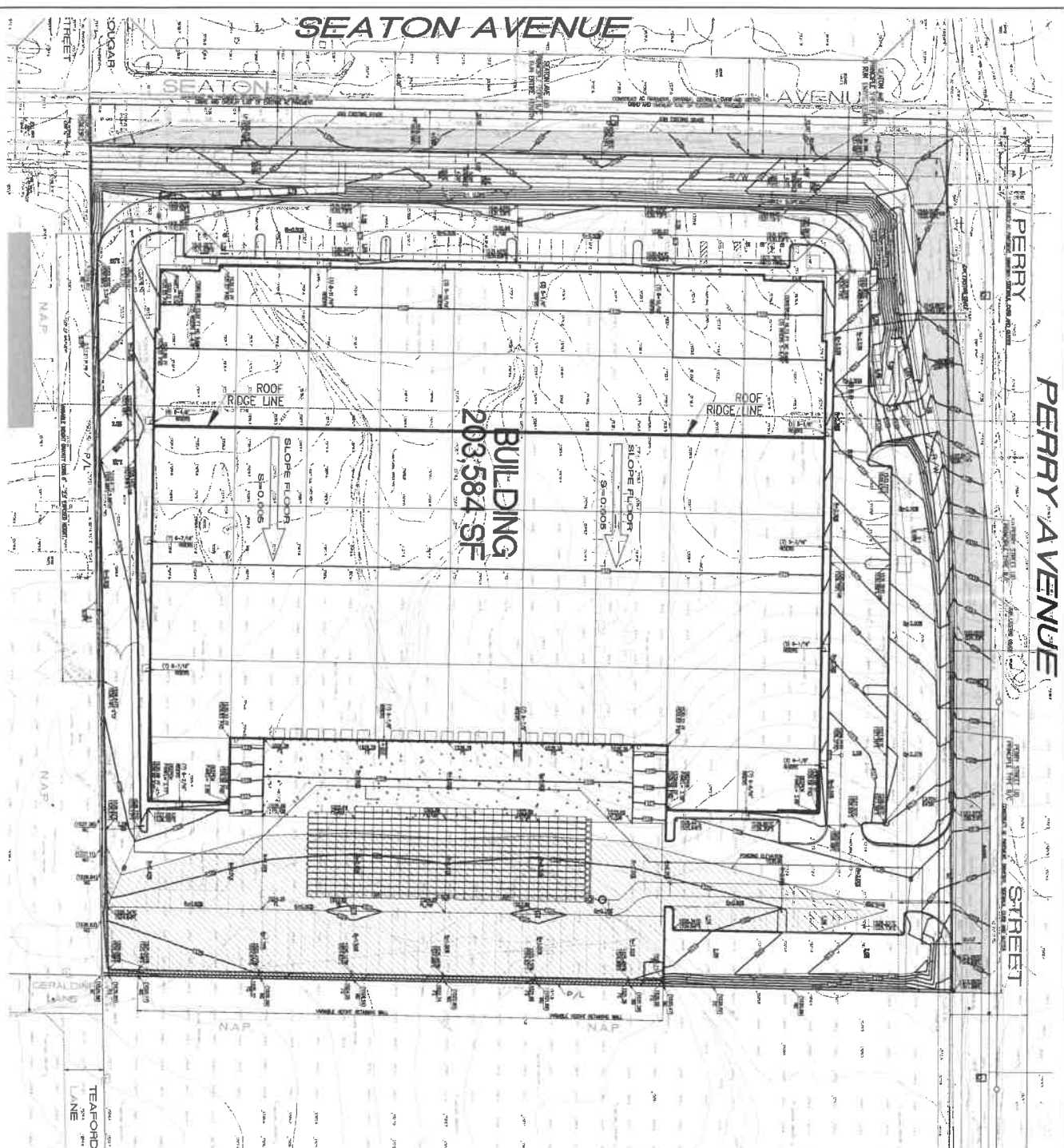


CONCEPTUAL LANDSCAPE PLAN
SEATON AVE. & PERRY AVE.
RIVERSIDE COUNTY, CA

MARCH 11, 2020
SCALE: 1" = 30'-0"
COUNTY CONNECTIONS



OWNER
INDUSTRIAL REALTY, LLC
202 N. EL CAMINO REAL, SUITE 400
RIVERSIDE, CA 92507
CONTACT: LARRY D. COOPER



MAINTENANCE BALANCE CALCULATIONS

PROJECT: 2003

DATE: 11/11/03

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

APPROVED BY: [Signature]

SCALE: 1" = 30'

MAINTENANCE BALANCE CALCULATIONS

1. CALCULATED C.F. 44.58 SF

2. SURFACE FACTOR 0.05

3. OVERHEAD FACTOR 0.05

4. TOTAL C.F. (SLOPE) 4.68 SF

5. CALCULATED C.F. 49.26 SF

6. FLOOR AND UTILITY SLOPE 0.05

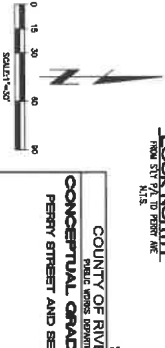
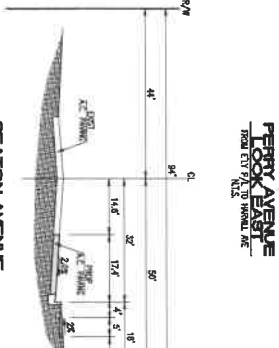
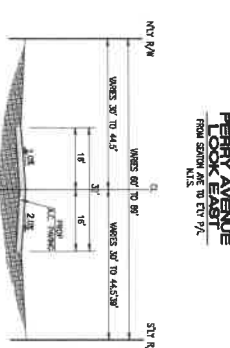
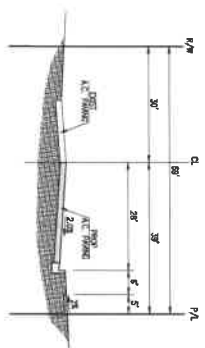
7. TOTAL C.F. (SLOPE) 4.73 SF

8. CALCULATED FILL 44.53 SF

9. EXISTING FILL 0.00 SF

10. TOTAL FILL (SLOPE) 44.53 SF

11. TOTAL (SLOPE) OR EXCESS 0.00 SF



PREPARED BY: [Signature]

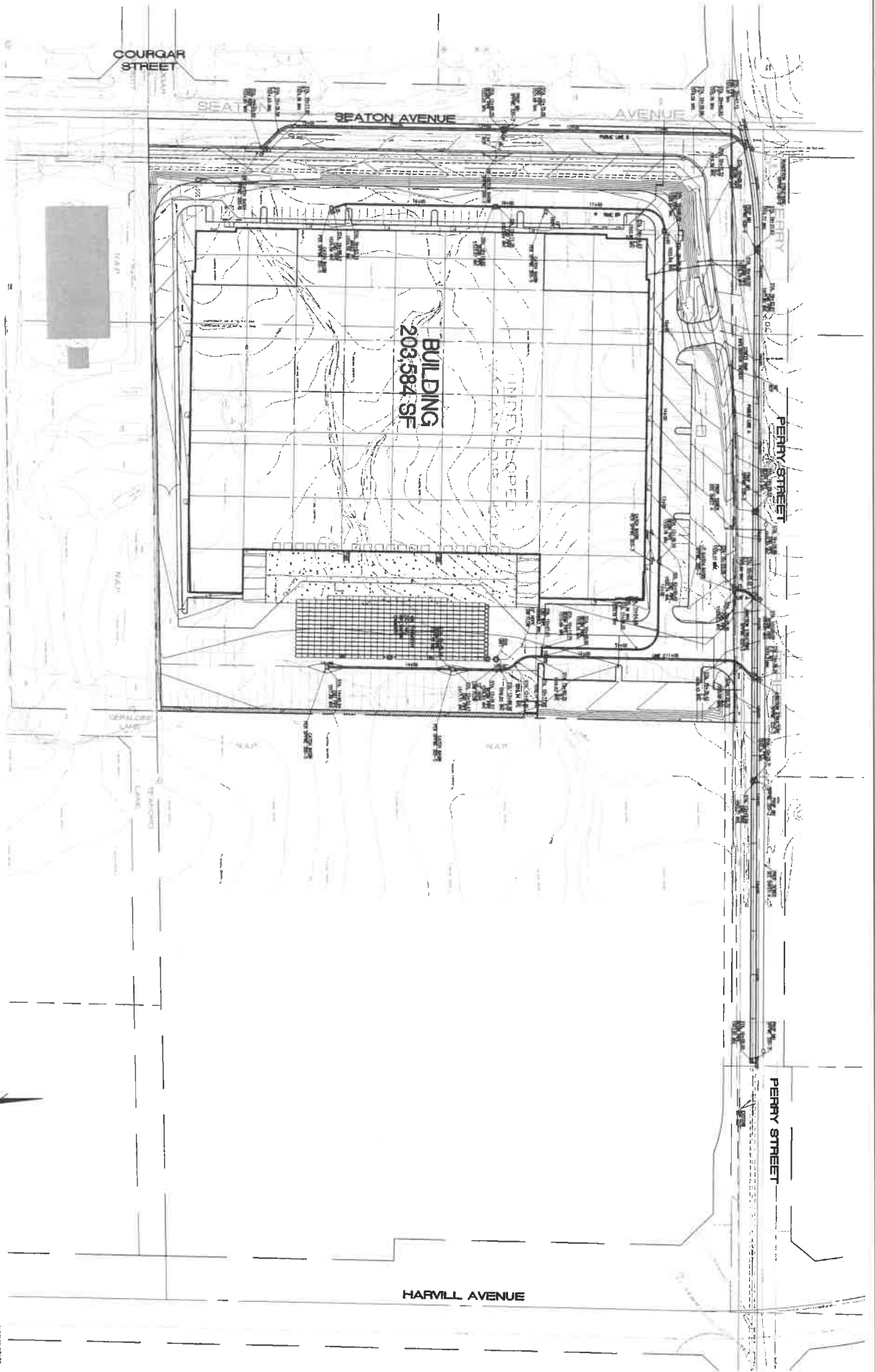
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CHECKED BY: [Signature]

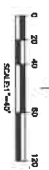
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DATE: 11/11/03

SHEET: 1 OF 5

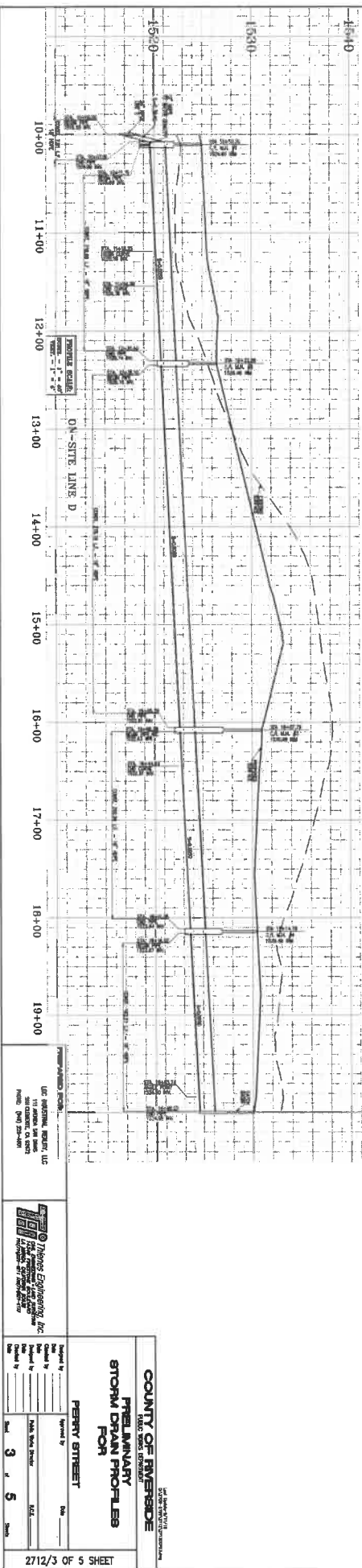
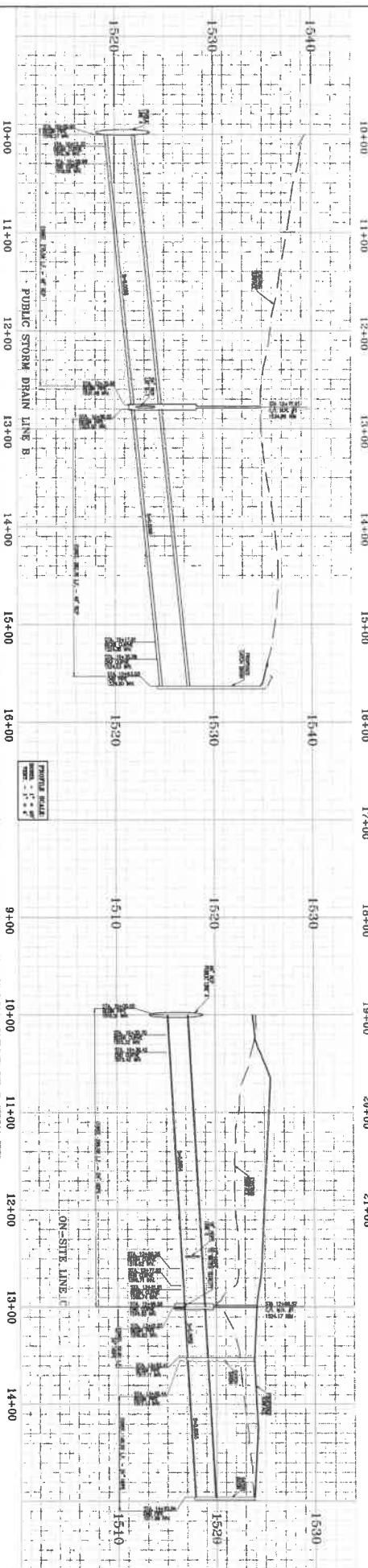
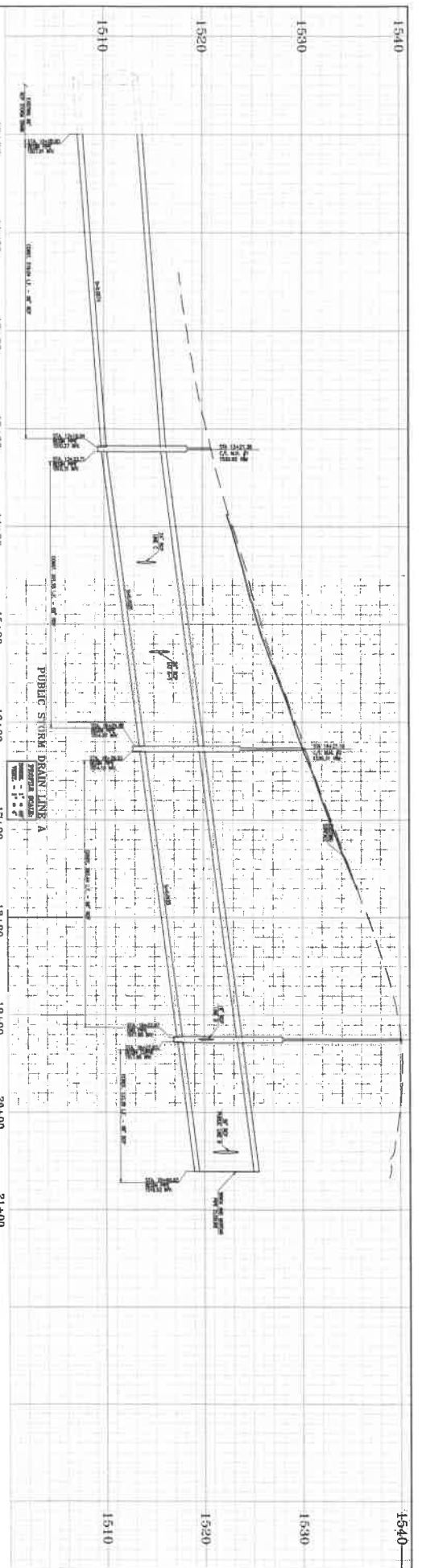


PERMITTED FOR
 LIC. PROFESSIONAL ENGINEER
 AND ARCHITECT
 NAME: (SIN) 28-0001



Designed by	Checked by	Date
Drawn by	Reviewed by	Date
Checked by	Approved by	Date
Scale	Sheet	Total
	2	5

COUNTY OF RIVERSIDE
 PRELIMINARY
 STORM DRAIN PLAN
 FOR
 PERRY STREET



FOR INFORMATION ONLY, USE THESE PROFILES TO CHECK THE PROFILES FOR ANY DISCREPANCIES. THESE PROFILES ARE NOT TO BE USED FOR CONSTRUCTION.

THORNTON ENGINEERING, INC.
 1000 W. 10TH STREET, SUITE 100
 DENVER, CO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WWW: WWW.THORNTONENGINEERING.COM

COUNTY OF RIVERSIDE
 PUBLIC WORKS DIVISION
PRELIMINARY STORM DRAIN PROFILES FOR PERRY STREET

Drawn by: _____
 Checked by: _____
 Date: 3/5/2011

2712/3 OF 5 SHEET

SEATON AVENUE

SEATON

AVENUE

PERRY

PERRY AVENUE

STREET

BUILDING
203,584 SF

UNDERGROUND

NAP

NAP

GERALDINE LANE

TEAFORD LANE

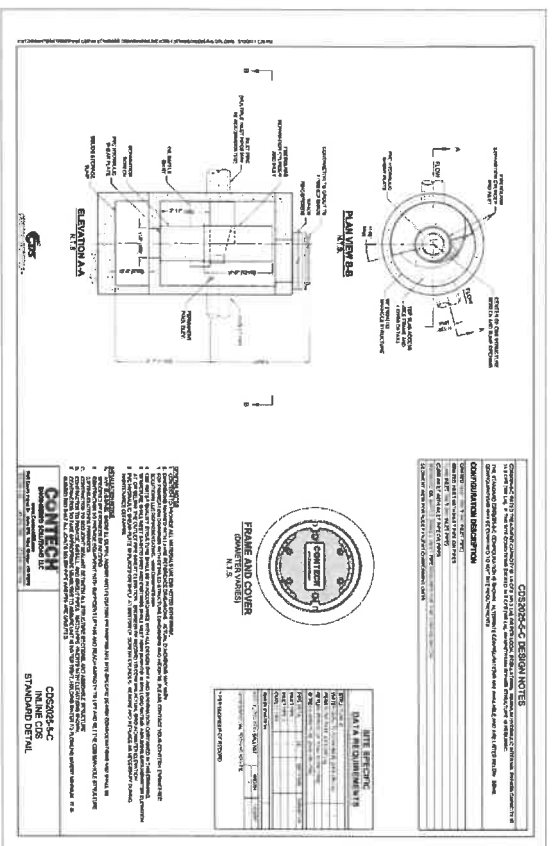
0 15 30 60 90

SCALE: 1"=30'

COUNTY OF RIVERSIDE
CONCEPTUAL UTILITY PLAN
PERRY STREET AND SEATON AVE.



Prepared by:	_____	Date:	_____
Checked by:	_____	Scale:	_____
Drawn by:	_____	Sheet:	4 of 5
Reviewed by:	_____	Drawn:	_____



CONTECH
 CONTECH ENGINEERING, INC.
 1000 W. 100th Street, Suite 100
 Tulsa, Oklahoma 74137
 Phone: (918) 437-0000
 Fax: (918) 437-0001
 Email: sales@contech.com

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 1000 W. 100th Street, Suite 100
 Tulsa, Oklahoma 74137
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 Phone: (918) 437-0000
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 Email: sales@contech.com

GENERAL NOTES

1. This drawing is for a fire alarm pull station.
2. The fire alarm pull station shall be installed in a conspicuous location in the building.
3. The fire alarm pull station shall be installed at a height of 48 inches (4 feet) above the finished floor.
4. The fire alarm pull station shall be installed in a location that is accessible to all occupants of the building.
5. The fire alarm pull station shall be installed in a location that is not subject to damage from fire, flooding, or other hazards.
6. The fire alarm pull station shall be installed in a location that is not subject to vibration.
7. The fire alarm pull station shall be installed in a location that is not subject to exposure to direct sunlight.
8. The fire alarm pull station shall be installed in a location that is not subject to exposure to extreme temperatures.
9. The fire alarm pull station shall be installed in a location that is not subject to exposure to corrosive vapors.
10. The fire alarm pull station shall be installed in a location that is not subject to exposure to high humidity.

MATERIAL SPECIFICATIONS

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	FRAME AND COVER	1	EACH	
2	COVER	1	EACH	
3	BUTTON	1	EACH	
4	WALL MOUNTING PLATE	1	EACH	

CONTECH
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 Fax: (918) 437-0001
 Email: sales@contech.com

COUNTY OF RIVERSIDE
 FOR THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
DETAILS
 FERRY STREET AND SEATON AVE

Drawn by: _____
 Checked by: _____
 Approved by: _____
 Date: _____

Scale: 5" = 5'-0"

2712/ 5 OF 5 SHEET

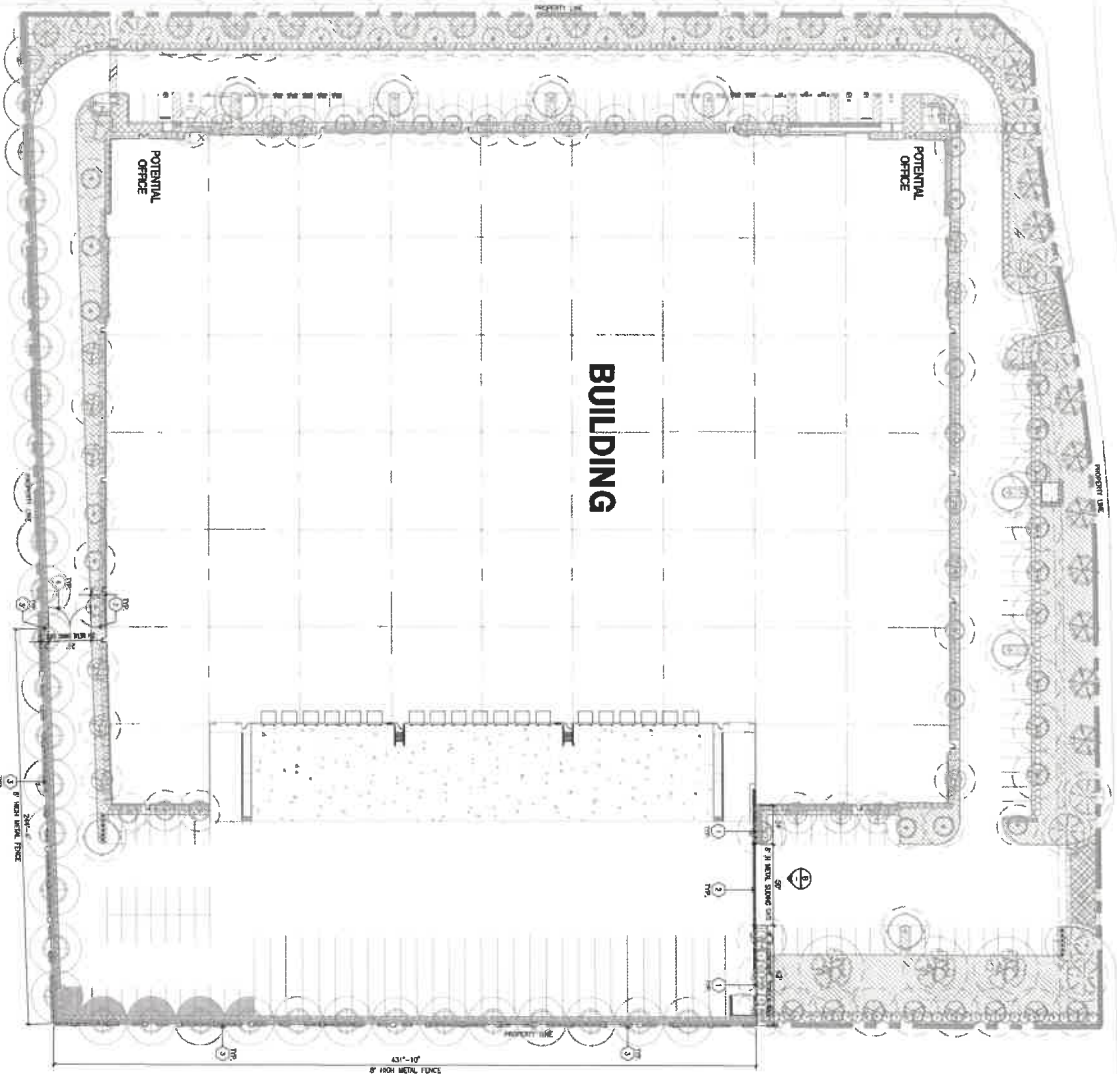
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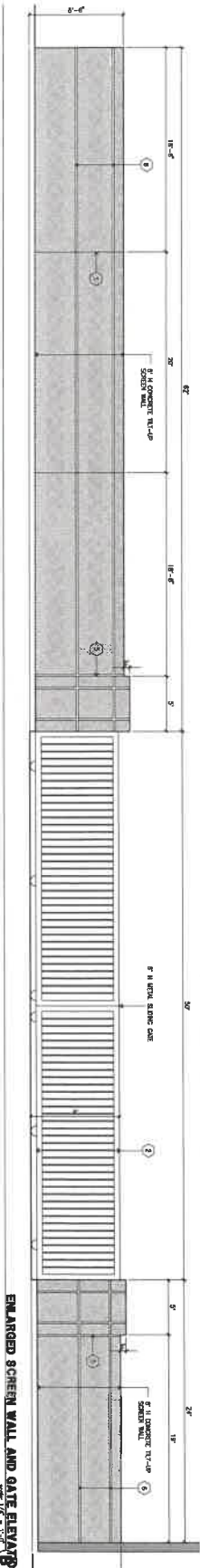
SEATON AVENUE

PERRY STREET



- KEYNOTES**
- 1 7' H CONCRETE 12'-0" SCREEN WALL
 - 2 8' H METAL SLAT FENCE
 - 3 7' H METAL SLAT FENCE
 - 4 CONCRETE FOUNDATION
 - 5 7' H CONCRETE RETAIN WALL 22' ALL THE SPACES

FENCING PLAN A
SCALE: 1" = 20'-0"
DATE: 08/27/19



ENLARGED SCREEN WALL AND GATE ELEVATION

HPA
ARCHITECTURE

1801 Jamboree Ave.
#1101 Suite 100
San Jose, CA 95128
Tel: 408-950-0551
Fax: 408-950-0551
Email: info@hparch.com

DLDC
DIVERSIFIED LAND DEVELOPMENT COMPANY, LLC

555 N. El Camino Real #405
San Jose, CA 95128
Tel: 408-252-8811

Project:
SEATON AVE
&
PERRY AVE

Riverside County, CA 92570

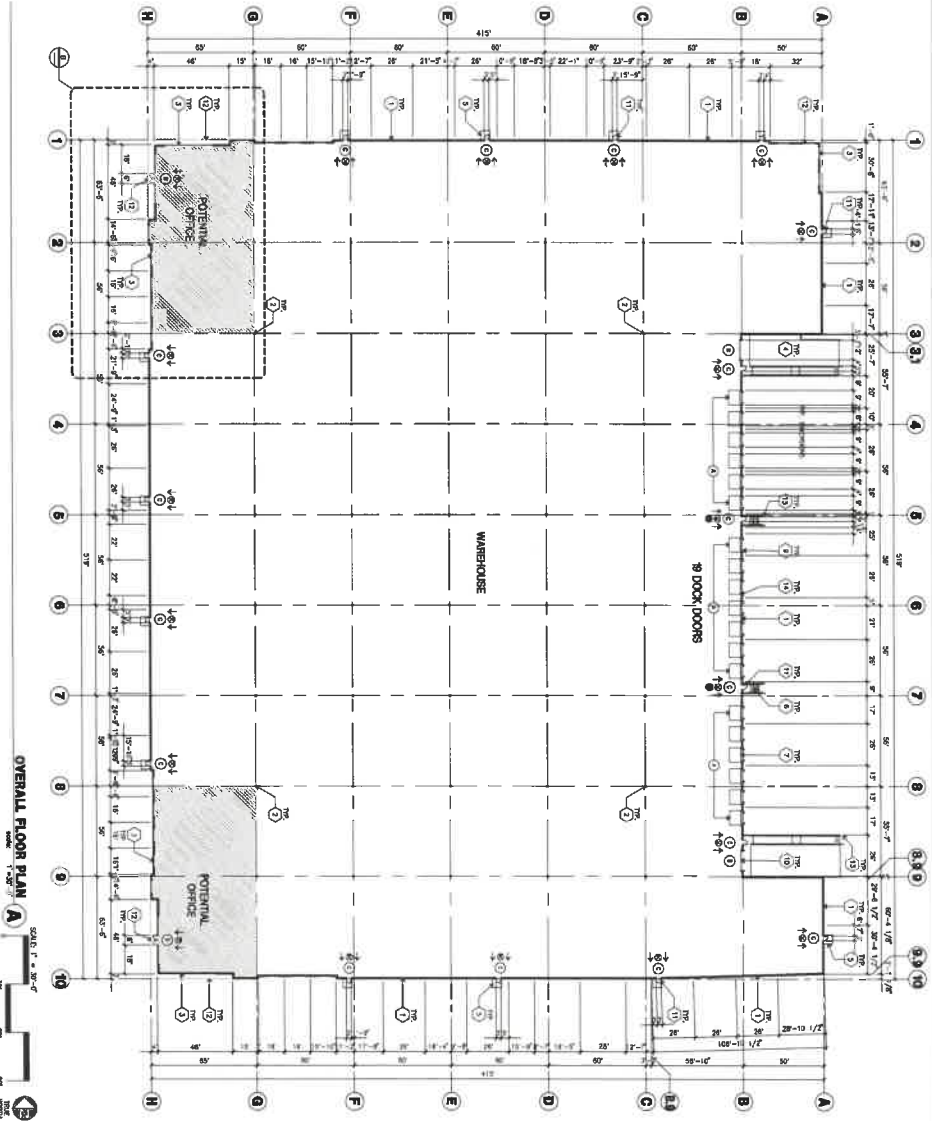
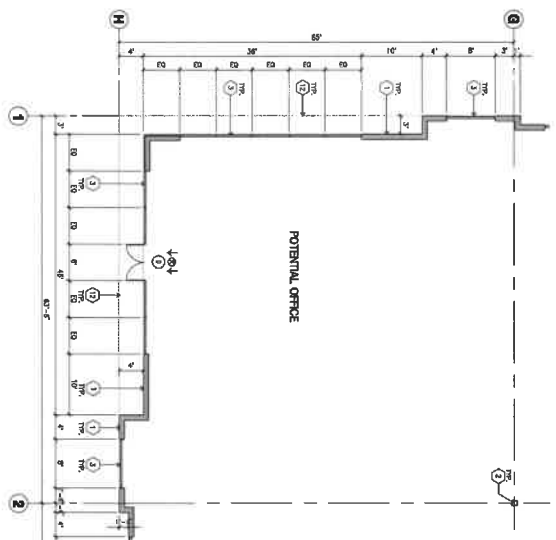
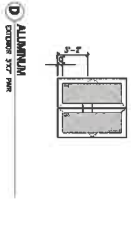
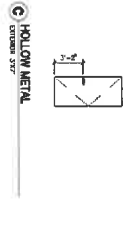
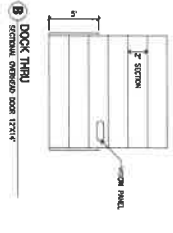
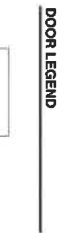
Consultants:

CHK: THOMAS
DATE: 08/27/19
DESIGNER: SHIA
PROJECT MANAGER: SHIA

Title: Project Plan

Project Number: 18043
Drawn By: ML
Date: 08/27/19
Revision:

DAB-A1.1F



FLOOR PLAN KEYNOTES

- 1) CONCRETE, 12.5" THICK.
- 2) SUSPENDED CEILING, CONCRETE.
- 3) MINOR STRUCTURAL STEELING WITH GALVANNEAL, SEE OTHER DRAWINGS AND NOTES.
- 4) CONCRETE FLOOR WITH 2" POLYURETHANE INSULATION, SEE OTHER DRAWINGS AND NOTES.
- 5) CONCRETE FLOOR WITH 2" POLYURETHANE INSULATION, SEE OTHER DRAWINGS AND NOTES.
- 6) CONCRETE FLOOR WITH 2" POLYURETHANE INSULATION, SEE OTHER DRAWINGS AND NOTES.
- 7) CONCRETE FLOOR WITH 2" POLYURETHANE INSULATION, SEE OTHER DRAWINGS AND NOTES.
- 8) CONCRETE FLOOR WITH 2" POLYURETHANE INSULATION, SEE OTHER DRAWINGS AND NOTES.
- 9) CONCRETE FLOOR WITH 2" POLYURETHANE INSULATION, SEE OTHER DRAWINGS AND NOTES.
- 10) CONCRETE FLOOR WITH 2" POLYURETHANE INSULATION, SEE OTHER DRAWINGS AND NOTES.
- 11) CONCRETE FLOOR WITH 2" POLYURETHANE INSULATION, SEE OTHER DRAWINGS AND NOTES.
- 12) CONCRETE FLOOR WITH 2" POLYURETHANE INSULATION, SEE OTHER DRAWINGS AND NOTES.

FLOOR PLAN GENERAL NOTES

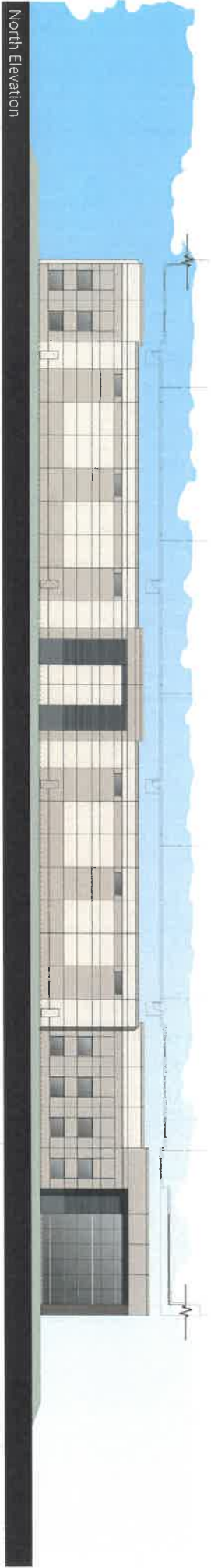
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2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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FLOOR SLAB & POUR STRIPS REQ.

1. THIS DRAWING IS PREPARED FOR THE PROPOSED CONSTRUCTION AND SHALL BE USED IN CONJUNCTION WITH THE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
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12. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

NOTE: NOT REQUIRED EXIST
NOTE: PROPOSED FINISHES NOT ACCURATE

<p>18831 Northway - 4th #100 Dallas, TX Tel: 972-952-1172 Fax: 972-952-1811 www.hpaarchitecture.com</p>	<p>Client: THIBES</p>
	<p>Project: SEATON AVE & PERRY AVE</p>
<p>Owner: INDUSTRIAL REALTY, LLC</p>	<p>Consultants: THIBES</p>
<p>18831 Northway - 4th #100 Dallas, TX Tel: 972-952-1172 Fax: 972-952-1811 www.hpaarchitecture.com</p>	<p>Architect: THIBES</p>
<p>18831 Northway - 4th #100 Dallas, TX Tel: 972-952-1172 Fax: 972-952-1811 www.hpaarchitecture.com</p>	<p>Structural: THIBES</p>
<p>18831 Northway - 4th #100 Dallas, TX Tel: 972-952-1172 Fax: 972-952-1811 www.hpaarchitecture.com</p>	<p>MEP: THIBES</p>
<p>18831 Northway - 4th #100 Dallas, TX Tel: 972-952-1172 Fax: 972-952-1811 www.hpaarchitecture.com</p>	<p>Interior: THIBES</p>
<p>18831 Northway - 4th #100 Dallas, TX Tel: 972-952-1172 Fax: 972-952-1811 www.hpaarchitecture.com</p>	<p>Exterior: THIBES</p>
<p>18831 Northway - 4th #100 Dallas, TX Tel: 972-952-1172 Fax: 972-952-1811 www.hpaarchitecture.com</p>	<p>Site: THIBES</p>
<p>18831 Northway - 4th #100 Dallas, TX Tel: 972-952-1172 Fax: 972-952-1811 www.hpaarchitecture.com</p>	<p>Other: THIBES</p>
<p>18831 Northway - 4th #100 Dallas, TX Tel: 972-952-1172 Fax: 972-952-1811 www.hpaarchitecture.com</p>	<p>Project Number: 18048</p>
<p>18831 Northway - 4th #100 Dallas, TX Tel: 972-952-1172 Fax: 972-952-1811 www.hpaarchitecture.com</p>	<p>Drawn by: ML</p>
<p>18831 Northway - 4th #100 Dallas, TX Tel: 972-952-1172 Fax: 972-952-1811 www.hpaarchitecture.com</p>	<p>Date: 08/27/19</p>
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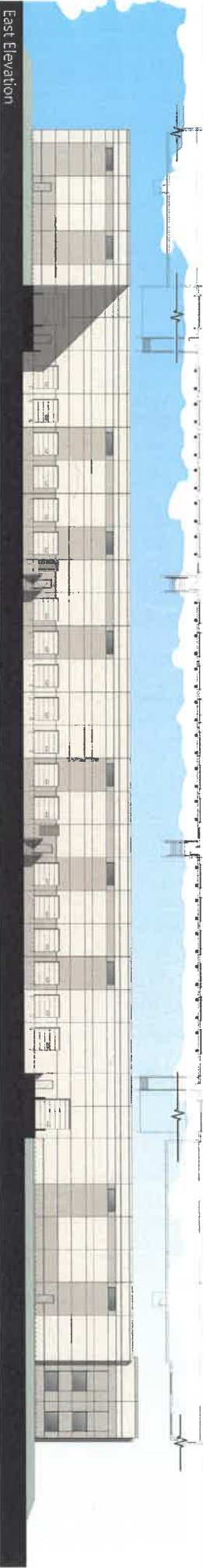
North Elevation



West Elevation



South Elevation



East Elevation



Job No. 18046.00

Seaton Ave. & Perry St.
County of Riverside, CA

CONCEPTUAL COLORED ELEVATIONS

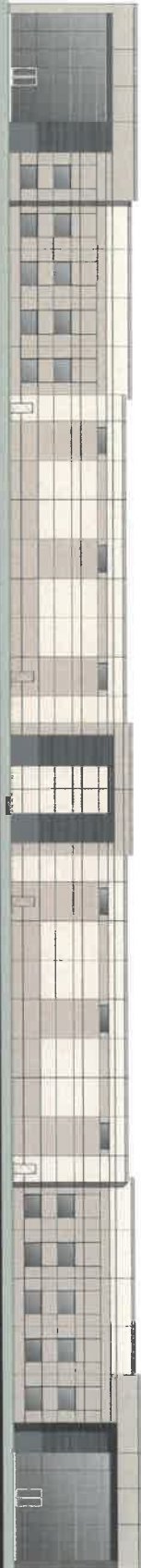


08.29.2019

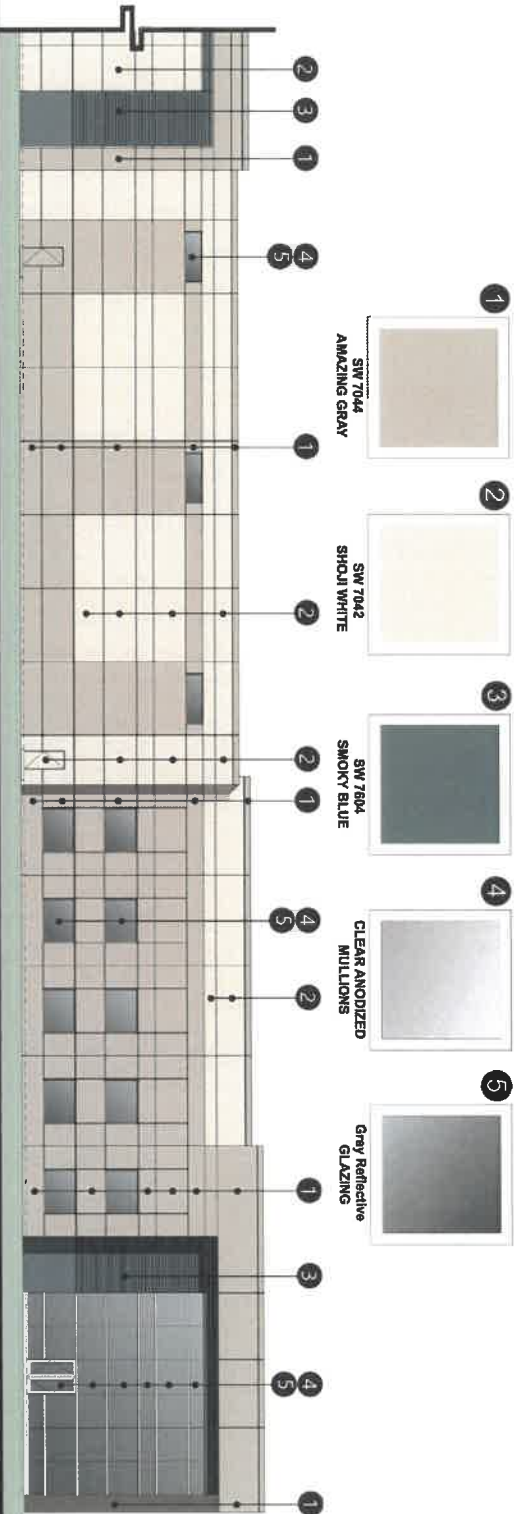
North Elevation



West Elevation



Enlarged View of West Elevation



Job No. 18046.00

CONCEPTUAL COLORED ELEVATIONS AND MATERIAL BOARD

Seaton Ave. & Perry St.
County of Riverside, CA



08.29.2019



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PPT180025

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 10, 2020

Applicant/Project Sponsor: LDC Industrial Realty, LLC., Larry Cochrun, Date Submitted: October 23, 2018

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

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

Riverside County Planning Department 4080 Lemon Street, 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

SEATON TECH CENTER

PLOT PLAN No. 180025

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

CEQA CASE No: CEQ180101

LEAD AGENCY:

RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CA 92502

PROJECT APPLICANT:

LDC INDUSTRIAL REALTY, LLC
555 N. EL CAMINO REAL #A546
SAN CLEMENTE, CA 92762

CEQA CONSULTANT:

T&B PLANNING, INC.
3200 EL CAMINO REAL, SUITE 100
IRVINE, CA 92602

April 14, 2020

TABLE OF CONTENTS

<u>Section Name and Number</u>	<u>Page</u>
1.0 Introduction	1-1
1.1 Document Purpose	1-1
1.2 Project Summary.....	1-1
1.3 California Environmental Quality Act (CEQA)	1-2
1.3.1 CEQA Objectives.....	1-2
1.3.2 CEQA Requirements for a Mitigated Negative Declaration.....	1-2
1.3.3 Format and Content of Mitigated Negative Declaration.....	1-2
1.3.4 Initial Study Conclusions	1-4
1.3.5 Mitigated Negative Declaration Processing	1-4
1.3.6 Lead Agency Contact Information	1-5
2.0 Environmental Setting	2-1
2.1 Project Location	2-1
2.2 CEQA Requirements for the Environmental Setting.....	2-1
2.3 Surrounding Land Uses and Development	2-2
2.4 Existing Site and Area Characteristics	2-2
2.4.1 Site Access and Circulation	2-3
2.4.2 Land Use.....	2-3
2.4.3 Aesthetics and Topographic Features.....	2-3
2.4.4 Air Quality and Climate.....	2-4
2.4.5 Vegetation and Wildlife	2-4
2.4.6 Geology.....	2-5
2.4.7 Soils	2-5
2.4.8 Hydrology.....	2-6
2.4.9 Utilities.....	2-6
2.5 Planning Context.....	2-7
2.5.1 Riverside County General Plan and Mead Valley Area Plan	2-7
2.5.2 Zoning Classifications.....	2-7
2.5.3 Surrounding Land Use and Zoning Classifications	2-8
2.5.4 City of Perris Sphere of Influence	2-8
2.5.5 Riverside County Airport Land Use Compatibility Plan	2-8

TABLE OF CONTENTS

<u>Section Name and Number</u>	<u>Page</u>
2.5.6 Western Riverside County Multiple Species Habitat Conservation Plan.....	2-8
2.5.7 Southern California Association of Governments Regional Transportation Plan.....	2-9
3.0 Project Description	3-1
3.1 Proposed Discretionary Approvals	3-1
3.1.1 Plot Plan No. 180025	3-1
3.2 Project Technical Characteristics	3-3
3.2.1 On-Site and Off-Site Utility Improvements	3-3
3.2.2 Public Roadway Improvements.....	3-4
3.2.3 Earthwork and Grading.....	3-4
3.2.4 Construction Characteristics	3-4
3.2.5 Operational Characteristics	3-6
3.2.6 Related Environmental Review and Consultation Requirements.....	3-6
4.0 Environmental Assessment.....	4-1
4.1 Project Information.....	4-1
4.2 Applicable General Plan and Zoning Regulations	4-1
4.3 Environmental Factors Potentially Affected	4-4
4.4 Determination.....	4-5
5.0 Environmental Analysis	5-1
5.1 Environmental Issues Assessment.....	5-1
5.1.1 Aesthetics.....	5-1
5.1.2 Agriculture and Forest Resources	5-8
5.1.3 Air Quality	5-14
5.1.4 Biological Resources.....	5-30
5.1.5 Cultural Resources	5-43
5.1.6 Energy	5-50
5.1.7 Geology / Soils	5-54
5.1.8 Greenhouse Gas Emissions	5-68
5.1.9 Hazards and Hazardous Materials.....	5-72
5.1.10 Hydrology/Water Quality	5-80
5.1.11 Land Use/Planning.....	5-96

TABLE OF CONTENTS

<u>Section Name and Number</u>	<u>Page</u>
5.1.12 Mineral Resources.....	5-98
5.1.13 Noise	5-100
5.1.14 Paleontological Resources	5-113
5.1.15 Population and Housing.....	5-115
5.1.16 Public Services	5-117
5.1.17 Recreation.....	5-124
5.1.18 Transportation	5-127
5.1.19 Tribal Cultural Resources	5-147
5.1.20 Utilities/Service Systems	5-149
5.1.21 Wildfire	5-157
5.1.22 Mandatory Findings of Significance.....	5-160
5.2 Authorities Cited	5-167
6.0 References.....	6-1
Appendix A. Mitigation Monitoring and Reporting Program (MMRP).....	A-1

LIST OF FIGURES

Figure Name and Number		Page
Figure 2-1	Regional Map	2-10
Figure 2-2	Vicinity Map	2-11
Figure 2-3	Surrounding Land Uses and Development	2-12
Figure 2-4	Aerial Photograph	2-13
Figure 2-5	USGS Topographical Map	2-14
Figure 2-6	Site Photo Key Map.....	2-15
Figure 2-7	Site Photos 1 and 2	2-16
Figure 2-8	Site Photos 3 and 4	2-17
Figure 2-9	Site Photo 5.....	2-18
Figure 2-10	Soils Map.....	2-19
Figure 2-11	Existing Conditions Hydrology Map.....	2-20
Figure 2-12	Existing General Plan Land Use Designations	2-21
Figure 2-13	Existing Zoning Classifications.....	2-22
Figure 3-1	Overall Site Plan	3-8
Figure 3-2	Conceptual Architectural Elevations.....	3-9
Figure 3-3	Conceptual Architectural Elevations Details.....	3-10
Figure 3-4	Wall and Fence Plan.....	3-11
Figure 3-5	Conceptual Landscaping Plan	3-12
Figure 3-6	Conceptual Grading Plan	3-13
Figure 5-1	MSHCP Riverine Map	5-42
Figure 5-2	WQMP Site Map - Sheet 1	5-93
Figure 5-3	WQMP Site Map – Sheet 2	5-94
Figure 5-4	Preliminary Hydrology Map	5-95
Figure 5-5	Sensitive Receiver Locations.....	5-112
Figure 5-6	Existing Number of Through Lanes and Intersection Controls	5-139
Figure 5-7	Project (Truck) Trip Distribution	5-140
Figure 5-8	Truck Route Sign	5-141
Figure 5-9	Project (Passenger Car) Trip Distribution	5-142

LIST OF TABLES

Table Name and Number	Page
Table 3-1	Anticipated Construction Duration..... 3-5
Table 3-2	Anticipated Construction Equipment 3-5
Table 3-3	Matrix of Project Approvals/Permits 3-7
Table 5-1	LESA Summary Score 5-10
Table 5-2	Overall Construction-Related Emissions (without Mitigation) 5-18
Table 5-3	Overall Construction Emissions Summary (with Mitigation) 5-19
Table 5-4	Summary of Peak Operational Emissions 5-20
Table 5-5	Localized Significance Summary of Construction Emissions (without Mitigation) 5-24
Table 5-6	Localized Significance Summary of Operations (Without Mitigation) 5-24
Table 5-7	Summary of Localized Construction Emissions (with Mitigation) 5-28
Table 5-8	Total Annual Project Greenhouse Gas Emissions 5-69
Table 5-9	Significance Criteria Summary 5-103
Table 5-10	Unmitigated Construction Equipment Noise Level Summary (DBA L _{eq}) 5-104
Table 5-11	Construction Equipment Noise Level Compliance (dBA L _{eq}) 5-105
Table 5-12	Project Daytime Noise Level Contributions 5-106
Table 5-13	Project Nighttime Noise Level Contributions 5-106
Table 5-14	Unmitigated EA (2020) with Project Traffic Noise Level Increases 5-108
Table 5-15	Unmitigated EAC (2020) with Project Traffic Noise Level Increases 5-108
Table 5-16	Project Construction Vibration Levels 5-110
Table 5-17	Intersection Analysis Locations 5-129
Table 5-18	Intersection Analysis for Existing 2018 Conditions 5-131
Table 5-19	Project Trip Generation Summary (PCE) 5-133
Table 5-20	Intersection Analysis for E+P Conditions 5-135
Table 5-21	Intersection Analysis for EAP (2020) Conditions 5-136
Table 5-22	Intersection Analysis for EAPC (2020) Conditions 5-137
Table 5-23	Intersection Analysis for EAPC (2020) Conditions with Improvements 5-138
Table 5-24	Permitted and Remaining Capacity of Area Landfills 5-154

LIST OF TECHNICAL APPENDICES

<u>Appendix</u>	<u>Document Title</u>
A1	Air Quality Impact Analysis
A2	Mobile Source Health Risk Assessment
B1	Jurisdictional Delineation
B2	Biological Technical Report
B3	Determination of Biologically Equivalent or Superior Preservation
C	Phase I and Phase II Cultural Resources Assessment
D	Energy Analysis
E1	Geotechnical Investigation
E2	Supplemental Infiltration Testing
F	Greenhouse Gas Analysis
G	Phase I Environmental Site Assessment
H1	Preliminary Hydrology Calculations
H2	Project Specific Preliminary Water Quality Management Plan
I	Noise Impact Analysis
J1	Paleontological Resource and Mitigation Monitoring Assessment
J2	Paleontological Resource Impact Mitigation Program
K1	Traffic Impact Analysis
K2	Vehicle Miles Traveled (VMT) Assessment

LIST OF ACRONYMS AND ABBREVIATED TERMS

<u>Acronym</u>	<u>Definition</u>
A-1-1	Light Agriculture (zoning classification)
AB 341	Assembly Bill 341
AC	Asphalt Concrete
AC	Acre
ADOE	Archaeological Determinations of Eligibility
ADP	Area Drainage Plan
ADT	Average Daily Traffic
AIA	Airport Influence Area
ALUCP	Airport Land Use Compatibility Plan
APE	Area of Potential Effect
APN	Assessor Parcel Number
AMSL	above mean sea level
ASTM	American Society for Testing and Materials
BLM	Bureau of Land Management
BMP	Best Management Practice
CalEEMod	California Emissions Estimator Model
CAP	Climate Action Plan
CARB	California Air Resources Board
CCR	California Code of Regulations
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CFD	Community Facilities District
CFGC	California Fish and Game Code
cfy	cubic feet per year
cy	cubic yard
CIWMP	Countywide Integrated Waste Management Plan
CGC	California Government Code
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CRDR	County Regulations and Design Requirement
Corps	U.S. Army Corps of Engineers
CRMP	Cultural Resource Monitoring Program
CSA	Community Service Area
CWA	Clean Water Act
dba	A-weighted decibels

LIST OF ACRONYMS AND ABBREVIATED TERMS

<u>Acronym</u>	<u>Definition</u>
DBESP	Determination of Biologically Equivalent or Superior Preservation
DEH	Department of Environmental Health
DIF	Development Impact Fee
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
E+P	Existing plus Project
EA	Existing plus Ambient Growth
EAC	Existing plus Ambient Growth plus Cumulative Conditions
EAP	Existing plus Ambient Growth plus Project Conditions
EAPC	Existing plus Ambient Growth plus Project plus Cumulative Conditions
EDR	Environmental Data Resources
e.g.	exempli gratia meaning “for example”
EIC	Eastern Information Center
EIR	Environmental Impact Report
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
EMWD	Eastern Municipal Water District
FAR	floor-to-area ratio
FEMA	Federal Emergency Management Agency
FICON	Federal Interagency Committee on Noise
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping & Monitoring Program
FTA	Federal Transit Administration
GCC	Global Climate Change
gpd	gallons per day
GLO	Government Land Office
HCP	Habitat Conservation Plan
HPD	Historic Properties Data File
HMBEP	Hazardous Materials Business Emergency Plan
i.e.	id est meaning “that is”
I-215	Interstate 215
I-P	Industrial Park (zoning classification)
IA	Implementing Agreement
in/sec	inch per second
IS	Initial Study

LIST OF ACRONYMS AND ABBREVIATED TERMS

<u>Acronym</u>	<u>Definition</u>
ITE	Institute of Engineers
JPA	Joint Powers Authority
kWh	kilowatts per hour
Leq	Equivalent continuous (average) sound level
LAFCO	Local Agency Formation Commission
LI	Light Industrial (General Plan land use designation)
LOS	Level of Service
M-SC	Manufacturing – Service Commercial (zoning classification)
MARB	March Air Reserve Base
MDP	Master Drainage Plan
mgpd	million gallons per day
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
MMTCO2e	Million Metric Ton of Carbon Dioxide Equivalent
MND	Mitigated Negative Declaration
MPO	Metropolitan Planning Organization
MRZ-3	Mineral Resources Zone 3
MSCHP	Multiple Species Habitat Conservation Plan
MS4	Municipal Separate Storm Sewer System
MVAP	Mead Valley Area Plan
MWD	Metropolitan Water District
NAHC	Native American Heritage Commission
ND	Negative Declaration
NIOSH	National Institute for Occupational Safety and Health
NOD	Notice of Determination
NOI	Notice of Intent
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
OHP	Office of Historical Preservation
PCE	Passenger Car Equivalent
PM	Parcel Map
PP	Plot Plan
PPV	Peak Particle Velocity

LIST OF ACRONYMS AND ABBREVIATED TERMS

<u>Acronym</u>	<u>Definition</u>
PRC	Public Resources Code
R-R-1/2	Rural-Residential ½-Acre Lot Size (zoning classification)
RC-VLDR	Rural Community – Very Low Density Residential (General Plan land use designation)
RCALUC	Riverside County Airport Land Use Commission
RCIT	Riverside County Information Technology
RCFD	Riverside County Fire Department
RMS	root-mean-square
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SF	square foot/square feet
SCH	State Clearinghouse
SGMA	Sustainable Groundwater Management Act
SKR	Stephens' kangaroo rat
SOI	Sphere of Influence
STP	Shovel Test Pit
SWIS	Solid Waste Information System
SWPPP	Storm Water Pollution Prevention Plan
TIA	Traffic Impact Analysis
TLMA	Transportation and Land Management Agency
UCR	University of California, Riverside
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
UWMP	Urban Water Management Plan
VMT	Vehicle Miles Traveled
VVUSD	Val Verde Unified School District
WQMP	Water Quality Management Plan

1.0 Introduction

1.1 DOCUMENT PURPOSE

This document is a Mitigated Negative Declaration (MND) prepared in accordance with the California Environmental Quality Act (CEQA), including all criteria, standards, and procedures of CEQA (California Public Resource Code §§ 21000 *et seq.*) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, §§ 15000 *et seq.*). This MND is an informational document intended for use by the County of Riverside, Trustee and Responsible agencies, and members of the general public in evaluating the physical environmental effects resulting from planning, constructing, and operating the proposed Seaton Tech Center project (hereafter, referred to as the “Project” and described in detail in Section 3.0, *Project Description*, of this MND).

This MND was compiled by the County of Riverside, serving as the Lead Agency for the proposed Project pursuant to CEQA Section 21067 and CEQA Guidelines Article 4 and Section 15367. “Lead Agency” refers to the public agency that has the principal responsibility for carrying out or approving a project.

The construction and operation of the proposed Project is considered to be a “project” under CEQA and, as a result, the Project is subject to the County of Riverside’s environmental review process. The primary purpose of CEQA is to ensure that decision-makers and the public are aware of the environmental implications of a specific action or project and to determine whether the proposed project will have the potential to cause significant adverse impacts on the environment. As part of the proposed Project’s environmental review process, the County of Riverside prepared an Environmental Assessment (Initial Study), which is included herein in Sections 4.0 and 5.0.

Although the Initial Study was prepared with consultant support (T&B Planning, Inc.), the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgement and position of the County of Riverside in its capacity as Lead Agency. The County determined that the Initial Study and its supporting reference material provide substantial evidence that an MND is the appropriate environmental document for the proposed Project.

1.2 PROJECT SUMMARY

The proposed Project consists of an application for a Plot Plan (Plot Plan No. 180025) to develop an approximately 9.15-acre property located south of Perry Street, east of Seaton Avenue, west of Harvill Avenue, and north of Martin Street on Assessor Parcel Number (APN) 314-130-007 in the unincorporated community of Mead Valley in western Riverside County, California. The proposed Project involves the construction and operation of one (1) approximately 203,029 square foot (SF) industrial warehouse building with associated improvements.

1.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1.3.1 CEQA Objectives

CEQA, a statewide environmental law contained in Public Resources Code §§ 21000-21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies inform themselves of the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts when avoidance or reduction is feasible. It also gives other public agencies and the general public an opportunity to comment on the information. If significant adverse impacts cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an Environmental Impact Report (EIR) and balance the project's environmental concerns with other goals and benefits in a statement of overriding considerations. If significant adverse impacts can be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare a Negative Declaration (ND) or Mitigated Negative Declaration (MND).

1.3.2 CEQA Requirements for a Mitigated Negative Declaration

An MND is a written statement by the Lead Agency that briefly describes the reasons why a project that is not exempt from the requirements of CEQA will not have a significant effect on the environment and, therefore, does not require preparation of an EIR (CEQA Guidelines § 15371). The CEQA Guidelines require the preparation of an MND if the Initial Study prepared for a project identifies potentially significant effects, but: 1) revisions in the project plans or proposals made by, or agreed to by the project applicant before a proposed MND and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and 2) there is no substantial evidence, in light of the whole record before the Lead Agency, that the project may have a significant effect on the environment. (CEQA Guidelines § 15070(b))

1.3.3 Format and Content of Mitigated Negative Declaration

The following components comprise this MND in its entirety:

- 1) This document, including all sections. Section 1.0 includes the *Introduction*. Section 2.0 includes the *Environmental Setting*. Section 3.0 includes the *Project Description*. Sections 4.0 and 5.0 comprise the completed *Environmental Assessment - Initial Study* and its associated analysis that document the reasons to support the findings and conclusions of the Initial Study. Section 6.0 includes the *References* used in preparation of this MND, and which are part of the Project's administrative record on file with the County of Riverside. A Mitigation Monitoring and Reporting Program (MMRP), which includes all mitigation measures imposed on the proposed Project by the County of Riverside to ensure that effects to the environment are reduced to less-than-significant levels, is attached to this MND. The MMRP also indicates the required timing for the implementation of each mitigation measure and identifies the parties responsible for implementing and monitoring each mitigation measure.

2) Eighteen (18) technical reports that evaluate the environmental effects of the proposed Project are attached to this MND as Technical Appendices A1-K2. Each of the appendices listed below are available for review at the Riverside County Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, California, 92502 and are hereby incorporated by reference pursuant to CEQA Guidelines § 15150.

- A1 Air Quality Impact Analysis, dated December 28, 2019 and prepared by Urban Crossroads Inc. (Urban Crossroads, Inc., 2019a)
- A2 Mobile Source Health Risk Assessment, dated December 28, 2019 and prepared by Urban Crossroads Inc. (Urban Crossroads, Inc., 2019b)
- B1 Jurisdictional Delineation, dated February 25, 2019 and prepared by Glenn Lukos Associates, Inc. (GLA, 2019a)
- B2 Biological Technical Report, dated October 10, 2019 and prepared by Glenn Lukos Associates, Inc. (GLA, 2019b)
- B3 Determination of Biologically Equivalent or Superior Preservation, dated November 8, 2019 and prepared by Glenn Lukos Associates, Inc. (GLA, 2019c)
- C Phase I and II Cultural Resources Assessment, dated February 5, 2019 and prepared by Brian F. Smith and Associates (BFSA, 2019a)
- D Energy Analysis, dated October 4, 2019 and prepared by Urban Crossroads, Inc. (Urban Crossroads, Inc., 2019c)
- E1 Geotechnical Investigation, dated July 2018 and prepared by NorCal Engineering (NorCal Engineering, 2018a)
- E2 Supplemental Infiltration Testing, dated September 4, 2018 and prepared by NorCal Engineering (NorCal Engineering, 2018b)
- F Greenhouse Gas Analysis, dated December 28, 2019 and prepared by Urban Crossroads, Inc. (Urban Crossroads, Inc., 2019a)
- G Phase I Environmental Site Assessment, dated August 23, 2018 and prepared by V3 Companies (V3 Companies, 2018)
- H1 Preliminary Hydrology Calculations, dated January 17, 2020 and prepared by Thienes Engineering, Inc. (Thienes Engineering, Inc., 2020b)
- H2 Project Specific Preliminary Water Quality Management Plan, dated September 5, 2019 and prepared by Thienes Engineering, Inc. (Thienes Engineering, Inc., 2019a)
- I Noise Impact Analysis, dated January 23, 2020 and prepared by Urban Crossroads, Inc. (Urban Crossroads, Inc., 2020a)

- J1 Paleontological Resource and Mitigation Monitoring Assessment, dated December 6, 2018 and prepared by Brian F. Smith and Associates, Inc. (BFSA, 2018)
 - J2 Paleontological Resource Impact Mitigation Program (PRIMP), dated January 29, 2019 and prepared by Brian F. Smith and Associates, Inc. (BFSA, 2019b)
 - K1 Traffic Impact Analysis, dated August 15, 2019 and prepared by Urban Crossroads, Inc. (Urban Crossroads, Inc., 2019e)
 - K2 Vehicle Miles Traveled (VMT) Assessment, dated October 14, 2019 and prepared by Urban Crossroads, Inc. (Urban Crossroads, Inc., 2019h)
- 3) All plans, policies, regulatory requirements, and other documentation that is incorporated by reference in this document pursuant to CEQA Guidelines § 15150. Refer to Section 6.0, *References*, of this MND.

1.3.4 Initial Study Conclusions

Section 4.0 of this document contains the Initial Study that was prepared for the proposed Project pursuant to CEQA and County of Riverside requirements. The Initial Study determined that implementation of the proposed Project would result in no impacts or less-than-significant environmental effects under the issue areas of: Aesthetics; Agriculture and Forest Resources; Energy; Geology/Soils; Hazards and Hazardous Material; Hydrology/Water Quality; Land Use/Planning; Mineral Resources; Noise; Population and Housing; Public Services; Recreation; and Utilities/Service Systems. The Initial Study determined that the proposed Project would result in potentially significant effects to the issue areas of Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Paleontological Resources; Transportation; and Tribal Cultural Resources, but the Project Applicant has agreed to mitigation measures that would avoid or reduce the effects to a point where clearly no significant effects would occur. The Initial Study determined that, with the implementation of mitigation measures, there is no substantial evidence in light of the whole record before the Lead Agency (County of Riverside) that the Project may have a significant effect on the environment. Based on the Initial Study's conclusions, the County of Riverside determined that an MND is appropriate for the proposed Project pursuant to CEQA Guidelines § 15070(b).

1.3.5 Mitigated Negative Declaration Processing

The County of Riverside Planning Department directed and supervised the preparation of this MND. Although prepared with the assistance of the consulting firm T&B Planning, Inc., all of the content, analyses, determinations, and conclusions contained within this MND reflect the sole independent judgment of the County of Riverside, acting as Lead Agency under CEQA.

A Notice of Intent (NOI) to adopt the MND will be distributed to the following entities for a 30-day public review period: 1) organizations and individuals who have previously requested such notice in writing to the County of Riverside; 2) owners of contiguous property shown on the latest equalized assessment roll; 3) Responsible and Trustee agencies (public agencies that have a level of discretionary approval over some component of the proposed Project); 4) the Riverside County Clerk; and 5) the California Office of Planning

and Research, State Clearinghouse. The NOI identifies the location(s) where the MND, Initial Study, MMRP, and associated Technical Appendices are available for public review.

Following the public review period, the County of Riverside will review any comment letters received and determine whether any substantive comments were provided that may warrant revisions to the MND. If substantial revisions are not necessary (as defined by CEQA Guidelines § 15073.5(b)), then the MND will be finalized and forwarded to the County of Riverside decision-maker(s) for review as part of their deliberations concerning the proposed Project. In order to approve the proposed Project, the County of Riverside would need to approve this MND. Following approval, a Notice of Determination (NOD) for the MND will be filed with the Riverside County Clerk and the State Clearinghouse.

1.3.6 Lead Agency Contact Information

During the public review period for this MND, comments or questions concerning this MND can be submitted in writing by mail or e-mail to the County of Riverside as follows. No other methods of transmitting written comment (via social media, for example) will be accepted.

Deborah Bradford, Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92502-1409
Email: dbradfor@rivco.org
(951) 955-6646

2.0 Environmental Setting

2.1 PROJECT LOCATION

As shown on Figure 2-1, *Regional Map*, and Figure 2-2, *Vicinity Map*, the 9.15 gross-acre Project site is located in the unincorporated community of Mead Valley in western Riverside County, California. Western Riverside County abuts San Bernardino County to the northeast, Orange County to the west, and San Diego County to the south. The Project site is located southwest of the City of Moreno Valley and west of the City of Perris. Interstate 215 (I-215) is located approximately 1,500 feet east of the Project site and the March Air Reserve Base/Inland Port Airport (MARB) is located approximately 1.2 miles northeast of the Project site.

The Project site is located south of Perry Street, east of Seaton Avenue, west of Harvill Avenue, and north of Martin Street. Specifically, the Project site is located near the southeast corner of Perry Street and Seaton Avenue. The northwest corner of the Project site is located ~96 feet south of the Perry Street/Seaton Avenue intersection in its existing condition.

2.2 CEQA REQUIREMENTS FOR THE ENVIRONMENTAL SETTING

CEQA Guidelines § 15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant.

§15125(a) (1) Generally, the lead agency should describe physical environmental conditions as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective. Where existing conditions change or fluctuate over time, and where necessary to provide the most accurate picture practically possible of the project's impacts, a lead agency may define existing conditions by referencing historic conditions, or conditions expected when the project becomes operational, or both, that are supported with substantial evidence. In addition, a lead agency may also use baselines consisting of both existing conditions and projected future conditions that are supported by reliable projections based on substantial evidence in the record.

In the case of the proposed Project, the Initial Study determined that an MND is the appropriate form of CEQA compliance document, which does not require publication of a Notice of Preparation (NOP) (refer to Subsection 1.3.4, *Initial Study Conclusions*). Therefore, the environmental setting for the proposed Project is the approximate date that the Project's environmental analysis commenced. The Project's applications were filed with the County of Riverside on October 18, 2018 and the environmental review commenced at that time. As such, the environmental baseline for the proposed Project is established as of approximately October 18, 2018.

2.3 SURROUNDING LAND USES AND DEVELOPMENT

The land uses surrounding the Project site are described below and shown on Figure 2-3, *Surrounding Land Uses and Development*. Refer to Section 2.4, *Planning Context*, for information about the surrounding properties' land use designations and zoning classifications.

North: The Project site is bounded on the north by Perry Street, which is an unimproved dirt road in its existing condition. North of Perry Street is vacant land. Northwest of the site, on the northwest corner of Perry Street and Seaton Avenue is Torrance Aluminum, a manufacturer of aluminum windows and doors, at 22850 Perry Street. Torrance Aluminum comprises two large metal buildings, paved and unpaved surfaces, and outdoor storage surrounded by chain link fencing and barbed wire. (V3 Companies, 2018, p. 13) (Google Earth, 2018)

East: Abutting the Project site on the east is vacant land. East of that vacant land is Harvill Avenue and industrial warehouse development including a 600,000 s.f. warehouse (recently leased by Living Spaces) that is part of the approved Majestic Freeway Business Center Specific Plan area (Webb, 2005). East of the Majestic Freeway Business Center industrial warehouse complex is I-215. (V3 Companies, 2018, p. 13) (Google Earth, 2018)

South: South of the Project site is Green Bee Yard, a concrete foundation construction company, at 18890 Seaton Avenue and White House Sanitation, a porta potty rental and septic tank service company, at 18916 Seaton Avenue. Both of these businesses have small metal buildings and extensive outside storage surrounded by either a block wall or chain link fence with barbed wire. Martin Street is located south of these businesses. South of Martin Street is the approved Majestic Freeway Business Center Specific Plan, which is approved for industrial development. (V3 Companies, 2018, p. 13) (Google Earth, 2018) (Webb, 2005)

West: Abutting the Project site on the west is Seaton Avenue and east of Seaton Avenue is a mixture of rural residential uses and business enterprises. Golden State Paving, an asphalt paving company, is located at 22970 Cougar Street; this property is also assumed herein to have a component of residential occupancy. Concrete Equipment Storage Yard is located at 18795 Seaton Avenue. These uses are surrounded by a combination of block walls and chain link fence. A residential home with animal keeping pens comprised of metal and chain link fence is located at the southwest corner of Seaton Avenue and Perry Street (V3 Companies, 2018, p. 13) (Google Earth, 2018)

2.4 EXISTING SITE AND AREA CHARACTERISTICS

As discussed previously in Section 1.0, pursuant to the CEQA Guidelines § 15125, the environmental setting for the proposed Project is the approximate date that the Project's environmental analysis commenced. The Project's applications were filed with County of Riverside on October 18, 2018 and the environmental review commenced at that time. As such, the environmental baseline for the proposed Project is established as of approximately October 18, 2018. Therefore, pursuant to CEQA Guidelines §15125, the following subsections describe the Project site's physical environmental setting.

2.4.1 Site Access and Circulation

Access to the Project site is currently provided along the entirety of its two street frontages, Seaton Avenue and Perry Street, via edge of pavement or dirt. The segment of Seaton Avenue abutting the Project site to the west is paved. The segment of Perry Street to the north of the Project site is unpaved. There are no paved driveways or access points that enter the Project site from either of its street frontages. A gravel and dirt driveway is located along the south boundary of the site.

2.4.2 Land Use

Based on historical aerial photography, the Project site was used as agricultural cropland from approximately 1938 through 1978, and has been vacant since that time. According to Riverside County GIS, the Project site consists of “Developed/Disturbed Land;” and, although the site has not been farmed for approximately 40 years, is mapped as containing Agricultural Lands of Local Importance with a small sliver of land along the western boundary of the site mapped as “Urban Built-Up Land (RCIT, 2019)”.

As shown on Figure 2-4, *Aerial Photograph*, the Project site consists of vacant land with no structures. A gravel and dirt driveway is present along the south boundary of the site. The site is undeveloped and not directly connected to utilities, except water. (V3 Companies, 2018, pp. 11,13) Refer to Section 2.5, *Planning Context*, for information about the property’s land use designations and zoning classifications.

2.4.3 Aesthetics and Topographic Features

As shown on Figure 2-5, *USGS Topographical Map*, the Project site is relatively flat and situated at an elevation of approximately 1521-1539 feet above mean sea level (AMSL) (NorCal Engineering, 2019c, p. 2). The site slopes in a general easterly direction and is incised by an ephemeral drainage and tributary. A small rock outcropping is present in the southwest portion of the site, but due to its small size and lack of any visual prominence, is not considered to be a unique topographic feature. Regionally, the Project site lies within the larger Perris Valley, which is framed by the Gavilan Hills to the west, and the Lakeview Mountains across the valley to the east. (GLA, 2019a, p. 8) (BFSA, 2019a, p. 4.0-16)

The aesthetic character of the Project site is defined by disturbed, undeveloped, vacant land, located in an area of Mead Valley east of Seaton Avenue and west of I-215 that is transitioning to an employment-generating industrial corridor. Utility poles supporting overhead lines are located along the site’s frontage with Seaton Avenue. West of Seaton Avenue, the character transitions from business enterprises along Seaton Avenue to rural residential uses and smaller homebased business enterprises further west.

The Project site is routinely disked (soil turned over) for weed abatement purposes with tilling tracks visible throughout the site; a gravel and dirt driveway is visible along the southern boundary of the site. The existing aesthetic conditions of the Project site are shown on Figure 2-6, *Site Photo Key Map*, Figure 2-7, *Site Photos 1 and 2*, Figure 2-8, *Site Photos 3 and 4*, and Figure 2-9, *Site Photo 5*.

No sources of artificial light are located on the property, and no street lights are installed adjacent to the site along either Seaton Avenue or Perry Street. The Project site is located approximately 40 miles from

the Mt. Palomar Observatory, and according to Riverside County GIS, the Project site is located within Zone B (15-45 miles) of the Mt. Palomar Lighting Zone (RCIT, 2019) (Google Earth, 2018).

2.4.4 Air Quality and Climate

Other than airborne particulate matter (dust) and maintenance equipment exhaust that is emitted during periodic tilling of the site for weed abatement purposes, the Project site is not a current source of air pollutant emissions. The Project site is located in the 6,745-square-mile South Coast Air Basin (SCAB), which includes portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. The SCAB is bound by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The SCAB is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD), the agency charged with bringing air quality in the SCAB into conformity with federal and State air quality standards. As documented in the Project's air quality impact analysis (*Technical Appendix A1* to this MND), although the climate of the SCAB is characterized as semi-arid, the air near the land surface is quite moist on most days because of the presence of a marine layer. More than 90% of the SCAB's rainfall occurs from November through April. Temperatures during the year range from an average minimum of 36°F in January to over 100°F maximum in the summer. During the late autumn to early spring rainy season, the SCAB is subjected to wind flows associated with the traveling storms moving through the region from the northwest. This period also brings five to ten periods of strong, dry offshore winds, locally termed "Santa Ana[s]" each year.

Although air quality in the SCAB has improved over the past several decades, according to the SCAQMD, the SCAB currently does not meet State or federal criteria for ozone (8-hour standard) or particulate matter (PM) (<2.5 microns, or PM_{2.5}), and does not meet the State criteria for ozone (1-hour standard) or particulate matter (<10 microns, or PM₁₀) (SCAQMD, 2016). The SCAQMD conducts in-depth analysis of toxic air contaminants and their resulting health risks for all of Southern California. Also, air pollutants are known to adversely affect human health and the SCAQMD's MATES-IV study represents the baseline health risk by reporting calculated cancer risks based on monitoring data collected at ten fixed sites within the SCAB. None of the fixed monitoring sites are within the local area of the Project site. However, MATES-IV has extrapolated the excess cancer risk levels throughout the SCAB by modeling the specific grids. MATES-IV modeling predicted an excess cancer risk of 517.59 in one million persons for the Project area, with diesel particulate matter (DPM) accounting for 68% of the total risk shown in MATES-IV. (Urban Crossroads, Inc., 2019a, p. 30)

2.4.5 Vegetation and Wildlife

The Project site is regularly tilled for weed abatement purposes and thus contains disturbed land, with no sensitive habitat communities present. Onsite vegetation includes minor brush and weeds. The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (herein, MSHCP) but is not located within a criteria area. However, the site is located within an area (Mead Valley Area Plan) requiring habitat assessments for burrowing owl. No burrowing owl observations or signs of burrowing owl were recorded on the site during a field survey conducted in 2018 and 2019. (GLA, 2019b, p. iii and Table 2-1) The site is also within a Stephens' Kangaroo Rat (SKR) Fee Area. (RCIT, 2019).

The Project site supports one (1) ephemeral drainage and its ephemeral tributary, described herein as Drainage A and Tributary A-1. Drainage A traverses the subject property from the southwestern property boundary to the northeastern boundary. Tributary A-1 originates at the western property and confluences with Drainage A near the center of the property. Drainage A continues eastward offsite, through the adjacent property, where flows are directed into the public storm drain located at the Harvill Avenue and Perry Street intersection. (GLA, 2019c, p. 2) Drainage A and Tributary A-1 are subject to the jurisdiction of the U.S. Army Corps of Engineers (Corps) jurisdiction, the Santa Ana Regional Water Quality Control Board (RWQCB), and the California Department of Fish and Wildlife (CDFW) jurisdiction (GLA, 2019a, p. 1)

2.4.6 Geology

The property is located in the Peninsular Ranges geomorphic province of California. The Peninsular Ranges province extends from the Los Angeles Basin southeast to Baja California and from the Pacific Ocean eastward to the Coachella Valley and the Colorado Desert. The province consists of numerous northwest to southeast-trending mountain ranges and valleys that are geologically controlled by several major active faults. The Project site is located in the central part of the Perris block, a generally stable area situated roughly midway between two of major faults- the Chino/Elsinore and San Jacinto fault zones.

The USGS Open File Report for the Steele Peak 7.5' Quadrangle assigns the soil materials underlying the site as early Pleistocene older alluvial fan deposits. These sediments are, in turn, underlain by Cretaceous granitic rocks of the Val Verde Pluton. The older alluvium is described in general as mostly well- dissected, well-indurated sand deposits. The underlying bedrock is described as relatively homogeneous, massive- to well-foliated, medium- to coarse-grained, biotite-hornblende tonalite. (NorCal Engineering, 2019c, p. 2)

According to Riverside County GIS, the approximate western portion of the site is mapped with a low potential paleontological sensitivity; whereas the approximate eastern portion of the site is mapped with a high sensitivity (High B) paleontological sensitivity (RCIT, 2019) (BFSA, 2018, pp. 1-2)

2.4.7 Soils

The Soil Conservation Service maps the following soil types as occurring in the general vicinity of the site (see Figure 2-10, *Soils Map*):

- Arlington Fine Sandy Loam, Deep, 2 to 8 Percent Slopes (AoC). The Arlington series consists of well-drained soils on alluvial fans and terraces. Slopes range from 0 to 35 percent but most slopes are less than 15 percent. These soils developed in alluvium from granitic rocks. Elevations range from 500 to 2,000 feet and vegetation typically consists of annual grasses, forbs, and chamise. This soil is used for irrigated citrus, truck crops, and grain, for dryland grain, pasture, and range, and for non-farming purposes. (GLA, 2019a, p. 3)
- Fallbrook Fine Sandy Loam, 2 to 8 Percent Slopes, Eroded (FfC2). The Fallbrook series consists of well-drained soils that lie on uplands and have slopes of 2 to 50 percent. These soils developed on granodiorite and tonalite. Vegetation typically associated with the Fallbrook soils includes

annual grasses, oaks, flat-top buckwheat, and chaparral. In a typical profile, the surface layer is brown sandy loam (10YR 3/3 when moist) about 14 inches thick. The subsoil is reddish-brown sandy clay loam (5YR 3/4 when moist) and at a depth of 24 inches is weathered tonalite. The Fallbrook soils are used for dryland pasture and grain, for irrigated citrus, alfalfa, and grain, and for homesites. (GLA, 2019a, p. 3)

- Hanford Coarse Sandy Loam, 2 to 8 Percent Slopes (HcC). The Hanford series consists of well-drained and somewhat excessively drained soils on alluvial fans. Slopes are 0 to 15 percent. These soils developed in alluvium made up of granitic materials. Vegetation typically associated with the Hanford soils includes annual grasses, forbs, and chamise. Typically, the upper 18 inches of the profile is grayish-brown coarse sandy loam 10YR 3/2 when moist). Underlying this is brown, stratified coarse sandy loam and loamy sand 10YR 3/3 when moist). The Hanford soils are used for dryland pasture and grain and for irrigated alfalfa, potatoes, citrus, grapes, and grain. They are also used for homesites. (GLA, 2019a, p. 3)

2.4.8 Hydrology

The Project site is located in the Santa Ana River watershed, which drains an approximately 2,650 square-mile area and is the principal surface flow water body within the region. The Santa Ana River starts in the San Bernardino Mountains, approximately 16.5 miles northeast of the Project site, and flows southwesterly for approximately 96 miles across San Bernardino, Riverside, Los Angeles, and Orange counties before spilling into the Pacific Ocean.

According to Thienes Engineering, a 66-inch reinforced concrete pipe (RCP) is constructed in Perry Street near Harvill Avenue. The 66-inch storm drain is constructed to approximately 285 feet west of Harvill Avenue. As depicted on Figure 2-11, *Existing Conditions Hydrology Map*, the Project site generally drains from west to east in a natural drainage course that traverses the site. Runoff continues easterly through the adjacent site, ultimately to the 66-inch public storm drain. The Project site currently accepts offsite drainage from areas west of Seaton Avenue. (Thienes Engineering, Inc., 2020b, p. n.p.)

Based upon information from the California Department of Water Resources, historic high groundwater in the vicinity of the Project site has been recorded deeper than 50 feet below grade. (NorCal Engineering, 2018a, p. 4) No water wells are located on the property (V3 Companies, 2018, p. 15). According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate (FIRM) Panels 06065C1410G, the Project site is located in Flood Zone X, an area of minimal flood hazard (FEMA, 2008)

2.4.9 Utilities

The Project site is under the purview of the Eastern Municipal Water District (EMWD) for domestic water and sewer service. EMWD's water supply is obtained from four sources: 1) imported water from the Metropolitan Water District (MWD); 2) recycled water; 3) local groundwater production; and 4) desalted groundwater (EMWD, 2016a, pp. 3-1, 3-3). EMWD has an adopted Water Shortage Contingency Plan (EMWD Ordinance 117.2) that applies regulations and restrictions on the delivery of and consumption of water during water shortages.

There are no existing storm drain or sewer facilities in either street frontage to the Project site. There are existing water and dry utilities adjacent to the site. Power poles currently exist along Seaton Avenue that support overhead transmission lines (115k) and provide power to offsite uses.

2.5 PLANNING CONTEXT

2.5.1 Riverside County General Plan and Mead Valley Area Plan

The prevailing planning document for the Project site and its surrounding area is the Riverside County General Plan and the Mead Valley Area Plan (MVAP). As shown on Figure 2-12, *Existing General Plan Land Use Designations*, the Project site is designated Community Development - Light Industrial (LI) by the Riverside County General Plan. The Light Industrial (LI) land designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses with a building intensity range of 0.25-0.60 floor-to-area ratio (FAR) (Riverside County, 2017a, Table LU-4).

The MVAP is a policy document that guides the physical development of property in the unincorporated community of Mead Valley. The MVAP is not a stand-alone document, but rather an extension of the County of Riverside General Plan. The County of Riverside General Plan establishes standards and policies for development within the entire unincorporated County territory. The MVAP, on the other hand, provides customized direction specifically for the Mead Valley area by establishing local Policy Areas. Policy Areas are specific geographic districts that contain unique characteristics that merit detailed attention and focused policies. The Project site is located within the March Joint Air Reserve Base Influence Area which provides for the orderly development of the March Joint Air Reserve Base and the surrounding areas in compliance with the Riverside County Airport Land Use Compatibility Plan (RCALUCP). (RCIT, 2019) (Riverside County, 2016a, p. 22)

2.5.2 Zoning Classifications

As shown on Figure 2-13, *Existing Zoning Classifications*, the Project site is split zoned Manufacturing - Service Commercial (M-SC) and Industrial Park (I-P). Specifically, the majority of the eastern portion of the Project site is zoned M-SC and a smaller portion of the property in the western portion of the site along Seaton Avenue is zoned I-P. Because the Project site is split-zoned, the proposed Project is required by the Riverside County Planning Department to be consistent with the development code regulations of both zoning classifications.

According to the Riverside County Land Development Ordinance (Ordinance No. 348), the primary purpose of the M-SC Zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base. Typical uses in the I-P zone include industrial uses with special attention to circulation, parking, utility needs, aesthetics, and compatibility. Development is subject to area site improvement, landscaping, and performance standards specified in the Land Development Ordinance. (Riverside County, 2019b)

2.5.3 Surrounding Land Use and Zoning Classifications

The Project site is bounded by Perry Street on the north and Seaton Avenue on the west. The existing land uses of surrounding properties were previously described in Section 2.3, *Surrounding Land Uses and Development*.

The County's General Plan and MVAP designate surrounding properties to the north of Perry Street, and to south and east of the Project site as Light Industrial (LI). The zoning classifications of properties to the north, south, and east are I-P and M-SC (RCIT, 2019).

West of the Project site and west of Seaton Avenue is land designated by the General Plan and MVAP as Rural Community - Very Low Density Residential (RC-VLDR). RC-VLDR allows for single-family detached residences on parcels of 1-2 acres, and limited agriculture such as intensive equestrian and animal keeping uses. Lands to the west of Seaton Avenue are zoned Rural-Residential ½-Acre Lot Size (R-R-1/2) and lands west of Seaton Avenue and directly south of Perry Street are zoned Light Agriculture (A-1-1). (Riverside County, 2017a, Table LU-4) (RCIT, 2019)

2.5.4 City of Perris Sphere of Influence

According to Riverside County GIS, the Project site is located in the City of Perris Sphere of Influence (SOI) (RCIT, 2019). A SOI is a geographic area that could eventually be incorporated into a city by annexation, subject to approval of the Riverside County Local Agency Formation Commission (LAFCO).

2.5.5 Riverside County Airport Land Use Compatibility Plan

The March Air Reserve Base (MARB)/Inland Port Airport Land Use Compatibility Plan (ALUCP) identifies land use standards and design criteria for new development located in the proximity of the MARB to ensure compatibility between the airport and surrounding land uses and to maximize public safety. The Project site is located within "Compatibility Zone C2" of the MARB influence area and is therefore subject to the MARB ALUCP. Within Compatibility Zone C2, non-residential intensity is restricted to 200 people per average acre and 500 people per single acre, and hazards to flights are prohibited. (RCALUC, 2014, Table MA-2)

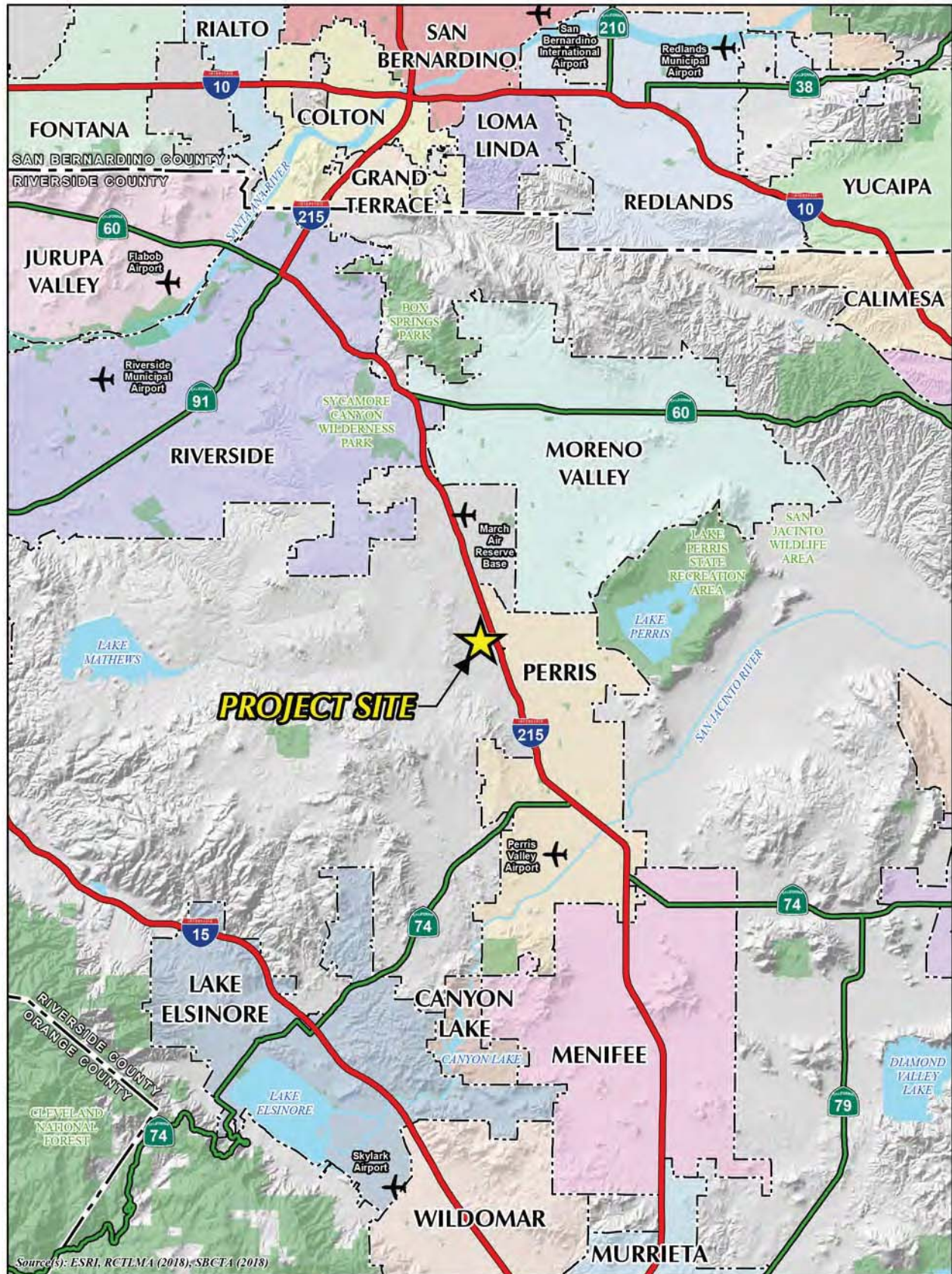
2.5.6 Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County Multiple Species Habitat Conservation Plan (WR-MSHCP (herein, MSHCP), a regional Habitat Conservation Plan (HCP), was adopted on June 17, 2003, and an Implementing Agreement (IA) was executed between the United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and participating entities. The intent of the Western Riverside County MSHCP is to preserve native vegetation and meet the habitat needs of multiple species, rather than focusing preservation efforts on one species at a time. The MSHCP identifies Criteria Areas, in which habitat conservation efforts are targeted. The Project site is not located within a Cell Group or Criteria Cell and is not targeted for conservation. However, the Project site is located in the western burrowing owl survey area and contains a non-wetland ephemeral drainage and tributary that are subject to MSHCP requirements.

2.5.7 Southern California Association of Governments Regional Transportation Plan

Southern California Association of Governments (SCAG) is a Joint Powers Authority (JPA) under California state law, established as an association of local governments and agencies that voluntarily convene as a forum to address regional issues. Under federal law, SCAG is designated as a Metropolitan Planning Organization (MPO) and under state law as a Regional Transportation Planning Agency and a Council of Governments. The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura) and 191 cities in an area covering more than 38,000 square miles. SCAG develops long-range regional transportation plans including sustainable communities strategy and growth forecast components, regional transportation improvement programs, regional housing needs allocations and other plans for the region. As an MPO and public agency, SCAG develops transportation and housing plans that transcend jurisdictional boundaries that affect the quality of life for southern California as a whole.

SCAG's 2016-2040 *Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS)* includes an appendix titled "Goods Movement" that is applicable to the proposed Project because the Project entails the development of a warehouse building in the SCAG region that could support a variety of light industrial and warehousing users. In April 2018 SCAG published *Industrial Warehousing in the SCAG Region*. According to the document, the SCAG region is a vibrant hub for international and domestic trade because of its large transportation base and extensive multimodal transportation system. The SCAG region's freight transportation system includes warehouses and distribution centers; the Ports of Los Angeles, Long Beach, and Hueneme; airports; rail intermodal terminals; rail lines, and local streets, state highways and interstates. Together the system enables the movement of goods from source to market, facilitating uninterrupted global commerce. The region is home to approximately 34,000 warehouses with 1.17 billion square feet of warehouse building space, and undeveloped land that could accommodate an additional 338 million square feet of new warehouse building space. These regions attract robust logistics activities, and are a major reason why the region is a critical mode in the global supply chain. (SCAG, 2018a, p. ES-1) The *RTP/SCS* is updated periodically to allow for the consideration and inclusion of new transportation strategies and methods. The draft *2020-2045 RTP/SCS* (also referred to as "Connect SoCal") has not yet been adopted at the time of preparing this MND; therefore, the *2016-2040 RTP/SCS* would be the applicable adopted plan for the Project as evaluated herein.



Sources: ESRI, RCLMA (2018), SBCTA (2018)

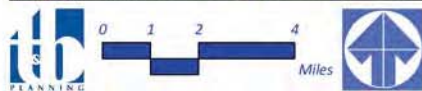
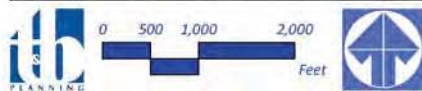


Figure 2-1

REGIONAL MAP



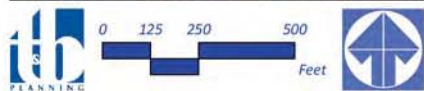
Figure 2-2



VICINITY MAP



Figure 2-3



SURROUNDING LAND USES AND DEVELOPMENT



Source(s): ESRI, Nearmap Imagery (2018), RCLMA (2018)

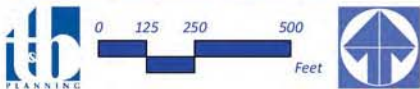
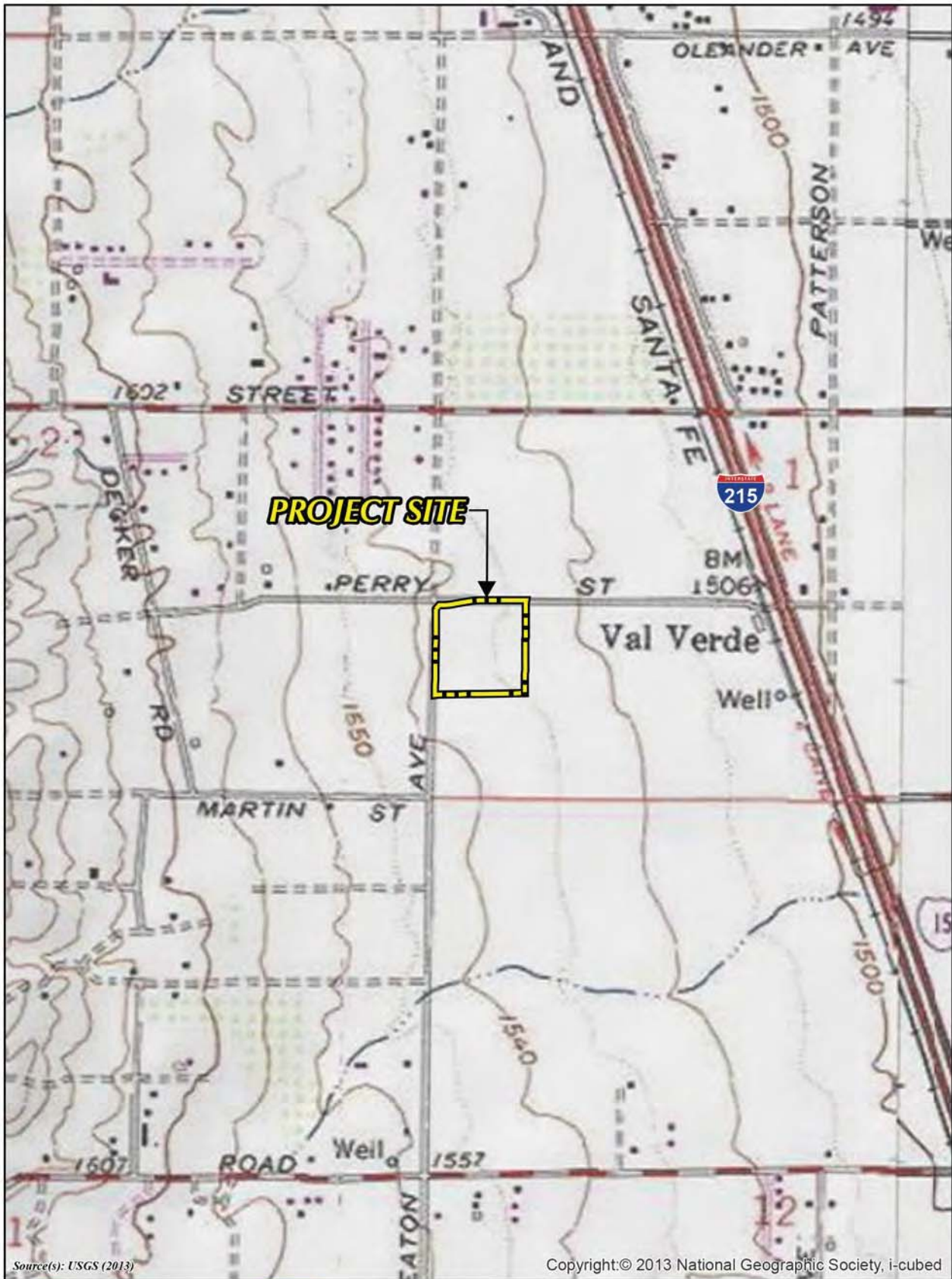


Figure 2-4

AERIAL PHOTOGRAPH



Source(s): USGS (2013)

Copyright: © 2013 National Geographic Society, i-cubed

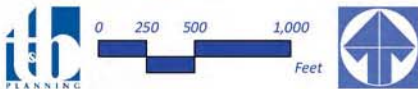


Figure 2-5

USGS TOPOGRAPHICAL MAP



Source(s): ESRI: Nearmap Imagery (2018), RCTLMA (2018)

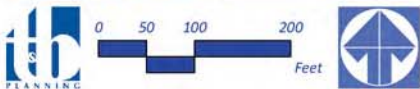


Figure 2-6

SITE PHOTO KEY MAP

1



North

East

Photo 1: From the southwest corner of the Project site along Seaton Avenue, looking north to east.

2



North

South

Photo 2: From the western edge of the Project site along Seaton Avenue, looking north to south.

3



East

South

Photo 3: From the northwest corner of the Project site, at the intersection of Perry St & Seaton Ave, looking east to south.

4



East

West

Photo 4: From the northern edge of the Project site, along Perry St, looking east to west.

5

South



West

Photo 5: From the northeastern corner of the Project site, along Perry St, looking south to west.

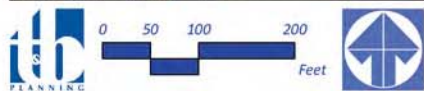
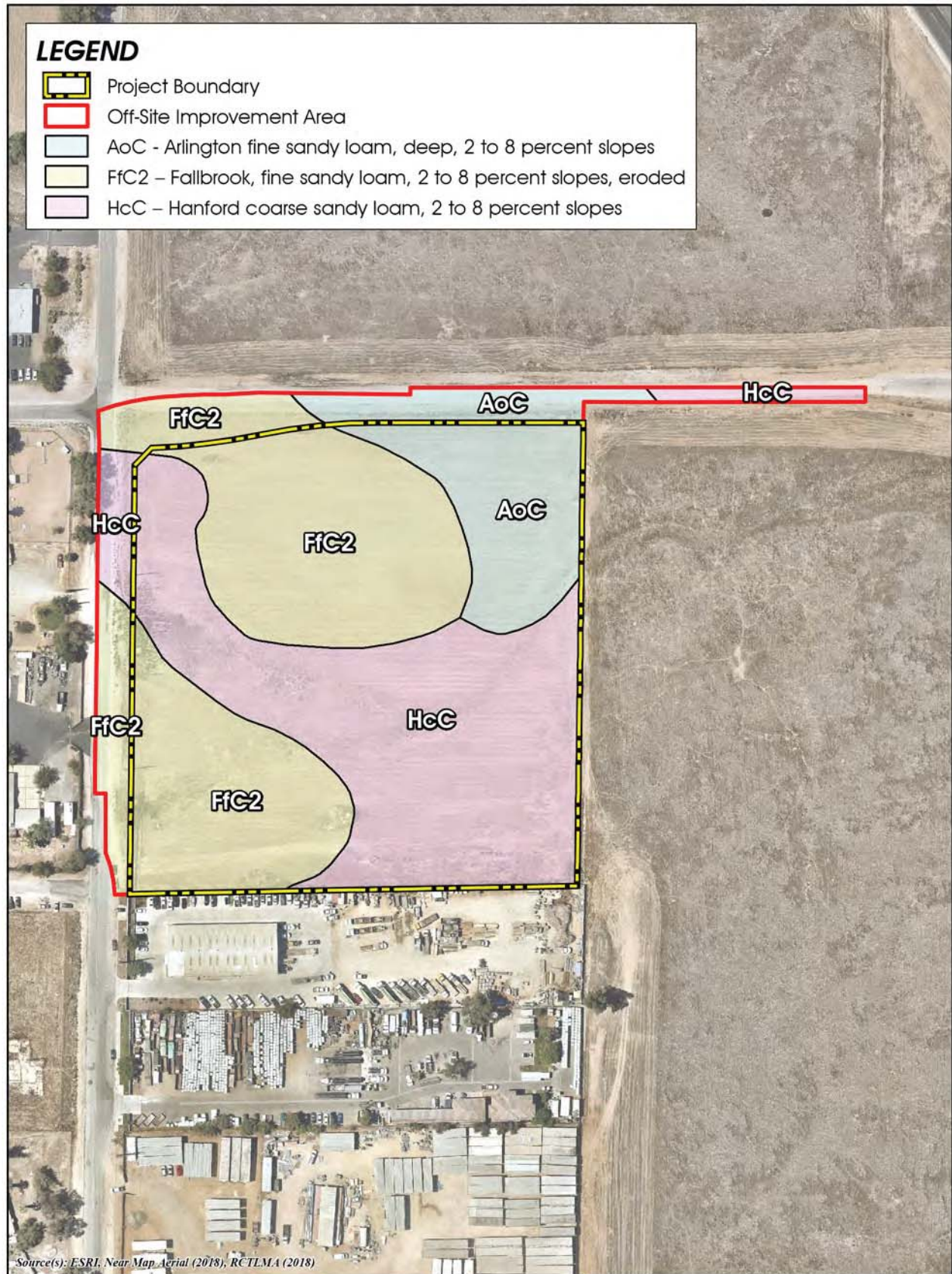
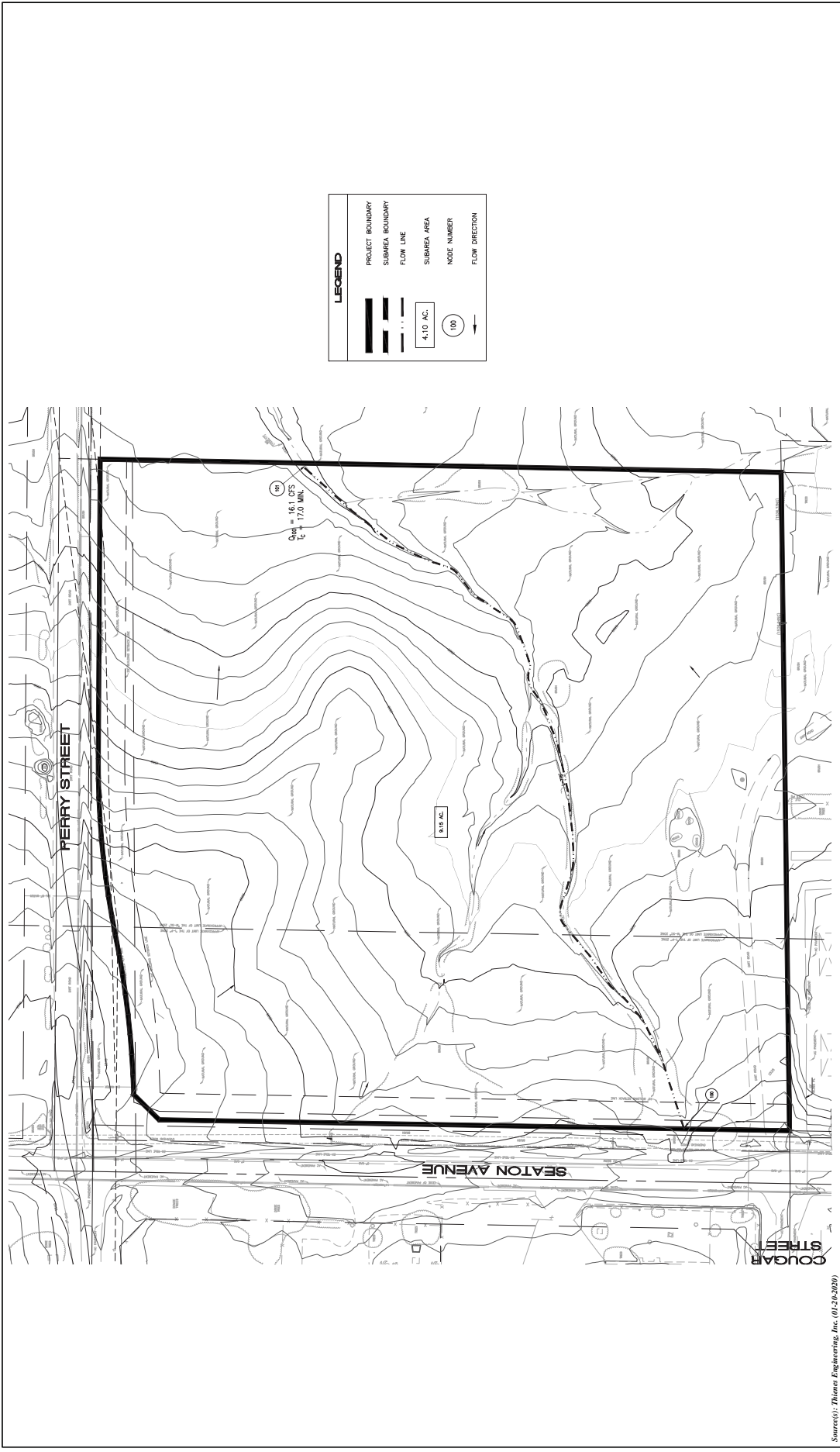


Figure 2-10

SOILS MAP



Source(s): Thiene Engineering, Inc. (01-20-2019)

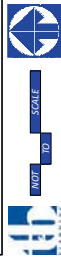


Figure 2-11

EXISTING HYDROLOGY MAP

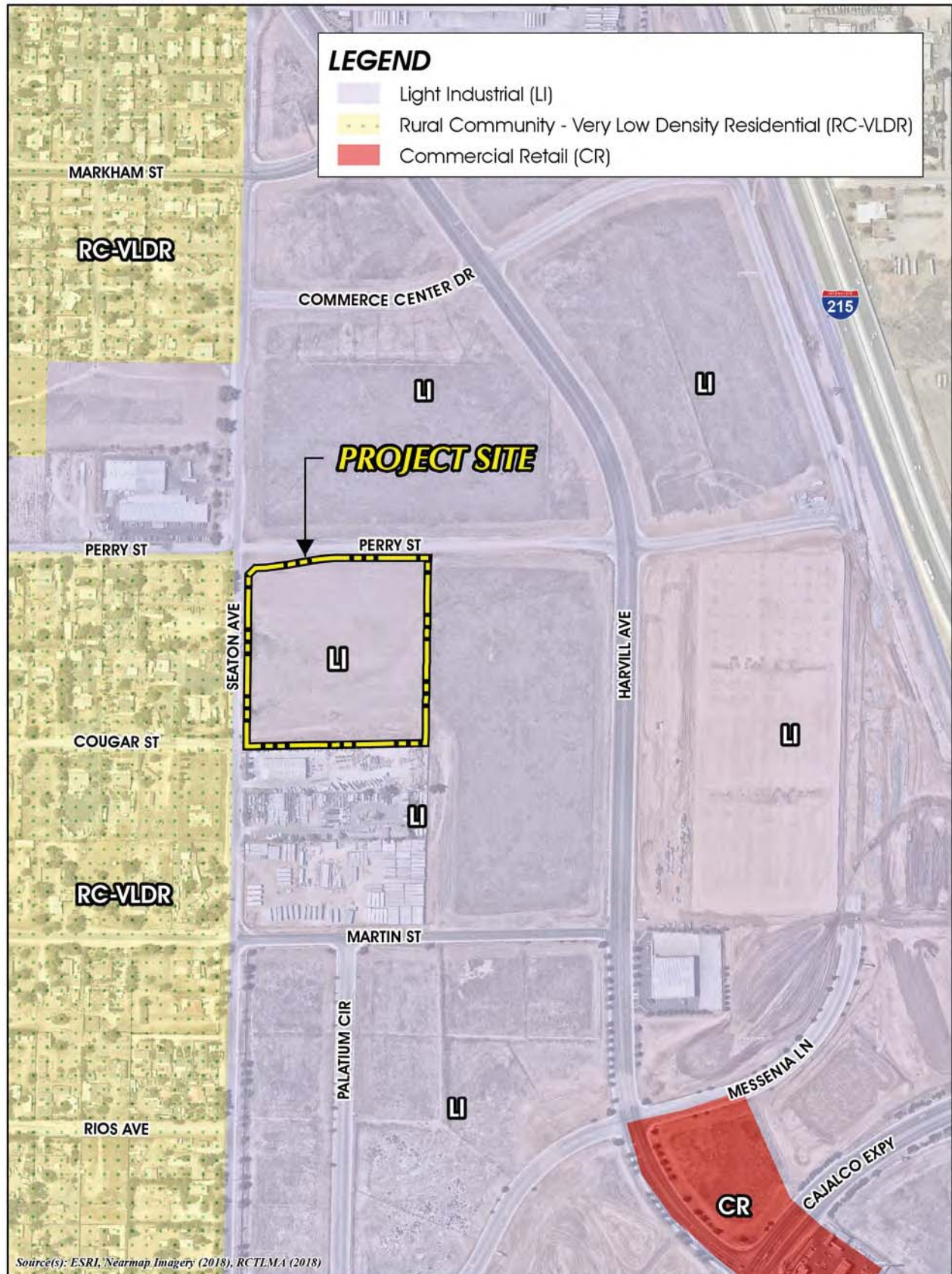
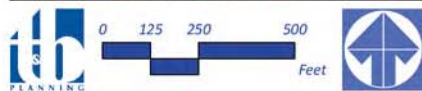


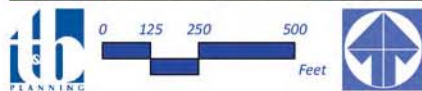
Figure 2-12



EXISTING GENERAL PLAN LAND USE DESIGNATIONS



Figure 2-13



EXISTING ZONING CLASSIFICATIONS

3.0 Project Description

The Project evaluated by this MND is located in unincorporated Riverside County, California on Assessor Parcel Number (APN) 314-130-007. The proposed Project consists of an application for a Plot Plan. A copy of the entitlement application for the proposed Project is herein incorporated by reference pursuant to CEQA Guidelines § 15150 and is available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, California 92502. A detailed description of the proposed Project is provided in the following subsections. Additional discretionary and administrative actions that would be necessary to implement the proposed Project are listed in Table 3-3, *Matrix of Project Approvals/Permits*.

3.1 PROPOSED DISCRETIONARY APPROVALS

3.1.1 Plot Plan No. 180025

A plot plan is required prior to the development of any permitted use pursuant to the requirements of the site's underlying zoning classifications of Manufacturing - Service Commercial (M-SC) and Industrial Park (I-P). Accordingly, Plot Plan No. 180025 is proposed to allow for development of the Project site with one industrial warehouse building. Major components of Plot Plan No. 180025 are described in the following subsections.

A. General Description

As shown on Figure 3-1, *Overall Site Plan*, the Project Applicant proposes to construct one (1) approximately 203,029 SF warehouse building comprised of 193,029 SF of warehouse space, 5,000 SF of ancillary ground floor office space and 5,000 SF of ancillary mezzanine office space. The office space is proposed at the northwest and/or southwest corners of the building, facing Seaton Avenue. The Project is designed to provide 19 loading docks on the east-facing side of the building and away from sensitive receptors that exist to the west of the Project site. The maximum building height would be approximately 42 feet from finished floor. The proposed building is planned to be constructed with concrete tilt-up panels supported by structural steel columns, and the office components of the building are designed to emulate a typical storefront with glazing (tempered glass).

Associated improvements to the site include auto and truck trailer parking, drive aisles, fire lanes, metal fencing and metal gates, outdoor employee amenity/patio area, landscaping, utility improvements, and roadway improvements to the frontage roadways of Seaton Avenue and Perry Street. Automobile parking would mainly be provided along the west side of the building adjacent to Seaton Avenue with limited automobile parking provided on the north side of the building and in the northeast and southeast corners of the Project site. Truck trailer dock doors for loading/unloading purposes would be provided exclusively on the east side of the building within a fenced and gated truck court. Two trash enclosures would be provided inside the gated truck court. A total of 19 dock doors would be positioned on the building's east-facing elevation secured by a fenced and gated truck court. Other than the driveway aprons, the western and northern boundaries of the Project site adjacent to Seaton Avenue and Perry Street would be landscaped, and the Seaton Avenue frontage also would provide for a segment of the County's multi-use trail system.

B. Circulation

Access to the site would be provided by two driveways connecting to Perry Street. Driveway 1, located near the northwest corner of the Project site along Perry Street would provide full access for passenger cars only. Driveway 2, located near the northeast corner of the site along Perry Street would provide full access for both trucks and passenger cars. (Urban Crossroads, Inc., 2019e, p. 1) The truck traffic would be directed by signage to only use Perry Street eastbound of the Project site to access Harvill Avenue. Refer to Exhibit 1-4 in the Project's Traffic Impact Analysis for a full description of the driveway access recommendations (*Technical Appendix K1* to this MND). Driveway 2 and the internal truck access and distribution drives are designed to accommodate the wide turning radii of heavy trucks. Refer to the Truck Access exhibit provided and discussed further under the topic of Transportation in MND Section 5.0. The security gate for the truck court is positioned approximately 211 feet inside the property line at Driveway 2, which provides ample space for truck stacking on the site inside the property boundary.

C. Parking

The future occupant(s) of the Project's building is unknown at this time. Pursuant to Riverside County Ordinance No. 348, if the number of workers cannot be determined, the number of required parking spaces shall be one (1) space per 2,000 SF of gross floor area for warehouses and one (1) space per 250 SF of office area for office uses (Riverside County, 2019b, Section 18.12). Therefore, pursuant to Ordinance No. 348, the Project would be required to provide 97 parking stalls for warehouse space ($193,029 \text{ SF} \div 2,000 \text{ SF} = 96.51$ stalls) and 40 parking stalls for the office space ($10,000 \text{ SF} \div 250 \text{ SF} = 40$) for a combined number of 137 parking spaces.

As shown on Figure 3-1 the site plan accommodates 137 standard auto parking stalls and 29 truck/trailer parking stalls, although the striping could be adjusted in the future as part of the building permit and occupancy permit processes to accommodate the parking needs of the building occupant(s). Some of the passenger car parking spaces would be required to be marked as handicapped, some as carpool, vanpool, and some equipped with electric vehicle (EV) parking/charging stations per the requirements of the California Green Building Standards Code (CALGreen). Bicycle parking also is required by CALGreen. The County does not have a requirement for providing a minimum number of truck/trailer parking spaces but requests that sufficient trailer parking spaces be provided to support the building size and use.

D. Architecture, Walls, and Fences

Figure 3-2, *Conceptual Architectural Elevations* and Figure 3-3, *Conceptual Architectural Elevations Details* depict the conceptual architectural elevations for the proposed building. The building would be constructed to a height of 42 feet from the finish floor to the top of the concrete parapet. The building would be constructed with painted concrete tilt-up panels and aluminum storefront framing with tempered glass at all doors. All exterior and interior glazing is proposed to be tempered with either insulated glass, single light vision glass or spandrel glass with concrete behind it. Elevation colors would consist of a color scheme of white, gray and blue with gray reflective glazing and clear anodized mullions.

As shown on Figure 3-4, *Wall and Fence Plan*, the north side of the truck court facing Perry Street would be enclosed and secured by a 14-foot high painted concrete screen wall with a sliding access gate

equipped with Knox-Box per Fire Department standards. The other sides of the truck court would be secured by an 8-foot high metal fence, and a swing-gate would be positioned on the southeast side of the truck court to provide a second means of emergency access to the truck court.

E. Conceptual Landscaping Plan

As noted on Figure 3-1, approximately 15.1% of the Project site would be landscaped. As shown on Figure 3-5, *Conceptual Landscaping Plan*, landscaping would be ornamental in nature and include trees, shrubs, and ground cover along the perimeter of the site adjoining the length of Seaton Avenue and Perry Street, and at the northeast boundary of the site to screen views of the Project’s truck court from Perry Street east of the Project site. Landscaping also would occur adjacent to the building and surrounding the parking areas interior to the site. All landscaping and irrigation will comply with Riverside County Ordinance No. 859.3 and all auto parking areas, excluding drive aisles, will receive a minimum 50% shading utilizing an assortment of evergreen and deciduous trees in compliance with Riverside County Ordinance No. 348, Section 18.12.

3.2 PROJECT TECHNICAL CHARACTERISTICS

3.2.1 On-Site and Off-Site Utility Improvements

Infrastructure improvements that are required to be installed on the Project site and connected to the surrounding infrastructure system include new storm drains, stormwater/water quality treatment facilities, sewer lines, water lines, and dry utility systems. As part of the on-site drainage system, catch basins feeding underground infiltration chambers are proposed beneath a portion of the Project’s passenger car parking lot and beneath a portion of the truck court to retain the runoff produced by the 85th percentile storm rainfall depth.

The Project's water lines would be connected to existing lines installed in Perry Street and Seaton Avenue. There are no sewer lines that currently exist directly adjacent to the Project site in either Seaton Avenue or Perry Street; therefore, the Project includes the installation of sewer line in Perry Street to extend off site approximately 396 feet east of the Project site to a point of connection that exists approximately 300’ west of the intersection of Perry Street and Harvill Avenue. Similarly, for the storm drain system, the Project Applicant would be required to install a storm drain in Perry Street extending from the Project site east to connect with the upstream terminus of the Perris Valley Master Drainage Plan (MDP) Lateral E-10, located approximately 300 feet west of the intersection of Perry Street and Harvill Avenue.

An on-site storm drain system is proposed to be installed as part of the Project, consisting of a network of catch basins, underground storm drain pipes, and subsurface infiltration chambers that would collect, treat, and temporarily store stormwater runoff (as needed) before discharging treated flows from the property. “First flush” stormwater runoff flows (i.e., typically the first ¼-inch of initial surface runoff after a rainstorm, which contains the highest proportion of waterborne pollution) for the site would be conveyed to proposed infiltration chambers located beneath the truck court and automobile parking lot. Stormwater runoff captured after the first flush would be discharged off-site via proposed connections to the existing public storm drain systems.

Also, as described below, the Project Applicant would improve Perry Street off-site from the easterly Project boundary to Harvill Avenue with a 32- foot wide section of asphalt concrete (AC) pavement.

Based on communication with Southern California Edison (SCE), the existing power poles along Seaton Avenue that support overhead transmission lines (115k) and provide power to offsite uses will remain in place.

3.2.2 Public Roadway Improvements

The Project Applicant would be required to construct asphalt concrete (AC) pavement, driveway, sidewalk, curb and gutter along the Project site's frontages with Perry Street and Seaton Avenue. Also, the Project is designed to include a segment of the County's multi-use trail system along the Project's frontage with Seaton Avenue.

- **Seaton Avenue** is a north-south oriented roadway located along the Project's western boundary. The Project is designed to construct Seaton Avenue at its ultimate half-section width as a Secondary Highway (100-foot right-of-way) between Perry Street and the Project's southern boundary, in compliance with applicable County of Riverside standards (Urban Crossroads, Inc., 2019e, p. 10).
- **Perry Street** is an east-west oriented roadway located along the Project's northern boundary. The Project is designed to construct Perry Street at its ultimate half-section width as an industrial collector (78- foot right-of-way) between Seaton Avenue and the Project's eastern boundary, in compliance with applicable County of Riverside standards. In addition, the Project Applicant is required to pave a 32' width of Perry Street from the Project site's eastern boundary to Harvill Avenue. (Urban Crossroads, Inc., 2019e, p. 10).
- On-site traffic signing and striping will be implemented in conjunction with detailed construction plans for the Project site (Urban Crossroads, Inc., 2019e, p. 10).

3.2.3 Earthwork and Grading

As shown on Figure 3-6, *Conceptual Grading Plan*, grading would occur over the entire Project site with no portion of the site left undisturbed. A landscaped manufactured slope is proposed along the western and northern perimeters of the site. Proposed earthwork activities would result in approximately 19,920 yards of cubic yards of cut and 19,920 cubic yards of fill. Based on the expected shrinkage and compaction of on-site soils, earthwork activities are expected to balance on site and no import or export of soils would be required.

3.2.4 Construction Characteristics

Based on information supplied by the Project Applicant regarding the Project's expected construction schedule, as identified in Table 3-1, *Anticipated Construction Duration*, this MND anticipates that the proposed Project would be constructed in one phase over the course of approximately 12-13 months. When construction activities commence, site preparation would occur first. Then the property would be

mass-graded and underground infrastructure would be installed. Next, fine grading would occur, surface materials would be poured, and the proposed building would be erected, connected to the underground utility system, and painted. Lastly, landscaping, fencing, screen walls, lighting, signage, and other site improvements would be installed.

Table 3-1 Anticipated Construction Duration

Phase Name	Days of Construction Activity
Site Preparation	10
Grading	20
Building Construction	230
Paving	20
Architectural Coating	20

(Urban Crossroads, Inc., 2019a, Table 3-2)

Construction equipment is expected to operate on the Project site eight (8) hours per day during the days and time periods allowed by County Ordinance. Although the County’s Noise Ordinance (Riverside County Ordinance No. 847) allows construction equipment to operate for 12 hours a day between the hours of 6:00 AM to 6:00 PM during the months of June through September and 11 hours a day between 7:00 AM and 6:00 PM during the months of October through May, the typical working hours for most construction contractors are 7:00 AM to 4:00 PM, and construction is not in continual use; each piece of equipment is used only periodically during a typical construction work day. Thus, eight (8) hours of daily use per piece of equipment is a reasonable assumption, and likely overstates the actual amount of time that each piece of construction equipment will operate on a daily basis. Should construction activities need to occur outside of the hours permitted by Ordinance No. 847, the Project Applicant would be required to obtain authorization from the County of Riverside. Construction workers would travel to the Project site by passenger vehicle and materials deliveries would occur by medium- and heavy-duty trucks. The types and numbers of off-road heavy equipment expected to be used on the Project site during construction activities are listed in Table 3-2, *Anticipated Construction Equipment*.

Table 3-2 Anticipated Construction Equipment

Activity	Equipment	Number	Operating Hours Per Day
Site Preparation	Crawler Tractors	4	8
	Rubber Tired Dozers	3	8
Grading	Crawler Tractors	3	8
	Excavators	1	8
	Graders	1	8
	Rubber Tired Dozers	1	8
Building Construction	Cranes	2	8
	Crawler Tractors	3	8
	Forklifts	3	8

Activity	Equipment	Number	Operating Hours Per Day
	Generator Sets	1	8
	Welders	1	8
Paving	Pavers	2	8
	Paving Equipment	2	8
	Rollers	2	8
Architectural Coasting	Air Compressors	1	8

(Urban Crossroads, Inc., 2019a, Table 3-3)

3.2.5 Operational Characteristics

At the time this MND was prepared, the future user(s) of the proposed building was unknown; however, the Project Applicant expects the building to be occupied by a warehouse and light industrial user. The proposed building is not designed to accommodate an occupant that requires warehouse cold storage (i.e., refrigeration); therefore, the analysis in this MND assumes that the proposed building would not house a tenant that requires chilled, cold, or freezer warehouse space.

This MND assumes that the building would be operational 24 hours per day, seven (7) days per week, with exterior areas safety-lit at night. Lighting would be subject to compliance with Riverside County Ordinance Nos. 655 and 915, which were adopted to prevent significant skyglow or lighting levels affecting other properties. The proposed building is designed such that business operations would be conducted primarily within the enclosed building, with the exception of traffic movement, parking, and the loading and unloading of tractor trailers at the 19 loading docks positioned on the east side of the building. Based on the Project's traffic impact analysis (*Technical Appendix K1*), which assumed a slightly larger building than is currently proposed and thus slightly overstates expected traffic generation, during long-term operational conditions, the building is calculated to generate approximately 434 two-way trips per day (actual vehicles) and includes 118 two-way truck trips per day (Urban Crossroads, Inc., 2019e, Table 4-2)

Because the user(s) of the Project's building is not yet known, the number of jobs that the Project would generate cannot be precisely determined; therefore, for purposes of analysis, employment estimates were calculated using data and average employment density factors utilized in the County of Riverside General Plan. The General Plan estimated that Light Industrial (LI) businesses would employ one (1) worker for every 1,030 SF of building area $203,029 \text{ SF} \div 1,030 \text{ SF} = 197.11$ (Riverside County, 2017b, Table E-5). Based on this employment generation rate, the Project is expected to create approximately 197 new recurring jobs.

3.2.6 Related Environmental Review and Consultation Requirements

Riverside County has primary approval responsibility for the proposed Project. As such, the County is the Lead Agency for this MND pursuant to CEQA Guidelines § 15050. The County's decision-making body will consider the Project Applicant's requested Plot Plan application as part of a publicly-noticed hearing and will have the authority to approve, conditionally approve, or deny the proposed Project. Should the Plot Plan and this MND be approved, the County would conduct administrative reviews and grant ministerial

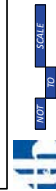
permits and approvals to implement the Project. State and federal approvals or permits are also required. Table 3-3, *Matrix of Project Approvals/Permits*, provides a summary of the agencies responsible for subsequent discretionary and ministerial approvals associated with the Project. This MND covers all federal, State, and local government approvals which may be needed to construct or implement the proposed Project, whether or not explicitly noted in Table 3-3.

Table 3-3 Matrix of Project Approvals/Permits

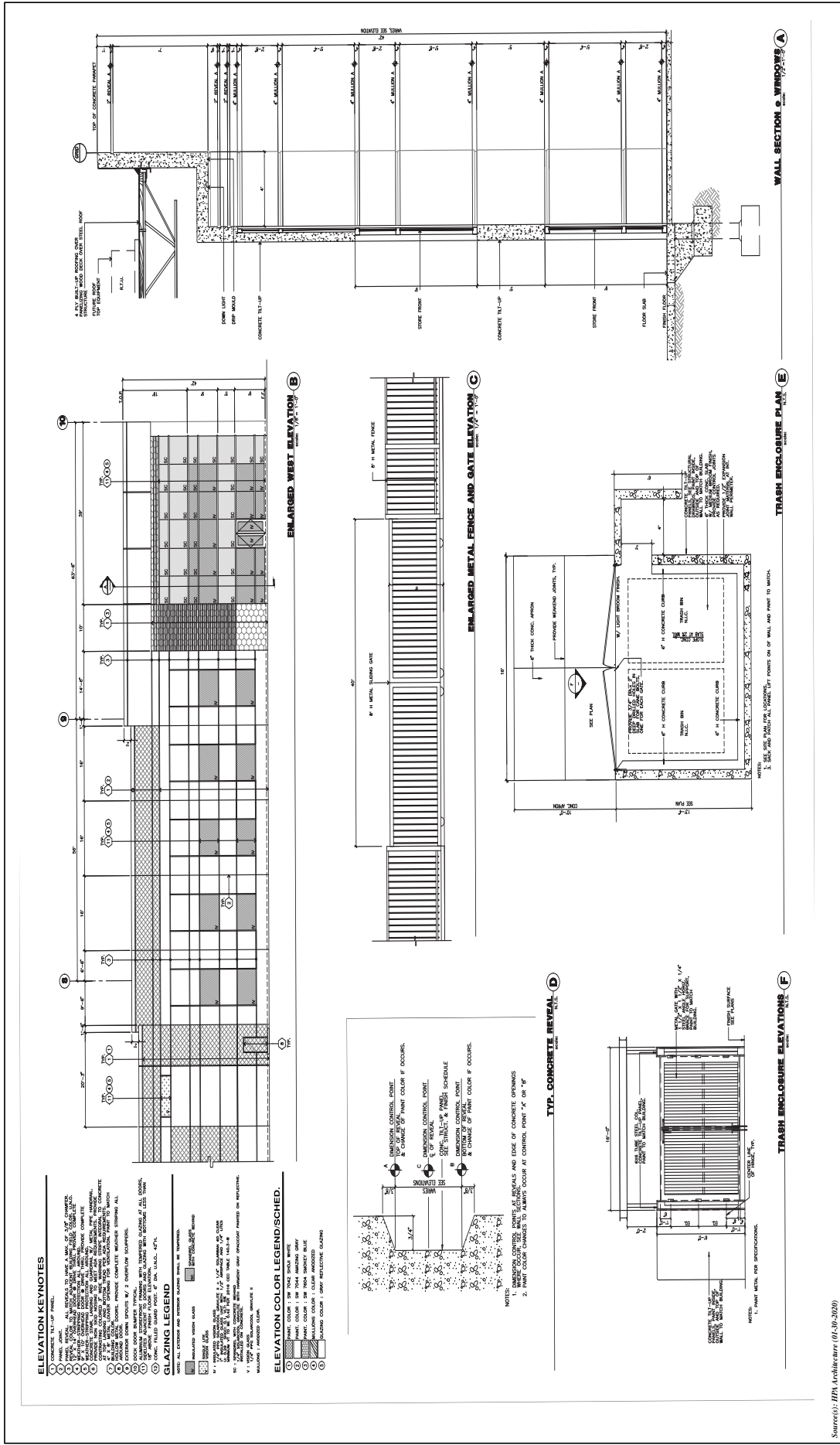
PUBLIC AGENCY	APPROVALS AND DECISIONS
RIVERSIDE COUNTY	
PROPOSED PROJECT – RIVERSIDE COUNTY DISCRETIONARY APPROVALS	
Riverside County Planning Director	<ul style="list-style-type: none"> • Approve, conditionally approve, or deny proposed Plot Plan No. 180025.
Subsequent Riverside County Discretionary and Ministerial Approvals	
Riverside County Building and Safety Department	<ul style="list-style-type: none"> • Grading Permit • Building Permits • Road Improvement Plan Approvals • Encroachment Permits • Certificates of Occupancy
Other Agencies – Subsequent Approvals and Permits	
U.S. Army Corps of Engineers (Corps)	<ul style="list-style-type: none"> • Section 404 Nationwide Permit
California Department of Fish and Wildlife (CDFW)	<ul style="list-style-type: none"> • Section 1602 Streambed Alteration Agreement
Santa Ana Regional Water Quality Control Board (RWQCB)	<ul style="list-style-type: none"> • Section 401 Water Quality Certification • Issuance of a Construction Activity General Construction Permit • Compliance with the National Pollutant Discharge Elimination System (NPDES)
Riverside County Flood Control & Water Conservation District (RCFCWCD)	<ul style="list-style-type: none"> • Approvals for construction of drainage infrastructure.
Eastern Municipal Water District (EMWD)	<ul style="list-style-type: none"> • Approvals for construction of water and sewer infrastructure.
Southern California Edison (SCE)	<ul style="list-style-type: none"> • Approvals for utility infrastructure, including but not limited to any power pole relocations or undergrounding of lines.

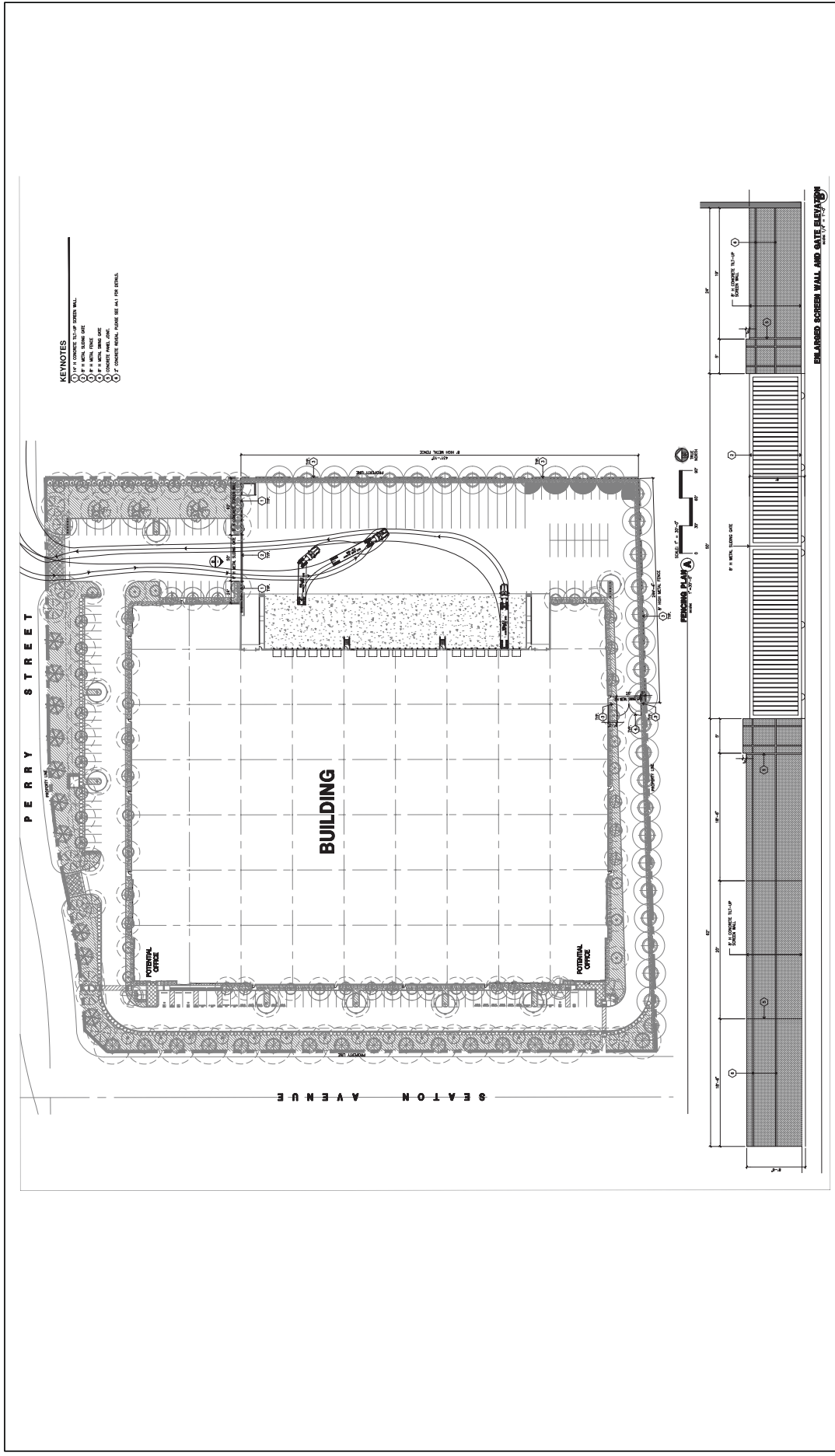


Source(s): ITH Architecture (06-29-2019)



NOT TO SCALE





Sources: ITH Architecture (01-20-2020)



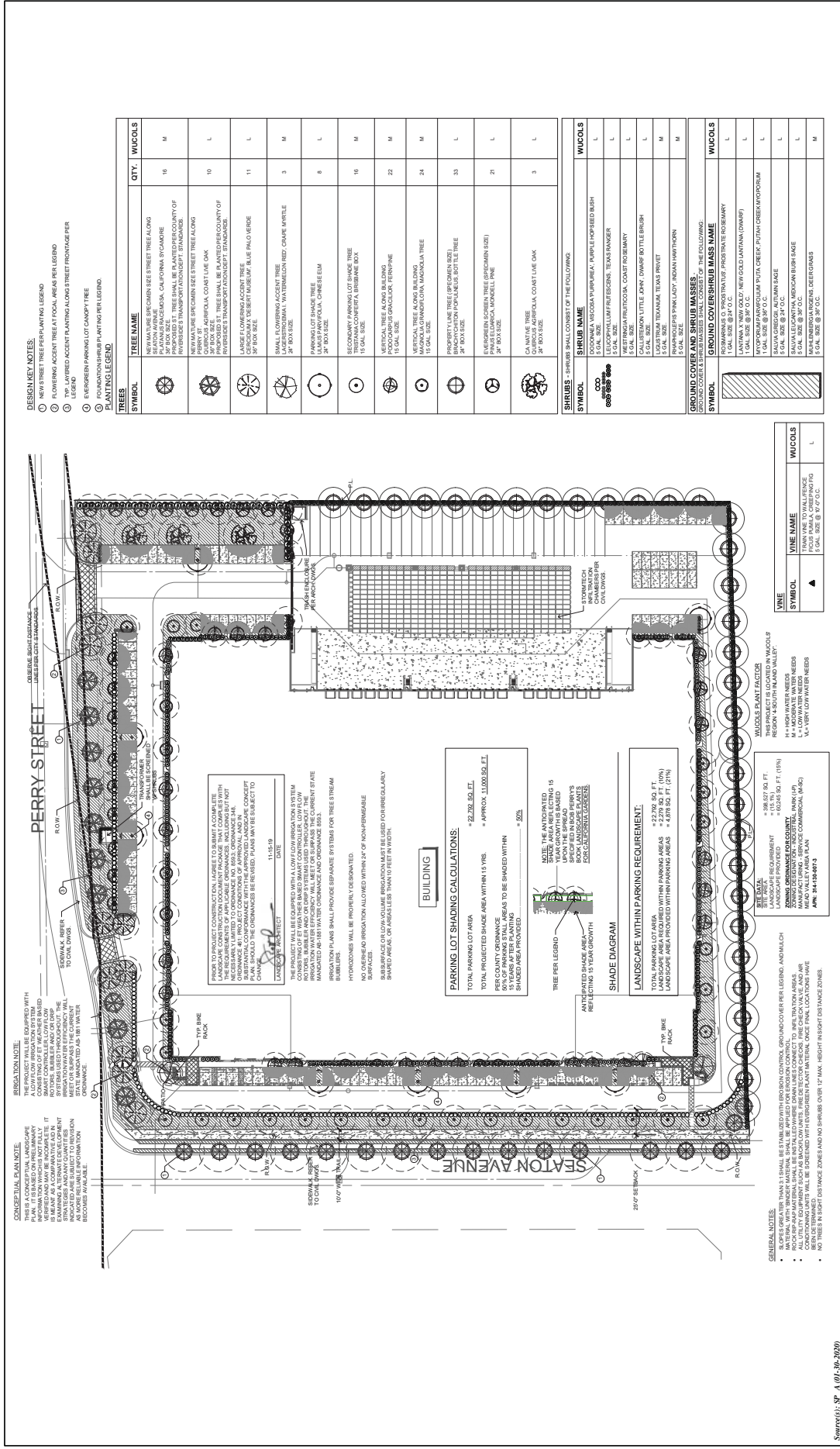
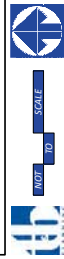


Figure 3-5

CONCEPTUAL LANDSCAPE PLAN



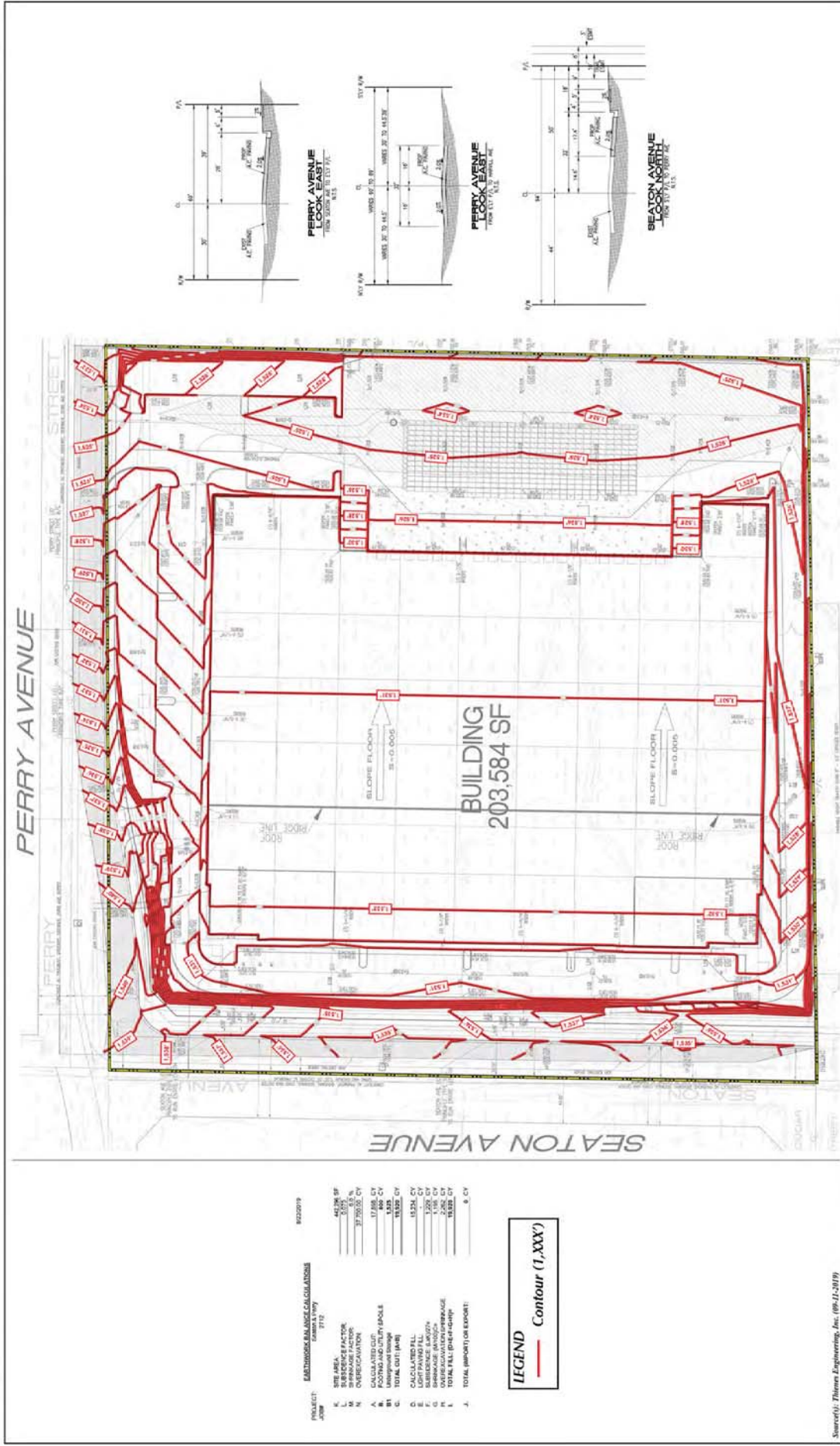


Figure 3-6

CONCEPTUAL GRADING PLAN

PROJECT: 180025
JOB: 180025

8/22/2019

EARTHWORK SUMMARY CALCULATIONS

ITEM	DESCRIPTION	UNIT	AMOUNT
K	SITE AREA	SQ. FT.	442,306
L	REFERENCE FACTOR	1.00	2.00
M	OVERCUT	CY	37,700.00
N	UNDERCUT	CY	17,746.00
A	CALCULATED CUT	CY	480.00
B	FOOTING AND UTILITY SPACE	CY	13,330.00
C	TOTAL CUT (A+B)	CY	13,810.00
D	CALCULATED FILL	CY	1,525.00
E	LOFT PAVED FILL	CY	1,000.00
F	UNDERCUT	CY	1,746.00
G	OVERCUT	CY	2,000.00
H	TOTAL FILL (D+E+F+G)	CY	10,000.00
J	TOTAL IMPORTS OR EXPORTS	B. CY	3,810.00

LEGEND
— Contour (1,XXX)



4.0 Environmental Assessment

Environmental Assessment (CEQ/EA) Number: CEQ180101

Project Case Type(s) and Number(s): Plot Plan No. 180025

Lead Agency Name: Riverside County Planning Department

Address: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, P.O. Box 1409, Riverside, CA 92502

Contact Person: Deborah Bradford, Planner

Telephone Number: 951-955-6646

Applicant's Name: LDC Industrial Realty, LLC

Applicant's Address: 555 N. El Camino Real #A456, San Clemente, CA 92672

4.1 PROJECT INFORMATION

Project Description:

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

B. Total Project Area: 9.15 Gross Acres

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 9.15 acres	Lots: 1	Sq. Ft. of Bldg. Area: 203,029 SF	Est. No. of Employees: 197
Other:	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0

C. Assessor's Parcel No(s): 317-130-007

Street References: South of Perry Street, east of Seaton Avenue, west of Harvill Avenue, and north of Martin Street.

D. Section, Township & Range Description or reference/attach a Legal Description: T4SR4W Sec 1 SW, T4SR4W Sec. 2 SE

E. Brief description of the existing environmental setting of the project site and its surroundings:
Refer to Section 2.0, *Environmental Setting*.

4.2 APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project site is located within the Mead Valley Area Plan (MVAP) of the County of Riverside's General Plan. The General Plan and MVAP designate the site for Community Development - Light Industrial (LI) land uses. The Light Industrial (LI) land designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing,

repair facilities, and supporting retail uses with a building intensity range of 0.25-0.60 floor-to-area ratio (FAR) (Riverside County, 2016a, Table 1).

The Project site is split zoned Manufacturing - Service Commercial (M-SC) and Industrial Park (I-P). According to the Riverside County Land Development Ordinance, the primary purpose of the M-SC Zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the county's economic base. Typical uses within the I-P Zone include planned industrial area with special attention to circulation, parking, utility needs, aesthetics, and compatibility. Development is subject to area site improvement, landscaping, and performance standards. (Riverside County, 2019b) Because the Project site is split-zoned, the proposed Project is required by the Riverside County Planning Department to be consistent with the development code regulations of both zoning classifications.

2. **Circulation:** The proposed Project was reviewed for conformance with County Ordinance No. 461, "Road Improvement Standards and Specifications" by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed Project. The proposed Project meets all applicable circulation policies of the General Plan. In addition, non-vehicular transportation and transportation by clean energy vehicles are encouraged through the Project's proposed construction of a segment of the County's community trail system along its frontage with Seaton Avenue, and by mandatory compliance with CALGreen, which requires that some of the on-site parking spaces be equipped with electric vehicle (EV) charging stations and that bicycle parking be provided on the site.
3. **Multipurpose Open Space:** No natural open space land is required to be preserved within the boundaries of this Project. The Project would be consistent with or otherwise would not conflict with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The proposed Project meets all other applicable Multipurpose Open Space Element Policies as demonstrated throughout this Initial Study/MND. No riparian or other sensitive vegetation is located on the site or in the ephemeral drainage and its tributary located on the site, and the site is not a wildlife corridor and is not located in a floodway or floodway fringe area. The site also does not contain agricultural resources, mineral resources, or any known significant cultural or paleontological resources, and is not located in a designated scenic corridor. The Project would not be a water-intensive use and the Project's landscaping plan complies with County Ordinance No. 859.3, "Water Efficient Landscape Requirements."
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of the Project through the Project's design. The proposed Project meets all other applicable Safety Element policies. The Project site is not located in a seismic fault rupture area, area subject to landslides, seiches, or significant liquefaction. The site is also not located in a flood hazard area or wildfire hazard area. The Project has been reviewed by the Riverside County Airport Land Use Commission (ALUC) for air hazard safety and was found consistent with the March Air Reserve Base Airport Land Use Compatibility

Plan subject to conditions of approval issued by the ALUC which the County will impose as conditions of approval on Plot Plan No. 180025.

5. **Noise:** The proposed Project meets all applicable Noise Element policies and would not exceed Riverside County noise standards as concluded by the analysis contained herein. The Project is designed such that the truck loading docks are located on the east-facing side of the building and away from sensitive receptors that exist to the west of the Project site. The Project's construction and operational activities are required to comply with the Riverside County Noise Ordinance No. 847.
 6. **Housing:** No housing is proposed by this Project. The Project would not displace any existing housing. There are no significant adverse impacts to housing as a direct result of this Project.
 7. **Air Quality:** The proposed Project is conditioned by Riverside County to control any fugitive dust during Project construction activities in accordance with the SCAQMD Rule 403. As concluded by the analysis contained herein, the proposed Project: would not exceed the SCAQMD's regional emission significance threshold for any criteria pollutant during its operation; would not exceed the SCAQMD's significance thresholds for cancer and non-cancer health risks beyond thresholds of significance established by the SCAQMD; and would not create objectionable odors that affect sensitive receptors. The Project is designed such that the loading docks are located on the east-facing side of the building and away from sensitive receptors that exist to the west of the Project site. The proposed Project is consistent with or otherwise would not conflict with all applicable Air Quality Element policies.
 8. **Healthy Communities:** A Project-specific Health Risk Assessment (HRA) (*Technical Appendix A2*) was prepared for the proposed Project which determined that the Project would not result in any significant localized air quality impacts affecting nearby sensitive receptors (i.e., residential uses). The Project accommodates sidewalk connections and will provide for a segment of the County's multi-use trail system along the Project site's frontage with Seaton Avenue, in conformance with the MVAP, which would encourage walking and physical activity. The Project is designed such that the loading docks are located on the east-facing side of the building and away from sensitive receptors that exist to the west of the Project site. The Project site is not subject to severe natural hazards. The Project also would provide for local jobs, which would assist the County in reducing the substantial out-of-county job commutes. The proposed Project is consistent with or otherwise would not conflict with all applicable policies of the Healthy Communities Element.
- B. General Plan Area Plan(s):** Mead Valley Area Plan (MVAP)
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Light Industrial (LI)

- E. **Overlay(s), if any:** None
- F. **Policy Area(s), if any:** None
- G. **Adjacent and Surrounding:**
 - 1. **General Plan Area Plan(s):** Mead Valley Area Plan (MVAP)
 - 2. **Foundation Component(s):** Community Development (to the north, south, and east) and Rural (to the west)
 - 3. **Land Use Designation(s):** M-SC, I-P, A-1-1, R-R-1/2
 - 4. **Overlay(s) if any:** None
 - 5. **Policy Area(s), if any:** None
- H. **Adopted Specific Plan Information**
 - 1. **Name and Number of Specific Plan, if any:** None
 - 2. **Specific Plan Planning Area, and Policies, if any:** None
- I. **Existing Zoning:** Manufacturing – Service Commercial (M-SC) and Industrial Park (I-P).
- J. **Proposed Zoning, if any:** N/A
- K. **Adjacent and Surrounding Zoning:** M-SC and I-P to the north and south of the Project site; M-SC to the east of the site; roadway (Seaton Avenue) and R-R-1/2 adjacent to the southwest portion of the site; roadway (Seaton Avenue) and A-1-1 adjacent to the northwestern corner of the Project site; and roadway (Seaton Avenue and Perry Street) and M-SC directly adjacent to the northwest corner of the Project site.

4.3 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

4.4 DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT (EIR)** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken

which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New Information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

April 14, 2020
Date

Deborah Bradford
Printed Name

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

5.0 Environmental Analysis

5.1 ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000-21178.1), this Initial Study (IS) 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 § 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration (MND), Environmental Impact Report (EIR), or Addendum to a previous EIR or MND is required for the proposed Project. The Initial Study sent out for public review reflects the independent judgment of the Lead Agency (County of Riverside).

5.1.1 Aesthetics

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

Source: California Department of Transportation (Caltrans) Scenic Highways and Designated and Eligible Routes (Caltrans, 2017); Caltrans California Scenic Highway Mapping System (Caltrans, n.d.); Google Earth (Google Earth, 2018), and Riverside County General Plan Figure C-8 “Scenic Highways” (Riverside County,

2015a); Viewshed Analysis performed by T&B Planning, Inc. (T&B Planning, Inc., 2018); Mead Valley Area Plan (Riverside County, 2016a); Southern California Association of Governments (SCAG), U.S. Census Urbanized Areas -SCAG Region (SCAG, 2017); County of Riverside Ordinance No. 348: Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside (Riverside County, 2019b)

a) Would the Project have a substantial effect upon a scenic highway corridor within which it is located?

According to the Riverside County General Plan Figure C-8, "Scenic Highways," the Project site is located approximately 0.4-mile northwest of the portion of the Ramona Expressway designated as a "County Eligible Scenic Highway." The Project site also is located approximately 5.1 miles northwest of the portion of I-215 that is designated as a "State Eligible Scenic Highway" and approximately 4.6 miles north of SR-74, which is designated as a "State Eligible Scenic Highway." (Riverside County, 2015a, Figure C-8; Google Earth, 2018; Caltrans, 2017) Due to distance and intervening development and topography, and based on an on-site viewshed analysis conducted by T&B Planning, Inc. and analysis using Google Earth Pro, the Project site is not visible from any of these designated scenic routes (T&B Planning, Inc., 2018)(Google Earth, 2018). Because the Project site is not located within or adjacent to a scenic highway corridor and is not visible from a designated or eligible corridor, the proposed Project would not have a substantial effect upon a scenic highway corridor.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Would the Project substantially damage scenic resources, including, but not limited to trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?

The existing conditions of the site are shown on Figure 2-7, *Site Photos 1 and 2*, Figure 2-8, *Site Photos 3 and 4*, and Figure 2-9, *Site Photo 5*). Under existing conditions, the Project site is vacant with no existing structures. Onsite vegetation includes minor brush and weeds. The majority of the site is disturbed by weed abatement activities (i.e., discing (turning over of soil)) with tilling tracks visible throughout the site. A low-profile rock outcropping exists in the southern portion of the Project site but it is not considered a scenic resource due to its low profile and low visibility and because it is not unique; rock outcroppings are common in the vicinity of the Project site.

Properties surrounding the site to the south, north, northwest, and east are either vacant or developed with industrial uses, some with visible outdoor storage. Northwest of the site, on the northwest corner of Perry Street and Seaton Avenue is Torrance Aluminum, a manufacturer of aluminum windows and doors, at 22850 Perry Street. Torrance Aluminum comprises two large metal buildings, paved and

unpaved surfaces, and outdoor storage surrounded by chain link fencing and barbed wire. Abutting the Project site on the east is vacant land, east of which is Harvill Avenue. South of the Project site is Green Bee Yard, a concrete foundation construction company, at 18890 Seaton Avenue and White House Sanitation, a porta potty rental and septic tank service company, at 18916 Seaton Avenue. Both of these businesses have small metal buildings and extensive outside storage surrounded by either a block wall or chain link fence with barbed wire. Abutting the Project site on the west is Seaton Avenue and east of Seaton Avenue is a mixture of rural residential uses and business enterprises. Golden State Paving, an asphalt paving company, is located at 22970 Cougar Street and Concrete Equipment Storage Yard is located at 18795 Seaton Avenue. These uses are surrounded by a combination of block walls and chain link fence. A residential home with animal keeping pens comprised of metal and chain link fence is located at the southwest corner of Seaton Avenue and Perry Street (V3 Companies, 2018, p. 13) (Google Earth, 2018)

The Project site and surrounding properties are located in the Mead Valley community. The Mead Valley planning area lies entirely within the Perris Valley which is framed by the Gavilan Hills to the west and the Lakeview Mountains across the valley to the east. The eastern flank of Mead Valley is generally flat, sloping gently upward toward the Gavilan Hills, which form a portion of the planning area's western boundary. Located in the southwest portion of the planning area in the Gavilan Hills is Steele Peak which is the tallest peak in the planning area at 2,529 feet. (Riverside County, 2016a, pp. 6,7)

As shown on Figure 2-7, Figure 2-8, and Figure 2-9, the only possible existing public viewpoints on or around the site offering views of prominent scenic vistas or views open to the public are along Seaton Avenue (paved road) and Perry Street (unpaved dirt road). However, due to the existing regional topography of the Perris Valley, existing ornamental landscaping in the surrounding area, including street trees, existing development along the I-215 corridor, as well as the Project site's low profile setting in the Perris Valley, scenic views beyond the Project site are minimal to the north, west, and south. The Gavilan Hills and Steele Peak are visible to the east. The Riverside County General Plan EIR determined that a "major visible aesthetic effect... would mean affecting open views of local foothills or mountains" (Riverside County, 2015b, p. 4.4-25). Therefore, the Project would result in aesthetic impacts if it were to substantially block open views of mountains or foothills from Seaton Avenue.

As shown in Figure 2-7, from Seaton Avenue, the Gavilan Hills are visible in the distance to the east. Because the Gavilan Hills, including Steele Peak are located over 3.5 miles to the southwest of the site, the distance and location of the Gavilan Hills in relation to the Project site do not result in a unique, prominent, distinct view of the Gavilan Hills from the site and abutting roadways under existing conditions.

As identified in Table 3-1, the Project would be constructed over a period of approximately 12 months. Heavy equipment would be used, which would be visible to the immediately surrounding properties during the temporary construction period. Construction activities are a common occurrence in the developing Inland Empire region of southern California and are not considered to result in the creation of an aesthetically offensive site open to public view. Furthermore, many of the properties immediately surrounding the site are either vacant or developed with industrial uses having outdoor storage, including

a window and door manufacturing company, concrete foundation construction company, and porta potty and septic tank rental company. On the west side of Seaton Avenue directly across the street from the Project site are an asphalt paving company, concrete equipment storage yard, and one residential home with outdoor animal keeping pens. Except for the short-term use of cranes during building construction and lifts during the architectural coating phase, the construction equipment that would be used on the Project site is expected to be low in height and not substantially visible to the surrounding area. All construction activities would be temporary in nature and all construction equipment would be removed from the Project site following completion of construction activities. For these reasons, temporary aesthetic effects during the Project's construction period would be less than significant.

Because the Project site would be developed from a vacant undeveloped site to a warehouse building, the aesthetic changes to the Project site would be noticeable and obvious upon Project completion. Landscaping would be installed around the perimeter of the Project site, including along the frontages with Seaton Avenue and Perry Street and the building's dock doors would be positioned on the east-facing side of the building facing a vacant property designated Light Industrial development by the County's General Plan. Because Mead Valley's scenic vistas, notably, the Gavilan Hills, including Steele Peak, are located over 3.5 miles southwest of the Project site with intervening development and topography between the site and the Gavilan Hills, views of the distant landforms would remain visible to the public and thus the Project would not obstruct the view or create an aesthetically offensive site open to public view as seen from a scenic vista.

The Project will incorporate a number of features intended to soften the visual prominence of the building and east-facing loading docks from public viewing areas, including enhanced architectural treatments and landscaping. The building also would incorporate a solid screen wall with metal gate at the Perry Street driveway to obscure loading and docking bays from public views along Perry Street. The visual prominence of this metal gate would be reduced through the installation of landscaping (trees, shrubs, and groundcover) east of the gate and driveway at the northeast corner of the property. Therefore, because development of the Project would not substantially damage scenic resources, obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to public view, impacts would be less than significant.

- c) **In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

According to mapping information provided from the Southern California Association of Governments (SCAG), which is based on U.S. Census data for urbanized areas, the Project site is located within an urbanized area (SCAG, 2017).

As shown previously on Figure 2-13, *Existing Zoning Classifications*, the Project site is split zoned Manufacturing - Service Commercial (M-SC) and Industrial Park (I-P) and the proposed Project is consistent with the zoning classifications. According to the Riverside County Land Development Ordinance, the

primary purpose of the M-SC Zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County’s economic base. The I-P Zone typical uses include planned industrial area with special attention to circulation, parking, utility needs, aesthetics, and compatibility. Development is subject to area site improvement, landscaping, and performance standards applicable to the M-SC and I-P zones (Riverside County, 2019b)

The proposed Project would be required to comply with the development standards of the stricter of the zoning classifications on the site; therefore, with compliance with the zoning development standards and regulations, the Project’s potential to result in a conflict with applicable zoning and other regulations governing scenic quality would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
2. Mt. Palomar Observatory				
a. Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Ordinance No. 655 (Regulating Light Pollution) (Riverside County, 1988); Riverside County General Plan Draft No. 512 Section 4.4 “Aesthetics and Visual Resources” (Riverside County, 2015b)

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

According to the Riverside County General Plan Draft EIR No. 512, the Project site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area (Riverside County, 2015b, Figure 4.4.1). All developments within Zone B of the Mt. Palomar Nighttime Lighting Policy Area, including the Project, are required to adhere to the requirements of Riverside County Ordinance No. 655, which controls artificial lighting sources to protect the observatory. The Project’s Conditions of Approval imposed by Riverside County require compliance with all such mandatory requirements and the County of Riverside would be obligated to review subsequent building permits to ensure compliance. Therefore, because the Project

would be required to comply with Ordinance No. 655, the Project’s potential to interfere with the nighttime use of the Mt. Palomar observatory would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Applicable Regulatory Requirements: The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- The Project is required to comply with Riverside County Ordinance No. 655, which is intended to restrict the permitted use of certain light fixtures emitting light into the night sky which could have a detrimental effect on astronomical observation and research. Ordinance No. 655 sets forth requirements for lamp sources and shielding of light emissions for outdoor fixtures to reduce “skyglow” or light pollution that affects day or nighttime views from Mt. Palomar Observatory (located approximately 40 miles southeast of the Project site in northern San Diego County).

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
3. Other Lighting Issues				
a. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); Riverside County Airport Land Use Commission (RCALUC, 2019a); County of Riverside Ordinance No. 655 (Riverside County, 1988); County of Riverside Ordinance No. 915 (Riverside County, 2012); Viewshed Analysis performed by T&B Planning, Inc. (T&B Planning, Inc., 2018).

- a) **Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**
- b) **Would the Project expose residential property to unacceptable light levels?**

Under existing conditions, the Project site is vacant and undeveloped and generates no day or nighttime light or glare. The site is surrounded by vacant land, industrial uses, one residential property located at the southwest corner of Seaton Avenue and Perry Street and residential uses mixed with business enterprises further to the west. The proposed Project would include exterior lighting; however, the installation of exterior lighting would be ancillary to the proposed building. The proposed Project would be required to adhere to the lighting requirements as set forth in Riverside County Ordinance Nos. 655 and 915, which provide minimum requirements for outdoor lighting in order to reduce light trespass and to protect the health, property, and well-being of residents. Plans submitted to Riverside County for future implementing permits and approvals (i.e., building permits) would be required to demonstrate compliance with these standards. Accordingly, mandatory compliance with County Ordinances No. 655 and 915 would ensure that the Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views or expose residential properties to unacceptable light levels.

The Project would involve the construction of one (1) warehouse building with exterior building surfaces that consist of concrete tilt-up panels and gray reflective glazing. Loading docks would be east-facing and the architecture of the west-facing side of the building and southwest and northwest corners of the building are designed to emulate an office aesthetic with windows. While window glazing has a potential to result in minor glare effects, such effects would not adversely affect daytime views of any surrounding properties, including motorists on adjacent roadways, because the glass used by the Project would be low-reflective. Areas proposed for window glazing would be limited, as shown on the Project's application materials (HPA, 2020). The roof of the proposed warehouse building would be constructed to accommodate the installation of solar panels. Because solar panels absorb light – and do not reflect it – they are not expected to result in substantial adverse glare effects. In addition, any solar panels installed on the site would need to be designed to minimize glare in accordance with Riverside County ALUC requirements as identified under the Hazards and Hazardous Materials threshold (see Threshold 21). Therefore, because the proposed Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels, impacts would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The Project is required to comply with Riverside County Ordinance No. 915, which is intended to provide minimum requirements for outdoor lighting in order to reduce light trespass. Ordinance No. 915 provides regulations on adequate lighting shielding, glare, and light trespass in order to ensure all development in Riverside County installs lighting in a way that does not jeopardize the health, safety, or general welfare of Riverside County residents and degrade their quality of life.

Monitoring: No monitoring is required.

5.1.2 Agriculture and Forest Resources

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
4. Agriculture				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); Riverside County General Plan Figure OS-2 "Agricultural Resources" (Riverside County, 2015a); Riverside County GIS Database (RCIT, 2019); California Department of Conservation California Important Farmland Finder (CDC, 2016a); Ordinance No. 625: An Ordinance of the County of Riverside Amending Ordinance No. 625 Providing A Nuisance Defense for Certain Agricultural Activities, Operations, And Facilities And Providing Public Notification Thereof (Riverside County, 1994); California Department of Conservation Land

Evaluation & Site Assessment Model (LESA) (DOC, 1997); V3 Companies, Phase I Environmental Site Assessment (V3 Companies, 2018)

a) Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

According to the Farmland Mapping & Monitoring Program (FMMP) California Important Farmland Finder and as reported by Riverside County GIS, the Project site contains lands defined by the FMMP as Farmland of Local Importance (CDC, 2016a). There are no portions of the Project site that contain Prime Farmland, Farmland of Statewide Importance, or Unique Farmland (“Farmland”). Also, there are no areas surrounding the Project site that contain designated Farmland.

According to Riverside County GIS, the Project site is mapped with “Agricultural Lands of Local Importance” with a small sliver of land along the western boundary of the site mapped as Urban Built-Up Land. Farmland of Local Importance is assigned to land that is either currently producing agricultural crops, or has the capability of production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. According to the California Department of Conservation (CDC) classifications, lands designated as “Farmland of Local Importance” likely carry the designation because the soils in this area are capable of agricultural production, but the property has never been used for agriculture and/or lacks available irrigation water for use in agricultural crop production and no active farming is occurring in the general area.

Because the Project site does not contain land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), the Project has no potential to convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to a non-agricultural use.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Would the Project conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

According to historical aerial photography, the Project site was agricultural cropland from 1938 to 1978 and has not been farmed since that time (approximately 40 years) (V3 Companies, 2018, p. 1). The site is currently vacant undeveloped land. The site is zoned M-SC and I-P and is not zoned for agricultural use. As shown on Riverside County GIS, the Project site is surrounded on the south and west by “Urban-Built-Up Land” and on the north and east by “Farmland of Local Importance”. The Project site is not a part of an agricultural preserve and there are no lands identified as agricultural preserves on any lands surrounding the Project site (RCIT, 2019). Therefore, because the Project would not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a

Riverside County Agricultural Preserve, no impact would occur as a result of development of the proposed Project.

The agricultural value of the Project site was evaluated using the California Department of Conservation’s (DOC) Land Evaluation and Site Assessment (LESA) Model. The LESA Model is a point-based approach that uses measurable factors to quantify the relative value of agricultural land resources. The LESA Model is made up of two (2) sets of factors: Land Evaluation (LE) and Site Assessment (SA), which are scored and weighed separately to yield a total LE subscore and SA subscore. The Final LESA Score is the sum of the LE and SA subscores and has a maximum possible score of 100 points. Based on the Final LESA Score, a threshold system is used to determine the significance of a project’s impacts on agricultural resources (refer to Table 9 of the LESA Instruction Model). (DOC, 1997, p. 31).

The Land Evaluation (LE) subscore consists of two (2) factors, including the Land Capability Classification (LCC) rating and the Storie Index rating, which were devised to measure the inherent soil-based qualities of land as they relate to agricultural production. The LCC Rating and Storie Index rating scores are based upon the soil map unit(s) identified on a property and the acreage of each soil mapping unit relative to the property’s total acreage. Data for the soil map unit(s), LCC, and Storie Index for the Project site were obtained from soil survey data provided by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS). (DOC, 1997, pp. 7-9)

The Site Assessment (SA) subscore consists of four factors that measure social, economic, and geographic features that contribute to the overall value of agricultural land. The SA factors include Project Size Rating, Water Resource Availability Rating, Surrounding Agricultural Land Rating, and Protected Resource Land Rating. (DOC, 1997, p. 13)

As summarized Table 5-1, *LESA Summary Score*, the Project site’s LESA Model score is 48.74. According to the LESA Model scoring thresholds, a project site that receives a score between 40 and 59 is considered significant only if the Land Evaluation (LE) and the Site Assessment (SA) subscores are each greater than or equal to 20 points (DOC, 1997, Table 9) Because the proposed Project’s SA subscore is less than 20, the Project site is not considered to be an important agricultural resource pursuant to the LESA Model.

Table 5-1 LESA Summary Score

	Factor Scores	Factor Weight	Weighted Factor Scores
Land Evaluation (LE) Factors			
Land Capability Classifications (LCC) ¹	70.01	0.25	17.50
Storie Index ²	61.86	0.25	15.47
<i>LE Subtotal</i>		<i>0.50</i>	<i>32.97</i>
Site Assessment (SA) Factors			
Project Size	0	0.15	0
Water Resource Availability ³	100	0.15	15
Surrounding Agricultural Land ⁴	0	0.15	0
Protected Resource Land ⁵	0	0.05	0

<i>SA Subtotal</i>		<i>0.50</i>	<i>15.00</i>
Final LESA Score			47.97

Notes:

¹The entire Project site has an LCC classification of IIIe, which corresponds to a LESA LCC rating of 70 points. The weighted LCC score for the site is 70.01.

²Approximately 1.24 acres of the Project site has a Storie Index rating of 48.2; approximately 3.96 acres of the Project site has a Storie Index rating of 45.7; and approximately 3.95 acres of the Project site has a Storie Index rating of 82.3. The weighted Storie Index rating for the site is 61.86.

³The soils on the Project site do not meet the minimum area requirement (in acres) to be awarded a score under the LESA Model.

⁴The Project site is not irrigated; however, the Project area receives sufficient average annual rainfall to support dryland farming in non-drought years, in theory. Additionally, water utilities are available to the Project site from the abutting roadways (Seaton Avenue and Perry Street). The irrigation conditions at the Project site correspond to a score of 100 under the LESA Model.

⁵There are no agricultural lands or protected resource lands within the Project’s zone of influence. The zone of influence is defined pursuant to the LESA Model.

-Factor weights are defined by the LESA Model.

Source: (DOC, 1997) (USDA, 1971) (UC Davis California Soil Resources Lab, 2019)

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Would the Project cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)?

Surrounding zoning classifications consists of M-SC and I-P to the north and south of the Project site, M-SC to the east of the site, roadway (Seaton Avenue) and R-R-1/2 adjacent to the southwest portion of the site, roadway (Seaton Avenue) and A-1-1 adjacent to the northwestern corner of the Project site, and roadway (Seaton Avenue and Perry Street) and M-SC directly adjacent to the northwest corner of the Project site. Although the R-R-1/2 zone allows for limited and small-scale agricultural uses, agriculture is not a permitted primary use. As discussed in Section 2.0, a residential home with ancillary animal keeping pens which appear to house a few horses and goats enclosed by metal and chain link fence, is located at the southwest corner of Seaton Avenue and Perry Street. Although land northwest of the Project site is zoned A-1-1, the land is occupied by Torrance Aluminum a window and door manufacturing company. In addition, the Project site and the lands zoned as R-R-1/2 and A-1-1 are separated by Seaton Avenue and Perry Street.

Pursuant to Ordinance No. 625 (Right-to-Farm Ordinance), the phrase “agricultural activity, operation, or facility, or appurtenances thereof” shall include, but not be limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity, including timber, viticulture (grape cultivation), apiculture (bee keeping), or horticulture (garden cultivation and management), the raising of livestock, fur bearing animals, fish, poultry, and any practices

performed by a farmer or on a farm as an incident to or in conjunction with such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation for market.” (Riverside County, 1994)

A residential home with ancillary animal keeping pens for horses and goats is located at the southwest corner of Seaton Avenue and Perry Street. According to Ordinance No. 625, as summarized above, these uses do not meet the definition of agricultural activity. However, in the unlikely event that agricultural activity commences on the properties to the northwest of the Project site that are zoned A-1-1, and continues for at least three years before the Project site is developed, the proposed Project would be required to comply with Riverside County Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Ordinance No. 625 (Right-to Farm Ordinance) specifies that if any agricultural operation has been in place for at least three years and is not considered a nuisance operation at the time the operation began, no change in surrounding land uses may cause said operation to become a nuisance. (Riverside County, 1994). Mandatory compliance with Ordinance 625, would ensure that any potential conflicts between the proposed Project and existing agriculturally zoned property within 300 feet of the Project site do not occur, thereby resulting in a less-than-significant impact to existing agriculturally zoned properties located in the Project site’s vicinity.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- The Project is required to comply with Riverside County Ordinance No. 625, which requires that when non-residential uses are developed adjacent to properties zoned primarily for agricultural purposes (that support agricultural operations that have been in place for at least three years and not considered a nuisance operation at the time the operation began), future property owners must be notified of any agricultural operations that are on-going in the area, and acknowledge that such agricultural uses shall not be the subject of nuisance complaints.

d) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

“Farmland” is defined in Section II.a of Appendix G to the State CEQA Guidelines to mean Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As described under Threshold a), above, there are no areas of Farmland within the Project vicinity.

As described previously in Section 2.0, and above under Threshold 4.(c), lands to the west of the Project site and west of Seaton Avenue are zoned R-R-1/2 and A-1-1 and are not designated Farmland by the

FMMP. In addition, the Project site is located in a portion of Riverside County around the I-215 corridor that is developing as an employment center, containing business park, distribution warehousing, e-commerce, and light industrial land uses. Seaton Avenue, which abuts the Project site to the west, separates the planned employment area from a rural residential area that has some ancillary animal keeping uses but no Farmland.

As such, because there are no components of the proposed Project that would result in changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use, no impact would occur as a result of development of the proposed Project.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
5. Forest				
a. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); Riverside County General Plan Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas (Riverside County, 2015a); Riverside County GIS (RCIT, 2019)

- a) Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?
- b) Would the Project result in the loss of forest land or conversion of forest land to non-forest use?
- c) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

The Project site is not zoned as forest land and there are no lands within the Project site’s vicinity that are zoned for forest land (as defined in Public Resources Code § 12220(g)), timberland (as defined by Public Resources Code § 4526), or Timberland Production (as defined by Govt. Code § 51104(g)). Due to the lack of forest land in the Project area, the Project would not result in the loss of forest land or the conversion of forest land to non-forest use. Additionally, because there are no forest lands in the Project vicinity, the Project would not have the potential to involve other changes to the existing environment which, due to their location or nature, could indirectly result in the conversion of forest land to non-forest use. (RCIT, 2019) (Riverside County, 2015a, Figure OS-3a:) (Google Earth, 2018) Therefore, because implementation of the proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production, and because the Project would not result in the loss of forest land or conversion of forest land to non-forest use, no impact would occur as a result of development of the proposed Project.

Findings of Fact: There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5.1.3 Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
6. Air Quality Impacts				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
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: Urban Crossroads, Air Quality Impact Report (Urban Crossroads, Inc., 2019a); Urban Crossroads,, Mobile Health Risk Assessment (Urban Crossroads, Inc., 2019b); Urban Crossroads

a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?

The Project site is located within the South Coast Air Basin (SCAB or “Basin”) under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for bringing air quality in areas under its jurisdiction into conformity with federal and state air quality standards (Urban Crossroads, Inc., 2019a, p. 8)

Currently, State and federal air quality standards are exceeded in most parts of the Basin. In response, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the State and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy. The current AQMP, the 2016 AQMP, was adopted by SCAQMD in March 2017. Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD’s *CEQA Air Quality Handbook (1993)* (Urban Crossroads, Inc., 2019a, p. 57). The Project’s consistency with these criteria is discussed below.

Consistency Criterion No. 1: *The Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if Localized Significance Thresholds (LSTs) or regional significance thresholds were exceeded. The Project would not exceed the applicable regional thresholds and LST thresholds for operational activity. However, as evaluated under Threshold 6(c), below, the Project would exceed localized significance thresholds for particulate matter 2.5 microns in diameter or less (PM_{2.5}) emissions during construction. Therefore, the Project has the potential to conflict with the AQMP according to this criterion and a significant impact

would occur associated with consistency with the AQMP, requiring mitigation. (Urban Crossroads, Inc., 2019a, p. 58).

Consistency Criterion No. 2: *The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.*

The growth forecasts used in the AQMP to calculate future emissions levels are based in part on land use planning data provided by lead agencies via their general plan documentation. Projects that increase the intensity of use on a subject property may result in increased stationary area source emissions and/or vehicle source emissions when compared to the AQMP assumptions. However, if a project does not exceed the growth projections in the applicable local general plan, then the project is considered to be consistent with the growth assumptions in the AQMP. The Project site is designated for “Light Industrial (LI)” land use by the County of Riverside General Plan and the Mead Valley Area Plan (MVAP). The land use proposed by the Project is consistent with the LI General Plan and MVAP Land Use Designation and the Project does not propose to change the General Plan or MVAP Land Use Designations for the Project site. Accordingly, the Project would not exceed the growth projections in the County of Riverside General Plan and MVAP and the Project is considered to be consistent with the growth assumptions used in the AQMP and is therefore consistent with Criterion No. 2.

In summary, because the Project would exceed the localized significance thresholds for PM_{2.5} during construction, the Project has the potential to conflict with or obstruct implementation of the AQMP under Consistency Criterion No. 1. Therefore, impacts are determined to be significant and mitigation is required. To mitigate the Project’s potentially significant impact to the AQMP, the Applicant is required to use construction equipment that complies with EPA/CARB Tier 3 emissions standards to decrease localized construction PM_{2.5} emissions to a less-than-significant level.

Findings of Fact: Impacts would be less than significant with mitigation incorporated.

Mitigation: The following mitigation measure (MM) addresses the Project’s direct impact to localized PM_{2.5} emissions during construction. With the implementation of Air Quality MM-1, the localized PM_{2.5} emissions during construction would be reduced to less than significant and the Project would not conflict with or obstruct implementation of the applicable air quality plan.

Air Quality MM-1: Prior to grading permit issuance, the County of Riverside shall verify that the following note is included on the grading plan. Project contractors shall be required to ensure compliance with this note and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. The note shall also be specified in bid documents issued to prospective construction contractors.

- When using construction equipment greater than 150 horsepower (>150 HP), the construction contractor(s) shall ensure that off-road diesel construction equipment complies with the 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: Monitoring is required throughout the construction phase. The Project construction manager would be responsible for keeping records demonstrating that all equipment greater than 150 HP complies with the EPA/CARB Tier 3 emissions standards. These records shall be made available for inspection by the Riverside County Building & Safety Department upon request.

b) Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

The proposed Project has the potential to generate air pollutant concentrations during construction activities and operational activities. This analysis assumes that the proposed Project would comply with applicable, mandatory regional air quality standards, including: SCAQMD Rule 403, "Fugitive Dust;" SCAQMD Rule 431.2, "Sulfur Content of Liquid Fuels;" SCAQMD Rule 1113, "Architectural Coatings;" SCAQMD Rule 1186, "PM₁₀ Emissions from Paved and Unpaved Roads, and Livestock Operations;" SCAQMD Rule 1186.1, "Less-Polluting Street Sweepers," and Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations "Airborne Toxic Control Measure."

Impact Analysis for Construction Emissions

For purposes of analytical analysis, construction of the Project was assumed to begin in 2019 and last through 2020. Although construction will occur later, the results of the analytical analysis reported herein and in *Technical Appendix A1* would be considered "worst case" and overstated compared to what would actually occur due to the retirement of older equipment and replacement of such equipment with newer, less-polluting equipment. The California Emissions Estimator Model (CalEEMod) accounts for the implementation and enforcement of California's progressively more restrictive regulatory requirements for construction equipment and the ongoing replacement of older construction fleet equipment with newer, less-polluting equipment. Thus, according to the CalEEMod, construction activities that occur in the near future are expected to generate more air pollutant emissions than the same activities that may occur farther into the future. The Project's construction characteristics and construction equipment fleet assumptions used in the analysis are described in Section 3.0, *Project Description* and in *Technical Appendix A1*. The duration of construction activity and associated equipment represent a reasonable approximation of the expected construction fleet as required per CEQA Guidelines. The duration of construction activity was based on CalEEMod defaults and a 2020 opening year. (Urban Crossroads, Inc., 2019a, p. 39)

The County Noise Regulation Ordinance (Ordinance No. 847) requires that any private construction activity located within one-quarter of a mile from an inhabited dwelling be restricted to the hours of 6:00 a.m. to 6:00 p.m., during the months of June through September, and 7:00 a.m. to 6:00 p.m., during the months of October through May. As such, construction activities are permitted to occur up to twelve (12) hours per day pursuant to the County's Noise Regulation Ordinance. However, for analytical purposes herein, it is assumed that each piece of construction equipment operating on the Project site and listed in Table 3-2, *Anticipated Construction Equipment*, would operate for a total of eight (8) hours per day. Eight (8) hours per day is consistent with industry standards and typical construction practices and CalEEMod defaults. In actuality, most pieces of equipment would likely operate for fewer than eight (8) hours per

day. (Urban Crossroads, Inc., 2020a, p. 40) For further substantiation that eight (8) hours of construction equipment use per day is a reasonable assumption, the CalEEMod that was developed by several air districts in California, including the SCAQMD, which is the authority responsible for bringing the South Coast Air Basin’s air quality into attainment with federal and State standards, includes a default assumption of eight (8) hours of construction activity. The eight (8) hours of construction equipment activity assumed in CalEEMod is based on a construction survey conducted by the SCAQMD, referenced in Appendix E1 of CalEEMod’s Appendix E: “Technical Source Documentation” (CAPCOA, 2017). As such, eight (8) hours per day for equipment use is reasonable, consistent with industry-standard practice, and supports uniform CEQA review for all development projects based on the CalEEMod default value.

The calculated maximum daily emissions associated with Project construction are presented in Table 5-2, *Overall Construction-Related Emissions (without Mitigation)*. As shown in Table 5-2 the Project’s daily construction emissions of volatile organic compounds (VOCs), nitrogen oxides (NO_x) carbon monoxide (CO), sulfur oxides (SO_x), and particulate matter (PM₁₀ and PM_{2.5}) would not exceed SCAQMD regional criteria thresholds (Urban Crossroads, Inc., 2019a, p. 41). Accordingly, the Project would not emit substantial concentrations of these pollutants during construction and would not contribute to an existing or projected air quality violation, on a direct or cumulatively-considerable basis. Impacts associated with construction-related emissions of VOCs, NO_x, CO, SO_x, PM₁₀ and PM_{2.5} would be less than significant and mitigation is not required.

Although mitigation is not required to reduce estimated daily construction regional emissions, because mitigation is required to decrease localized emissions (see Threshold 6(c) below), implementation of the localized emissions measures would further reduce the already less-than-significant regional emissions as indicated in Table 5-3. (Urban Crossroads, Inc., 2019a, p. 41).

Table 5-2 Overall Construction-Related Emissions (without Mitigation)

Year	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
2019	5.94	68.26	30.24	0.09	11.05	6.75
2020	52.69	49.26	28.70	0.08	4.19	2.40
Winter						
2019	5.94	68.26	29.06	0.08	11.05	6.75
2020	52.68	49.24	27.62	0.08	4.19	2.40
Maximum Daily Emissions	52.69	68.26	30.24	0.09	11.05	6.75
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

CalEEMod construction-source (unmitigated) emissions are presented in Appendix 3.1 of *Technical Appendix A1*.
Source: (Urban Crossroads, Inc., 2019a, Table 3-4)

Table 5-3 Overall Construction Emissions Summary (with Mitigation)

Year	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
2019	4.78	48.53	32.16	0.09	9.81	5.66
2020	52.69	44.80	30.72	0.08	4.02	2.26
Winter						
2019	4.77	48.53	30.98	0.08	9.81	5.66
2020	52.68	44.78	29.64	0.08	4.03	2.26
Maximum Daily Emissions	52.69	48.53	32.16	0.09	9.81	5.66
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

CalEEMod construction-source (mitigated) emissions are presented in Appendix 3.2 of *Technical Appendix A1*.

Source: (Urban Crossroads, Inc., 2019a, Table 3-5)

Impact Analysis for Operational Emissions

Operational activities associated with the Project are expected to generate air pollutant emissions from the operation of motor vehicles (including cars and trucks), landscape maintenance activities, application of architectural coatings, and the use of electricity and natural gas. Long term operational emissions associated with the Project are presented in Table 5-4, *Summary of Peak Operational Emissions*.

As summarized in Table 5-4, Project-related operational emissions of VOCs, NO_x, CO, SO_x, PM₁₀ and PM_{2.5} would not exceed SCAQMD regional criteria thresholds. Accordingly, the Project would not emit substantial concentrations of these pollutants during long-term operation and would not contribute to an existing or projected air quality violation. The Project's long-term emissions of VOCs, NO_x, CO, SO_x, PM₁₀ and PM_{2.5} would be less than significant and no mitigation is required. (Urban Crossroads, Inc., 2019c, pp. 46-47).

Table 5-4 Summary of Peak Operational Emissions

Operational Activities – Summer Scenario	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	4.68	4.40e-04	0.05	0.00	1.70e-04	1.70e-04
Energy Source	0.05	0.45	0.38	2.69e-03	0.03	0.03
Mobile Source (Passenger Cars)	0.95	0.71	11.47	0.03	3.02	0.81
Mobile Source (Trucks)	0.96	29.34	6.24	0.10	4.11	1.51
On-Site Equipment Source	0.15	1.79	0.78	3.17e-03	0.06	0.05
Total Maximum Daily Emissions	6.80	32.29	18.92	0.13	7.22	2.41
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO
Operational Activities – Winter Scenario	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	4.68	4.40e-04	0.05	0.00	1.70e-04	1.70e-04
Energy Source	0.05	0.45	0.38	2.69e-03	0.03	0.03
Mobile Source (Passenger Cars)	0.85	0.74	9.41	0.03	3.02	0.81
Mobile Source (Trucks)	0.95	30.64	6.09	0.10	4.11	1.51
On-Site Equipment Source	0.15	1.79	0.78	3.17e-03	0.06	0.05
Total Maximum Daily Emissions	6.68	33.62	16.71	0.13	7.22	2.41
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Source: (Urban Crossroads, Inc., 2019a, Table 3-6)

SCAQMD considers air pollutant emissions that exceed the SCAQMD's project-level thresholds to also be cumulatively-considerable. Conversely, if a project does not exceed the SCAQMD project-level thresholds, then SCAQMD considers that project's air pollutant emissions to be less than cumulatively-considerable. The evaluation of Project-specific air pollutant emissions presented above demonstrates that the Project would not exceed any applicable thresholds that are designed to assist the region in attaining the applicable national air quality standards. Therefore, the Project's air pollutant emissions would be less than cumulatively-considerable and would not contribute to the non-attainment of applicable State and federal standards.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The Project is required to comply with the provisions of the SCAQMD Rule 403 “Fugitive Dust.” Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that notes are specified on the Project’s grading plans requiring Rule 403 compliance. Project construction contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:
 - In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines.
 - The construction contractor(s) shall ensure that all distributed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
 - The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less.

- The Project is required to comply with the provisions of the South Coast Air Quality Management District (SCAQMD) Rule 1113 “Table of Standards” pertaining to VOC emissions by Low-Volatile Organic Compounds paints (no more than 50 gram/liter of VOC). Prior to building permit final inspection, the County of Riverside shall verify a note requiring Rule 1113 compliance is specified on all building plans. Project contractors would be required to comply with the note and maintain written records of such compliance that can be inspected by the County of Riverside or its designee upon request.

- The Project’s construction activities are required to comply with the provisions of the South Coast Air Quality Management District (SCAQMD) Rule 1186 “PM₁₀ Emissions from Paved and Unpaved Roads and Livestock Operations,” which requires the use of a street sweeper certified by the Air Quality Management District (AQMD), and the use of non-toxic chemical stabilizers for dust control.

- Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site.

- The Project is required to comply with the California Green Building Standards Code (CALGreen), including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting,

water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use, which reduce air pollutant emissions.

- Diesel-fueled vehicles at the Project site are required to comply with the California Air Resources Board (CARB) idling restriction requirements, which currently restrict vehicles from idling for more than 5 minutes. Prior to building permit final inspection, the County of Riverside shall verify that signs are posted in the Project's truck courts specifying the idling restriction requirement.

c) Would the Project expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?

For a detailed description of the health effects of air pollutants refer to Section 2.6 of the Project's Air Quality Impact Analysis (*Technical Appendix A1*). In general, air pollutants have adverse effects to human health including, but not limited to, respiratory illness and carcinogenic effects. The following analysis is based on the applicable significance thresholds established by the SCAQMD (which are based on federal and State air quality standards).

As noted in the Brief of Amicus Curiae by the SCAQMD in the Friant Ranch case (*Sierra Club v. County of Fresno (Friant Ranch L.P. (2018) 6 Cal.5th 502)* (SCAQMD Brief), SCAQMD has among the most sophisticated air quality modeling and health impact evaluation capability of any of the air districts in the State, and thus it is uniquely situated to express an opinion on how lead agencies should correlate air quality impacts with specific health outcomes. The SCAQMD discusses in the Brief that it may be infeasible to quantify health risks caused by projects similar to the proposed Project, due to many factors outlined in the SCAQMD Brief. The Brief specifically states that it may not be feasible to perform a health risk assessment for airborne toxics that will be emitted by a generic industrial building that was built on "speculation" (i.e., without knowing the future tenant(s)) and even where a health risk assessment can be prepared, the resulting maximum health risk value is only a calculation of risk--it does not necessarily mean anyone will contract cancer or other health concern as a result of the project. For extremely large regional projects (unlike the proposed Project), the SCAQMD Brief states that it is possible to correlate potential health outcomes for very large emissions sources; as part of the SCAQMD's rulemaking activity, specifically 6,620 pounds per day of NO_x and 89,190 pounds per day of VOC were expected to result in approximately 20 premature deaths per year and 89,947 school absences due to ozone (Brief, at page 12). The proposed Project does not generate anywhere near 6,620 pounds per day of NO_x or 89,190 pounds per day of VOC emissions. In comparison, the Project would generate only 48.53 pounds per day of NO_x during construction and only 33.62 pounds per day of NO_x during operations (0.73 percent and 0.51 percent of 6,620 pounds per day, respectively). The Project would generate only 52.69 pounds per day of VOC emissions during construction and only 6.68 pounds per day of VOC emissions during operations (0.06 percent and 0.01 percent of 89,190 pounds per day, respectively). Therefore, the Project's emissions are not sufficiently high enough to use a regional modeling program to correlate health effects on a Basin-wide level. (Urban Crossroads, Inc., 2019a, pp. 59-60)

Provided below are analyses of the Project's localized significance thresholds (LST) evaluation and mobile source diesel particulate matter (DPM) evaluation, based on quantifiable methodologies accepted by the

SCAQMD. The following provides an analysis of the Project's potential to expose sensitive receptors in the immediate vicinity of the Project site to substantial pollutant concentrations during Project construction and long-term operation based on the applicable significance thresholds established by the SCAQMD.

The SCAQMD recommends that the nearest sensitive receptor be considered when determining the Project's potential to cause an individual and cumulatively significant impact. Sensitive receptors are people who are especially sensitive to air pollution. Sensitive receptors could include children, the elderly, persons with preexisting respiratory or cardiovascular illness, and those who engage in frequent exercise. The nearest sensitive receptor to the Project site where an individual can stay for a 24-hour period is labeled R3 in *Technical Appendix A1*, which is an existing residential property located on the northwest corner of Cougar Street and Seaton Avenue, and approximately 90 feet/27 meters) west of the Project site (Urban Crossroads, Inc., 2019a, p. 50). The measurement is based on the distance from the property line of the Project site to the property line of the residential property.

For evaluation of localized NO₂ and CO impacts, the nearest receptor where an individual can be located for an 8-hour period is a manufacturing facility located less than 50 feet from the southern boundary of the Project site. Consistent with SCAQMD's LST Methodology, Urban Crossroads used a 25-meter receptor distance for NO₂ and CO which provides for a conservative i.e., "health protective" standard of care. Because the total acreage that would be actively disturbed on the Project site is less than 5 acres per day for site preparation and grading activities, Urban Crossroads used SCAQMD's screening look-up tables to determine the potential for impacts. (Urban Crossroads, Inc., 2019a, p. 52)

Impact Analysis for Construction Localized Emissions

As stated above, the nearest receptor where an individual can stay for a 24-hour period is represented by location R3, an existing residential use located west of Seaton Avenue at approximately 90 feet (27 meters) west of the Project site's boundary. For evaluation of localized NO₂ and CO impacts, the nearest receptor where an individual can remain for an 8-hour period is a manufacturing facility located adjacent (less than 50 feet) to the Project site. (Urban Crossroads, Inc., 2019a, p. 50)

As shown in Table 5-5, *Localized Significance Summary of Construction Emissions (without Mitigation)*, the Project would not exceed the SCAQMD's localized significance threshold for NO_x, CO, or PM₁₀ emissions during construction. Accordingly, Project construction would not expose sensitive receptors or a substantial number of people to substantial pollutant emissions and impacts associated with construction-related emissions of NO_x, CO, and PM₁₀ would be less than significant and mitigation is not required. Notwithstanding the conclusions above, the Project's construction-related emissions of PM_{2.5} would exceed the applicable SCAQMD localized threshold during the site-preparation phase of Project construction. According to Table 3-1, *Anticipated Construction Duration*, site preparation activity is expected to occur for approximately 10 days. Accordingly, the Project's daily localized PM_{2.5} emissions during the site preparation phase of Project-related construction activities has the potential to expose sensitive receptors, which are located within one (1) mile of the Project site, to substantial pollutant concentrations for a period of approximately 10 days. Therefore, impacts associated with daily localized

construction PM_{2.5} emissions would be a significant direct impact and cumulatively considerable and require the implementation of mitigation to reduce the PM_{2.5} emissions. (Urban Crossroads, Inc., 2019a, p. 52)

Table 5-5 Localized Significance Summary of Construction Emissions (without Mitigation)

On-Site Site Preparation Emissions	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	68.20	23.17	10.85	6.70
SCAQMD Localized Threshold	220	1,230	12	6
Threshold Exceeded?	NO	NO	NO	YES
On-Site Grading Emissions	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	45.32	17.12	5.01	3.07
SCAQMD Localized Threshold	187	999	9	5
Threshold Exceeded?	NO	NO	NO	NO

Source: (Urban Crossroads, Inc., 2019a, Table 3-9)

Impact Analysis for Operational Localized Emissions

As shown in Table 5-6, *Localized Significance Summary of Operations (Without Mitigation)*, the Project’s calculated long-term operational emissions would not exceed the localized thresholds established by the SCAQMD, for the nearest receptor, R3. Receptors located further from the Project site would be exposed to a lesser concentration of Project-related operational emissions. Accordingly, long-term operation of the Project would not result in the exposure of sensitive receptors, which are located within one-mile of the Project site, to substantial pollutant concentrations. Therefore, impacts associated with operational localized emissions would be less than significant. (Urban Crossroads, Inc., 2019a, p. 54)

Table 5-6 Localized Significance Summary of Operations (Without Mitigation)

Operational Activity	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	3.74	2.09	0.45	0.20
SCAQMD Localized Threshold	270	1,577	5	2
Threshold Exceeded?	NO	NO	NO	NO

Source: (Urban Crossroads, Inc., 2019a, Table 3-11)

Impact Analysis for CO “Hot Spots”

Localized areas where ambient CO concentrations exceed the CAAQS and/or NAAQS are termed CO “hot spots.” Emissions of CO are produced in greatest quantities from motor vehicle combustion and are usually concentrated at or near ground level because they do not readily disperse into the atmosphere, particularly under cool, stable (i.e., low or no wind) atmospheric conditions. Consequently, the highest

CO concentrations are generally found within close proximity to congested intersection locations. For purposes of providing a conservative, worst-case impact analysis, the Project's potential to cause or contribute to CO hotspots was evaluated by comparing the study area intersections that would receive Project traffic (both intersection geometry and traffic volumes) with prior studies conducted by the SCAQMD in support of their AQMPs. In the *2003 AQMP*, the SCAQMD evaluated CO concentrations at four (4) busy intersections in the City of Los Angeles that were determined to be the most congested intersections in the SCAB. Each of the evaluated intersections were primary thoroughfares, some of which were located near major freeway on/off ramps, and experienced traffic volumes of approximately 100,000 vehicles per day. The SCAQMD's analysis at these busy intersections did not identify any CO hotspots. Based on an analysis of the intersections in the Project's study area, Urban Crossroads determined that none of the intersections in the Project's study area would be subject to the extreme traffic volumes and vehicle congestion of the intersections modeled by the SCAQMD in the *2003 AQMP*. (Urban Crossroads, Inc., 2019a, pp. 55-56) Therefore, Project-related vehicular emissions would not create a CO hot spot and would not substantially contribute to an existing or projected CO hot spot. Impacts would be less than significant.

Impact Analysis for Diesel Particulate Emissions

Diesel-fueled trucks would travel to/from the Project site during operation of the Project. Diesel trucks produce diesel particulate matter (DPM), which is known to be associated with health hazards, including cancer. To evaluate the Project's potential to expose sensitive receptors within ¼-mile of the Project site and the Project's primary travel routes to substantial amounts of DPM during long-term operation, a Mobile Source Health Risk Assessment was prepared for the proposed Project (*Technical Appendix A2*). The modeled truck travel routes included in the HRA are based on the truck trip distributions (inbound and outbound) available from the Project's Traffic Impact Analysis (TIA) (*Technical Appendix K1*). The Project is designed such that trucks would use proposed Driveway 2 at Perry Street and enter and exit the driveway traveling east of the Project site to/from Harvill Avenue. The modeled truck route is consistent with the trip distribution patterns identified in the Project's TIA and was modeled to determine the potential impacts to sensitive receptors along the primary truck routes. The modeling domain is limited to the Project's primary truck route and includes off-site sources in the study area for approximately 1.0 mile. This modeling domain is more inclusive and conservative than using only a ¼ mile modeling domain which is the distance supported by several reputable studies which conclude that the greatest potential health risks occur within a ¼ mile of the primary source of emissions (in the case of the Project, the primary source of emissions is the on-site idling, travel, and on-site equipment). Project-related DPM health risks were evaluated under the residential and worker receptor scenarios, which are summarized below. (Urban Crossroads, Inc., 2019b, p. 9). Detailed air dispersion model outputs and risk calculations are presented in Appendices 2.1 and 2.2, respectively, of *Technical Appendix A2*.

The residential land use with the greatest potential exposure to Project DPM source emissions is an existing residential home located west of the Project site on Seaton Avenue. The distance between the Project site boundary and the residential property line is approximately 90 feet. The existing residential use is a residential receptor where an individual could remain for 24 hours per day. At this maximally exposed individual receptor (MEIR), the maximum incremental cancer risk attributable to the Project's DPM emissions is calculated to be 1.67 in one million. The cancer risk attributable to the Project at the

MEIR (i.e., 1.67 in one million) would not exceed the SCAQMD cancer risk threshold of 10 in one million. At this same receptor location, the non-cancer health risk index attributable to the Project would be 0.0006, which would not exceed the SCAQMD non-cancer health risk index of 1.0. Because all other modeled residential receptors are located at a greater distance than the scenario analyzed, and DPM dissipates with distance from the source, all other residential receptors in the vicinity of the Project would be exposed to less emissions and therefore less risk than the MEIR identified herein at 90 feet west of the Project site boundary. As such, the Project would not cause a significant human health or cancer risk to adjacent residences. The nearest modeled receptors for operational activity are illustrated on Exhibit 2-C of *Technical Appendix A2*. Accordingly, long-term operations at the Project site would not directly cause or contribute in a cumulatively-considerable manner to the exposure of residential receptors to substantial DPM emissions. Therefore, the Project would result in a less-than-significant impact. (Urban Crossroads, Inc., 2019b, p. 1)

The worker receptor land use with the greatest potential exposure to Project DPM source emissions is an existing manufacturing facility located less than 50 feet from the Project site's southern boundary. At the maximally exposed individual worker receptor (MEIW), the maximum incremental cancer risk impact at this location is 0.70 in one million which is less than the SCAQMD's threshold of 10 in one million. Maximum non-cancer risks at this same location were estimated to be 0.002, which would not exceed the applicable significance threshold of 1.0. Because all other modeled worker receptors are located at a greater distance than the scenario analyzed and DPM dissipates with distance from the source, all other worker receptors in the vicinity of the Project would be exposed to less emissions and therefore less risk than the MEIW identified herein. The nearest modeled receptors for operational activity are illustrated on Exhibit 2-C. of *Technical Appendix A2*. Accordingly, long-term operations at the Project site would not directly cause or contribute in a cumulatively-considerable manner to the exposure of worker receptors to substantial DPM emissions. Therefore, the Project would result in a less-than-significant impact. (Urban Crossroads, Inc., 2019b, p. 1)

The school site land use with the greatest potential exposure to Project DPM source emissions is at the Val Verde High School located at 972 Morgan Street in the City of Perris, approximately 0.8-mile (approximately 4,224 feet) southeast of the Project site and east of I-215. The greatest potential for exposure to DPM emissions occurs within 1,000 feet from a Project's primary source of DPM emissions (in the case of the Project, the primary source of emissions is the on-site idling and travel) and a health risk evaluation is typically conducted for school receptors located within a one-quarter mile radius or 1,320 feet geographic scope. There are no schools located within a ¼ mile of the Project site, and the nearest school is located on the opposite side of the I-215 Freeway where Project-related truck trips are not expected to travel in mass. Therefore, less-than-significant impacts would occur to schools in the vicinity of the Project. (Urban Crossroads, Inc., 2019a, pp. 1-2)

As shown on Table 5-7, *Summary of Localized Construction Emissions (with Mitigation)*, with the implementation of Air Quality MM-1 and Air Quality MM-2, PM_{2.5} construction-related emissions would be reduced during the site preparation phase of Project construction and the SCAQMD localized threshold would not be exceeded. Therefore, with mitigation, impacts would be reduced to less than significant.

Findings of Fact: Impacts will be less than significant with mitigation incorporated for construction-related localized PM_{2.5} emissions to sensitive receptors and less than significant for operational-related localized emissions, CO Hot Spots, and diesel particulate emissions to sensitive receptors.

Mitigation: To reduce impacts to less than significant, Air Quality MM-1 is required to address the Project's construction-related localized PM_{2.5} emissions to sensitive receptors.

Monitoring: Monitoring is required as specified above for Air Quality MM-1.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The Project is required to comply with the provisions of the SCAQMD Rule 403 "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that notes are specified on the Project's grading plans requiring Rule 403 compliance. Project construction contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:
 - In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines.
 - The construction contractor(s) shall ensure that all distributed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
 - The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less
- The Project is required to comply with the provisions of the SCAQMD Rule 1113 "Table of Standards" pertaining to VOC emissions by using Low-Volatile Organic Compounds paints (no more than 50 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications. Prior to building permit final inspection, the County of Riverside shall verify a note requiring Rule 1113 compliance is specified on all building plans. Project contractors would be required to comply with the note and maintain written records of such compliance that can be inspected by the County of Riverside or its designee upon request.
- The Project's construction activities are required to comply with the provisions of the SCAQMD Rule 1186 "PM10 Emissions from Paved and Unpaved Roads and Livestock

Operations,” which requires the use of a street sweeper certified by the SCAQMD, and the use of non-toxic chemical stabilizers for dust control.

- Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site.
- The Project is required to comply with the California Green Building Standards Code (CALGreen), including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use, which reduce air pollutant emissions.
- Diesel-fueled vehicles at the Project site are required to comply with the California Air Resources Board (CARB) idling restriction requirements, which currently restrict vehicles from idling for more than 5 minutes. Prior to building permit final inspection, the County of Riverside shall verify that signs are posted in the Project’s truck courts specifying the idling restriction requirement.

As shown on Table 5-7, after implementation of Air Quality MM-1, Project construction emissions would not exceed the applicable SCAQMD localized thresholds for any criteria pollutant. Therefore, after the implementation of mitigation, impacts would be less than significant.

Table 5-7 Summary of Localized Construction Emissions (with Mitigation)

On-Site Site Preparation Emissions	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	43.61	26.29	9.61	5.61
SCAQMD Localized Threshold	220	1,230	12	6
Threshold Exceeded?	NO	NO	NO	NO

(Urban Crossroads, Inc., 2019a, Table 3-10)

d) Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The Project could produce odors during proposed construction activities resulting from construction equipment exhaust, application of asphalt, and/or the application of architectural coatings; however, standard construction practices would minimize the odor emissions and their associated impacts. Furthermore, any odors emitted during construction would be temporary, short-term, and intermittent in nature, and would cease upon the completion of the respective phase of construction. In addition, construction activities on the Project site would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance (Urban Crossroads, Inc.,

2019a, pp. 61-62). Many of the properties immediately surrounding the site are either vacant or developed with industrial uses having outdoor storage, including a window and door manufacturing company, concrete foundation construction company, and porta potty and septic tank rental company. On the west side of Seaton Avenue directly across the street from the Project site are an asphalt paving company, concrete equipment storage yard, and one residential home with outdoor animal keeping pens. Accordingly, the proposed Project would not create objectionable odors affecting a substantial number of people during construction, and short-term impacts would be less than significant.

During long-term operation, the Project would include a warehouse land use, which is not typically associated with objectionable odors. The temporary storage of refuse associated with the proposed Project's long-term operational use in the gated truck court on the east side of the Project site could be a potential source of odor; however, Project-generated refuse is required to be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations, thereby precluding any significant odor impact. Furthermore, there are no sensitive odor receptors in this area (the adjacent property to the east is vacant and designated by the County's General Plan for future development with industrial uses), and the proposed Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance, during long-term operation (Urban Crossroads, Inc., 2019a, pp. 61-62). As such, long-term operation of the proposed Project would not create objectionable odors affecting a substantial number of people. Impacts would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The Project is required to comply with the provisions of the South Coast Air Quality Management District (SCAQMD) Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.

5.1.4 Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
7. Wildlife & Vegetation				
a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Have a substantial adverse effect on State or federally protected wetlands (including, but	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County GIS Database (RCIT, 2019); Western Riverside County Multiple Species Habitat Conservation Plan (TLMA-EPD, 2003); Riverside County Ordinance No. 663 (as Amended through 663.10. An Ordinance of the County of Riverside Amending Ordinance No, 663 Establishing the Riverside County Stephens’ Kangaroo Rat Habitat Conservation Plan Fee Assessment Area and Setting Mitigation Fees (Riverside County, 1996); Riverside County Ordinance No. 810.2, An Ordinance of the County of Riverside Amending Ordinance No. 810 to Establish the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee (Riverside County, 2003); Glenn Lukos Associates Inc., Jurisdictional Delineation (GLA, 2019a); Glenn Lukos Associates, Inc. Biological Technical Report (GLA, 2019b); Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis (GLA, 2019c)

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

Two adopted Habitat Conservation Plans (HCPs) apply to the Project site. The Project site is located within the Stephens’ Kangaroo Rat (SKR) HCP and the Western Riverside County MSHCP.

The Riverside County Ordinance No. 663 contains provisions for the protection of the SKR pursuant to the SKR HCP (Riverside County, 1996). The Project site is not located within an identified reserve area for the SKR and the species has a low potential for occurrence due to existing disturbed site conditions. Although the Study Area (defined as the Project site, the Project’s off-site impact areas along Perry Street, and a survey buffer) is disturbed and no burrows or evidence of occupation was observed, Glenn Lukos Associates (GLA) calculated that the Study Area contains an estimated 9.75 acres of potential habitat for the SKR within disturbed/ruderal habitat; and therefore, the SKR may be present. (GLA, 2019b, Table 4-3, pp. 35-36). Because the Project site is located within the HCP boundary, the Project Applicant is required to pay a mandatory per-acre mitigation fee pursuant to Riverside County Ordinance No. 663, which requires a per-acre mitigation fee payment to assist the County in implementing the SKR HCP. With mandatory compliance with standard regulatory requirements (i.e., payment of the development mitigation fee), the proposed Project would not conflict with any County policies or ordinances related to the SKR HCP.

The Project site also is subject to the Western Riverside County MSHCP. According to Riverside County GIS, the Project site is not located within any MSHCP Criteria Cells; thus, the subject property is not targeted for conservation under the MSHCP. The nearest area subject to a MSHCP Criteria Cell is located approximately 0.52 mile south of the Project site and south of Cajalco Road (Cell No. 2334) (RCIT, 2019) However, because the Project site is located in the MSHCP area, the Project Applicant is required to pay a local development impact and mitigation fee pursuant to Riverside County Ordinance No. 810, which

requires a per-acre local development mitigation fee payment to assist the County in implementing the MSHCP.

The Project's study area is located within the MVAP of the MSHCP and is located within the MSHCP Survey Area for Burrowing Owl. The study area is not located within the MSHCP Criteria Area; Narrow Endemic Plant Species Survey Area (NEPSSA); Criteria Area Plant Species Survey Area (CASSA); Mammal or Amphibian Survey Areas; or MSHCP Core and Linkage areas. Within the designated Survey Areas, the MSHCP requires habitat assessments, and focused surveys within areas of suitable habitat. (GLA, 2019b, p. 3)

MSHCP Consistency Analysis

In order to identify biological resources in accordance with the requirements of CEQA and the MSHCP, GLA assembled biological data consisting of following main components into the Project's Biological Technical Report (*Technical Appendix B2*) (GLA, 2019b, p. 4):

- Delineation of aquatic resources (including wetlands and riparian habitat subject to the jurisdiction of the U.S. Army Corps of Engineers (Corps), Regional Water Quality Control Board (RWQCB), California Department of Fish and Wildlife (CDFW), and the Western Riverside County MSHCP riparian/riverine areas and vernal pools policy;
- Performance of general biological surveys and vegetation mapping for the Study Area;
- Performance of habitat assessments, and site-specific biological surveys, to evaluate the presence/absence of special-status species; and
- Performance of a focused survey for burrowing owl.

The analysis below evaluates the proposed Project with respect to consistency with MSHCP Reserve assembly requirements, Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), Section 6.1.3 (Protection of Narrow Endemic Plant Species), Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface), and Section 6.3.2 (Additional Survey Needs and Procedures).

Project Relationship to Reserve Assembly

The Project site is located within the MVAP of the MSHCP; but is not located within the MSHCP Criteria Areas. The Project site is also not located within the MSHCP Core and Linkage areas. As such, the proposed Project has not been identified by the MSHCP for reserve assembly and is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process, or the Joint Project Review (JPR) process. (GLA, 2019b, p. 47)

Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

As shown on Figure 5-1, *MSHCP Riverine Map*, the Project site contains 0.31 acre of MSHCP riverine areas (1,202 linear feet), associated with Drainage A and Tributary A-1, neither of which support riparian habitat. Drainage A and Tributary A-1 are ephemeral drainage features with marginal bed and/or bank; and both features exhibit evidence of a drainage pattern including debris wracking and deposits from recent storms.

Drainage A ranges in widths from 8 to 25 feet, traversing the property from the southwestern property boundary continuing to the northeastern boundary. Tributary A-1 ranges in widths from 10 to 28 feet, originating at the western boundary. Tributary A-1 confluences with Drainage A near the center of the property. (GLA, 2019c, pp. 3-4)

As noted above, the site does not contain riparian habitat, and therefore does not contain suitable habitat for the least Bell's vireo, southwestern willow flycatcher, western yellow-billed cuckoo, or other riparian birds. In addition, the site does not contain any vernal or seasonal pools, or other artificial features with the potential to support fairy shrimp. No ponding was observed at the site during biological surveys, including those that occurred following periods of substantial rainfall. The site lacks the suitable topography (including localized depressions) to support prolonged inundation or ponding. The site slopes slightly from west to east, with the central portion of the site containing drainage features that convey flows from west to east. As a result of the sloping topography and drainage, there is no opportunity for water to pond at the site. Furthermore, the site does not contain any artificial depressional features, including tire tracks and stock ponds that could support prolonged inundation. In addition, the site is mapped as containing sandy loam soils, which are generally not associated with vernal pools. Observations of the soils at the site showed a lack of clay soil components. Lastly, no plants were observed at the site that are associated with vernal pools and similar habitats that experience prolonged inundation. (GLA, 2019c, p. 4) No vernal or seasonal pools are present within the Project site and Study Area and no impact to vernal or seasonal pools would occur (GLA, 2019b, p. 48).

Pursuant to Volume I, Section 6.1.2 of the MSHCP, projects must consider alternatives to avoid impacts to riparian/riverine areas. If avoidance is infeasible, then the unavoidable impacts must be mitigated and a Determination of Biologically Equivalent or Superior Preservation (DBESP) is required. (GLA, 2019c, p. 4) A DBESP has been prepared for the Project and is contained as *Technical Appendix B3*.

As noted above, MSHCP riverine areas within the Project site are limited to an onsite ephemeral drainage complex (A and A-1). The Project would result in unavoidable impacts to all MSHCP riverine areas at the site, totaling 0.31 acre. With the incorporation of mitigation, impacts to riparian/riverine species would be mitigated to a less than significant level, which would result in a biologically equivalent or superior mitigation as compared to avoidance of resources. This would result in consistency with the MSHCP (GLA, 2019c, pp. 1, 4, 5)

Protection of Narrow Endemic Plants

Volume I, Section 6.1.3 of the MSHCP requires that within identified NEPSSA, site-specific focused surveys for Narrow Endemic Plants Species will be required for all public and private projects where appropriate soils and habitat are present. The proposed Project does not occur within the NEPSSA. As such, focused surveys are not required by the MSHCP for NEPSSA species, and the proposed Project is consistent with Volume I, Section 6.1.3 of the MSHCP. (GLA, 2019b, p. 48)

Guidelines Pertaining to the Urban/Wildland Interface

The MSHCP Urban/Wildland Interface Guidelines are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area. The proposed Project does not occur

adjacent to or near the MSHCP Conservation Area, and therefore the Urban/Wildland Interface Guidelines do not apply to the Project. (GLA, 2019b, p. 48)

Additional Survey Needs and Procedures

Volume I, Section 6.3.2 of the MSHCP identifies that additional surveys may be needed for certain plant and animal species in conjunction with MSHCP implementation in order to achieve full coverage for these species. Within areas of suitable habitat, focused surveys are required if a project site occurs within a designated CASSA, or special animal species survey area (i.e., burrowing owl, amphibians, and mammals). The Project site does not occur within the amphibian or mammal survey areas, or within the CASSA. (GLA, 2019b, p. 48)

The Project site occurs within the MSHCP survey area for burrowing owl; therefore, the MSHCP survey conservation requirements for burrowing owl apply to the Project's study area. GLA conducted focused surveys of the Project's study area during the 2018 and 2019 nesting season pursuant to the MSHCP. No burrowing owls were detected within the Project's study area during GLA's protocol burrowing owl surveys; however, GLA observed that the Project's study area contains potentially suitable habitat for burrowing owl, including a few California ground squirrel burrows located on the site, but none of this habitat exhibited any evidence of burrowing owl occupation. Based on the current lack of detection of burrowing owl on the Project site, the Project is not expected to have an impact on the burrowing owl species; however, because the Project site contains suitable habitat for the burrowing owl, development of the Project would result in a potentially significant direct and cumulatively considerable impact associated with compliance to the Western Riverside County MSHCP due to the potential to impact western burrowing owl individuals if the species is present on the site when construction activities commence. (GLA, 2019b, p. 33) Although GLA determined that no burrowing owl currently occur on the Project site, because the species is migratory and could use/occupy the property prior to ground-disturbing construction activities, mitigation is required to ensure that development of the Project does not result in a substantial adverse effect to the burrowing owl in the event the species occupies the Project site at the time of construction.

With the implementation of mitigation measures, the proposed Project would be consistent with MSHCP Volume I, Section 6.3.2. (GLA, 2019b, p. 48)

Conclusion of MSHCP Consistency Analysis

As outlined above, the proposed Project is found consistent with the biological requirements of the MSHCP; specifically pertaining to the Project's relationship to reserve assembly, Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools), Section 6.1.3 (Protection of Narrow Endemic Plant Species), Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface), and Section 6.3.2 (Additional Survey Needs and Procedures). (GLA, 2019b, p. 49)

Findings of Fact: Impacts will be less than significant with mitigation.

Mitigation: Mitigation is required.

Biological Resources MM-1: Pre-Construction Surveys for Western Burrowing Owl

Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl in the Western Riverside County MSHCP, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding (MOU) with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. If it is determined that the Project site is occupied by the burrowing owl, take of "active" nests shall be avoided pursuant to the MSHCP and the MBTA. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife (CDFW).

If it is determined during the 30-day preconstruction survey that burrowing owls have colonized the Project site prior to initiation of construction, the Project Applicant will immediately inform the Riverside County Biologist, CDFW, and the Regional Conservation Authority (RCA), and would need to retain a biologist that holds a MOU with the County of Riverside to prepare a Burrowing Owl Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. The relocation plan will include the following:

- The locations of the nests and owls proposed for relocation.
- The locations of the proposed relocation sites.
- The numbers of adult owls and juveniles proposed for relocation.
- The time of year when relocation is proposed to take place,
- The name of the biologist proposed to supervise the relocation, and the details of his/her previous experience capturing, handling, and relocating burrowing owls, including the outcomes of the previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held.
- A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.
- A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).
- Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site.

Monitoring: Monitoring is required. Prior to the issuance of any grading permits, the results of the pre-construction surveys shall be reviewed by the County Environmental Programs Department (EPD) and/or County Biologist. No grading permits shall be issued by the Riverside County Building & Safety Department until EPD and/or the County Biologist verifies that the pre-construction surveys were satisfactorily completed. If burrowing owls colonize the site prior to initiation of grading activities, the Project Biologist

shall be responsible for preparing and implementing a Burrowing Owl Protection and Relocation Plan, which shall be reviewed and approved by EPD and the Wildlife Agencies prior to initiating ground disturbance.

Biological Resources MM-2: Vegetation Clearing Outside of the Migratory Nesting Bird Season (the nesting season generally occurs between February 1 and August 31).

As a condition of a grading permit, a migratory nesting bird survey of all trees to be removed from the site shall be conducted by a qualified biologist within 10 days prior to initiating tree removal or vegetation clearing within 500 feet of a mature tree. A copy of the migratory nesting bird survey results report shall be provided to the Riverside County Environmental Programs Department (EPD). If the survey identifies the presence of active nests, then the qualified biologist shall provide the Riverside County EPD with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impacts. The size and location of all buffer zones, if required, shall be subject to review and approval by the Riverside County EPD and shall be no less than a 300-foot radius around the nest for non-raptors and a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County EPD verify that the nests are no longer occupied and the juvenile birds can survive independently from the nests.

Monitoring: Monitoring is required. A qualified biologist shall conduct a migratory nesting bird survey of all trees within 10 days prior to initiating tree removal or vegetation clearing within 500 feet of a mature tree. The results of the migratory nesting bird survey shall be reviewed and approved by EPD prior to initiating tree removal or ground disturbance within 500 feet of any tree. If nesting birds are identified, the qualified biologist shall establish buffer zones around the active nests and shall mark such buffers with construction fencing. Fencing shall be evaluated on a weekly basis by the qualified biologist, and shall be subject to field inspections by EPD staff during the nesting season, if warranted.

Biological Resources MM-3: In-Lieu Payment for Loss of MSHCP Riverine/Riparian Area

To mitigate for permanent impacts to 0.31 acres (1,202 linear feet) of ephemeral drainage feature on the Project site, the Project Applicant shall purchase compensatory mitigation credits at a 2:1 mitigation-to-impact ratio. Evidence of fee payment shall be supplied to the Riverside County Environmental Programs Department (EPD) prior to the issuance of a grading permit. The Project Applicant shall be required to provide for the purchase of 0.62 acre of mitigation credits from the Riverpark Mitigation Bank.

Monitoring: Monitoring is required. Prior to issuance of a grading permit, the Riverside County Environmental Programs Department (EPD) shall ensure evidence of fee payment from the Project Applicant.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- The Project Applicant shall comply with Riverside County Ordinance No. 810 (Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Fee Program Ordinance), which requires a per-acre local development impact and mitigation fee payment prior to the issuance of a building permit.
- The Project Applicant shall comply with County of Riverside Ordinance No. 663 (Stephens’ Kangaroo Rat Mitigation Fee Ordinance) which requires a per-acre local development and mitigation fee payment prior to the issuance of a grading permit.
- The Project Applicant shall comply with the federal Migratory Bird Treaty Act (MBTA).
- The Project Applicant is required to obtain a Section 404 Nationwide Permit from the U.S. Army Corps of Engineers (ACOE) prior to the issuance of a grading permit that would allow physical disturbance of the onsite drainage and its tributary.
- The Project Applicant is required to obtain a Section 1602 Streambed Alteration Permit from the California Department of Fish and Wildlife (CDFW) prior to the issuance of a grading permit that would allow physical disturbance of the onsite drainage and its tributary.
- The Project Applicant is required to obtain a Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB) prior to the issuance of a grading permit that would allow physical disturbance of the onsite drainage and its tributary.

b) Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Wildlife Service?

The list of plants designated by the Fish and Game Commission as endangered, threatened, or rare is contained in the California Code of Regulations, Title 14, Section 670.2. Threatened, Endangered, or Candidate Species includes all species listed by the California Fish and Game Commission (see Title 14 CCR § 670.5), and by the federal government under the Endangered Species Act (ESA). Title 50 Code of Federal Regulations Section 17.11 covers Endangered and Threatened Wildlife. Sections 17.11 and 17.12 of Title 50 Code of Federal Regulations covers federally Endangered and Threatened Plants.

As discussed in Threshold 7(a), based on habitat assessments conducted by GLA on the Project site, no native habitat types are present on the site and no listed species (currently protected by state or federal endangered species acts) are expected to occur due to absence of suitable habitat. Regardless, the potential presence of burrowing owl is considered a significant direct and cumulatively considerable impact because the species is migratory and could be present on the Project site at the time that the Project's construction activities commences. In addition, other migratory bird species protected by the MBTA could be impacted by the Project if active nests are present on the site at the time that nesting habitat (trees and shrubs) are removed. Mitigation is required.

Findings of Fact: Impacts will be less than significant with mitigation.

Mitigation: Mitigation is required. Biological Resources MM-1 and MM-2 are required to reduce impacts to less than significant.

Monitoring: Monitoring is required as specified above for Biological Resources MM-1 and MM-2.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The Project Applicant shall comply with Riverside County Ordinance No. 810 (Western Riverside County MSHCP Fee Program Ordinance), which requires a per-acre local development impact and mitigation fee payment prior to the issuance of a building permit.
- The Project Applicant shall comply with Riverside County Ordinance No. 663 (Stephens' Kangaroo Rat Mitigation Fee Ordinance) which requires a per-acre local development and mitigation fee payment prior to the issuance of a grading permit.
- The Project Applicant shall comply with the federal MBTA. (Refer to Biological Resources MM-2 for more detail.)

d) Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

The Project's study area lacks migratory wildlife corridors and wildlife nursery sites. The study area does not occur within MSHCP Cores or Linkages. The proposed Project would not interfere or impact the movement of native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors, nor would the Project impede the use of native wildlife nursery sites. No impact would occur. (GLA, 2019b, p. 43).

Wildlife movement corridors in Western Riverside County are addressed by the conservation requirements specified in the Western Riverside County MSHCP, and the Project site is not identified for

conservation or designated as a wildlife movement corridor as part of the MSHCP. Accordingly, the Project site is not considered to be a wildlife movement corridor.

As discussed in Threshold 7(a), the Project has the potential to impact nesting birds if vegetation is removed during the nesting season (February 1 through August 31). Impacts to nesting birds are prohibited by the MBTA and CFGC. With the Project's mandatory compliance with the MBTA, CFGC, and Biological Resources MM-1 and MM-2, a less than significant impact would occur associated with the Project's impacts on migratory birds.

Findings of Fact: Impacts will be less than significant with mitigation.

Mitigation: Mitigation is required. Biological Resources MM-1 and MM-2 are required to reduce impacts to less than significant.

Monitoring: Monitoring is required as specified above for Biological Resources MM-1 and MM-2.

e) Would the Project 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?

Source: Glenn Lukos Associates Inc., Jurisdictional Delineation (GLA, 2019a); Glenn Lukos Associates, Inc. Biological Technical Report (GLA, 2019b)

As discussed under Threshold 7(a), the Project site contains 0.31 acre of MSHCP riverine areas, associated with Drainage A and Tributary A-1, none of which support riparian habitat. Drainage A and Tributary A-1 are ephemeral drainage features with marginal bed and/or bank; and both features exhibit evidence of a drainage pattern including debris wracking and deposits from recent storms. Drainage A ranges in widths from 8 to 25 feet, traversing the property from the southwestern property boundary continuing to the northeastern boundary. Tributary A-1 ranges in widths 10 to 28 feet, originating at the western boundary. Tributary A-1 confluences with Drainage A near the center of the property. (GLA, 2019c, pp. 3-4)

As noted above, the site does not contain riparian habitat, and therefore does not contain suitable habitat for the least Bell's vireo, southwestern willow flycatcher, western yellow-billed cuckoo, or other riparian birds. In addition, the site does not contain any vernal or seasonal pools, or other artificial features with the potential to support fairy shrimp. No ponding was observed at the site during biological surveys, including those that occurred following periods of substantial rainfall. The site lacks the suitable topography (including localized depressions) to support prolonged inundation necessary to support fairy shrimp. The site slopes slightly from west to east, with the central portion of the site containing drainage features that convey flows from west to east. As a result of the sloping topography and drainage, there is no opportunity for water to pond at the site. Furthermore, the site does not contain any artificial depressional features, including tire tracks and stock ponds that could support prolonged inundation. In addition, the site is mapped as containing sandy loam soils, which are generally not associated with vernal pools. Observations of the soils at the site showed a lack of clay soil components. Lastly, no plants were

observed at the site that are associated with vernal pools and similar habitats that experience prolonged inundation. (GLA, 2019c, p. 4)

Pursuant to Volume I, Section 6.1.2 of the MSHCP, projects must consider alternatives providing for 100% percent avoidance of riparian/riverine areas. If avoidance is infeasible, then the unavoidable impacts must be mitigated and a Determination of Biologically Equivalent or Superior Preservation (DBESP) is required. (GLA, 2019c, p. 4)

As noted above, MSHCP riverine areas within the Project site are limited to an onsite ephemeral drainage complex (A and A-1) that traverses through the middle of the property. Due to its location in the center of the site, avoidance is not feasible. The Project would result in unavoidable impacts to all MSHCP riverine areas at the site, totaling 0.31 acre. With the incorporation of mitigation, impacts to riparian/riverine species would be mitigated to a less than significant level, which would result in a biologically equivalent or superior mitigation as compared to avoidance of resources. This would result in consistency with the MSHCP (GLA, 2019c, pp. 1, 4, 5)

Findings of Fact: Impacts will be less than significant with mitigation incorporated.

Mitigation: Mitigation is required. Biological Resources MM-1, MM-2, and MM-3 are required to reduce impacts to less than significant.

Monitoring: Monitoring is required as specified above for Biological Resources MM-1, MM-2, and MM-3.

f) Would the Project have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

According to the Project's biological and jurisdictional delineation reports, there are no State or federally protected wetlands on the Project site (GLA, 2019a). Thus, no impact to State or federally protected wetlands would occur.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

g) Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

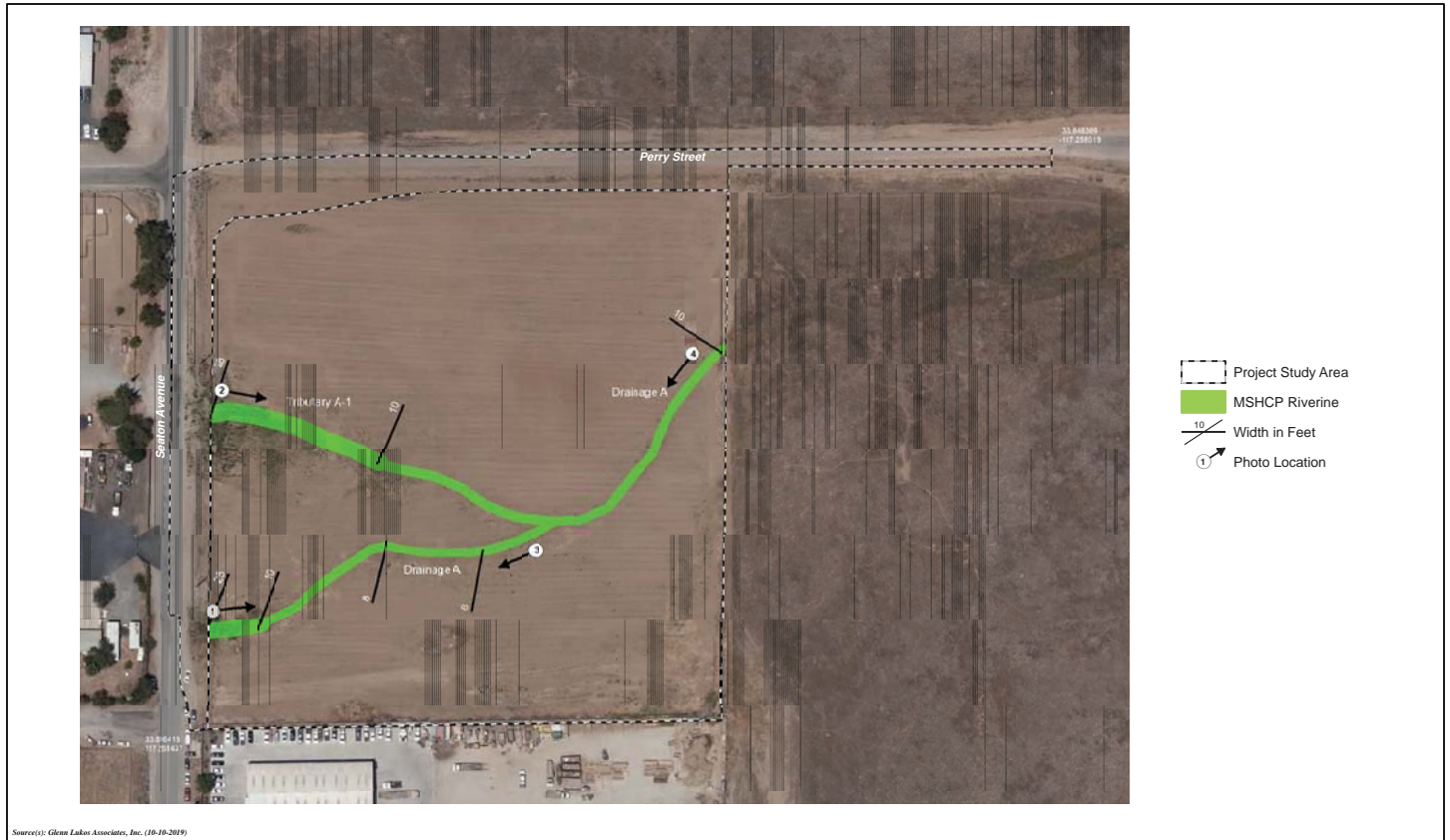
Other than the SKR HCP and the Western Riverside County MSHCP, which are addressed above, the only local policies or ordinances protecting biological resources within the Project area are County Ordinance No. 559 (Regulating the Removal of Trees) and the County's Oak Tree Management Guidelines. The Project site does not contain oak trees. Therefore, the Riverside County Oak Tree Management Guidelines

are not applicable to the Project. Ordinance No. 559 pertains to parcels or property located above 5,000 feet in elevation. Because the Project site does not reach an elevation of 5,000 feet, Ordinance No. 559 is also not applicable to the Project site. Thus, because the Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, no impact would occur as a result of implementation of the Project as proposed on the Project site.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



Source(s): Glenn Lakes Associates, Inc. (10/16/2019)

Figure 5-1

5.1.5 Cultural Resources

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

Source: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); Brian F. Smith and Associates, Phase I and Phase II Cultural Resources Assessment for the Seaton Commerce Center Project (BFSA, 2019a); County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standards Scopes of Work (Riverside County, 2009); California Code of Regulations, Title 14, Chapter 3, 15064.5 Determining the Significance of Impacts to Archaeological and Historical Resources (CCR 15064.5)

- a) **Would the Project alter or destroy a historic site?**
- b) **Would the Project cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?**

In order to determine the presence of any previously recorded historic site, Brian F. Smith and Associates (BFSA) conducted a records search at the Eastern Information Center (EIC) at the University of California, Riverside (UCR), for the Project site and an area of one-mile surrounding the Project site. The complete records search results are provided within Appendix C of the Project’s Cultural Resources Assessment (*Technical Appendix C* to this MND). (BFSA, 2019a, pp. 3.0-1)

While at the EIC, BFSA reviewed the following historic sources:

- The National Register of Historic Places (NRHP) Index;
- The Office of Historic Preservation (OHP), Archaeological Determinations of Eligibility (ADOE); and
- The Office of Historic Preservation (OHP), Directory of Properties in the Historic Property Data File (HPD)

In addition, the BFSA research library was consulted for any relevant historical information. BLM GLO records, historic aerial photographs dating between 1966 and 2016, the 1901 Elsinore, California 30-minute quadrangle map, the 1901 and 1942 Riverside, California 15-minute USGS quadrangle maps, and the 1953 Steele Peak, California 7.5-minute USGS quadrangle map also were consulted. The GLO records

indicate that the Project area was originally granted to the Southern Pacific Railroad in 1891 as part of a large 98,330-acre patent. The aerial photographs indicated that the Project site was historically utilized for agriculture. Based upon the historic maps and aerial photographs, no structures were ever located on the property. Therefore, based on the result of the records search, BFSa determined that no properties listed in the NRHP, the ADOE, or the HPD are located within the boundaries of the Project site. (BFSa, 2019a, pp. 3.0-1, 4.0-10) Therefore, because no historic sites exist on the Project site, and there is no reasonable likelihood that historic resources would be located beneath the surface of the site, implementation of the Project would not alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
9. Archaeological Resources				
a. Alter or destroy an archeological 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 archeological 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: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); Brian F. Smith and Associates., Phase I and Phase II Cultural Resources Assessment for the Seaton Commerce Center Project (BFSa, 2019a); County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standards Scopes of Work (Riverside County, 2009); California Code of Regulations, Title 14, Chapter 3, 15064.5 Determining the Significance of Impacts to Archaeological and Historical Resources (CCR 15064.5); California Health and Safety Code Section 7050.5 (HSC, 1939)

Note that confidential information has been redacted from MND *Technical Appendix C, Phase I and Phase II Cultural Resources Assessment*, for purposes of public review. In addition, much of the written and oral communication between Native American tribes, the County of Riverside, and Brian F. Smith and Associates (BSFA) is considered confidential in respect to places that have tribal cultural significance (Gov. Code § 65352.4), and although relied

upon in part to inform the preparation of this MND, those communications are treated as confidential and are not available for public review. Under existing law, environmental documents must not include information about the location of archeological sites or sacred lands or any other information that is exempt from public disclosure pursuant to the Public Records Act (Cal. Code Regs. § 15120(d)).

- a) Would the Project alter or destroy an archaeological site?**
- b) Would the Project cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?**

BFSA conducted a cultural resources survey and testing program for the proposed Project to locate and record any cultural resources or archaeological sites identified within the Project's Area of Potential Effect (APE) in compliance with CEQA and following County of Riverside Cultural Resource Guidelines (Draft) (Riverside County, 2009). The Project's APE includes the Project's limits of grading which includes the Project site and off-site improvement areas. BFSA's assessment included an Archaeological Records Search, an intensive pedestrian reconnaissance, Phase II Testing and Evaluation, subsurface testing, and outreach to Native American tribes. (BFSA, 2019a, Section 3.0)

The archaeological records search for the Project site and the surrounding area within a one-mile radius and identified 47 cultural resources within one-mile of the Project site. The EIC records indicated that none of the sites are located within the Project's APE. The records search results also indicated that a total of 54 resource studies have been conducted within a one-mile radius of the Project site, none which covered the Project's APE. (BFSA, 2019b, Pages 4.0-1 through 4.0-9, Table 4.1-1, Table 4.1-2)

During BFSA's survey of the Project site, one (1) previously unrecorded cultural resource was discovered on the property. The site is similar to those previously identified within the records search and common to the Mead Valley area of Riverside County. No associated artifacts were located during the survey. Disturbances at the site include natural erosion, bioturbation (disturbance of sedimentary deposits by living organisms) in the form of small mammal burrows, impacts from previous agricultural activities, and modern trash strewn across the site. The exposed boulders throughout the site area have undergone various degrees of deterioration and exfoliation, which may affect the observable pattern of prehistoric use. (BFSA, 2019a, Page 1.0-1, 4.0-16)

Because the cultural resource would be impacted by the development of the property; as stipulated by CEQA and County of Riverside guidelines, in order to accurately evaluate the archaeological site and the Project's potential impacts on the resource, an archaeological testing program (ATP) was subsequently conducted by BFSA in January 2019 to augment the level of work completed as part of the Phase I survey of the Project site. (BFSA, 2019a, Page 4.0-13)

Pursuant to Assembly Bill 52 (AB 52), both the Pechanga Band of Luiseño Indians and the Soboba Band of Luiseño Indians requested to participate in the consultation process for the Project. Therefore, BFSA invited both groups to observe the archaeological testing, and one representative from the Pechanga Band of Luiseño Indians and one representative from the Soboba Band of Luiseño Indians were present during BFSA's testing of the site. (BFSA, 2019a, pp. 3.02, 3.0-3) BFSA conducted Phase II testing at the site in January 2019 to formally map and record the cultural resource feature, identify any surface or

subsurface artifact concentrations, and determine site boundaries. The subsurface investigation was accomplished by excavating a series of shovel test pits (STPs). The investigation revealed that the cultural resource feature was a minimally used site and identified features indicated that site activities focused primarily upon floral and/or faunal food processing. The integrity of the cultural resource feature appears to have been impacted by the past agricultural use of the property. Shovel test investigations did not identify any subsurface deposits at the site. (BFSa, 2019a, Page 4.0-23)

Due to the lack of any significant subsurface deposits, BFSa and the County of Riverside determined that the cultural resource is not significant under CEQA. The level of information already obtained from this site, including documentation of the features and site boundary, has exhausted the resource's research potential. Negative subsurface tests provide the foundation from which to state that the potential for buried cultural deposits at the site is limited and that no significantly different information likely would be gathered from further investigations. However, due to the presence of the cultural resource documenting prehistoric use of the subject property, the potential still exists that other unidentified cultural resources may be present within the APE that may be exposed during grading. Therefore, if resources are unearthed during earth-moving disturbances associated with the development of the Project that meet the definition of a significant resource under CEQA, impacts would be significant if the resource was not properly identified and appropriately treated. (BFSa, 2019a, Page 5.0-1)

Findings of Fact: Impacts will be less than significant with mitigation.

Mitigation: The proposed Project would impact a cultural resource feature which the County of Riverside has determined is not CEQA-significant. However, because previously undiscovered significant resources may be uncovered by the Project's ground-disturbing construction activities, mitigation is required.

Cultural Resources MM-1: Native American Monitor.

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

Monitoring: Monitoring is required. Prior to Grading Permit issuance, the Project Applicant shall provide a copy of the agreement with the Native American Monitor to the County Archaeologist.

Cultural Resources MM-2: Project Archeologist.

Prior to issuance of grading permits, the developer/permit applicant 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

CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with the Project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Monitoring: Monitoring is required. Prior to issuance of grading permits, evidence that a qualified archaeologist (Project Archaeologist) has been retained shall be provided to the Riverside County Planning Department, along with a copy of the Monitoring Plan. Monitoring by the Project Archaeologist shall occur throughout the duration of grading activities. The Riverside County Planning Department shall ensure that the CRMP is implemented during grading activities, and may conduct site inspections upon request.

Cultural Resources MM-3: Artifact Disposition.

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

Monitoring: Monitoring is required. Prior to Grading Final Inspection, the Project Archaeologist shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations have been appropriately treated as required by this mitigation measure.

Cultural Resources MM-4: Phase IV Cultural Monitoring Report

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

Monitoring: Monitoring is required. Prior to Grading Permit Final Inspection, the Phase IV Cultural Resources Monitoring Report shall be submitted for review and approval to the Riverside County Planning Department.

c) Would the Project disturb any human remains, including those interred outside of formal cemeteries?

The Project site does not contain any known human remains. The Project's mass grading and excavation (utility trenching) activities would disturb the entire site and the off-site improvement area as identified in Section 3.0. Therefore, there is a remote potential that human remains may be unearthed during the Project's ground-disturbing construction activities. This same potential for the discovery of human remains occurs on nearly every construction site that disturbs an undeveloped ground surface. If human remains are found on the site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- If human remains are found on the Project site, the developer/permit holder or any successor in interest shall comply with the following codes:
 - Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.
 - If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.
 - Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:
 - The nondestructive removal and analysis of human remains and items associated with Native American human remains.
 - Preservation of Native American human remains and associated items in place.
 - Relinquishment of Native American human remains and associated items to the descendants for treatment.
 - Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with

Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

- Record the site with the commission or the appropriate Information Center.
- Utilize an open space or conservation zoning designation or easement.
- Record a document with the county in which the property is located. The document shall be titled “Notice of Reinternment of Native American Remains” and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

Monitoring: Monitoring shall be required if human remains are encountered on the Project site shall be required pursuant to State Health and Safety Code Section 7050.5 if human remains are encountered during construction activities associated with the Project.

5.1.6 Energy

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

Source: Urban Crossroads, Inc., Energy Analysis (Urban Crossroads, Inc., 2019c)

- a) **Would the Project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

Project implementation would result in the conversion of the subject site from its existing condition to a warehouse building. This change in the site’s land use would increase the site’s demand for energy.

Construction Energy Demands

Fuel consumed by construction equipment would be the primary energy resource expended over the course of Project construction. Urban Crossroads calculated that in order to accomplish construction of the Project, the total estimated electricity usage would be approximately 71,602 kWh and the total estimated diesel fuel consumption for on-site equipment would be approximately 63,955 gallons. Construction equipment use of electricity and fuel would be typical for the type of construction proposed because there are no aspects of the Project's proposed construction process that are unusual or energy-intensive, and Project construction equipment would conform to the applicable CARB emissions standards, acting to promote equipment fuel efficiencies. (Urban Crossroads, Inc., 2019c, p. 35)

CCR Title 13, Motor Vehicles, Section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than 5 minutes, thereby precluding unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. (Urban Crossroads, Inc., 2019c, p. 35)

Construction worker trips (traveling to and from the Project site) for full construction of the proposed Project would result in the estimated fuel consumption of 19,044 gallons of fuel. Additionally, fuel consumption from construction vendor trips (medium and heavy-duty trucks) is calculated to total approximately 12,956 gallons. Refer to the Project's Energy Analysis (*Technical Appendix D*) for additional information. The 2016 Integrated Energy Policy Report (IEPR) released by the California Energy Commission shows that fuel efficiencies are improving within on and off-road vehicle engines due to more stringent government requirements. (Urban Crossroads, Inc., 2019c, pp. 35-36)

The equipment used for Project construction would be required by law to conform to CARB regulations and California emissions standards. There are no unusual Project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the Project would therefore not result in inefficient, wasteful, or unnecessary consumption of fuel. As supported by the preceding discussions, Project construction energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary. (Urban Crossroads, Inc., 2019c, pp. 35-36)

Operational Energy Demands

Energy consumption in support of or related to Project operations would include transportation energy demands (energy consumed by employee and patron vehicles accessing the Project site) and facilities energy demands (energy consumed by building operations and site maintenance activities). Each are discussed below.

Transportation Energy Demands

Energy that would be consumed by Project-generated traffic is a function of total vehicle miles traveled (VMT) and estimated vehicle fuel economies of vehicles accessing the Project site. Vehicular trips and related VMT generated by the operation of the Project would result in an estimated annual fuel demand

of 259,478 gallons of fuel assuming each trip to/from the Project site is a new trip that is not already on the regional roadway network. Computations for each type of vehicle are contained in Section 4.4 of the Project's Energy Analysis (*Technical Appendix D*) (Urban Crossroads, Inc., 2019c, p. 36).

Fuel would be provided by commercial fuel vendors. Trip generation and VMT generated by the Project would be typical of industrial uses of similar scale and configuration, as reflected respectively in the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Ed., 2017); and CalEEMod. That is, the Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT, nor associated excess and wasteful vehicle energy consumption. (Urban Crossroads, Inc., 2019c, p. 36)

Enhanced fuel economies realized pursuant to federal and state regulatory actions, and related transition of vehicles to alternative energy sources (e.g., electricity, natural gas, biofuels, hydrogen cells) over time (as is the current trend) would likely decrease future gasoline fuel demands per VMT. The location of the Project site proximate to regional and local roadway systems, including the State Highway System, tends to reduce VMT within the region, acting to reduce regional vehicle energy demands. The Project site is located near the I-215 Freeway and the distance from the Project's driveway to the I-215 Freeway on/off ramps at Cajalco Expressway is approximately 1.0 miles. (Urban Crossroads, Inc., 2019c, p. 36)

The Project would include the provision of a segment of the Riverside County trail system along its Seaton Avenue frontage, and install a sidewalk along its Perry Street frontage, encouraging pedestrian access. Facilitating pedestrian and bicycle access would reduce VMT and associated energy consumption. In compliance with the California Green Building Standards Code, the Project would promote the use of bicycles as an alternative means of transportation by providing on-site bicycle parking accommodations. As supported by the preceding discussions, Project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary. (Urban Crossroads, Inc., 2019c, p. 36)

Facility Energy Demands

Long-term operation of the Project is calculated to consume an estimated 1,671,144 kilo-British thermal units (kBtu) a year of natural gas, and 852,703 kilowatts (kWh) a year of electricity. Natural gas would be supplied to the Project by SoCalGas; electricity would be supplied by SCE. The Project proposes conventional warehouse uses reflecting contemporary energy efficient/energy conserving designs and operational programs consistent with the California Building Standards Code, Title 24, which would ensure that the Project's energy demands would not be considered inefficient, wasteful, or otherwise unnecessary. The Project site has been planned for industrial development by the County's General Plan and the Mead Valley Area Plan (MVAP) for at least 20 years and the energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. The Project would therefore not cause or result in the need for additional energy producing or transmission facilities. (Urban Crossroads, Inc., 2019c, p. 36)

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The Project is required to comply with the California Green Building Standards Code (CALGreen), including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use.
- Diesel-fueled vehicles at the Project site are required to comply with the California Air Resources Board (CARB) idling restriction requirements, which currently restrict vehicles from idling for more than 5 minutes. Prior to building permit final inspection, the County of Riverside will verify that signs are posted in the Project's truck courts specifying the idling restriction requirement.

b) Would the Project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

The Project would implement energy-saving features and operational programs, consistent with the reduction measures set forth in the County's Climate Action Plan (CAP). Notably, the Project would comply with the CALGreen, as implemented by the County of Riverside. (Urban Crossroads, Inc., 2019c, p. 33) In addition, as part of CAP compliance, the Project is required to offset at least 20% of its energy use by renewables.

As previously discussed, the Project would provide for, and promote, energy efficiencies beyond those required under other applicable federal and State of California standards and regulations, and in so doing would meet or exceed all California Building Standards Code Title 24 standards. Moreover, energy consumed by the Project's operation is calculated to be comparable to, or less than, energy consumed by other industrial uses of similar scale and intensity that are constructed and operating in California due to the increasing stringency of CALGreen requirements. On this basis, the Project would not result in the inefficient, wasteful, or unnecessary consumption of energy. Further, the Project would not cause or result in the need for additional energy producing facilities or energy delivery system. (Urban Crossroads, Inc., 2019c, p. 39)

Findings of Fact: No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- The Project is required to comply with the CALGreen, including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use.

5.1.7 Geology / Soils

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project directly or indirectly:</i>				
II. Alquist-Priolo Earthquake Fault Zone or County Fault Hazards Zones				
a. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones (Riverside County, 2015a);” Riverside County GIS Database (RCIT, 2019); NorCal Engineering, Geotechnical Investigation (NorCal Engineering, 2018a); NorCal Engineering Response to County Comments Letter (NorCal Engineering, 2019c)

a) Would the Project be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone or within an area of a known fault (Riverside County, 2015a, Figure S-2), (RCIT, 2019), (NorCal Engineering, 2018a, p. 2) (NorCal Engineering, 2019c, p. 1). NorCal reviewed several stereo pair aerial photographs to evaluate for any lineaments or fault-related geomorphic features within, adjacent to, our trending towards the Project site and no indications of natural lineaments or other fault-related features indicative of Holocene or older faulting were noted. Also, no indications of faulting were noted by NorCal during their reconnaissance at the Project site and in the vicinity of the site. (NorCal Engineering, 2019c, p. 1). Therefore, the potential for fault rupture of a known earthquake fault is less than significant. (NorCal Engineering, 2018a, p. 2). (NorCal Engineering, 2019c, p. 1)

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
12. Liquefaction Potential Zone				
a. Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 “Generalized Liquefaction” (Riverside County, 2015a); NorCal Engineering, Geotechnical Investigation (NorCal Engineering, 2018a)

a) Would the Project be subject to seismic-related ground failure, including liquefaction?

Due to groundwater levels recorded in excess of 50 feet below the ground surface in the vicinity of the Project site and near surface very dense granitic bedrock, the liquefaction potential at the Project site is deemed low. The design of the proposed Project in conformance with the latest California Building Standards Code provisions for earthquake design is expected to provide adequate attenuation of any ground-shaking hazards, including, liquefaction hazards that are typical to southern California. (NorCal Engineering, 2018a, p. 6) (CBSC, 2017)

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- The Project is required by law to comply with the California Building Standards Code which addresses construction standards including those related to geologic and soil conditions.
- As a standard condition of Project approval, the Project will be required to comply with the site-specific recommendations contained in the geotechnical report prepared for the Project

site by NorCal Engineering and dated January 11, 2019, which is included herein as *Technical Appendix E1*. The recommendations cover grading, soil removal, and recompaction activities; building foundation, floor slab, retaining wall, and paving design; shoring of excavations and trenches, and related topics.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk) (Riverside County, 2015a); NorCal Engineering, Geotechnical Investigation (NorCal Engineering, 2018a); NorCal Engineering Response to County Comments Letter (NorCal Engineering, 2019c); County of Riverside Building & Safety Department, “Building Codes” (Riverside County, 2019c)

a) Would the Project be subject to strong seismic ground shaking?

The San Jacinto (San Jacinto Valley) Fault zone is located approximately 15 kilometers (9.32 miles) east of the Project site and is capable of producing a Magnitude 6.9 earthquake. Ground shaking originating from earthquakes along other active faults in the region is expected to induce lower horizontal accelerations due to smaller anticipated earthquakes and/or greater distances to other faults. (NorCal Engineering, 2018a, p. 3)

The Project site is located in a seismically active area of southern California that is expected to experience moderate to severe ground shaking during future seismic events. This risk is not substantially different than the risk experienced by other properties in the southern California area.

State law requires that all cities and counties in California enforce the building codes as mandated by the California Building Standards Commission. As a mandatory condition of Project approval, the Project’s building would be required to be constructed in accordance with currently adopted California Building Standards Code, Riverside County Ordinances, and California Title 24 regulations in effect at the time of building plan submittal. Furthermore, the Project would be required to comply with the site-specific grading and construction recommendations contained within the Project’s geotechnical report (*Technical Appendix E1*), which the County would impose as conditions of Project approval, to further reduce the risk of adverse effects related to strong seismic ground shaking. With the Project’s mandatory compliance with these standard and site-specific design and construction measures, potential impacts related to seismic ground shaking would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- The Project is required by law to comply with the California Building Standards Code, which address construction standards including those related to geologic and soil conditions.
- As a standard condition of Project approval, the Project will be required to comply with the site-specific recommendations contained in the geotechnical report prepared for the Project site by NorCal Engineering and dated January 11, 2019, which is included as *Technical Appendix E1*. The recommendations cover grading, soil removal, and recompaction activities; building foundation, floor slab, retaining wall, and paving design; shoring of excavations and trenches, and related topics.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
I4. Landslide Risk				
a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”(Riverside County, 2015a); Riverside County General Plan - Mead Valley Area Plan, Figure 14, “Mead Valley Area Plan Steep Slope”, Mead Valley Area Plan Figure 15, “Slope Instability” (Riverside County, 2016a); NorCal Engineering, Geotechnical Investigation (NorCal Engineering, 2018a); NorCal Engineering Response to County Comments Letter (NorCal Engineering, 2019c)

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

Riverside County does not identify the Project site within an area at risk to landslide or landslide hazard (Riverside County, 2016a, Figure 15) (Riverside County, 2016a, Figure 14, Figure 15). The topography of the Project site is generally level and does not contain substantial natural or man-made slopes nor does it contain any substantial cliffs that could cause landslides or rockfall hazards. In addition, the areas surrounding the Project site are relatively flat, and have no hillsides that may have the potential for landslide or rockfall hazards.

Lateral spreading is primarily associated with liquefaction hazards. As noted under Threshold 12(a), the potential for liquefaction on the Project site is considered low. The Project would construct a 2:1 slope on the north and west sides of the Project site. The 2:1 slopes would be engineered for long-term stability and would be required to be constructed in accordance with the site-specific recommendations of the Project's geotechnical investigation (*Technical Appendix E1*).

The geotechnical evaluation prepared for the Project site also evaluated the potential for collapse and lateral spreading hazards on site, and identifies site-specific recommendations to preclude collapse or lateral spreading hazards. The Project would be conditioned to comply with the site-specific recommendations of the geotechnical evaluation, which would reduce potential impacts to less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The Project is required by law to comply with the California Building Standards Code, which address construction standards including those related to geologic and soil conditions.
- As a standard condition of Project approval, the Project will be required to comply with the site-specific recommendations contained in the geotechnical report prepared for the Project site by NorCal Engineering and dated January 11, 2019, which is included as *Technical Appendix E1*. The recommendations cover grading, soil removal, and recompaction activities; building foundation, floor slab, retaining wall, and paving design; shoring of excavations and trenches, and related topics.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
15. Ground Subsidence				
a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” (Riverside County, 2015a); Riverside County GIS Database (RCIT, 2019); NorCal Engineering, Geotechnical Investigation (NorCal Engineering, 2018a)

a) Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

With the exception of the southwest portion of the Project site, Riverside County GIS shows that approximately 75 percent of the site is susceptible to subsidence (RCIT, 2019). NorCal Engineering researched the Riverside County Hazards report, which showed that subsidence in Riverside County has been linked to substantial fluctuations in groundwater levels within deep alluvial basins, and generally, the subsidence occurs throughout the valley region. Three areas have been identified with documented subsidence; the Elsinore Trough, the San Jacinto Valley, and the southern Coachella Valley. The subject property is situated on shallow alluvium with no groundwater, with historic groundwater levels in the vicinity at depths of greater than 50 feet. Additionally, the property is not situated within any of the three areas of Riverside County associated with documented subsidence. Therefore, the potential for subsidence to impact the site is considered low. (NorCal Engineering, 2019c, p. 2)

Based on the conditions encountered at subsurface testing locations on the Project site, soil shrinkage is expected to be on the order of 5%-8% due to excavation and re-compaction (NorCal Engineering, 2018a, p. 9). Computations utilizing pressure curves and the recommended allowable soil bearing capacities revealed that the foundation of the building would experience normal (static) settlements on the order of 3/4 inch and differential settlements of 1/4 inch. In addition, the upper on-site soils were determined to be low in expansion (Expansion Index=21-50). (NorCal Engineering, 2018a, pp. 12, 14) Furthermore, the Project site’s geotechnical report (*Technical Appendix E1*) indicates that the site’s settlement potential would be attenuated through the proposed removal of near surface soils down to competent materials and replacement with properly compacted fill (NorCal Engineering, 2018a, p. 7). Through standard conditions of approval, the proposed Project would be required by the County to incorporate the recommendations contained within the Project site’s geotechnical report (*Technical Appendix E1*) into the grading plan for the Project. As such, implementation of the Project would result in less-than-significant impacts associated with ground subsidence.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- The Project is required by law to comply with the California Building Standards Code and the County of Riverside Building Code, which address construction standards including those related to geologic and soil conditions.
- As a standard condition of Project approval, the Project will be required to comply with the site-specific recommendations contained in the geotechnical report prepared for the Project site by NorCal Engineering and dated January 11, 2019, which is included as *Technical Appendix E1*. The recommendations cover grading, soil removal, and recompaction activities; building foundation, floor slab, retaining wall, and paving design; shoring of excavations and trenches, and related topics.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
16. Other Geologic Hazards				
a. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”, Figure S-9, Special Flood Hazard Areas”, Figure S-10,” Dam Failure Inundation Zone (Riverside County, 2015a); Riverside County General Plan - Mead Valley Area Plan. Figure 14, “Mead Valley Area Plan Steep Slope,” Mead Valley Area Plan Figure 15, “Slope Instability”, Mead Valley Area Plan Figure 11, “Mead Valley Area Plan Flood Hazards (Riverside County, 2016a); Riverside County GIS (RCIT, 2019); (Google Earth, 2018).

a) Would the Project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

No steep hillsides subject to mudflow and no volcanoes are located on or near the Project site (Riverside County, 2015a, Figure S-5) (Riverside County, 2016a, Figures 14 and 15). With respect to seiches, the nearest body of water to the Project site is the Perris Reservoir located approximately 3.7 miles east of

the Project site. However, according to Riverside County General Plan, the dam inundation areas are located east of I-215 and east and south of the Project site (Riverside County, 2016a, Figure 11). Therefore, there is no potential for the Project to be subject to hazards associated with seiches, mudflows, and/or volcanic hazards.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); NorCal Engineering, Geotechnical Investigation (NorCal Engineering, 2018a);

a) Would the Project change topography or ground surface relief features?

b) Would the Project create cut or fill slopes greater than 2:1 or higher than 10 feet?

The Project site is relatively flat and situated at an elevation of approximately 1521-1539 AMSL (NorCal Engineering, 2019c, p. 2). Grading would occur over the entire Project site. After grading, the highest point of the property would be near the northwest corner (approximately 1,540 AMSL) and the lowest point of the property would be near the northeast corner (approximately 1,521 AMSL). The Project is designed to have a slope with a maximum incline of 2:1 (vertical: horizontal) along the northern and western portions of the property. The proposed grading plan and the creation of manufactured slopes on the Project site would result in less-than-significant impacts to geology and soils because the slopes would be stable and not lead to any geologic or soil hazard. As a standard condition of Project approval, the Project would be required to comply with the site-specific recommendations contained in the geotechnical investigation for the Project site, including recommendations related to site preparation, soil compaction, and manufactured slope design that would minimize potential hazards associated with

manufactured slope failure. (NorCal Engineering, 2018a, pp.7-15) As such, the Project would not create a substantial adverse effect associated with changes in topography nor create cut or fill slopes greater than 2:1 or higher than 10 feet. Impacts would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The Project is required by law to comply with the California Building Standards Code and the County of Riverside Building Code, which address construction standards including those related to geologic and soil conditions.
- As a standard condition of Project approval, the Project will be required to comply with the site-specific recommendations contained in the geotechnical report prepared for the Project site by NorCal Engineering and dated January 11, 2019, which is included as *Technical Appendix E1*. The recommendations cover grading, soil removal, and recompaction activities; building foundation, floor slab, retaining wall, and paving design; shoring of excavations and trenches, and related topics.

c) Would the Project result in grading that affects or negates subsurface sewage disposal systems?

The Project site does not contain any subsurface sewage disposal systems under existing conditions. The Project site does not serve as a leach field for any off-site properties and has no potential to affect or negate subsurface sewage disposal systems. No impact would occur.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
18. Soils				
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: NorCal Engineering, Geotechnical Investigation (NorCal Engineering, 2018a); Thienes Engineering, WQMP (Thienes Engineering, Inc., 2019a); Riverside County Ordinance No. 857.1. Business Stormwater Compliance Program (Riverside County, 2019a); Riverside County Ordinance No. 460, Article XV, “Soil Erosion Due to Wind” (Riverside County, 2014); Riverside County Ordinance. No. 484 (as amended through 484.2) for the Control of Blowing Sand (Riverside County, 2000); South Coast Air Quality Management District Rule 403 (SCAQMD, 2005)

a) Would the Project result in substantial soil erosion or the loss of topsoil?

Impact Analysis for Temporary Construction-Related Activities

Construction of the Project would involve grading, paving, utility installation, building construction, and landscape installation that has the potential to temporarily expose on-site soils that would be subject to erosion during rainfall events or high winds. Pursuant to State Water Resources Control Board requirements, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities, including proposed grading. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area.

It is the intent of the County to comply with directives of the Clean Water Act (CWA) and the requirements of the National Pollutant Discharge Elimination System (NPDES) municipal separate storm sewer [system] permits (MS4 permit) for the Santa Ana, Santa Margarita, and Whitewater watersheds so as to protect water quality in the County in order to protect the public health, safety, and welfare of the people of the County (Riverside County, 2017e). The County’s Municipal Separate Storm Sewer System (MS4) NPDES Permit requires the Project Applicant to prepare a Project-specific Storm Water Pollution Prevention Plan

(SWPPP) and submit it to the County of Riverside for approval. During site construction, construction activities shall be designed and constructed to minimize runoff of sediment and all other pollutants onto public properties, other private properties, and into waters of the United States as required by Riverside County Ordinance No. 754.

Erosion and sediment control measures utilized by the permittee shall not conflict with the requirements of Riverside County Ordinance Nos. 695 and 787. All dischargers who are required to file a Notice of Intent (NOI), under the provisions of the NPDES General Permit No. CAS000002, State Water Resources Control Board Order Number 92-08-DWQ, shall develop and implement a SWPPP, a monitoring program, and a reporting plan as required by the Federal Water Pollution Control Act (Clean Water Act) and implementing regulations promulgated by the U.S. Environmental Protection Agency (EPA). The SWPPP is required to identify a combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate sediment discharge to surface water from storm water and non-storm water discharges during construction.

In addition, the Project's construction contractors would be required to comply with SCAQMD Rule 403, which would reduce the amount of particulate matter in the air and minimize the potential for wind erosion (SCAQMD, 2005). With mandatory compliance to the requirements identified in the Project's SWPPP, as well as applicable regulatory requirements, the potential for water and/or wind erosion impacts during Project construction would be less than significant.

Long-Term Operational Activities

Following construction, wind and water erosion on the Project site would be less than existing conditions because the Project site would be landscaped (approximately 15%) and covered with impervious surfaces (approximately 85%) and surface runoff would be captured and treated by an on-site storm drain system. Therefore, implementation of the Project would result in less long-term erosion and loss of topsoil than under the site's existing conditions.

The County's MS4 NPDES Permit requires the Project Applicant to prepare and submit to the County for approval a Water Quality Management Plan (WQMP) (Riverside County, 2017e). The Project-Specific Preliminary WQMP identifies an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate sediment discharge to surface water from storm water and non-storm water discharges. The Preliminary WQMP for the Project, prepared by Thienes Engineering (attached hereto as *Technical Appendix H2*), incorporates catch basin/inlet filters and underground infiltration chambers. The catch basin/inlet filters and underground infiltration chambers would remove waterborne pollutants from storm water flows, including silt and sediment. The underground infiltration chambers would facilitate percolation to maximize on-site infiltration and minimize the amount of stormwater – which could, potentially, carry sediment – discharged from the site. These design features would be effective at removing silt and sediment from storm water runoff, and the WQMP requires post-construction maintenance and operational measures to ensure ongoing erosion protection. Compliance with the WQMP would be required as a condition of Project approval and long-

term maintenance of on-site water quality features is required. Therefore, the proposed Project would not result in substantial erosion or loss of topsoil during long-term operation.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- Prior to issuance of a grading permit, the Project Applicant is required to obtain coverage under a National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board.
- Prior to issuance of a grading permit, the Project Applicant is required to prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with Riverside County Municipal Code Chapter 15.12.020, to be implemented during Project construction.
- Prior to issuance of a grading permit, the Project Applicant shall prepare and the County of Riverside shall approve a Final Water Quality Management Plan (WQMP), which is required to be implemented over the lifetime of the Project's operations. The Project Applicant or its property manager shall be required to ensure compliance with the Final WQMP and shall permit periodic inspection of the Project site by County of Riverside staff or its designee to confirm compliance.

b) Would the Project 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?

As determined by NorCal Engineering, the near surface on-site soils possess a very low expansion potential (Expansion Index ranging from 0-20) (NorCal Engineering, 2018a, p. 13, Appendix C, Table II). The minimal expansive characteristics of on-site soils would be further attenuated by implementation of the foundation and floor slab design recommendations included in the Project's geotechnical report (NorCal Engineering, 2018a, pp. 7-13). Therefore, implementation of the Project would result in less-than-significant impacts associated with expansive soils and would not create substantial risks to life or property.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Would the Project have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

The Project does not propose the use of septic tanks or alternative waste water disposal systems. Accordingly, no impact would occur.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-8 “Wind Erosion Susceptibility Map (Riverside County, 2015a); County of Riverside Ordinance No. 460, Article XV, “Soil Erosion Due to Wind” (Riverside County, 2014); County of Riverside Ordinance. No. 484 (as amended through 484.2) for the Control of Blowing Sand (Riverside County, 2000); SCAQMD Rule 403, Fugitive Dust (SCAQMD, 2005)

a) Would the Project be impacted by or result in an increase in wind erosion and blowsand, either on or off-site?

According to the Riverside County General Plan, the Project site is located in an area with a “Moderate” susceptibility to wind erosion (Riverside County, 2015a, Figure S-8). During construction, existing vegetative cover would be removed from a majority of the subject property, soils would be exposed, and the potential for wind-induced erosion and blowsand would increase as compared to existing conditions. The Project would be required to comply with SCAQMD Rule 403 that requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth-moving, grading, and construction equipment travel on unpaved roads. Following development of the Project, soils on the Project site would be covered with impervious surfaces and landscaping and no longer be as exposed to wind as it is under existing conditions; therefore, wind erosion and loss of topsoil under long-term conditions would be substantially reduced as compared to existing conditions. With mandatory compliance to applicable regulatory requirements, the potential for the Project to result in an increase in

wind erosion and blowsand, either on- or off-site, would be less than significant and mitigation is not required.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The Project is required to comply with the provisions of the SCAQMD Rule 403 "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that notes are specified on the Project's grading plans requiring Rule 403 compliance. Project construction contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:
 - In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines.
 - The construction contractor(s) shall ensure that all distributed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
 - The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less.
- As a standard condition of Project approval, the Project will be required to comply with the site-specific recommendations contained in the geotechnical report prepared for the Project site by NorCal Engineering and dated January 11, 2019, which is included as Technical Appendix E. The recommendations cover grading, soil removal, and recompaction activities; building foundation, floor slab, retaining wall, and paving design; shoring of excavations and trenches, and related topics.

5.1.8 Greenhouse Gas Emissions

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
20. Greenhouse Gas Emissions				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside Climate Action Plan (Riverside County, 2018b); County of Riverside Ordinance No. 859, The Water Efficient Landscape Requirements (Riverside County, 2015c); Urban Crossroads, Inc., Greenhouse Gas Analysis (Urban Crossroads, Inc., 2019d)

While estimated Project-related GHG emissions can be calculated, the direct impacts of such emissions on global climate change (GCC) and global warming cannot be determined on the basis of available science because GCC is a global phenomenon and not limited to a specific locale such as the Project site and its immediate vicinity. Furthermore, there is no evidence that would indicate that the emissions from a project the size of the proposed Project could directly or indirectly affect the global climate. Because global climate change is the result of GHG emissions, and GHGs are emitted by innumerable sources worldwide, the proposed Project would not result in a direct impact to global climate change; rather, Project-related impacts to global climate change only could be potentially significant on a cumulative basis. Therefore, the analysis below focuses on the Project’s potential to contribute to global climate change in a cumulatively-considerable way.

a) Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Pursuant to CEQA Guidelines Section 15604.4, a lead agency may rely on a qualitative analysis or performance-based standards to determine the significance of impacts from GHG emissions. The County of Riverside adopted a Climate Action Plan (CAP) in December 8, 2015 and subsequently updated the CAP in November 2019. The purpose of the Updated CAP is to provide guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects within the County. To address the State’s requirement to reduce GHG emissions, the County of Riverside plans to reduce GHG emissions to 3,576,597 by the year 2030. (Urban Crossroads, Inc., 2019d, p. 40)

The CAP identifies a two-step approach in evaluating GHG emissions. First, a screening threshold of 3,000 MTCO₂e per year is used to determine if additional analysis is required. Projects that exceed the 3,000 MTCO₂e per year screening threshold are required to quantify and disclose the anticipated GHG emissions that either 1) demonstrate GHG emissions at project buildout year levels of efficiency and includes project design features and/or mitigation measures to reduce GHG emissions or 2) garner 100 points through the Screening Tables. Projects that garner at least 100 points (equivalent to an approximate 49% reduction in GHG emissions) are consistent with the reduction quantities anticipated in the County’s GHG Technical Report, and consequently would be consistent with the CAP. As such, projects that generate fewer than 3,000 MTCO₂e per year or achieve a total of 100 points or more are considered to have a less than significant individual and cumulative impact on GHG emissions. (Urban Crossroads, Inc., 2019d, p. 51)

The Project’s annual GHG emissions are summarized in Table 5-8, *Total Annual Project Greenhouse Gas Emissions*. The methodology used to calculate the Project’s GHG emissions would tend to overstate the amount of GHG that would actually be emitted by the Project, and is described in detail in *Technical Appendix F*. The Project would result in approximately 811.89 (31.93 + 0.01 + 362.37 + 51.24 + 103.47 + 262.87 = 811.89) MTCO₂e per year from construction, area, energy, waste, and water usage. In addition, the Project has the potential to result in an additional 2,148.14 (459.38 + 1,688.68 = 2,148.14) MTCO₂e per year from mobile sources if the assumption is made that all of the vehicle trips to and from the Project site are “new” trips resulting from the development of the proposed Project, and vehicles would idle for 15 minutes as compared to 5 minutes as regulated by California’s anti-idling regulations. As shown in Table 5-8, the Project would result in approximately 2,960.03 MTCO₂e per year; therefore, the proposed Project would not exceed the County’s screening threshold of 3,000 MTCO₂e per year and the Project would not generate an amount of GHG emissions that have the potential to directly or indirectly have an adverse effect on the environment. (Urban Crossroads, Inc., 2019d, p. 51)

Table 5-8 Total Annual Project Greenhouse Gas Emissions

Emission Source	Emissions (MT/yr)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Annual construction-related emissions amortized over 30 years	31.77	0.01	0.00	31.93
Area Source	0.01	3.00e-05	0.00	0.01
Energy Source	360.87	0.01	3.96e-03	362.37
Mobile Source (Passenger Car)	459.04	0.01	0.00	459.38
Mobile Source (Truck)	1,688.27	0.02	0.00	1,688.76
On-Site Equipment	50.83	0.02	0.00	51.24
Waste	41.77	2.47	0.00	103.47
Water Usage	212.49	1.56	0.04	262.87
Total CO₂E (All Sources)	2,960.03			

CalEEMod operational emissions are presented in Appendices 3.2 and 3.3 of *Technical Appendix A1*.

TotalCO₂e are rounded up to the hundredths.

Source: (Urban Crossroads, Inc., 2019d, Table 3-4)

b) Would the Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The Project's consistency with AB 32, SB 32, and the County of Riverside's CAP are discussed below. (Urban Crossroads, Inc., 2019d, p. 51)

CARB's Scoping Plan identifies strategies to reduce California's GHG emissions in support of AB32, which requires the State to reduce its GHG emissions to 1990 levels by 2020. Many of the strategies identified in the Scoping Plan are not applicable at the project level, such as long-term technological improvements to reduce emissions from vehicles. Some measures are applicable and supported by the Project, such as energy efficiency. Finally, while some measures are not directly applicable, the Project would not conflict with their implementation and the Project supports seven of the action categories through energy efficiency, water conservation, recycling, and landscaping. The Scoping Plan Consistency Summary is contained in the Project's Energy Report (*Technical Appendix F*). (Urban Crossroads, Inc., 2019c, pp. 51-59)

SB 32

At the State level, Executive Orders S-3-05 and B-30-15 are orders from the State's Executive Branch for the purpose of reducing GHG emissions. The goal of Executive Order S-3-05 is to reduce GHG emissions to 1990 levels by 2020 was codified by the Legislature as the 2006 Global Warming Solutions Act (AB 32). The Project, as analyzed above, is consistent with AB 32 via compliance with the County's CAP by virtue of emitting an annual amount of GHGs that fall below the CAP's screening threshold. Therefore, the Project does not conflict with this component of Executive Order S-3-05. The Executive Orders also establish goals to reduce GHG emissions to 40 percent below 1990 levels by 2030 and 80 percent below 1990 levels by 2050. The 2017 Scoping Plan Update reflects the 2030 reduction target, set by Executive Order B-30-15 and codified by SB 32. However, studies have shown that, in order to meet the 2030 and 2050 targets, aggressive technologies in the transportation and energy sectors, including electrification and the decarbonization of fuel, will be required. (Urban Crossroads, Inc., 2019d, pp. 55-59)

The 2050 reduction target of Executive Order S-3-05 has not been codified, unlike the 2020 and 2030 reduction targets of AB 32 and SB 32, respectively. Accordingly, the 2050 reduction target has not been the subject of any analysis by CARB. For example, CARB has not prepared an update to the aforementioned Scoping Plan that provides guidance to local agencies as to how they may seek to contribute to the achievement of the 2050 reduction target. The 2017 Scoping Plan Update reflects the 2030 target of a 40 percent reduction below 1990 levels, set by Executive Order B-30-15 and codified by SB 32. The Project would not conflict with any of the 2017 Scoping Plan elements as any regulations adopted would apply directly or indirectly to the Project. Further, recent studies show that the State's existing and proposed regulatory framework will allow the State to reduce its GHG emissions level to 40 percent below 1990 levels by 2030. (Urban Crossroads, Inc., 2019d, pp. 55-59)

The CAP identifies a two-step approach in evaluating GHG emissions. First, a screening threshold of 3,000 MTCO_{2e} per year is used to determine if additional analysis is required. Projects that exceed the 3,000 MTCO_{2e} per year will be required to evaluate consistency with the CAP through compliance with the

applicable Screening Tables. The CAP contains a menu of measures potentially applicable to discretionary development that include energy conservation, water use reduction, increased residential density or mixed uses, transportation management and solid waste recycling. Individual sub-measures are assigned a point value within the overall screening table of GHG implementation measures. The point values are adjusted according to the intensity of action items with modest adoption/installation (those that reduce GHG emissions by modest amounts) worth the least number of points and greatly enhanced adoption/installation worth the most. (Urban Crossroads, Inc., 2019d, p. 60)

As shown on Table 5-8, the Project would result in approximately 2,960.03 MTCO₂e per year; therefore, the proposed Project would not exceed the County's screening threshold of 3,000 MTCO₂e per year. Thus, Project-related emissions would not have a significant direct or indirect impact on GHG and climate change and would not require additional analysis. (Urban Crossroads, Inc., 2019d, p. 60)

Finding: Impacts will be less than significant.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

Applicable Regulatory Requirements: The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes. The Project would comply with a number of regulations that would further reduce GHG emissions, including regulations that are particularly applicable to the Project and that would assist in the reduction of GHG emissions. See the Project's GHG Impact Analysis attached to this MND as *Technical Appendix F*.

- The Project is required to comply with the California Green Building Standards Code (CALGreen), including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use, which reduce greenhouse gas emissions.
- In compliance with the County's Climate Action Plan, prior to issuance of a building permit, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating implementation of Climate Action Plan measure R2-CE1, which requires on-site renewable energy production to offset 20% of the building's energy demand.

5.1.9 Hazards and Hazardous Materials

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

Source: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); V3 Companies, Phase I Environmental Site Assessment (V3 Companies, 2018); Department of Toxic Substances Control (DTSC, 2018); (Google Earth, 2018); Riverside County Ordinance No. 651 as Amended through 651.4, Requiring Disclosure of Hazardous Materials and the Formulation of Business Emergency Plans (Riverside County, 2009a)

- a) **Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**
- b) **Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?**

The Project has the potential to create hazards to the public or the environment from the handling of materials present on the Project site under existing conditions, and/or from introducing potential hazardous materials onto the site during the Project's short-term construction or long-term operation. Each of these conditions is addressed below.

Existing Conditions of the Project Site

A Phase I Environmental Site Assessment (ESA) was prepared for the Project site by V3 Companies and is included as *Technical Appendix G*. Based on reviewed historical information related to the Project site, V3 Companies determined that the site was used as agricultural cropland from 1938 through 1978 and it is likely that herbicides/pesticides associated with agricultural use were applied to the property during that time frame. As a result of the past use, some residual chemicals may be present in the near surface soils. No evidence of chemical mixing, bulk storage or misuse was evident during the course of the Phase I ESA investigation. As such, the past use of the site for crop cultivation and the possible use of herbicides/pesticides do not present evidence of a Recognized Environmental Condition (REC). The site was used by squatters in approximately 2017 to 2018 and dumping of general refuse and drums containing asphalt were reported on the site. The drums have been removed and the site is no longer occupied; therefore, under existing conditions, there is no evidence of a REC associated with these past activities. (V3 Companies, 2018, p. 11) For these reasons, handling of on-site soils during Project construction would not expose people or the environment to a significant hazard, and impacts are determined to be less than significant.

The adjoining properties to the north, south, and west were primarily vacant, undeveloped land until development occurred in the later 1970s to early 1980s. The southern adjoining property is listed in the regulatory database report; however, based on the historical records reviewed, historical use and operations at adjoining sites do not represent evidence of a REC in connection with the Project site. (V3 Companies, 2018, p. 12) For these reasons, proximity of the Project site to these off-site uses would not expose people or the environment to a significant hazard, and impacts are determined to be less than significant.

Temporary Construction-Related Activities

Heavy equipment (e.g., dozers, excavators, tractors) would be operated on the subject property during the construction phases of the Project. The heavy equipment would likely be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental

releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites and there would be no greater risk for improper handling, transportation, or spills associated with the proposed Project than would occur on any other similar construction site. Construction contractors would be required to comply with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited to requirements imposed by the Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC), SCAQMD, and Santa Ana RWQCB. With mandatory compliance with applicable hazardous materials regulations, the Project would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials during the construction phase, and impacts would be less than significant.

Long-Term Operational Activities

The future occupant(s) of the Project's proposed building is unknown at the time of this assessment; however, the building would be developed with a 203,029 SF warehouse building comprised of 193,029 SF of warehouse space, 5,000 SF of ancillary ground floor office space and 5,000 SF of ancillary mezzanine office space. Allowable land uses would be governed by the site's zoning classifications of M-SC and I-P. Although unlikely, it is possible that hazardous materials could be used during the course of a future occupant's daily operations. State and federal Community-Right-to-Know laws allow the public to access information about the amounts and types of chemicals in use at local businesses. Regulations also are in place that require businesses to plan and prepare for possible chemical emergencies. Any business that occupies the building on the Project site and that handles hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95) will require permits from the Riverside County Department of Environmental Health (DEH) in order to register the business as a hazardous materials handler. Such businesses also are required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the Riverside County Fire Department and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business. In addition, any business handling at any one time, greater than 500 pounds of solid, 55 gallons of liquid, or 200 cubic feet of gaseous hazardous material, is required, under Assembly Bill 2185 (AB 2185), to file a Hazardous Materials Business Emergency Plan (HMBEP). A HMBEP is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the HMBEP is to satisfy federal and State Community Right-To-Know laws and to provide detailed information for use by emergency responders.

If businesses that use or store hazardous materials occupy the Project site, the business owners and operators would be required to comply with all applicable federal, State, and local regulations to ensure proper use, storage, emission, and disposal of hazardous substances (as described above). With mandatory regulatory compliance, the Project is not expected to pose a significant hazard to the public or the environment through the routine transport, use, storage, emission, or disposal of hazardous materials, nor would the Project increase the potential for accident conditions which could result in the release of hazardous materials into the environment. Thus, impacts would be less than significant and mitigation is not required.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Would the Project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Under long-term operational conditions, the proposed Project would be required to maintain adequate emergency access for emergency vehicles on-site as required by the County. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any existing public road that would impair or interfere with the implementation of evacuation procedures. The Project would be required to improve Seaton Avenue along the site frontage and pave Perry Street between the Project site and Harvill Avenue, which would improve emergency access. Because the Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

d) Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?

There are no existing or planned schools within one-quarter mile of the Project site. The nearest school to the Project site is Val Verde High School located approximately 0.8 mile southeast of the Project site and east of I-215 at the physical address of 972 Morgan Street, Perris, CA. Accordingly, the Project would not 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 and no impact would occur.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

e) Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The Project site is not listed on the Hazardous Waste and Substances Sites List produced by the Department of Toxic Substances Control (DTSC), which is referred to as "Envirostor" (DTSC, 2018). To

determine whether the Project site is identified as a hazardous materials site pursuant to Government Code Section 65962.5, an American Society for Testing and Materials (ASTM) radius search was performed by Environmental Data Resources (EDR) regulatory database record search, which obtains updated environmental database information from *Standard Federal, State, and Tribal Environmental Record Sources*. The EDR regulatory database record search determined that the Project site is not listed on any hazardous materials databases. (V3 Companies, 2018 Section 4.2)

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
22. Airports				
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 “Airport Locations” (Riverside County, 2015a); Riverside County GIS Database (RCIT, 2019); Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (RCALUC, 2014); County of Riverside Airport Land Use Commission Staff Report dated January 10, 2019, Case Number ZAP1339MA18 (RCALUC, 2019a); Aeronautical Study No. 2018-AWP-17869-OE, Issue Date 02/07/19 (FAA, 2019a)

- a) **Would the Project result in an inconsistency with an Airport Master Plan?**
- b) **Would the Project require review by the Airport Land Use Commission?**
- c) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two (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?**

At a distance of approximately 6,340 feet southwesterly of the southerly end of Runway 14-32 at MARB the Project site is located within "Compatibility Zone C2" of the March Air Reserve Base/Inland Port Airport Influence area and is therefore subject to the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP). Within Compatibility Zone C2, non-residential intensity is restricted to 200 people per average acre and 500 people per single acre, and hazards to flights are prohibited. (RCALUC, 2014, Table MA-2) (RCALUC, 2019a)

The Project (with a slightly different design at the time) was subject to review by the Riverside County Airport Land Use Commission (ALUC) on January 10, 2019. The ALUC Staff report concluded that the Project is conditionally consistent with the March Air Reserve Base/Inland Port Land Use Compatibility Plan. The ALUC's conditions are listed below as regulatory requirements applicable to the Project. (RCALUC, 2019a) Although the currently-proposed Project has a slightly different design (slightly smaller building with modified driveway configurations), the design changes were not substantive enough to require another review by the ALUC. The population density of the currently-proposed building and the building height in elevation above mean sea level is the same or less than reviewed and approved by the ALUC. With compliance to the ALUC conditions of approval, the Project is consistent with the ALUCP and would not create a hazard.

The elevation of March Air Reserve Base/Inland Port Airport Runway 14-32 at its southerly terminus is 1,488 feet AMSL. At a distance of approximately 6,340 feet from the runway to the site, Federal Aviation Administration (FAA) review is required for any structures with top of roof elevation exceeding 1,551.4 feet AMSL. (RCALUC, 2019a) For the proposed Project, the ALUC analyzed a maximum top-of-roof elevation for the Project's building at 1,578 feet AMSL. In addition, the FAA conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable, Title 14 of the Code of Federal Regulations, Part 77, for the proposed Project and issued a "Determination of No Hazard to Air Navigation" on February 7, 2019. The aeronautical study concluded that the Project's structure does not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met (see Conditions below). The FAA's determination does include temporary construction equipment such as cranes. Thus, the Project Applicant would be required to apply for and obtain FAA approval for the use of a crane or other construction equipment that would rise above elevation 1,551.4. (FAA, 2019a)

Findings of Fact: Impacts will be less than significant.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required

Applicable Regulatory Requirements. The following are applicable regulations and design requirements imposed by the Riverside County Airport Land Use Commission (ALUC) and the Federal Aviation Administration (FAA) on the proposed Project. Although these requirements technically do not meet CEQA's definition for mitigation, they are listed below to ensure Project compliance with the ALUC and FAA regulations and design requirements.

Airport Land Use Commission (ALUC) Conditions:

- Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
- The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.
 - 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.
 - 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.
 - 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.
 - Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor non-residential uses; and hazards to flight. Children's schools are discouraged.
- The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, they would require subsequent Airport Land Use Commission review: Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
- The "Notice of Airport in Vicinity" included in the January 10, 2019 County of Riverside Staff Report shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

- Any aboveground detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
- March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
- Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 Community Noise Level Equivalent (CNEL).
- The proposed Project has been evaluated for 200,392 square feet of manufacturing area, 5,000 square feet of first floor office area, and 2,500 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.
- For the installation of 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.

Federal Aviation Commission (FAA) Conditions:

- It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or within 5 days after the construction of the Project's building reaches its greatest height (7460-2, Part 2).
- FAA approval is required for cranes or other construction equipment that would rise above an elevation 1,551.4 feet AMSL.

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?

There are no private airport facilities or heliports within the vicinity of the Project site. As such, the Project would not result in a safety hazard for people residing or working in the project area associated with private airports or heliports, and no impact would occur.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5.1.10 Hydrology/Water Quality

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

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
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: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); Riverside County General Plan Figure S-9, “Special Flood Hazard Areas”, Figure S-10, “Dam Failure Inundation Zone” (Riverside County, 2015a); Riverside County General Plan - Mead Valley Area Plan. Figure 14, “Mead Valley Area Plan Steep Slope,” Mead Valley Area Plan Figure 15, “Slope Instability”, Mead Valley Area Plan Figure 11, “Mead Valley Area Plan Flood Hazards” (Riverside County, 2016a); Riverside County Ordinance 754, Establishing Stormwater/Urban Runoff Management and Discharge Controls (Riverside County, 2006); Regional Water Quality Control Board Santa Ana Region Basin Plan (RWQCB, 2016); Riverside County GIS (RCIT, 2019); (Google Earth, 2018); Riverside County Planning Department PAR Comments (Riverside County Planning Department, 2018a); SCAQMD, Rule 403, Fugitive Dust (SCAQMD, 2005); Thienes Engineering, Project Specific Preliminary Water Quality Management Plan (Thienes Engineering, Inc., 2019a); California Department of Water Resources, Sustainable Groundwater Management Act (DWR, 2016); California Department of Water Resources, Statewide Map of 2018 SGMA Basin Prioritization Results (DWR, 2018); California Department of Water Resources “Groundwater Sustainability Plans” (DWR, 2019); Eastern Municipal Water District, West San Jacinto Groundwater Management Plan 2017 Annual Report (EMWD, 2018)

a) Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Construction-Related Water Quality Impacts

Construction of the Project would involve grading, paving, utility installation, building construction, and landscaping installation; all of these activities would have the potential to generate water-borne pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to affect water quality. As such, short-term water quality impacts have the potential to occur during the Project’s construction in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Santa Ana RWQCB and Riverside County Ordinance No. 754, prior to the commencement of construction activities, the Project would be required to obtain coverage under the State of California NPDES Construction Storm Water General Permit. The NPDES permit is required for all projects that include construction activities, such as clearing, soil stockpiling, grading, and/or excavation that disturb at least one (1) acre of total land area. In addition, the Project would be required to comply with the Santa Ana RWQCB’s Santa Ana River Basin Water Quality Control Program. Compliance

with the NPDES permit and the Santa Ana River Basin Water Quality Control Program involves the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) for construction-related activities, including grading. The SWPPP will specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern, including silt/sediment, are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Examples of BMPs that could be used during Project construction include, but are not restricted to, sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip-rap, and soil stabilizers/hydroseeding.

Mandatory compliance with the SWPPP will ensure that the Project does not violate any water quality standards or waste discharge requirements during short-term construction activities. Therefore, water quality impacts associated with short-term construction activities would be less than significant and no mitigation would be required.

Post-Development Water Quality Impacts

The 2010 Santa Ana MS4 Permit requires that Low Impact Development (LID) Retention BMPs be used unless it can be shown that those BMPs are infeasible. As shown in Figure 5-2, *WQMP Site Map - Sheet 1*, and Figure 5-3, *WQMP Site Map - Sheet 2*, in order to capture and infiltrate storm water runoff, Low Impact Development (LID) Principals and LID BMPs are incorporated into the site design to fully address all management areas. Stormwater BMPs are located in areas to promote infiltration to the maximum extent feasible. Underground infiltration chambers are proposed within the truck yard and westerly vehicle parking lot and the entire Design Capture Volume (DCV) will be handled by the proposed underground infiltration chambers. Street runoff will be handled via oversizing the onsite BMPs, even though street runoff does not physically drain to that area. (Thienes Engineering, Inc., 2019a, pp. 9, 10, 19)

Pursuant to the County's NPDES permit and in accordance with Ordinance No. 754, the Project would be required to prepare and implement a site-specific Preliminary Water Quality Management Plan (WQMP). The WQMP is a site-specific, post-construction water quality management program designed to minimize the release of potential waterborne pollutants, including pollutants of concern for downstream receiving waters, under long-term conditions via BMPs. Implementation of the WQMP ensures on-going, long-term protection of the watershed basin. Prior to issuance of grading permits and/or building permits for the Project site, the County of Riverside requires that a site-specific WQMP be prepared for projects. Because compliance with an applicable WQMP is a required condition of approval for all development proposals and long-term maintenance of on-site water quality features would be required by the County to ensure their long-term effectiveness, compliance with the site-specific WQMP would ensure that water quality impacts associated with post-development at the Project site and long-term operation of the Project would be less than significant. Therefore, long-term use of the Project site as a warehouse facility would not violate any water quality standards or waste discharge requirements and impacts would be less than significant.

The Project Applicant also would be required to demonstrate compliance with the NPDES program, which requires certain land uses (e.g., industrial uses) to prepare a SWPPP for operational activities and to implement a long-term water quality sampling and monitoring program, unless an exemption has been granted. On April 1, 2014, the California State Water Resources Control Board adopted an updated new NPDES permit for storm water discharge associated with industrial activities (referred to as the “Industrial General Permit”). The new Industrial General Permit, which is more stringent than the prior Industrial General Permit, became effective on July 1, 2015. The new NPDES Industrial General Permit requires the preparation of a SWPPP for operational activities and the implementation of a long-term water quality sampling and monitoring program unless an exemption is granted. Mandatory compliance with the NPDES Industrial General Permit would further reduce water quality impacts during long-term operation of the Project to below significant levels.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- Prior to issuance of a grading permit, the Project Applicant shall obtain coverage under a NPDES permit from the State Water Resources Control Board. Evidence that a NPDES permit has been issued shall be provided to the County of Riverside prior to issuance of a grading permit.
- Prior to issuance of a grading permit, the Project Applicant shall prepare a SWPPP. Project contractors shall be required to ensure compliance with the SWPPP and shall permit periodic inspection of the construction site by the County of Riverside staff or its designee to confirm compliance.
- Prior to issuance of a grading permit, the Project Applicant shall prepare and the County of Riverside shall approve a Final WQMP. The Project Applicant or its property manager shall be required to ensure compliance with the Final WQMP and shall permit periodic inspection of the Project site by County of Riverside staff or its designee to confirm compliance.

b) Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

The Project would not install any water wells; therefore, the Project would not directly extract groundwater from the Perris North Groundwater Basin. Notwithstanding, the Project would install

impervious surfaces on the site and the increase in impervious surface cover to approximately 84.9% of the site could reduce the amount of water percolating down into the groundwater basin that underlies the Project area. However, the LID Principals and Low Impact Development (LID) BMPs that are incorporated into the site design to fully address all management areas would minimize potential adverse effects related to groundwater recharge.

As discussed under Threshold 23(a), the 2010 Santa Ana MS4 Permit requires that LID Retention BMPs be used unless it can be shown that those BMPs are infeasible. As shown in Figure 5-2, *WQMP Site Map - Sheet 1*, and Figure 5-3, *WQMP Site Map - Sheet 2*, in order to capture and infiltrate storm water runoff, LID Principals and LID BMPs are incorporated into the site design to fully address all management areas. Stormwater BMPs are located in areas to promote infiltration to the maximum extent feasible. Underground infiltration chambers are proposed within the truck yard and westerly vehicle parking lot and the entire Design Capture Volume (DCV) will be handled by the proposed underground infiltration chambers. Street runoff will be handled via oversizing the onsite BMPs, even though street runoff does not physically drain to that area. (Thienes Engineering, Inc., 2019a, pp. 9, 10, 19) Therefore, with buildout of the Project, the local groundwater levels would not be adversely affected and impacts to groundwater supplies and recharge would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Would the Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?

As depicted on Figure 2-11, *Existing Conditions Hydrology Map*, the Project site generally drains from west to east in existing natural drainage course that traverses the site. The Project site currently accepts offsite drainage from areas west of Seaton Avenue. (Thienes Engineering, Inc., 2020b, p. n.p.)

A 66-inch reinforced concrete pipe (RCP) is constructed in Perry Street near Harvill Avenue. The 66-inch storm drain is constructed to approximately 285 feet west of Harvill Avenue. The peak flow rate shown on the profile is consistent with the Master Plan hydrology for this area. The Project site is tabled to this drain. (Thienes Engineering, Inc., 2020b, p. n.p.)

As part of the proposed Project, the storm drain would be extended to the intersection of Perry Street and Seaton Avenue. An additional public storm drain would be installed in Seaton Avenue to convey the runoff from the two existing low spots fronting the Project site. (Thienes Engineering, Inc., 2020b, p. n.p.)

The Master Plan of Drainage for the Perris Valley Area depicts several subareas west of the Project site that are ultimately tributary to the proposed Master Plan storm drain system. However, Thienes determined that all areas shown on the Master Plan of Drainage do not directly enter the Project site.

Areas A-1 through A-5 drain to Perry Street. Area A-6 is the subarea that drains through the Project site via the existing low points in Seaton Avenue. The overall drainage area would be similar to that of the existing Master Plan of Drainage calculations (Thienes Engineering, Inc., 2020b, p. n.p.)

As indicated in Figure 5-4, *Preliminary Hydrology Map*, implementation of the Project would alter the existing ground contours of the Project site and result in the installation of impervious surfaces, which would result in changes to the site's existing, internal drainage patterns. Runoff from the easterly portion of the proposed building and the easterly truck yard area will be collected in grate inlets located in the truck yard area. Flow from the westerly portion of the building, the westerly parking area and the northerly parking lot will be intercepted in catch basin in the parking areas. A storm drain will convey this flow around the building to the truck yard area and confluence with runoff from the easterly portion of the Project site. A proposed storm drain will convey runoff northerly to the proposed extension of the Master Plan storm drain in Perry Street. (Thienes Engineering, Inc., 2020b, p. n.p.)

While the Project site drains to an existing Master Plan storm drain system, detention basin and outlet sizing will ensure that none of the 1-hour, 3-hour, 6-hour, and 24-hour duration events for the 2-year, 5-year, and 10-year events will have a higher peak discharge in the post-development condition than in the pre-development conditions. (Thienes Engineering, Inc., 2020b, p. n.p.)

The Project's Plot Plan application materials, which include a Conceptual Grading Plan and that are on file with the County of Riverside Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California, 92502 are hereby incorporated by reference pursuant to CEQA Guidelines § 15150; these plans show the details of the Project's storm water and water quality infrastructure system (Thienes Engineering, Inc., 2020a).

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The site is located within the bounds of the Perris Valley ADP for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this Project. The drainage fee is required to be paid prior to the issuance of the grading permits.

d) Would the Project result in substantial erosion or siltation on-site or off-site?

Implementation of the Project has the potential to result in soil erosion and/or siltation on- or off-site. The analysis below summarizes the likelihood of the Project to result in substantial soil erosion during temporary construction activities and/or long-term operation of the Project.

Impact Analysis for Temporary Construction-Related Activities

Grading and construction activities on the Project site would expose underlying soils and disturb surficial soils on the Project site. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a NPDES permit for construction activities, including proposed grading. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one (1) acre of total land area. The County's Municipal Separate Storm Sewer System (MS4) NPDES Permit requires the Project Applicant to prepare and submit to the County for approval a Project-specific SWPPP. The SWPPP will identify a combination of erosion control and sediment control measures (i.e., BMPs) to reduce or eliminate sediment discharge to surface water from storm water and non-storm water discharges during construction. In addition, proposed construction activities would be required to comply with SCAQMD Rule 403, which would reduce the amount of particulate matter in the air and minimize the potential for wind erosion. Rule 403 requires that certain construction practices be followed that limit dust and dirt from leaving the construction site. For example, no dust is allowed to be visible in the air beyond the property line of the construction site, and no dirt is allowed to be tracked out of the site by more than 25 feet. With mandatory compliance to the requirements noted in the Project's SWPPP, as well as mandatory compliance to applicable regulatory requirements including but not limited to SCAQMD Rule 403, the potential for water and/or wind erosion impacts during Project construction would be less than significant and mitigation is not required.

Impact Analysis for Long-Term Operational Activities

Following construction, wind and water erosion on the Project site would be minimal because the areas disturbed during construction would be landscaped or covered with impervious surfaces and drainage would be controlled through a storm drain system.

Furthermore, the County's MS4 NPDES Permit requires the Project Applicant to prepare and submit to the County for approval a WQMP (WQMP, Ordinance 754). The WQMP is required to identify an effective combination of erosion control and sediment control measures (i.e., BMPs) to reduce or eliminate sediment discharge to surface water from storm water and non-storm water discharges. The WQMP for the Project is required to incorporate BMPs, which are effective at removing silt and sediment from storm water runoff. WQMPs also require post-construction maintenance and operational measures to ensure on-going erosion protection. Compliance with the Project-Specific WQMP for the Project would be required as a condition of Project approval as would the long-term maintenance of water quality features. With compliance of the Project-specific WQMP, implementation of the proposed Project would not result in substantial erosion or siltation on-site or off-site.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- Prior to issuance of a grading permit, the Project Applicant shall obtain coverage under a NPDES permit from the State Water Resources Control Board. Evidence that a NPDES permit has been issued shall be provided to the County of Riverside prior to issuance of a grading permit.
- Prior to issuance of a grading permit, the Project Applicant shall prepare a SWPPP. Project contractors shall be required to ensure compliance with the SWPPP and shall permit periodic inspection of the construction site by the County of Riverside staff or its designee to confirm compliance.
- Prior to issuance of a grading permit, the Project Applicant shall prepare and the County of Riverside shall approve a Final WQMP. The Project Applicant or its property manager shall be required to ensure compliance with the Final WQMP and shall permit periodic inspection of the Project site by County of Riverside staff or its designee to confirm compliance.

e) Would the Project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?

See the analyses in Thresholds 23(a), (c), and (d) above that describe the Project’s proposed storm drain system. All runoff would be directed to the storm drain infrastructure. As such, the Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. Therefore, impacts would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- The site is located within the bounds of the Perris Valley ADP for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this Project. The drainage fee is required to be paid prior to the issuance of the grading permits.

f) Would the Project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

See the analyses in Thresholds 23 (a), (c) and (d) above that describe the Project's proposed storm drain system. All runoff would be directed to the storm drain infrastructure. The Perris Valley ADP is a master-planned storm drain system adequately sized to convey all expected flows. As such, the Project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, impacts would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- Prior to issuance of a grading permit, the Project Applicant shall obtain coverage under a NPDES permit from the State Water Resources Control Board. Evidence that a NPDES permit has been issued shall be provided to the County of Riverside prior to issuance of a grading permit.
- Prior to issuance of a grading permit, the Project Applicant shall prepare a SWPPP. Project contractors shall be required to ensure compliance with the SWPPP and shall permit periodic inspection of the construction site by the County of Riverside staff or its designee to confirm compliance.
- Prior to issuance of a grading permit, the Project Applicant shall prepare and the County of Riverside shall approve a Final WQMP. The Project Applicant or its property manager shall be required to ensure compliance with the Final WQMP and shall permit periodic inspection of the Project site by County of Riverside staff or its designee to confirm compliance.

- The site is located within the bounds of the Perris Valley ADP for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this Project. The drainage fee is required to be paid prior to the issuance of the grading permits.

g) Would the Project impede or redirect flood flows?

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate (FIRM) Panels 06065C1410G, the Project site is located in Flood Zone X, an area of minimal flood hazard (FEMA, 2008). Thus, the Project site is not in the path of flood flows. Also, see the analysis under Thresholds 23 (a) (c) and (d), that describe that all of the Project's water runoff would be directed to the storm drain infrastructure that is part of the Perris Valley ADP. The Perris Valley ADP is a master-planned storm drain system adequately sized to convey all expected flows. As such, the Project would not impede or redirect flood flows.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- The site is located within the bounds of the Perris Valley ADP for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this Project. The drainage fee is required to be paid prior to the issuance of the grading permits.

h) Would the Project result in flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?

The nearest large body of surface water to the Project site is the Perris Reservoir, located approximately 3.7 miles east of the Project site. According to MVAP Figure 11, *Special Flood Hazards Areas*, the Project site is not located within any dam inundation areas or special flood hazard areas. The Project site is located over 37 miles from the Pacific Ocean and is therefore not subject to a tsunami. The Project would include the installation of an integrated, on-site system of underground storm drain pipes, catch basins, underground infiltration basins to convey the runoff across the site, and treat the runoff to minimize the amount of water-borne pollutants carried from the Project site. The Project's Plot Plan application materials, which include a Conceptual Grading Plan and that are on file with the County of Riverside Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California, 92502 are hereby

incorporated by reference pursuant to CEQA Guidelines § 15150; these plans show the details of the Project's storm water and water quality infrastructure system (Thienes Engineering, Inc., 2020a). Upon development of the Project, all stormwater from the Project site would be filtered by on-site BMPs in accordance with the Project's WQMP (see *Technical Appendix H2*) and then discharged to existing storm drains beneath Perry Street. There is no potential for flooding to occur on the Project site such that pollutants could be released in flood waters.

Findings of Fact: No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- Prior to issuance of a grading permit, the Project Applicant shall prepare and the County of Riverside shall approve a Final WQMP. The Project Applicant or its property manager shall be required to ensure compliance with the Final WQMP and shall permit periodic inspection of the Project site by County of Riverside staff or its designee to confirm compliance.

i) Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The California Porter-Cologne Water Quality Control Act (California Water Code §§ 13000) and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the Santa Ana RWQCB. Water quality information for the Santa Ana River watershed is contained in the Santa Ana Region Basin Plan (as most recently updated in February 2016). This document is herein incorporated by reference and is available for public review at the Santa Ana RWQCB office located at 3737 Main Street, Suite 500, Riverside, CA 92501-3348. (RWQCB, 2016)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The Project site resides within the Santa Ana Watershed. Receiving waters for the property's drainage are the Perris Valley Storm Drain, San Jacinto River Reach 3, Canyon Lake (aka San Jacinto River, Reach 2), San Jacinto River Reach 1, and Lake Elsinore. Receiving Water's 303(d) listed impairment consist of the following: Canyon Lake is impaired by nutrients and pathogens and Lake Elsinore is impaired by nutrients, organic enrichment/low dissolved oxygen, polychlorinated biphenyls (PCBs), sediment toxicity, and unknown toxicity. The Perris Valley Storm Drain, San Jacinto River Reach 3, and the San Jacinto River, Reach 1 are not listed as receiving waters listed impairments. (Thienes Engineering, Inc., 2019a, Table A.1)

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the NPDES permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a SWPPP and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Long-Term Operational Water Quality Impacts

Receiving waters and impaired waters are noted above. The Project's pollutants of concern include bacterial indicators, metals, nutrients, pesticides, toxic organic compounds, sediments, trash and debris, and oil and grease (Thienes Engineering, Inc., 2019a, Table E-1). The County's MS4 NPDES Permit requires the Project Applicant to prepare and submit to the County for approval a Water Quality Management Plan (WQMP) (Riverside County, 2019a, Chapter 5.72). The Project-Specific Preliminary WQMP identifies an effective combination of water quality control measures (i.e., Best Management Practices (BPMs) to reduce or eliminate water pollutants before they reach the groundwater table. The Preliminary WQMP for the Project, prepared by Thienes Engineering (attached hereto as *Technical Appendix H2*), incorporates catch basin/inlet filters and underground infiltration chambers. The catch basin/inlet filters and underground infiltration chambers would remove waterborne pollutants from storm water flows. The underground infiltration chambers would facilitate percolation to maximize on-site infiltration. The WQMP requires post-construction maintenance and operational measures to ensure ongoing effectiveness. Compliance with the WQMP would be required as a condition of Project approval. Therefore, the proposed Project's operation would not obstruct implementation of the Santa Ana Region Basin Plan. The Project Applicant, successors in interest, and construction contractors would be required to comply with the Project-specific WQMP as a condition of approval.

Groundwater Management Plan

The Project site is located within the West San Jacinto Groundwater Management Area, and is therefore subject to the EMWD's "Groundwater Management Plan – West San Jacinto Groundwater Basin". The Groundwater Management Plan (GMP) is intended to manage the San Jacinto Groundwater Basin in a manner that would supplement EMWD's water supplies, thereby increasing the amount of locally-available water and reducing the amount of water that needs to be imported through MWD. The GMP covers approximately 256-square miles (over 164,200 acres) and is divided into six (6) groundwater management zones. The Project site is located in the Perris North Groundwater Basin Management Zone.

The California Department of Water Resources' (DWR's) Sustainable Groundwater Management Act (SGMA) was signed into law on September 16, 2014. The purpose of the SGMA is to achieve the sustainable management of groundwater in a manner that does not cause undesirable results. The SGMA grants additional groundwater management authorities to Groundwater Sustainability Agencies (GSA). Eastern Municipal Water District (EMWD) became the GSA for the West San Jacinto Groundwater Basin in 2017. Existing groundwater basin boundaries are defined in the DWR's Bulletin 118. The West San Jacinto Groundwater Basin, previously known as the San Jacinto Groundwater Basin, is defined in Bulletin 118 (Basin No. 8-005), is a "high priority" basin. Groundwater basins that are prioritized as medium or high priority are required to be managed by a Groundwater Sustainability Plan (GSP). The West San

Jacinto Groundwater Basin is identified as a high priority basin, but it is not considered “critically over-drafted,” so the deadline for completion of a GSP is January 30, 2022. As such, the GSP for the West San Jacinto Groundwater Basin is under development and not yet published. (EMWD, 2018)

The Project would not directly extract groundwater; however, with addition of the proposed Project, an increase in impervious surface cover would occur over approximately 85% of the site, which would reduce the amount of water directly percolating into the groundwater table on the Project site. The LID Principals and Low Impact Development (LID) BMPs that are incorporated into the site design would minimize potential adverse effects related to groundwater recharge. Underground infiltration chambers are proposed to be installed on the site, which would facilitate percolation to maximize on-site infiltration. After implementation of the Project, the Project’s proposed stormwater drainage system would convey water runoff into the public storm drain system which flows to downstream water bodies where percolation into the groundwater table occurs. Therefore, the proposed Project would not conflict or obstruct implementation of a groundwater management plan. Therefore, impacts would be less than significant.

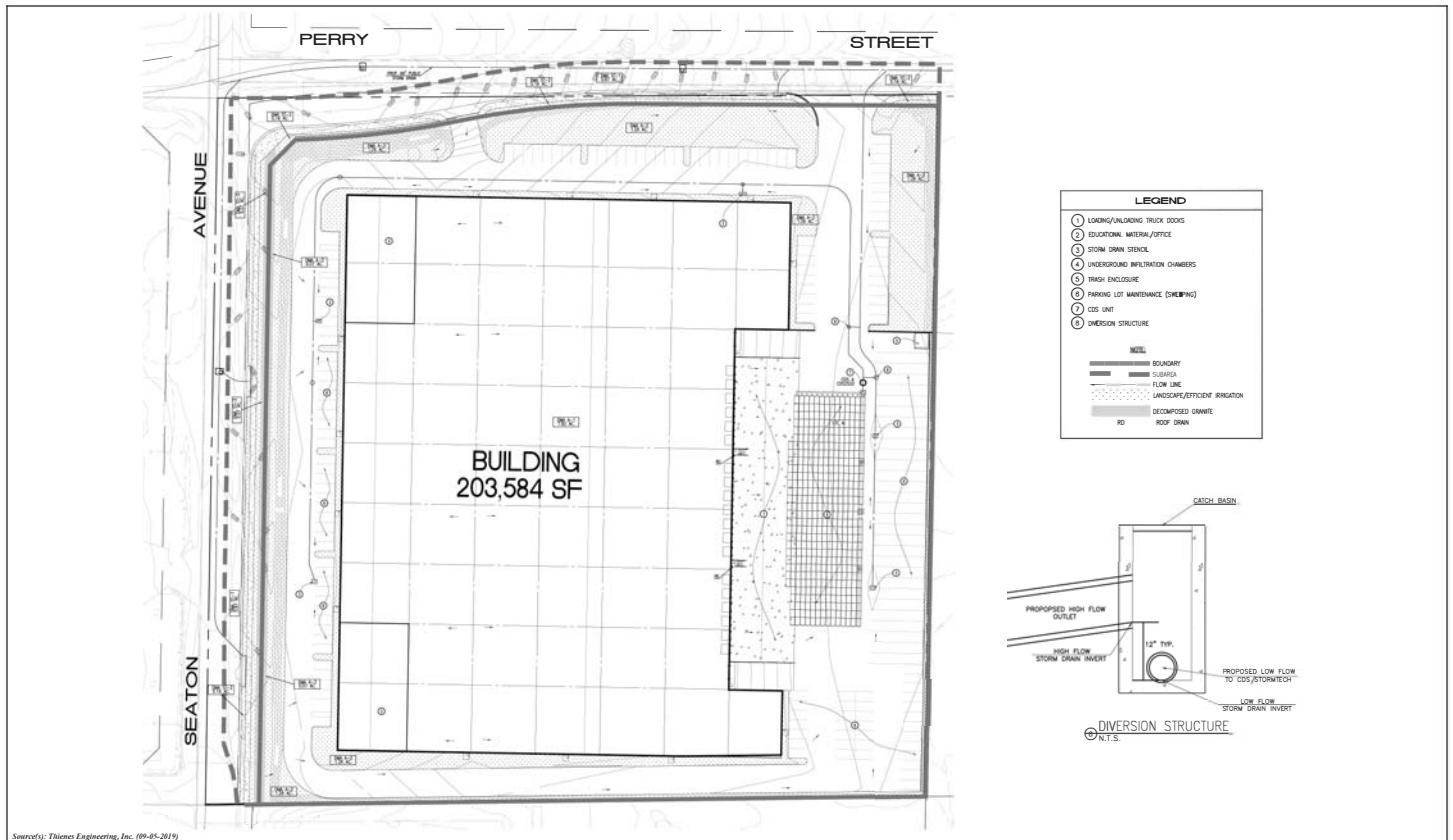
Findings of Fact: Impacts will be less than significant.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

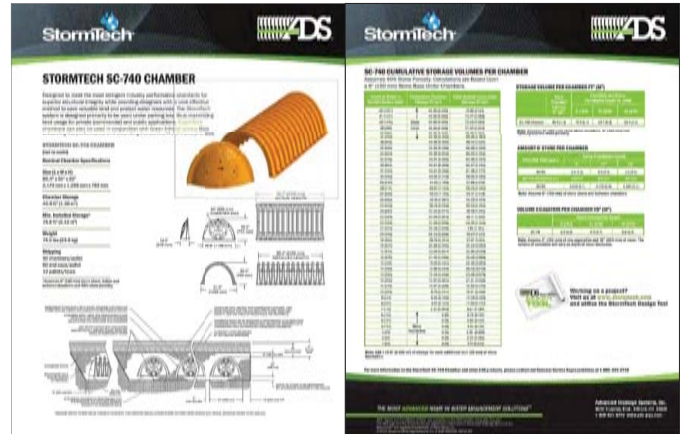
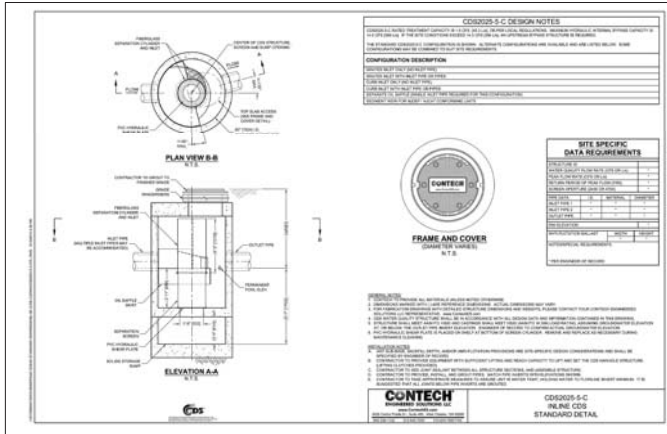
Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- Prior to issuance of a grading permit, the Project Applicant shall prepare and the County of Riverside shall approve a Final WQMP. The Project Applicant or its property manager shall be required to ensure compliance with the Final WQMP and shall permit periodic inspection of the Project site by County of Riverside staff or its designee to confirm compliance.

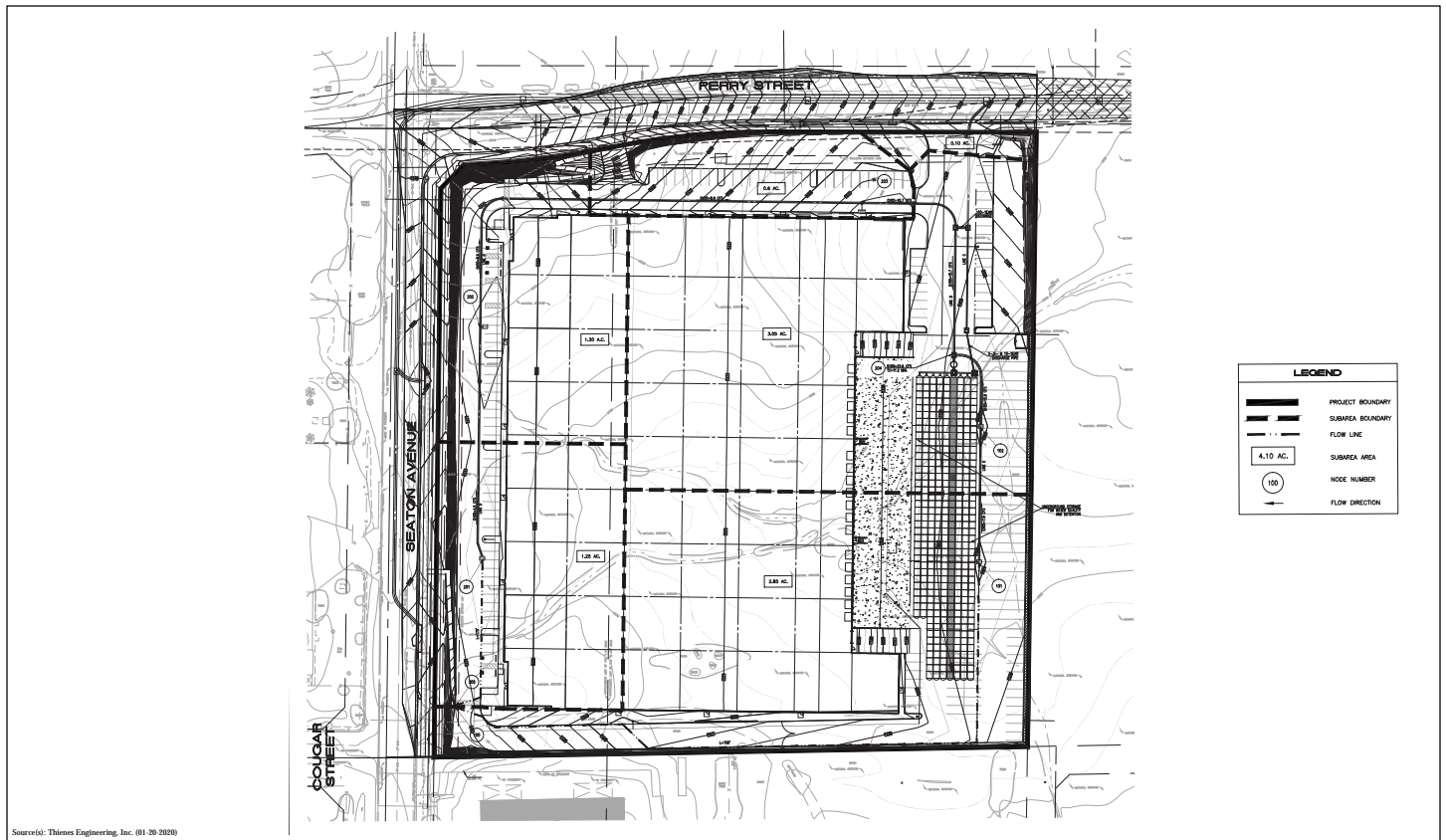


Source(s): Thomas Engineering, Inc. (09-05-2019)

Figure 5-2



Source(s): Thomas Engineering, Inc. (09-05-2019)



Source(s): Thimes Engineering, Inc. (01/20/2020)

Figure 5-4



5.1.11 Land Use/Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
24. Land Use				
a. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); Riverside County General Plan (Riverside County, 2015a); Riverside County GIS (RCIT, 2019)

a) Would the Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

The environmental effects associated with developing the Project site in accordance with the property’s existing General Plan “Industrial” land use designation and Industrial Park (I-P) and Manufacturing -Service Commercial (M-SC) zoning classifications are analyzed throughout this MND. The Project site is split zoned I-P and M-SC and the proposed Project is consistent with those zoning classifications. The proposed use is allowed in the I-P and M-SC zones, subject to the approval of a Plot Plan (Riverside County Planning Department, 2018a). As such, there is no conflict with the property’s zoning designations.

The Project site is located within the MVAP portion of the Riverside County General Plan and designated “Industrial.” As part of its review of the proposed Project, Riverside County staff evaluated the Project for consistency with applicable General Plan and MVAP policies and concluded that the Project would be consistent with or otherwise would not conflict with the applicable policies of the General Plan or MVAP.

There are no other land use plans, land use policies, or land use regulations applicable to the Project site.

Refer to Threshold 6(a), *Air Quality*, for a discussion of the Project’s consistency with the SCAQMD’s 2016 AQMP. Refer to Threshold 7(a), *Biological Resources*, for a discussion of the Project’s compliance with the Western Riverside County MSHCP. Refer to Threshold 20, *Greenhouse Gas Emissions*, for a discussion of the Project’s consistency with Riverside County’s Climate Action Plan (CAP).

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Would the Project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Implementation of the Project will not disrupt or divide the physical arrangement of an established community. As discussed in Section 2.0, land uses surrounding the Project site consists of vacant land, warehouses, manufacturing operations, storage yards, the industrial warehouse development including a 600,000 SF warehouse (recently leased by Living Spaces) that is part of the approved Majestic Freeway Business Center Specific Plan to the north, south, and east, and rural business enterprises and residents to the west.

The Project site is bounded on the north by Perry Street, which is an unimproved dirt road in its existing condition. North of Perry Street is vacant land. As such, the Project has no potential to disrupt or divide land uses located to the north. Similarly, abutting the Project site on the east is vacant land, and east of that vacant land is Harvill Avenue and the industrial warehouse development including a 600,000 SF warehouse (recently leased by Living Spaces) that is part of the approved Majestic Freeway Business Center Specific Plan area, which is approved for industrial development. East of the approved Majestic Freeway Business Center is I-215. As such, the Project has no potential to disrupt or divide land uses located to the east.

South of the Project site is Green Bee Yard, a concrete foundation construction company, at 18890 Seaton Avenue and White House Sanitation, a porta potty rental and septic tank service company, at 18916 Seaton Avenue. Both of these businesses have small metal buildings and extensive outside storage surrounded by either a block wall or chain link fence with barbed wire. Martin Street is located south of these businesses. As such, the Project has no potential to disrupt or divide land uses located to the south.

Abutting the Project site on the west is Seaton Avenue and east of Seaton Avenue is a mixture of rural residential uses and business enterprises. This area has an established rural character, particularly as distance from Seaton Avenue increases. Along Seaton Avenue directly across from the Project site are primarily business enterprises. Golden State Paving, an asphalt paving company (also with residential occupancy), is located at 22970 Cougar Street and Concrete Equipment Storage Yard is located at 18795 Seaton Avenue. These uses are surrounded by a combination of block walls and chain link fence. A residential home with animal keeping pens comprised of metal and chain link fence is located at the southwest corner of Seaton Avenue and Perry Street. North of the residential home on the northwest corner of Perry Street and Seaton Avenue is Torrance Aluminum, which comprises two large metal buildings, paved and unpaved surfaces, and outdoor storage surrounded by chain link fencing and barbed wire. Given the predominately business enterprise character of the land uses immediately abutting Seaton Avenue west of the Project site, the Project has no potential to disrupt or divide land uses located to the west. The Project's design faces the building's truck court and loading bays to the east, which would

not be visible to Seaton Avenue. In addition, the Project’s design includes a sidewalk, landscaping, and multi-use trail segment along the Project site’s frontage with Seaton Avenue, which are physical characteristics that enhance compatibility with the established land uses on the west side of Seaton Avenue. Further, as demonstrated in the analyses contained in this MND, the Project would not result in any significant and unavoidable impacts to sensitive receptors in the surrounding area. All air quality, health risk, and noise impacts would be less than significant or mitigated to less than significant. As such, a less-than-significant impact associated with disruption to an established community would occur. No significant disruption would occur.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5.1.12 Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
25. Mineral Resources				
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); Riverside County General Plan Figure OS-6 “Mineral Resources Area” (Riverside County, 2015a)

a) Would the Project result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

Riverside County General Plan Figure OS-6 shows that the Project site and surrounding area is located within Mineral Resource Zone 3 (MRZ-3), meaning the significance of mineral deposits is undetermined

and the site is not located within an area designated by the State Mining and Geology Board as being of regional or statewide significance (Riverside County, 2015a, Figure OS-6). Because the site is not located within an area known for mineral resources that are of value to the region and the residents of the State, no impact would occur.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

The Project site is designated by the Riverside County General Plan as Light Industrial and the property is zoned I-P and M-SC and is not designated for mining. As discussed above in Threshold 25(a), the Project site is not located within an area designated by the State Mining and Geology Board as being of regional or statewide significance (Riverside County, 2015a, Figure OS-6). Therefore, there is no potential for the Project to 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.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Would the Project potentially expose people or property to hazards from proposed, existing or abandoned quarries or mines?

As discussed above in Thresholds 25(a) and (b), the site is not located in a State designated sector of valuable resources and there are no known quarries or mines in the immediate vicinity of the Project site. Therefore, no impact would occur.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5.1.13 Noise

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project result in:</i>				
26. Airport Noise				
a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. For a project 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: Google Earth (Google Earth, 2018); Riverside County Airport Land Use Commission (RCALUC, 2014); Riverside County General Plan, Figure N-1, “Land Use Compatibility for Community Noise Exposure” (Riverside County, 2015a); Urban Crossroads, Inc., Noise Impact Analysis (Urban Crossroads, Inc., 2020a); County of Riverside ALUC Staff Report (RCALUC, 2019a); (Urban Crossroads, Inc., 2020b); Riverside County Ordinance No. 847 (as Amended Through 847.1). An Ordinance of the County of Riverside Amending Ordinance No. 847 Regulating Noise (Riverside County, 2007)

b) 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?

The Project site is located approximately 6,340 feet southwesterly of the southerly end of Runway 14-32 at the MARB (RCALUC, 2019a). The MARB Inland Port Airport Land Use Compatibility Plan (MARB/IPA LUCP) includes the policies for determining the land use compatibility of the Project. The MARB/IPA, Map MA-1, indicates that the Project site is located within Compatibility Zone C2, which Table MA-1 Compatibility Zone Factors indicates is considered to have a moderate noise impact. Further, the Project site is located outside the 65 dBA CNEL noise level contour boundary. Moreover, the Basic Compatibility Criteria, listed in Table MA-2 of the MARB/IPA LUCP identifies no prohibited uses other than highly noise-sensitive outdoor non-residential uses (e.g., sports stadiums, concert halls). The MARB/IPA LUCP does not identify industrial-use specific noise compatibility standards, and therefore, the County of Riverside Land Use Compatibility for Community Noise Exposure matrix was used by Urban Crossroads to assess potential aircraft-related noise levels at the Project site. The County of Riverside guidelines indicate that industrial uses, such as the Project, are considered normally acceptable with exterior noise levels of up to 75 dBA CNEL. The noise contour boundaries of the MARB/IPA show that the Project is considered a normally

acceptable land use since it is located outside of the 65 dBA CNEL contour. Further, Table MA-2 indicates that no uses are prohibited in this area except for highly noise-sensitive outdoor nonresidential uses (e.g., sports stadiums, concert halls) (Urban Crossroads, Inc., 2020a, p. 22). As such, the Project would not expose people visiting or working on the Project site to excessive noise levels. Impacts would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

There are no private airfields or airstrips in the vicinity of the Project site (Google Earth, 2018). Therefore, the Project would not expose people to excessive noise levels associated with operations at a private airstrip. No impact would occur.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); Riverside County General Plan, Figure N-1, "Land Use Compatibility for Community Noise Exposure" (Riverside County, 2015a); Urban Crossroads, Inc., Noise Impact Analysis (Urban Crossroads, Inc., 2020a)

a) **Would the Project 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?**

The background ambient noise levels in the Project area studied by Urban Crossroads are dominated by the transportation-related noise associated with I-215 and the MARB, in addition to background industrial land use activities. This includes auto and heavy truck activities in the study area on roadway segments near the noise level measurement locations. (Urban Crossroads, Inc., 2020a, p. 33)

Under CEQA, consideration must be given to the magnitude of the noise level increase, the existing ambient noise levels, and the location of noise-sensitive receivers to determine if a noise increase represents a significant adverse environmental impact. In order to determine a person's subjective reaction to a new noise is the comparison of the new noise to the existing environment to which one has adapted—the so-called ambient environment. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will typically be judged. (Urban Crossroads, Inc., 2020a, pp. 25-26)

The Federal Interagency Committee on Noise (FICON) developed guidance to be used for the assessment of increases in noise levels that take into account the ambient noise environment. Although the FICON recommendations were specifically developed to assess aircraft noise impacts, these recommendations are often used in environmental noise impact assessments involving the use of cumulative exposure metrics, such as the average-daily noise level (i.e., CNEL). The CNEL is the weighted average of the intensity of a sound, with corrections for time of day, and averaged over 24 hours. For example, if the ambient noise environment is quiet (< 60 dBA) and a new noise source greatly increases the noise levels, a perceived impact may occur even if the noise does not reach a level that is considered incompatible with the land use by the County's General Plan Noise Element or Noise Ordinance. Therefore, for the purpose of this analysis, a readily perceptible 5 dBA or greater Project-related noise level increase is considered a significant impact for noise-sensitive uses regardless of the existing noise level. In locations where the without-Project noise levels range from 60 to 65 dBA, a 3 dBA barely perceptible noise level increase will be considered significant for noise-sensitive uses, and in locations where the without-Project noise levels already exceed 65 dBA, an increase in noise greater than 1.5 dBA will be considered a significant impact for noise-sensitive uses. (Urban Crossroads, Inc., 2020a, p. 26)

The County of Riverside General Plan Noise Element, Table N-1, *Land Use Compatibility for Community Noise Exposure*, was used to establish the satisfactory noise levels of significance for non-noise-sensitive land uses in the Project study area. The normally acceptable exterior noise levels for non-noise-sensitive land uses is 70 dBA CNEL. Noise levels greater than 70 dBA CNEL are considered conditionally acceptable per Noise Element Table N-1. Therefore, to determine if Project-related traffic noise level increases are significant at off-site non-noise-sensitive land uses, a readily perceptible 5 dBA and barely perceptible 3 dBA criteria were used. When the without-Project noise levels at the non-noise-sensitive land uses are below the normally acceptable 70 dBA CNEL compatibility criteria, a readily perceptible 5 dBA or greater noise level increase is considered a significant impact. When the without-Project noise levels are greater than the normally acceptable 70 dBA CNEL land use compatibility criteria, a barely perceptible 3 dBA or greater noise level increase is considered a significant impact since the noise level criteria is already

exceeded. The noise level increases used to determine significant impacts for non-noise-sensitive land uses is generally consistent with the FICON noise level increase thresholds for noise-sensitive land uses but instead rely on the County of Riverside General Plan Noise Element Table N-1's normally acceptable 70 dBA CNEL exterior noise level criteria. (Urban Crossroads, Inc., 2020a, p. 27)

In summary, noise impacts would be considered significant if as a direct result of the proposed Project, any of the significance criteria summarized in Table 5-9, *Significance Criteria Summary* is exceeded.

Table 5-9 Significance Criteria Summary

Analysis	Receiving Land Use	Condition(s)	Significance Criteria	
			Daytime	Nighttime
Off-Site Traffic	Noise-Sensitive ¹	If ambient is < 60 dBA CNEL	≥ 5 dBA CNEL Project increase	
		If ambient is 60 - 65 dBA CNEL	≥ 3 dBA CNEL Project increase	
		If ambient is > 65 dBA CNEL	≥ 1.5 dBA CNEL Project increase	
	Non-Noise-Sensitive ^{1,2}	If ambient is < 70 dBA CNEL	≥ 5 dBA CNEL Project increase	
		If ambient is > 70 dBA CNEL	≥ 3 dBA CNEL Project increase	
Operational	Noise-Sensitive	Exterior Noise Level Standards ³	65 dBA Leq	45 dBA Leq
		If ambient is < 60 dBA Leq1	≥ 5 dBA Leq Project increase	
		If ambient is 60 - 65 dBA Leq1	≥ 3 dBA Leq Project increase	
		If ambient is > 65 dBA Leq1	≥ 1.5 dBA Leq Project increase	
		Vibration Level Threshold ⁴	0.01 in/sec RMS	
Construction	Noise-Sensitive	Noise Level Threshold ⁵	85 dBA Leq	
		Vibration Level Threshold ⁴	0.01 in/sec RMS	

¹ Source: FICON, 1992.

² Source: County of Riverside General Plan Noise Element, Table N-1.

³ Source: County of Riverside General Plan Noise Element, Table N-2.

⁴ Source: County of Riverside General Plan Noise Element, Policy N 16.3.

⁵ Acceptable threshold for construction noise based on the Criteria for Recommended Standard: Occupational Noise Exposure prepared by the National Institute for Occupational Safety and Health.

"Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

(Urban Crossroads, Inc., 2020a, Table 4-2)

Impact Analysis for Construction Phase

The Project would only have the potential to cause a substantial temporary or periodic increase in ambient noise levels during its construction phase. Construction activities on the Project site, especially those activities involving the use of heavy equipment, would create intermittent, temporary increases in ambient noise levels in the vicinity of the Project site. Noise generated by heavy construction equipment, including trucks, graders, bulldozers, concrete mixers, and portable generators, can reach high levels. However, construction-related noise increases: 1) would be transitory (i.e., varying from day-to-day and throughout the day), 2) would completely cease upon completion of Project construction, and 3) would not represent a recurring, periodic source of noise (although periodic and temporary construction noise has the potential to be substantial compared to existing ambient noise levels).

To evaluate whether the Project would generate potentially significant short-term noise levels at off-site sensitive receiver locations, a construction-related noise level threshold was adopted by the National Institute for Occupational Safety and Health (NIOSH). NIOSH identifies a noise level threshold of 85 equivalent-level decibels (dBA Leq) as an acceptable threshold for construction noise at sensitive receiver locations (Urban Crossroads, Inc., 2020a, p. 71).

The construction noise analysis provided in the Project’s noise impact analysis was prepared using reference noise level measurements taken by Urban Crossroads to describe the typical construction activity noise levels for each stage of Project construction. Refer to the Project’s Noise Impact Analysis in *Technical Appendix I* for information on the reference measurements. (Urban Crossroads, Inc., 2020a, p. 63)

Using the reference construction equipment noise levels, calculations of the Project construction noise level impacts at the nearby sensitive receiver locations were conducted by Urban Crossroads. Tables 10-2 to 10-6 of the Project’s Noise Impact Analysis (*Technical Appendix I*) present the short-term construction noise levels for each stage of construction. Table 5-10, *Unmitigated Construction Equipment Noise Level Summary (DBA Leq)* provides a summary of the construction noise levels by stage at the nearby noise-sensitive receiver locations. To assess the worst-case construction noise levels, this analysis shows the highest noise impacts when the equipment with the highest reference noise level is operating at the closest point from the edge of primary construction activity to each receiver location. This is the site preparation phase of Project construction, which is expected to last approximately 10 days in duration as shown on Table 3-1, *Anticipated Construction Duration*.

Table 5-10 Unmitigated Construction Equipment Noise Level Summary (DBA Leq)

Receiver Location ¹	Construction Noise Level (dBA Leq)					Highest Activity Noise Levels ²
	Site Preparation	Grading	Building Construction	Architectural Coating	Paving	
R1	56.1	50.0	44.7	44.0	48.1	56.1
R2	72.8	66.7	61.4	60.7	64.8	72.8
R3	74.5	68.4	63.1	62.4	66.5	74.5
R4	63.2	57.1	51.8	51.1	55.2	63.2
R5	62.5	56.4	51.1	50.4	54.5	62.5
R6	56.4	50.3	45.0	44.3	48.4	56.4

¹ Noise receiver locations are shown on Figure 5-5.

² Estimated construction noise levels during peak operating conditions.

Source: (Urban Crossroads, Inc., 2020a, Table 10-8)

To evaluate whether the Project would generate potentially significant short-term noise levels at off-site sensitive receiver locations, a construction-related NIOSH noise level threshold of 85 dBA Leq is used as acceptable thresholds for construction noise at the nearby sensitive receiver locations. As shown on Table 5-11, *Construction Equipment Noise Level Compliance (dBA Leq)*, Project-related construction activities

are calculated to reach maximum noise levels between 56.1 and 74.5 dBA Leq when measured at the property line of nearby receivers, which would fall well below the NIOSH 85 dBA Leq significance threshold during temporary Project construction activities. Therefore, the Project would not cause a substantial construction-related temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts would be less than significant. (Urban Crossroads, Inc., 2020a, p. 71)

Table 5-11 Construction Equipment Noise Level Compliance (dBA Leq)

Receiver Location ¹	Construction Noise Levels (dBA Leq)		
	Highest Construction Noise Levels ²	Threshold ³	Threshold Exceeded? ⁴
R1	56.1	85	No
R2	72.8	85	No
R3	74.5	85	No
R4	63.2	85	No
R5	62.5	85	No
R6	56.4	85	No

¹ Noise receiver locations are shown on Figure 5-5.

² Estimated construction noise levels during peak operating conditions, as shown on Table 5-10.

³ Construction noise thresholds as shown on Table 5-9.

⁴ Do the estimated Project construction noise levels satisfy the construction noise level threshold?
(Urban Crossroads, Inc., 2020a, Table 10-8)

In addition, to control noise impacts associated with the construction of the proposed Project, as with any other construction project in the County, the Project's construction contractors would be required to comply with the County's Noise Ordinance No. 847. Ordinance No. 847 requires that noise from any private construction activity located within one-quarter of a mile from an inhabited dwelling be restricted 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. (Urban Crossroads, Inc., 2020a, p. 22)

Impact Analysis for Operational Noise

As summarized in Table 5-12, *Project Daytime Noise Level Contributions* and Table 5-13, *Project Nighttime Noise Level Contributions* the Project would not generate a daytime operational noise level increase at nearby sensitive receiver locations, but would generate a nighttime operational noise level increase up to 0.2 dBA Leq at the nearby noise receiver locations identified on Figure 5-5. Because the Project-related operational noise increases do not result in an exceedance of the significance threshold, the Project would not contribute to a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project and impacts would be less than significant. (Urban Crossroads, Inc., 2020a, p. 60)

Table 5-12 Project Daytime Noise Level Contributions

Receiver Location ¹	Total Project Operational Noise Level ²	Measurement Location ³	Reference Ambient Noise Levels ⁴	Combined Project and Ambient ⁵	Project Increase ⁶	Threshold ⁷	Threshold Exceeded? ⁷
R1	29.6	L7	56.8	56.8	0.0	5.0	No
R2	41.1	L6	61.1	61.1	0.0	3.0	No
R3	41.9	L8	62.0	62.0	0.0	3.0	No
R4	34.8	L8	62.0	62.0	0.0	3.0	No
R5	34.5	L5	59.4	59.4	0.0	5.0	No
R6	29.8	L5	59.4	59.4	0.0	5.0	No

¹ Noise receiver locations are shown on Figure 5-5.

² Total Project operational noise levels as shown on Table 9-3, *Unmitigated Operational Noise Level Compliance*, of *Technical Appendix I*.

³ Reference noise level measurement locations as shown on Exhibit 5-A, *Noise Measurement Locations*, of *Technical Appendix I*.

⁴ Observed nighttime ambient noise levels as shown on Table 5-1, *24-Hour Noise Level Measurements*, of *Technical Appendix I*.

⁵ Represents the combined ambient conditions plus the Project activities.

⁶ The noise level increase expected with the addition of the proposed Project activities.

⁷ Significance Criteria as defined in Section 4 of *Technical Appendix I*.

(Urban Crossroads, Inc., 2020a, Table 9-4)

Table 5-13 Project Nighttime Noise Level Contributions

Receiver Location ¹	Total Project Operational Noise Level ²	Measurement Location ³	Reference Ambient Noise Levels ⁴	Combined Project and Ambient ⁵	Project Increase ⁶	Threshold ⁷	Threshold Exceeded? ⁷
R1	29.6	L7	54.0	54.0	0.0	5.0	No
R2	41.1	L6	58.6	58.7	0.1	5.0	No
R3	41.9	L8	55.5	55.7	0.2	5.0	No
R4	34.8	L8	55.5	55.5	0.0	5.0	No
R5	34.5	L5	58.0	58.0	0.0	5.0	No
R6	29.8	L5	58.0	58.0	0.0	5.0	No

¹ See Figure 5-5 for the receiver locations.

² Total Project operational noise levels as shown on Table 9-3, *Unmitigated Operational Noise Level Compliance*, of *Technical Appendix I*.

³ Reference noise level measurement locations as shown on Exhibit 5-A, *Noise Measurement Locations*, of *Technical Appendix I*.

⁴ Observed nighttime ambient noise levels as shown on Table 5-1, *24-Hour Noise Level Measurements*, of *Technical Appendix I*.

⁵ Represents the combined ambient conditions plus the Project activities.

⁶ The noise level increase expected with the addition of the proposed Project activities.

⁷ Significance Criteria as defined in Section 4 of *Technical Appendix I*.

(Urban Crossroads, Inc., 2020a, Table 9-5)

Impact Analysis for Traffic-Related Noise

To evaluate permanent, off-site noise increases that could result from Project-related traffic, noise levels were modeled for the following traffic scenarios:

- Existing (2018): This scenario refers to the existing present-day traffic noise conditions without and with the proposed Project. This analysis is included in the Project's Noise Impact Analysis (*Technical Appendix I*) for informational purposes; the existing traffic noise levels plus traffic noise generated by the proposed Project will not actually occur because the Project would not be fully constructed and operational until future year cumulative conditions. (Urban Crossroads, Inc., 2020a, p. 43)
- Existing plus Ambient Growth (EA) (2020): This scenario refers to the background noise conditions in year 2020 without and with the Project plus ambient growth. (Urban Crossroads, Inc., 2020a, p. 43)
- EA plus Cumulative (EAC) (2020): This scenario refers to the background noise conditions in year 2020 without and with the Project plus ambient growth, and includes all reasonably foreseeable cumulative development projects identified in the Project's Traffic Impact Analysis (*Technical Appendix K1*). (Urban Crossroads, Inc., 2020a, p. 43)

Traffic noise contours and noise levels were established based on existing and projected future traffic conditions on off-site roadway segments within the Project's study area, and do not take into account the consider the effect of any existing noise barriers or topography that may affect attenuate ambient noise levels. Refer to *Technical Appendix I* for a detailed description of the methodology used to evaluate the Project's traffic-related noise effects. (Urban Crossroads, Inc., 2020a, p. 43)

Table 5-14, *Unmitigated EA (2020) with Project Traffic Noise Level Increases*, presents the existing plus ambient growth (EA) 2020 noise conditions that would result with the addition of Project-related traffic, without accounting for any noise attenuation features such as noise barriers or topography. Table 5-15, *Unmitigated EAC (2020) with Project Traffic Noise Level Increases*, presents a comparison of the EAC 2020 with Project conditions, without accounting for any noise attenuation features such as noise barriers or topography, plus ambient growth and reasonably foreseeable cumulative development projects. In both scenarios, noise levels along the roadway segments within the Project study area would increase between 0.0 and 8.8 dBA CNEL with development of the Project, with the loudest increase in traffic noise occurring at Perry Street, east of Driveway 2. An 8.8 dBA CNEL noise level increase along the segment of Perry Street between the Project's Driveway 2 and Harvill Avenue exceeds the threshold of significance (Table 5-9, *Significance Criteria Summary*) under both traffic scenarios and the noise increase is considered potentially significant. All other roadway segments are shown to experience less-than-significant noise level impacts. (Urban Crossroads, Inc., 2020a, p. 48)

Because all the Project truck traffic is proposed to use Perry Street east of Driveway 2, it is reasonable to expect that this roadway segment would experience potentially significant Project-related noise level

increases. However, these potential impacts are largely a function of the low existing traffic volumes related to the unimproved nature of the existing dirt road and the Project’s paving of a 32-foot width of the road and the addition of Project truck traffic. The property located adjacent to Perry Street east of Driveway 2 is currently vacant and without receivers of any kind (noise sensitive or non-noise sensitive). Therefore, with no receivers experiencing a traffic noise level increase on the roadway segment of Perry Street, east of Driveway 2, the off-site traffic-related noise level increases would be less than significant. (Urban Crossroads, Inc., 2020a, p. 48)

Table 5-14 Unmitigated EA (2020) with Project Traffic Noise Level Increases

ID	Road	Segment	Adjacent Planned (Existing) Land Use ¹	CNEL at Adjacent Land Use (dBA) ¹			Noise-Sensitive Land Use?	Threshold Exceeded? ²
				No Project	With Project	Project Addition		
1	Seaton Av.	n/o Perry St.	Light Industrial/Residential	67.6	67.6	0.0	Yes	No
2	Seaton Av.	s/o Perry St.	Light Industrial/Residential	67.3	67.4	0.0	Yes	No
3	Markham St.	w/o Seaton Av.	Residential	77.2	77.2	0.0	Yes	No
4	Markham St.	e/o Seaton Av.	Light Industrial	77.4	77.4	0.0	No	No
5	Perry St.	w/o Dwy. 1	Light Industrial	56.1	56.4	0.3	No	No
6	Perry St.	e/o Dwy. 1	Light Industrial	56.1	56.3	0.2	No	No
7	Perry St.	e/o Dwy. 2	Light Industrial	56.1	64.9	8.8	No	Yes

¹The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the nearest adjacent land use. Values rounded to the nearest one-tenth.

²Significance Criteria (See Section 4 of *Technical Appendix I*).

Source: (Urban Crossroads, Inc., 2020a, Table 7-8)

Table 5-15 Unmitigated EAC (2020) with Project Traffic Noise Level Increases

ID	Road	Segment	Adjacent Planned (Existing) Land Use ¹	CNEL at Adjacent Land Use (dBA) ¹			Noise-Sensitive Land Use?	Threshold Exceeded? ²
				No Project	With Project	Project Addition		
1	Seaton Av.	n/o Perry St.	Light Industrial/Residential	67.6	67.6	0.0	Yes	No
2	Seaton Av.	s/o Perry St.	Light Industrial/Residential	67.3	67.4	0.0	Yes	No
3	Markham St.	w/o Seaton Av.	Residential	77.2	77.2	0.0	Yes	No
4	Markham St.	e/o Seaton Av.	Light Industrial	77.4	77.4	0.0	No	No
5	Perry St.	w/o Dwy. 1	Light Industrial	56.1	56.4	0.3	No	No
6	Perry St.	e/o Dwy. 1	Light Industrial	56.1	56.3	0.2	No	No
7	Perry St.	e/o Dwy. 2	Light Industrial	56.1	64.9	8.8	No	Yes

¹The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the nearest adjacent land use. Values rounded to the nearest one-tenth.

²Significance Criteria (See Section 4 of *Technical Appendix I*).

Source: (Urban Crossroads, Inc., 2020a, Table 7-9)

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- All construction activities shall comply with Riverside County Noise Ordinance (Ordinance No. 847). This requirement shall be noted on all grading and building plans and in bid documents issued to construction contractors.

b) Would the Project generate excessive ground-borne vibration or ground-borne noise levels?

Impact Analysis for Near-Term Construction Vibration

Construction activities on the Project site would utilize heavy equipment that has the potential to generate low levels of intermittent, localized ground-borne vibration. Refer to *Technical Appendix I* for a detailed description of the methodology used to calculate construction vibration levels.

Vibration levels from Project-related construction activities were calculated to the property lines of six (6) receiver locations near the Project site. (See Figure 5-5 for the locations of the modeled receptors and refer to *Technical Appendix I* for a detailed description of the receptors). The results of the vibration analysis for Project-related construction activities are summarized in Table 5-16, *Project Construction Vibration Levels*.

As shown in Table 5-16, Project construction activities would generate a maximum vibration level of 0.009 root-mean-square (RMS), which is less than the significance threshold of 0.1 in/sec RMS (Urban Crossroads, Inc., 2020a, p. 72). Furthermore, the Project-related construction vibration levels do not represent levels capable of causing building damages to nearby residential homes. The Federal Transit Administration (FTA) identifies construction vibration levels capable of building damage ranging from 0.12 to 0.5 in/sec PPV. As shown in Table 5-16, peak Project construction vibration levels approach 0.013 in/sec PPV, which is below the FTA vibration levels for building damage at the residential homes near the Project site. Based on the foregoing, the Project's construction activities would not expose persons to or generate excessive ground-borne vibration or ground-borne noise levels. The Project would result in less-than-significant impacts associated with construction vibration and ground-borne noise. (Urban Crossroads, Inc., 2020a, p. 72)

Table 5-16 Project Construction Vibration Levels

Receiver ¹	Distance to Const. Activity (Feet)	Receiver Levels (in/sec) PPV ²					Velocity Levels (in/sec) RMS ³	Threshold (in/sec) RMS ⁴	Threshold Exceeded? ⁵
		Small Bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Peak Vibration			
R1	745'	0.000	0.000	0.000	0.001	0.001	0.000	0.01	No
R2	109'	0.000	0.004	0.008	0.010	0.010	0.007	0.01	No
R3	90'	0.000	0.005	0.011	0.013	0.013	0.009	0.01	No
R4	332'	0.000	0.001	0.002	0.002	0.002	0.001	0.01	No
R5	360'	0.000	0.001	0.001	0.002	0.002	0.001	0.01	No
R6	726'	0.000	0.000	0.000	0.001	0.001	0.000	0.01	No

¹Receiver locations are shown on Figure 5-5.

²Based on the Vibration Source Levels of Construction Equipment included on Table 6-8 in *Technical Appendix I*.

³Vibration levels in PPV are converted to RMS velocity using a 0.71 conversion factor identified in the Caltrans Transportation and Construction Vibration Guidance Manual, September 2013.

⁴Does the vibration level exceed the maximum acceptable vibration threshold?

Source: (Urban Crossroads, Inc., 2020a, Table 10-9)

Impact Analysis for Long-Term Operational Vibration

Under long-term conditions, the proposed Project would not include nor require equipment, facilities, or activities that would result in substantial or perceptible ground-borne vibration. The operation of the Project site would include heavy trucks moving on site to and from the loading docks areas located on the east-facing side of the building. According to the Federal Transit Administration (FTA), trucks rarely create vibration levels that exceeds 70 VdB or 0.003 in/sec unless there are bumps due to frequent potholes in the road. Trucks transiting the Project site will be traveling at very low speeds; therefore, it is expected that truck vibration impacts at nearby homes closest to the Project site and located west of Seaton Avenue facing the side of the building having offices and no dock doors or truck court movements would satisfy the County of Riverside’s 0.1 in/sec RMS vibration threshold. Therefore, because the Project-related vibration velocity levels would remain below the County of Riverside threshold of 0.01 in/sec RMS at all receiver location, the Project’s operational activities would not expose persons to or generate excessive ground-borne vibration or ground-borne noise levels. Accordingly, long-term operational vibration impacts would be less than significant and no mitigation is required. (Urban Crossroads, Inc., 2020a, p. 2).

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- All construction activities shall comply with the County of Riverside Noise Ordinance (Ordinance No. 847). This requirement shall be noted on all grading and building plans and in bid documents issued to construction contractors.



Source(s): Urban Crossroads (01-23-2020)



NOT TO SCALE



Figure 5-5

SENSITIVE RECEIVER LOCATIONS

5.1.14 Paleontological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
<i>Would the project:</i>				
28. Paleontological Resources				
a. Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”; Brian F. Smith and Associates, Inc., Paleontological Resource and Mitigation Assessment (BFSA, 2018); Brian F. Smith and Associates, Inc., Paleontological Resource Impact Mitigation Program (PRIMP) (BFSA, 2019b)

a) Would the Project directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

Brian F. Smith and Associates, Inc. (BFSA) completed a Paleontological Resource and Mitigation Monitoring Assessment for the Project attached to this MND as *Technical Appendix J1*. A geologic map of the Steele Peak 7.5’ quadrangle, shows that the Project site is underlain by lower Pleistocene (approximately 1.8 million to perhaps 200,000 to 300,000-year old) very old alluvial fan deposits that lap onto granitic exposures of the Cretaceous Val Verde tonalite along the west side of the Project site. Geomorphically, there is a very gentle slope to the east toward Perris Valley. (BFSA, 2018, p. 1)

A paleontological sensitivity map generated by the Riverside County Land Information System (RCLIS) ranks most of the project area as having a High Potential/Sensitivity (High B), which is “based on [the presence of] geologic formations or mappable rock units that contain fossilized body elements, and trace fossils such as tracks, nests and eggs. These fossils occur on or below the surface.” The category “High B” indicates that fossils are likely to be encountered at or below a depth of four feet, and may be impacted by excavation work during construction-related activities. The eastern portion of the Project site, which is composed of very old alluvial fan sediments are ranked with a High Potential/Sensitivity (High B) to yield nonrenewable paleontological resources (i.e., fossils). The western portion of the Project site, which is composed of Cretaceous granitic rocks, is ranked as having a Low Paleontological Potential/Sensitivity because fossils are never found in granitic rocks, which are formed by cooling magma miles below the Earth’s surface, and therefore do not have any paleontological resource potential or sensitivity. (BFSA, 2018, pp. 1-2) Based on Google Earth imagery accessed by BFSA in January 2019, all of the areas of Quaternary sediments were recently graded or tilled and it is unlikely that any paleontological resources would be present at the surface of these areas and the areas with exposures of granitic and metamorphic rocks would not have any fossils (BFSA, 2019b, p. 2).

However, grading and excavation activities that occur deeper than 4.0 feet in depth in the eastern portion of the Project site in areas composed of very old alluvial fan sediments ranked with a High Potential/Sensitivity (High B), have the potential to unearth paleontological resources that may exist below the ground surface. If significant paleontological resources are unearthed there is a potential for a significant impact if the resources are not properly identified and treated. Therefore, the Project's potential to directly or indirectly destroy unique paleontological resources that may be present beneath the ground surface in the eastern portion of the site in areas mapped with a High Potential/Sensitivity (High B), is a potentially significant impact and mitigation is required.

Because of the High Paleontological Sensitivity (High B) assigned to the older alluvial fan deposits across much of the Project site, full-time paleontological monitoring of mass grading and excavation (utility trenching, etc.) activities in areas mapped as Quaternary older alluvial fan deposits is required in order to mitigate any adverse impacts (loss or destruction) to potential nonrenewable paleontological resources (i.e., fossils). Paleontological monitoring is not required where the Cretaceous granitic rocks are exposed at the surface or in the shallow subsurface (less than four feet below ground level) on the west side of the project. (BFSA, 2018, p. 2)

Findings of Fact: Less than significant with mitigation incorporated.

Mitigation: Mitigation is required.

Implementation of Paleontological Resources MM-1 would ensure the proper identification and subsequent treatment of any significant paleontological resource, site, or unique geologic feature that may be encountered during ground-disturbing activities associated with Project excavation activities in the area of the Project site mapped as older Quaternary sediments. With implementation of Paleontological Resources MM-1, the Project's potential to impact paleontological resources on the Project site would be reduced to less than significant.

Paleontological Resources MM-1. The County of Riverside shall require implementation of the Project's Paleontological Resource Impact Mitigation Program (PRIMP) by a qualified paleontologist as a condition of the Project's grading permit, for any mass grading and excavation-related activities, including utility trenching, that will exceed 4.0 feet in depth in exposed Quaternary older alluvial fan sediments (Qvofa) located in the northeast portion of the property. The PRIMP shall be followed in the event that fossils are discovered in order to ensure that significant resources are properly identified and treated and that no significant paleontological resource, site, or unique geologic feature is destroyed. The protocols documented in the PRIMP are required to be followed. [Refer to *Technical Appendix J2* for a copy of the preliminary PRIMP.]

Monitoring: Monitoring is required. Prior to the issuance of grading permits that involve grading at depths that exceed 4.0 feet in depth and that encompass areas of exposed Quaternary older alluvial fan sediments (Qvofa) on site, the PRIMP will be prepared and approved by the County Geologist. The PRIMP shall be implemented by the Project paleontologist during all grading activities that exceed 4.0 feet in depth and occur in areas containing exposed Quaternary older alluvial fan sediments (Qvofa).

5.1.15 Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
29. Housing				
a. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); Riverside County Riverside County GIS Database (RCIT, 2019); Riverside County General Plan, Chapter 8 - Housing Element 2017-2021 (Riverside County, 2017c); United States Department of Labor Bureau of Labor Statistics (USBLS, 2018)

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

Under existing conditions, the Project site is comprised of vacant undeveloped land with no structures. Therefore, development of the Project would not displace any housing or displace any people, and thus would not necessitate the construction of replacement housing elsewhere.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

The Project entails the proposed development of one warehouse building. For purposes of analysis, employment estimates were calculated using data and average employment density factors utilized in the County of Riverside General Plan. The General Plan estimated that Light Industrial (LI) businesses would employ one (1) worker for every 1,030 SF of building area $203,029 \text{ SF} \div 1,030 \text{ SF} = 197.11$). Based on this employment generation rate, the Project is expected to create approximately 197 new recurring jobs.

It is anticipated that the employment base for both the construction and operational phases of the proposed Project would come from the existing population in Riverside County. According to the Bureau of Labor Statistics, in July 2018, the Riverside-San Bernardino-Ontario region's civilian labor force was 2,042,492 persons with 1,948,971 persons employed and 93,521 persons unemployed for an unemployment rate of 4.6 percent (USBLS, 2018). The anticipated jobs generated as part of the Project could be filled from the local area, as the surrounding area contains an ample supply of potential employees. Therefore, it is not anticipated that the labor demand caused by the proposed Project would result in the addition of residents within Riverside County or surrounding jurisdictions, or trigger the need for affordable housing. Therefore, the Project is not expected to be a catalyst for any population growth and no impact associated with population projections or affordable housing needs would occur.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Would the Project 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)?

As discussed above in Threshold 29(b), the Project entails the proposed development of one warehouse building. For purposes of analysis, employment estimates were calculated using data and average employment density factors utilized in the County of Riverside General Plan. The General Plan estimated that Light Industrial (LI) businesses would employ one (1) worker for every 1,030 SF of building area $203,029 \text{ SF} \div 1,030 \text{ SF} = 197.11$). Based on this employment generation rate, the Project is expected to create approximately 197 new recurring jobs.

The Project site would not directly generate a residential population. It is anticipated that the employment base for both the construction and operational phases of the proposed Project would come from the existing population in Riverside County. According to the Bureau of Labor Statistics, in July 2018, the Riverside-San Bernardino-Ontario region's civilian labor force was 2,042,492 persons with 1,948,971 persons employed and 93,521 persons unemployed for an unemployment rate of 4.6 percent (USBLS, 2018). It is anticipated that the Project's job openings could be filled from the local area. The surrounding area contains an ample supply of potential employees. Therefore, it is not anticipated that the labor

demand caused by the proposed Project would result in the addition of residents within Riverside County or surrounding jurisdictions. Therefore, the Project is not expected to be a catalyst for any population growth and no impact associated with population projections would occur.

The on-site employment generation would not induce substantial growth in the area because it is anticipated that the Project’s future employees would already be living in the Riverside County area. The Project does not propose the construction of any new homes or dwelling units that would directly result in the introduction of new residents to the area. Indirect population growth has the potential to occur when infrastructure improvements are proposed. Increased road access and availability of utility connections are a byproduct of the proposed Project. However, the proposed improvements are specific to the Project and access would not extend beyond Perry Street to the east, with the exception of proposed utility connections. The Project would not construct any roadways beyond what was already planned by the County of Riverside. Surrounding properties that would have access to or benefit from such improvements are designated by the County of Riverside General Plan for Light Industrial (L-I) and Rural Community – Very Low Density Residential (RC-VLDR). The Light Industrial (L-I) land uses are not considered to be population increasing land uses, as they would have similar characteristics to the proposed Project (the employees for such developments would most likely come from within the County for the same reasons as those discussed for this Project). The RC-VLDR land uses are anticipated to be built out with low density housing, as planned by the County’s General Plan. Project-related utility improvements would service the Project site and would not induce growth on other parcels. Accordingly, the proposed Project would have a less-than-significant impact related to directly or indirectly inducing substantial population growth in the area.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5.1.16 Public Services

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<p>30. Fire Services Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
service ratios, response times or other performance objectives for <u>fire protection services</u> ?				

Source: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); Riverside County General Plan Safety Element (Riverside County, 2016c); Riverside County Fire Department, “Station Locator” (RCFD, n.d.); Riverside County Ordinance No. 787, Fire Code (Riverside County, 2017d); County of Riverside Ordinance No. 659, Establishing a Development Impact Fee Program (Riverside County, 2015d); Riverside County General Plan Draft Environmental Impact Report (EIR) No. 521, Section 4.17, Public Facilities (Riverside County, 2015b) ; (Google Earth, 2018)

a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services?

The Project site receives fire protection services from the Riverside County Fire Department (RCFD). Development of the Project site with a warehouse building has the potential to increase the frequency of fire protection calls to the site. RCFD Station 59 is the closest fire station to the Project site located approximately 1.7 miles to the southwest of the site at 21510 Pinewood Avenue, Perris, CA 92570. RCFD Station 90 is located at 333 Placentia Avenue, Perris, CA, 92571, approximately 2.8 miles southeast of the Project site (RCFD, n.d.) (Google Earth, 2018).

To ensure adequate fire protection for all residents of Riverside County, the Riverside County Department of Building and Safety and the RCFD enforce fire standards as they review building plans and conduct building inspection and review structures for compliance with the California Code, including PRC Sections 4290-4299 and California Government Code (CGC) 51178 that address fire safety and Riverside County Ordinance No. 787 (Fire Code Standards) (Riverside County, 2017d, P. 4.17-23) (Riverside County, 2015b).

Although the Project’s increased demand on fire services could be impactful to the RCFD’s response times should there be a call to service to the Project site, the impact under CEQA is determined to be less than significant because the Project would be served from existing RCFD fire stations and would not cause the construction of a new fire station or physical alteration of an existing fire station. In addition, the Project Applicant is required to pave a 32-foot section of Perry Street from the Project site to Harvill Avenue, which would improve emergency vehicle access. This segment of Perry Street is an unimproved dirt road under existing conditions.

The Project Applicant would be required to comply with Riverside County Ordinance No. 659 (the County Development Impact Fee (DIF)), which requires a fee payment by developers for the funding of public facilities, including fire protection facilities.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- Prior to building permit inspection, the Project Applicant shall comply with the County’s Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires payment of a development mitigation fee to assist in providing revenue that the County can use to improve public facilities and/or equipment, to offset the incremental increase in the demand for public services, including the need for fire protection services that would be created by the Project.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigated Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impacts</i>
3 I. Sheriff Services Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside Ordinance No. 659, Establishing a Development Impact Fee Program (Riverside County, 2015d); Riverside County General Plan Safety Element (Riverside County, 2016c); Riverside County General Plan Draft Environmental Impact Report (EIR) No. 521, Section 4.17, Public Facilities (Riverside County, 2015b)

- a) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental**

impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services?

The Project site receives police protection services from the Riverside County Sherriff Department (RCSD). Development of the Project site with a warehouse facility has the potential to increase the frequency of sheriff calls to the site due to the addition of structures, traffic, and workers. The RCSD Perris Station, located at 137 North Perris Boulevard, Suite A, Perris, CA 92570 would provide sheriff services to the Project site and vicinity of the site.

As discussed in General Plan Amendment (GPA) No. 960, Draft EIR No 521, in terms of changes to existing levels of service, localized development increases would incrementally create demand for additional law enforcement personnel and services in specific areas; however, none of the increases would trigger the need for new or improved facilities in order to meet the demand. The additional personnel (officers, supervisors, and support staff), equipment and vehicles necessary could readily be accommodated by existing facilities. In addition, the Project would comply with the existing regulatory policies and General Plan policies that would further reduce any impacts to law enforcement services associated with the Project. (Riverside County, 2015b, pp. 4.17-34-35)

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are listed below for information purposes.

- Prior to building permit inspection, the Project Applicant shall comply with the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires payment of a development mitigation fee to assist in providing revenue that the County can use to improve public facilities and/or equipment, to offset the incremental increase in the demand for law enforcement, including the need for law enforcement services that would be created by the Project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
32. Schools Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for <u>school</u> services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Appendix F-1, Population and Employment Forecasts (Riverside County, 2015a); County of Riverside Ordinance No. 659, Establishing a Development Impact Fee Program (Riverside County, 2015d); Senate Bill 50

- a) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for school services?**

Because the subject property would be developed with non-residential uses that would not directly generate any school-aged children requiring public education, development of the subject property with one warehouse building would not create a direct demand for public school services, nor would it indirectly draw a substantial number of students to the area for the reasons discussed above. In summary, jobs and housing data presented in Appendix F-1 to Riverside County General Plan Amendment No. 960 demonstrates that future employees of the Project would primarily consist of existing County residents; as such, the Project would not affect the existing or projected housing supply, and thus it would not generate a school-aged population in the County. As such, the proposed Project would not directly cause or contribute to a need to construct new or physically altered public school facilities.

Although the Project would not directly create a demand for additional public school services, the Project Applicant would still be required to contribute fees to the Val Verde Unified School District (VVUSD) in compliance with California Senate Bill 50 (SB 50, Greene), California Government Code §§ 65995.5–65998, which allows school districts to collect fees from new developments to offset the costs associated with increasing school capacity needs. The payment of school mitigation impact fees authorized by SB 50 is deemed to provide “full and complete mitigation of impacts” on school facilities from the development of real property (California Government Code Section 65995).

Project implementation would not result in or require new or expanded public school facilities. In addition, no schools are located on the site or are planned to be located on the site, therefore, there is no potential

for the Project to have a direct physical impact on school services. For these reasons, impacts to school services would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- Prior to building permit inspection, the Project Applicant shall comply with the provisions of California Government Code §§ 65995.5-65998 by payment of required school impact fees to the Val Verde Unified School District, in accordance with the District’s Level 1 Fee Schedule.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
33. Libraries Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for <u>library</u> services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Appendix F-1, Population and Employment Forecasts (Riverside County, 2015a); County of Riverside Ordinance No. 659, Establishing a Development Impact Fee Program (Riverside County, 2015d)

- a) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for library services?**

Development of the Project site with a light industrial warehouse building and associated site improvements would not directly create a demand for public library facilities and would not directly result

in the need to modify existing or construct new library buildings. Demand placed on libraries is based on the generation of a resident population associated with a person’s place of residence, and not typically their place of employment. As discussed above, based on the Countywide jobs and housing data presented in Appendix F-1 to Riverside County General Plan Amendment No. 960, the Project would not result in an increase in the County’s population and would therefore not directly result in an increased demand for library facilities. Accordingly, Project-related impacts to library facilities would be less than significant. There are no other public services for which Project-related service demands would have the potential to physically impact public facilities. The Project Applicant would be required to comply with Riverside County Ordinance No. 659 (the County DIF), which requires a fee payment by developers for the funding of public facilities, including public libraries and other public facilities.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<p>34. Health Services Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for <u>health</u> services?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Appendix F-1, Population and Employment Forecasts (Riverside County, 2015a); County of Riverside Ordinance No. 659, Establishing a Development Impact Fee Program (Riverside County, 2015d)

- a) **Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for health services?**

As indicated above, based on the jobs and housing data presented in Appendix F-1 to Riverside County General Plan Amendment No. 960, implementation of the proposed Project is not anticipated to result in

an increase in the County’s population because Riverside County as a whole has an abundance of housing relative to jobs (Riverside County, 2015a, Appendix F-1, pp. 8-9). As such, it is not anticipated that the proposed Project would result in a substantial increase in demand for public and/or private health care facilities. Moreover, the provision of private health care, which serves a majority of County residents, is largely based on economic factors and demand and is beyond the scope of analysis required for this MND. Nonetheless, the Project could result in an incremental increase in demand for health services associated with the Project’s addition of employees in the area. Existing public health facilities would accommodate nominal increases in demand, such as demand from the Project. Project implementation would not result in or require the physical construction, expansion, or alteration of public health facilities; therefore, impacts would be less than significant. The Project Applicant would be required to comply with Riverside County Ordinance 659 (the County DIF), which requires a fee payment by developers for the funding of public facilities, including public health facilities.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Applicable Regulatory Requirements. The following are applicable regulations and design requirements to which the Project is required to comply. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are listed below for information purposes.

- Prior to building permit inspection, the Project Applicant shall comply with the County’s Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires payment of a development mitigation fee to assist in providing revenue that the County can use to improve public facilities and/or equipment, to offset the incremental increase in the demand for public services, including health care services.

5.1.17 Recreation

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
35. Parks and Recreation a. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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"/>

Source: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); Riverside County GIS Database (RCIT, 2019); County of Riverside Ordinance No. 659, Establishing a Development Impact Fee Program (Riverside County, 2015d); County of Riverside Ordinance. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications) (Riverside County, 2014)

- a) **Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**
- b) **Would the Project 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?**

The Project would provide for a segment of the County’s multi-use trail system along the Project site’s frontage with Seaton Avenue. The impacts from the construction of the trail are evaluated throughout this MND an inherent part of the Project. The Project does not propose to construct any other recreational facilities; thus, no impacts from proposed recreational facilities would result from the Project. Additionally, the Project proposes a light industrial land use that would not directly result in an increase in the County’s population. Although the jobs generated by the Project have the potential to result in some new residents within the County, it is expected that a majority of the jobs created would be filled by existing County residents. As such, the Project would not result in a substantial increase in demand for the construction or expansion of recreational facilities, and impacts would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Would the Project be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

According to Riverside County GIS, the Project site is not located within a Community Service Area (CSA) (RCIT, 2019). Also, the Project site is not located within the boundaries of any adopted Community Parks and Recreation Plan and therefore the Project is not subject to Quimby Fees. The Project proposes to develop the site with warehouse uses, is not located within the purview of any Community Parks and Recreation Plans, and would not be subject to payment of Quimby fees. Thus, no impact would occur.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
36. Recreation Trails				
a. Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); Riverside County General Plan Figure C-6, Riverside County Trails and Bikeway System (Riverside County, 2015a)

a) Would the Project include the construction or expansion of a trail system?

The Project would provide for a segment of the County’s multi-use trail system along the Project site’s frontage with Seaton Avenue. Impacts associated with the construction of this trail have been evaluated throughout this MND. Additionally, the Project would not generate a measurable increase in the County’s population as it is expected that the majority of jobs generated by the Project would be filled by existing County residents. Thus, the Project would not result in the use of existing recreational trails that could have a significant environmental effect.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5.1.18 Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
37. Transportation				
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); Riverside County General Plan (Riverside County, 2015a); Riverside County General Plan, Circulation Element (Riverside County, 2016b); Traffic Impact Analysis (Urban Crossroads, Inc., 2019e)

a) Would the Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

The Project is designed to accommodate pedestrians along its street frontages via sidewalks along Seaton Avenue and Perry Street, in addition to a multi-use trail segment along Seaton Avenue. With the provision of the trail segment, the Project is consistent with the Countywide trails program. The County of Riverside is currently served by the Riverside Transit Authority (RTA), a public transit agency serving the unincorporated Riverside County region. There are currently no existing bus routes in close proximity to

the Project site. Existing transit routes in the area are RTA Routes 41, 27, and 208/212, which run along the I-215 Freeway and Cajalco Expressway. (Urban Crossroads, Inc., 2019e, p. 28) Because there are no public transit services within the area immediately surrounding the Project site, the Project has no potential to conflict with a transit service program.

The remaining analysis of Threshold 37(a) focuses on potential impacts to the local circulation network (i.e., roadways and intersections). A Traffic Impact Analysis (TIA) was prepared for the Project by Urban Crossroads to evaluate the potential impacts related to traffic and circulation deficiencies that may result from the development of the proposed Project. The TIA was prepared in accordance with the County of Riverside's *Traffic Impact Analysis Preparation Guide* (August 2008) and through consultation with County of Riverside staff during the TIA scoping process. (Urban Crossroads, Inc., 2019e, p. 1) The TIA is included as *Technical Appendix K1* to this MND and its findings are incorporated into the analysis presented herein.

Level of Service (LOS)

Traffic operations of roadway facilities are described using the term "Level of Service" (LOS). LOS is a qualitative description of traffic flow based on several factors such as speed, travel time, delay, and freedom to maneuver. Six levels are typically defined ranging from LOS A, representing completely free-flow conditions, to LOS F, representing breakdown in flow resulting in stop-and-go conditions. LOS E represents operations at or near capacity, an unstable level where vehicles are operating with the minimum spacing for maintaining uniform flow. (Urban Crossroads, Inc., 2019e, p. 17) The definition of an intersection deficiency was obtained from the County of Riverside General Plan, Policy C 2.1. The applicable minimum LOS utilized for the purposes of the TIA and the analysis herein is LOS D per the County-wide target LOS for projects located within a Community Development Area, which the proposed Project is located within the Mead Valley Area Plan (MVAP) (Urban Crossroads, Inc., 2019e, pp. 20, 21)

The following deficiency criteria was utilized in the TIA for the County of Riverside and Caltrans to determine whether the addition of Project traffic at a study area intersection would result in a deficiency (Urban Crossroads, Inc., 2019e, p. 21).

- A deficiency occurs at study area intersections if the pre-Project condition is at or better than LOS D (i.e., acceptable LOS), and the addition of Project trips causes the peak hour LOS at the study area intersection to operate at acceptable LOS (i.e., LOS E or F). Per the County of Riverside traffic study guidelines, for intersections currently operating at unacceptable LOS (LOS E or F), a deficiency would occur if the Project contributes 50 or more peak hour trips to pre-Project traffic conditions. (Urban Crossroads, Inc., 2019e, p. 21)

Project Study Area

The four study area intersections that were identified by the County of Riverside staff to be analyzed in the Project's TIA are shown in Figure 5-6, Existing *Number of Through Lanes and Intersection Controls*, and identified in Table 5-17, *Intersection Analysis Locations*. The four study area intersections represent existing and future intersections where the Project is calculated to contribute 50 or more peak hour trips

per the County of Riverside’s traffic guidelines, or that have been included for study at the direction of County of Riverside staff. The “50 peak hour trip” criteria generally represents a minimum number of trips at which a typical intersection would have the potential to be substantively impacted by a given development proposal. (Urban Crossroads, Inc., 2019e, p. 4)

Pursuant to the Traffic Study Guidelines, Caltrans typically requires analysis of freeway mainline segments when the Project contributes 50 or more peak hour trips. Based on the Project trip distributions, assessment of State facilities is not required because the Project’s traffic contribution to the State facilities is fewer than 50 peak hour trips and is considered less than significant. (Urban Crossroads, Inc., 2019e, p. 4)

Table 5-17 Intersection Analysis Locations

ID	Intersection Location	Jurisdiction	CMP?
1	Seaton Avenue & Markham Street	County of Riverside	No
2	Seaton Avenue & Perry Street	County of Riverside	No
3	Driveway 1 & Perry Street – Future Intersection	County of Riverside	No
4	Driveway 2 & Perry Street – Future Intersection	County of Riverside	No

(Urban Crossroads, Inc., 2019e, Table 1-1)

The intersection LOS analysis is based on the traffic volumes observed during the peak hour conditions using traffic count data collected by Urban Crossroads in October 2018, while schools were in session. The following peak hours were selected for analysis:

- Weekday AM Peak Hour (peak hour between 7:00 AM and 9:00 AM)
- Weekday PM Peak Hour (peak hour between 4:00 PM and 6:00 PM)

The weekday AM and weekday PM peak hour count data is representative of typical weekday peak hour traffic conditions in the study area. There were no observations made in the field that would indicate atypical traffic conditions on the count dates, such as construction activity or detour routes and near-by schools were in session and operating on normal schedules. (Urban Crossroads, Inc., 2019e, p. 28)

Analysis Scenarios

Potential impacts to traffic and circulation were assessed for each of the following conditions:

- **Existing (2018) Conditions (Existing 2018):** Information for Existing (2018) conditions is disclosed to represent the baseline traffic conditions as they existed at the time the TIA was prepared. Traffic counts were conducted in October 2018 based on vehicle classification and were converted to (passenger car equivalents (PCE) due to the presence of heavy trucks within the study area. (Urban Crossroads, Inc., 2019e, p. 3)

- **Existing Plus Project Conditions (E+P):** The Existing Plus Project (E+P) analysis determines any significant traffic impacts and circulation system deficiencies that would occur on the existing roadway system in the scenario of the Project being placed upon Existing conditions. (Urban Crossroads, Inc., 2019e, p. 3)
- **Existing Plus Ambient Growth Plus Project Conditions (EAP 2020):** The EAP (2020) conditions analysis determines the potential traffic impacts based on a comparison of the EAP traffic conditions to Existing (2018) conditions. To account for background traffic growth, an ambient growth factor from Existing (2018) conditions of 4.04% (2 percent per year, compounded over 2 years) is included for EAP (2020) traffic conditions. Consistent with Riverside County traffic study guidelines, the EAP analysis is intended to identify “Opening Year” deficiencies associated with the development of the proposed Project based on the expected background growth within the study area. (Urban Crossroads, Inc., 2019e, p. 3)
- **Existing Plus Ambient Growth Plus Project Plus Cumulative (2020) Conditions (EAPC (2020):** The EAPC (2020) traffic conditions analysis determines the potential near-term cumulative circulation system deficiencies. To account for background traffic growth, an ambient growth factor of 4.04% from Existing conditions are included for EAPC traffic conditions (2 percent per year, compounded over 2 years). (Urban Crossroads, Inc., 2019e, p. 3)

Conservatively, the TIA estimates the area traffic growth then adds traffic generated by other known or probable related projects. These related projects are at least in part already accounted for in the assumed 4.04% total ambient growth in traffic noted above; and some of the related projects would likely not be implemented and operational within the 2020 Opening Year time frame assumed for the Project. The resulting traffic growth rate utilized in the TIA (4.04 percent ambient growth + traffic generated by related projects) would therefore tend to overstate rather than understate background cumulative traffic impacts under 2020 conditions. (Urban Crossroads, Inc., 2019e, p. 4)

Intersection Analysis for Existing (2018) Conditions

Traffic signal warrants for Existing traffic conditions are based on existing peak hour intersection turning volumes. The following study area intersection currently warrants a traffic signal for Existing traffic conditions:

- Seaton Avenue & Markham Street (#1)

However, as indicated on Table 5-18, *Intersection Analysis for Existing 2018 Conditions*, this intersection currently operates at an acceptable LOS as an all-way stop-controlled intersection. Existing conditions traffic signal warrant analysis worksheets are provided in Appendix 3.3 of *Technical Appendix K1* to this MND (Urban Crossroads, Inc., 2019e, p. 35).

Table 5-18 Intersection Analysis for Existing 2018 Conditions

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Delay ² (secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
1	Seaton Av. & Markham St.	AWS	1	1	0	0	1	0	0	1	0	0	1	1	24.0	18.3	C	C
2	Seaton Av. & Perry St.	CSS	0	1	0	0	1	0	0	1	0	0	1	0	9.2	9.8	A	A
3	Dwy. 1 & Perry St.		Future Intersection															
4	Dwy. 2 & Perry St.		Future Intersection															

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right

² Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross-street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.

³ CSS = Cross-street Stop; AWS = All-Way Stop

(Urban Crossroads, Inc., 2019e, Table 3-1)

Projected Future Traffic

Vehicle and truck traffic access to the interior of the Project site is proposed to be provided via the following driveways:

- Perry Street via Driveway 1 - full access for passenger cars only
- Perry Street via Driveway 2 – full access for both trucks and passenger cars

Trip generation represents the amount of traffic that is attracted and produced by a development and is based on the specific land uses planned for a given project. The Project’s trip generation is based on the Institute of Engineers (ITE) Trip Generation Manual, 10th Edition, 2017, for High-Cube Transload and Short-Term Warehouse (ITE Land Use Code 154) and General Light Industrial (ITE Land Use Code 110). (Urban Crossroads, Inc., 2019e, p. 37) Refer to the Project’s Traffic Impact Analysis attached to this MND as *Technical Appendix K1*.

As shown on Table 5-19, *Project Trip Generation Summary (PCE)*, the Project is calculated to generate a net total of 600 passenger-car-equivalents (PCE) trip-ends per day on typical weekdays with approximately 55 net AM PCE peak hour trips and 55 net PM PCE trips (Urban Crossroads, Inc., 2019e, pp. 37, 40, Table 4-1, Exhibit 4-1 and 4-2) Note that the trip generation reported and analyzed herein and in the Traffic Impact Analysis is based on a slightly larger building (approximately 555 s.f. larger) than currently proposed, so the trip generation is slightly overstated herein compared to the number of trips that would be generated by the proposed Project as currently designed.

Trip distribution is the process of identifying the probable destinations, directions, or traffic routes that will be utilized by Project traffic. The potential interaction between the planned land uses and surrounding regional access routes are considered to identify the route where the Project traffic would distribute. The Project trip distribution was developed based on anticipated travel patterns to and from the Project site for both passenger cars and truck traffic, and are consistent with other similar projects that have been reviewed and approved by County of Riverside staff. The Project trip distribution patterns for both

passenger cars and trucks were developed based on an understanding of existing travel patterns in the area, the geographical location of the site, and the site's proximity to the regional arterial and state highway system. (Urban Crossroads, Inc., 2019e, p. 40)

The Project's truck distribution patterns were reviewed by the County of Riverside as part of the TIA's scoping process and are depicted on Figure 5-7, *Project (Truck) Trip Distribution* and Project's passenger car trip distribution is depicted on Table 5-19, *Project Trip Generation Summary (PCE)*. As shown on Figure 5-8, Driveway 1 will serve as the entrance/exit for passenger cars only and Driveway 2 will serve as the truck access driveway for the proposed Project. The Project's truck traffic will use Perry Street east of the Project site to access Harvill Avenue. The Project will post signs at Project Driveway 2 to direct truck traffic per the truck route plan. (Urban Crossroads, Inc., 2019e, p. 40) (See Figure 5-8, *Truck Route Sign*). The assignment of traffic from the Project area to the adjoining roadway system is based upon the Project trip generation, trip distribution, and the arterial highway and local street system improvements that would be in place by the time of initial occupancy of the Project (Urban Crossroads, Inc., 2019e, p. 43).

Background Traffic

Future year traffic forecasts are based upon a background (ambient) growth factor of 2% per year for 2020 traffic conditions. The ambient growth factor is intended to approximate traffic growth. The total ambient growth is 4.04% for 2020 traffic conditions (compounded growth of 2 percent per year over 2 years). This ambient growth rate is added to existing traffic volumes to account for area-wide growth not reflected by cumulative development projects. Ambient growth was added to daily and peak hour traffic volumes on surrounding roadways, in addition to traffic generated by the development of future projects that have been approved but not yet built and/or for which development applications have been filed and are under consideration by governing agencies. (Urban Crossroads, Inc., 2019e, p. 43)

Cumulative Development Traffic

The CEQA Guidelines require that other reasonably foreseeable development projects which are either approved or being processed concurrently in the study area also be included as part of a cumulative analysis scenario. A cumulative project list was developed for the purposes of the TIA through consultation with planning and engineering staff from the County of Riverside and outreach to the City of Perris and the City of Moreno Valley. The cumulative project list includes known and foreseeable projects that are anticipated to contribute measurable traffic (i.e., 50 or more peak hour trips) to the study area intersections. Where applicable, the trips generated by the cumulative projects were manually added to the study area network to generate EAPC forecasts. Refer to *Technical Appendix K1*, Table 4-3, for a list of the cumulative projects. (Urban Crossroads, Inc., 2019e, pp. 45-49)

Although it is unlikely that all of the cumulative projects identified on Table 4-3 of *Technical Appendix K1* would be fully built and occupied by Year 2020, they were included in an effort to conduct a conservative analysis and overstate, as opposed to understate, potential traffic impacts. Any other cumulative projects located beyond the cumulative study area that are not expected to contribute measurable traffic to study area intersections are not included in the cumulative development list because the traffic would dissipate

due to the distance from the Project site and study area intersections. Any additional traffic generated by other projects not on the cumulative development list is accounted for through background ambient growth factors that were applied to the peak hour volumes at study area intersections. (Urban Crossroads, Inc., 2019e, p. 45)

Table 5-19 Project Trip Generation Summary (PCE)

PCE Trip Generation Rates									
Land Use ¹	ITE LU Code	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
General Light Industrial ³	110	TSF	0.616	0.084	0.700	0.082	0.548	0.630	4.960
Passenger Cars (78.6%)			0.484	0.066	0.550	0.064	0.431	0.495	3.899
2-Axle Trucks (8.0%) (PCE = 1.5)			0.074	0.010	0.084	0.010	0.066	0.076	0.595
3-Axle Trucks (3.9%) (PCE = 2.0)			0.048	0.007	0.055	0.006	0.043	0.049	0.387
4-Axle+ Trucks (9.5%) (PCE = 3.0)			0.176	0.024	0.200	0.023	0.156	0.180	1.414
High-Cube Transload Short-Term Warehouse ⁴	154	TSF	0.062	0.018	0.080	0.028	0.072	0.100	1.400
Passenger Cars (AM-69.2%; PM-78.3%; Daily-67.8%)			0.043	0.013	0.055	0.022	0.056	0.078	0.949
2-Axle Trucks (AM-10.69%; PM-7.53%; Daily-11.17%) (PCE = 1.5)			0.005	0.001	0.006	0.002	0.004	0.005	0.113
3-Axle Trucks (AM-3.39%; PM-2.39%; Daily-3.54%) (PCE = 2.0)			0.008	0.002	0.010	0.003	0.006	0.009	0.187
4-Axle+ Trucks (AM-16.76%; PM-11.80%; Daily-17.52%) (PCE = 3.0)			0.036	0.011	0.046	0.011	0.029	0.041	0.847
Project Trip Generation (PCE)									
Project	Quantity	Units ²	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
General Light Industrial (20%)	40.717	TSF							
Passenger Cars			20	3	23	3	18	21	160
2-Axle Trucks			3	0	3	0	3	3	24
3-Axle Trucks			2	0	2	0	2	2	16
4-Axle+ Trucks			7	1	8	1	6	7	58
- Truck Trips (PCE)			12	1	13	1	11	12	98
High-Cube Transload Short-Term Warehouse (80%)	162.867	TSF							
Passenger Cars			7	2	9	4	9	13	156
2-Axle Trucks			1	0	1	0	1	1	18
3-Axle Trucks			1	0	1	0	1	1	30
4-Axle+ Trucks			6	2	8	2	5	7	138
- Truck Trips (PCE)			8	2	10	2	7	9	186
TOTAL TRIPS (PCE)⁵			47	8	55	10	45	55	600

¹ Trip Generation Source: Institute of Transportation Engineers (ITE) Trip Generation Manual (2017).

² TSF = Thousand Square Feet

³ Vehicle Mix Source: City of Fontana Truck Generation Study, August 2003.

⁴ Truck Mix Source: SCAQMD Warehouse Truck Trip Study Data Results and Usage (2014).

Normalized %-Without Cold Storage:

16.7% 2-Axle trucks, 20.7% 3-axle trucks. 62.5 % 4-axle trucks.

⁵ TOTAL TRIPS (PCE) = Passenger Cars + Truck Trips (PCE).

(Urban Crossroads, Inc., 2019e, Table 4-1)

Near-Term Traffic Conditions

The “buildup” approach combines existing traffic counts with a background ambient growth factor to forecast EAP (2020) and EAPC (2020) traffic conditions. An ambient growth factor of 2.0% per year account for background (area-wide) traffic increases that occur over time up to the year 2020 from the year 2018 (2.0 percent per year growth rate, compounded over a 2-year period). Traffic volumes generated by the Project are then added to assess the near-term traffic conditions. The 2020 roadway networks are similar to the Existing conditions roadway network, with the exception of future driveways proposed to be developed by the Project. (Urban Crossroads, Inc., 2019e, p. 50)

The near-term traffic analysis includes the following traffic conditions, with the various traffic components:

- Existing Plus Ambient Growth Plus Project (EAP) (2020)
 - Existing 2018 counts
 - Ambient growth traffic (4.04%)
 - Project traffic

- Existing Plus Ambient Growth Plus Project Plus Cumulative (EAPC) (2020)
 - Existing 2018 counts
 - Ambient growth traffic (4.04%)
 - Cumulative Development traffic
 - Project traffic (Urban Crossroads, Inc., 2019e, p. 50)

Impact Analysis for E+P Traffic Conditions

The lane configurations and traffic controls assumed to be in place for E+P conditions are consistent with those shown previously on Figure 5-6, *Existing Number of Through Lanes and Intersection Controls*, with the exception of the following:

- Project driveways and those facilities assumed to be constructed by the Project to provide site access (including the paving of Perry Street east of the Project site) are also assumed to be in place for E+P conditions only (e.g., intersection and roadway improvements at the Project’s frontage and driveways). (Urban Crossroads, Inc., 2019e, p. 51)

The Existing Plus Project (E+P) scenario includes Existing traffic volumes plus Project traffic. As indicated in Table 5-20, *Intersection Analysis for E+P Conditions*, the study area intersections are anticipated to continue to operate at acceptable LOS under E+P traffic conditions, consistent with Existing traffic conditions. (Urban Crossroads, Inc., 2019e, p. 51)

Table 5-20 Intersection Analysis for E+P Conditions

#	Intersection	Traffic Control ²	Existing (2018)				E+P			
			Delay ¹ (secs.)		Level of Service		Delay ¹ (secs.)		Level of Service	
			AM	PM	AM	PM	AM	PM	AM	PM
1	Seaton Av. & Markham St.	AWS	24.0	18.3	C	C	24.3	18.4	C	C
2	Seaton Av. & Perry St.	CSS	9.2	9.8	A	A	9.3	9.8	A	A
3	Dwy. 1 & Perry St.	<u>CSS</u>	Future Intersection				8.6	8.5	A	A
4	Dwy. 2 & Perry St.	<u>CSS</u>	Future Intersection				8.3	8.5	A	A

¹ Per the Highway Capacity Manual (6th Edition), overa;; average interesection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross-street stop control, the delay and level of service for the worst individualmovement (or movements sharing a single lane) are shown. HCM delay reproted in seconds.

² CSS = Cross-street Stop; AWS= All-Way Stop; CCC = Improvement (Urban Crossroads, Inc., 2019e, Table 5-1)

There are no additional study area intersections anticipated to meet planning level (ADT) or peak hour volume-based traffic signal warrants under E+P traffic conditions, in addition to the Seaton Avenue/Markham Street intersection previously identified under Existing (2018) traffic conditions. The study area intersections are anticipated to continue to operate at an acceptable LOS during the peak hours with the addition of Project traffic; therefore, no improvements are recommended for E+P traffic conditions. Impacts under E+P traffic conditions would be less than significant; therefore, no mitigation is required. (Urban Crossroads, Inc., 2019e, p. 51)

Impact Analysis for EAP (2020) Traffic Conditions

The lane configurations and traffic controls assumed to be in place for EAP (2020) conditions are consistent with those shown previously on Figure 5-6, *Existing Number of Through Lanes and Intersection Controls*, with the exception of the following:

- Project driveways and those facilities assumed to be constructed by the Project to provide site access (including the paving of Perry Street east of the Project site) are also assumed to be in place for EAP conditions only (e.g., intersection and roadway improvements at the Project’s frontage and driveways). (Urban Crossroads, Inc., 2019e, p. 55)

The EAP (2020) scenario includes Existing (2018) traffic volumes plus an ambient growth factor of 4.04% and the addition of Project traffic. As shown in Table 5-21, *Intersection Analysis for EAP (2020) Conditions*, and consistent with Existing conditions, the study area intersections are anticipated to continue to operate at acceptable LOS during the peak hours with the addition of Project traffic for EAP (2020) traffic conditions (Urban Crossroads, Inc., 2019e, p. 55).

Table 5-21 Intersection Analysis for EAP (2020) Conditions

#	Intersection	Traffic Control ²	Existing (2018)				EAP (2020)			
			Delay ¹ (secs.)		Level of Service		Delay ¹ (secs.)		Level of Service	
			AM	PM	AM	PM	AM	PM	AM	PM
1	Seaton Av. & Markham St.	AWS	24.0	18.3	C	C	27.7	20.1	D	C
2	Seaton Av. & Perry St.	CSS	9.2	9.8	A	A	9.3	9.8	A	A
3	Dwy. 1 & Perry St.	<u>CSS</u>	Future Intersection				8.6	8.5	A	A
4	Dwy. 2 & Perry St.	<u>CSS</u>	Future Intersection				8.3	8.5	A	A

¹ Per the Highway Capacity Manual (6th Edition), overa;; average interesection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross-street stop control, the delay and level of service for the worst individualmovement (or movements sharing a single lane) are shown. HCM delay reproted in seconds.

² CSS = Cross-street Stop; AWS= All-Way Stop; CCC = Improvement (Urban Crossroads, Inc., 2019e, Table 6-1)

Traffic signal warrants were performed for EAP (2020) traffic conditions based on peak hour and daily volumes. With the addition of Project traffic, there are no additional study area intersections anticipated to meet planning level (ADT and peak hour) volume-based traffic signal warrants under EAP (2020) traffic conditions, in addition to the Seaton Avenue and Markham Street intersection previously identified under Existing (2018) traffic conditions. The study area intersections are anticipated to continue to operate at an acceptable LOS during the peak hours with the addition of Project traffic; therefore, no improvements are recommended for EAP (2020) traffic conditions. (Urban Crossroads, Inc., 2019e, p. 59)

Impact Analysis for EAPC (2020) Traffic Conditions

The lane configurations and traffic controls assumed to be in place for EAPC (2020) conditions are consistent with those shown previously on Figure 5-6, with the exception of the following:

- Project driveways and those facilities assumed to be constructed by the Project to provide site access (including the paving of Perry Street east of the Project site) are also assumed to be in place for EAPC conditions only (e.g., intersection and roadway improvements along the Project’s frontage and driveways) (Urban Crossroads, Inc., 2019e, p. 61).
- Driveways and those facilities assumed to be constructed by cumulative developments to provide site access are also assumed to be in place for EAPC (2020) conditions only (e.g., intersection and roadway improvements along the cumulative development’s frontages). (Urban Crossroads, Inc., 2019e, p. 61).

To account for background traffic, other known cumulative development projects in the study area are included in addition to 4.04% of ambient growth for EAPC (2020) traffic conditions in conjunction with traffic associated with the proposed Project.

Level of service calculations were conducted for the study intersections to evaluate their operations under EAPC (2020) conditions with existing roadway and intersection geometrics. The following study area

intersection is anticipated to operate at an unacceptable LOS under EAPC (2020) traffic conditions; therefore, impacts would be potentially significant and mitigation for the Project’s cumulatively considerable contribution to the impact is required:

- Seaton Avenue & Markham Street (Intersection #1) – LOS E AM peak hour only (Urban Crossroads, Inc., 2019e, p. 61)

Table 5-22 Intersection Analysis for EAPC (2020) Conditions

#	Intersection	Traffic Control ²	Delay ¹ (secs.)		Level of Service	
			AM	PM	AM	PM
1	Seaton Av. & Markham St.	AWS	37.0	25.3	E	D
2	Seaton Av. & Perry St.	CSS	9.3	9.5	A	A
3	Dwy. 1 & Perry St.	<u>CSS</u>	8.6	8.5	A	A
4	Dwy. 2 & Perry St.	<u>CSS</u>	8.3	8.5	A	A

BOLD = Level of Service (LOS) does not meet or exceed the applicable jurisdictional requirements (i.e., unacceptable LOS).

¹ Per the Highway Capacity Manual (6th Edition), overa;; average interesection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross-street stop control, the delay and level of service for the worst individualmovement (or movements sharing a single lane) are shown. HCM delay reproted in seconds.

² CSS = Cross-street Stop; AWS= All-Way Stop; CCC = Improvement (Urban Crossroads, Inc., 2019e, Table 7-1)

Traffic signal warrants were performed for EAPC (2020) traffic conditions based on peak hour and daily volumes. For EAPC (2020) traffic conditions, no additional study area intersections are anticipated to meet planning level (ADT) and peak hour volume-based traffic signal warrants under EAPC (2020) traffic conditions, in addition to the Seaton Avenue and Markham Street intersection previously identified under Existing (2018) traffic conditions. (Urban Crossroads, Inc., 2019e, p. 65)

To mitigate the Project’s cumulatively-considerable significant impact to the Seaton Avenue & Markham Street intersection (Intersection #1) under EAPC traffic conditions, a fair share payment toward implementing the necessary improvements under the County’s DIF program is identified to improve the peak hour delays and associated LOS grade to an acceptable LOS (LOS D or better).

Findings of Fact: Impacts would be cumulatively considerable and significant under EAPC (2020) conditions and would be less than significant under E+P traffic conditions and EAP (2020) traffic conditions.

Mitigation: Mitigation is required to address the Project’s cumulatively considerable impact to the Seaton Avenue and Markham Street intersection under EAPC (2020) traffic conditions.

Transportation MM-1: Prior to issuance of a building permit, the Project Proponent shall make a fair share monetary contribution to the County of Riverside for improvements to the Seaton Avenue and Markham

Street Intersection through the payment of the Riverside County Development Impact Fee (DIF) program. The County will use DIF funds to make the following improvements:

- Install a traffic signal.
- Add a southbound and eastbound left turn lane.
- Restripe the westbound approach to provide a left and shared through-right turn lane. (Urban Crossroads, Inc., 2019e, p. 65)

Transportation MM-2: Prior to the issuance of a building permit, the Project shall comply with the Transportation Uniform Mitigation Fee (TUMF) program as administered by the County of Riverside, which requires the Project Applicant to pay a fee that is used to fund regional transportation improvements.

As shown on Table 5-23, *Intersection Analysis for EAPC (2020) Conditions with Improvements*, with the implementation of the improvements identified in Transportation MM-1, the peak hour delays and associated LOS would improve to an acceptable LOS (LOS A and B). It should be noted, however, that traffic congestion as measured by LOS is not a physical environmental impact pursuant to CEQA. The impact conclusion is based on compliance with Riverside County General Plan Circulation Element criterion for acceptable levels of service. With the implementation of mitigation, impacts would be reduced to less than significant under EAPC (2020) traffic conditions. (Urban Crossroads, Inc., 2019e, p. 63)

Table 5-23 Intersection Analysis for EAPC (2020) Conditions with Improvements

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹												Delay ² (secs.)		Level of Service	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
1	Seaton Av. & Markham St.																	
	Without Improvements:	AWS	1	1	0	0	1	0	0	1	0	0	1	1	37.0	25.3	E	D
	With Improvements:	TS	1	1	0	1	1	0	1	1	0	1	1	0	10.1	9.6	B	A

¹ When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; 1 = Improvement

² Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross-street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ AWS = All-Way Stop; TS = Traffic Signal; TS = Improvement

(Urban Crossroads, Inc., 2019e, Table 7-2)

Monitoring: Monitoring is required pursuant to the MMRP.



1	Seaton Av. & Markham St.	2	Seaton Av. & Perry St.	3	Dwy. 1 & Perry St.	4	Dwy. 2 & Perry St.
				<p>Future Intersection</p>		<p>Future Intersection</p>	

LEGEND:

- ALL WAY STOP
- STOP SIGN
- 4** NUMBER OF LANES
- D** DIVIDED
- U** UNDIVIDED
- SPEED LIMIT (MPH)

Source(s): Urban Crossroads (08-15-2019)



NOT TO SCALE



Figure 5-6
**EXISTING NUMBER OF THROUGH LANES
AND INTERSECTION CONTROLS**



LEGEND:

100 = PERCENT TO/FROM PROJECT

Source(s): Urban Crossroads (08-15-2019)

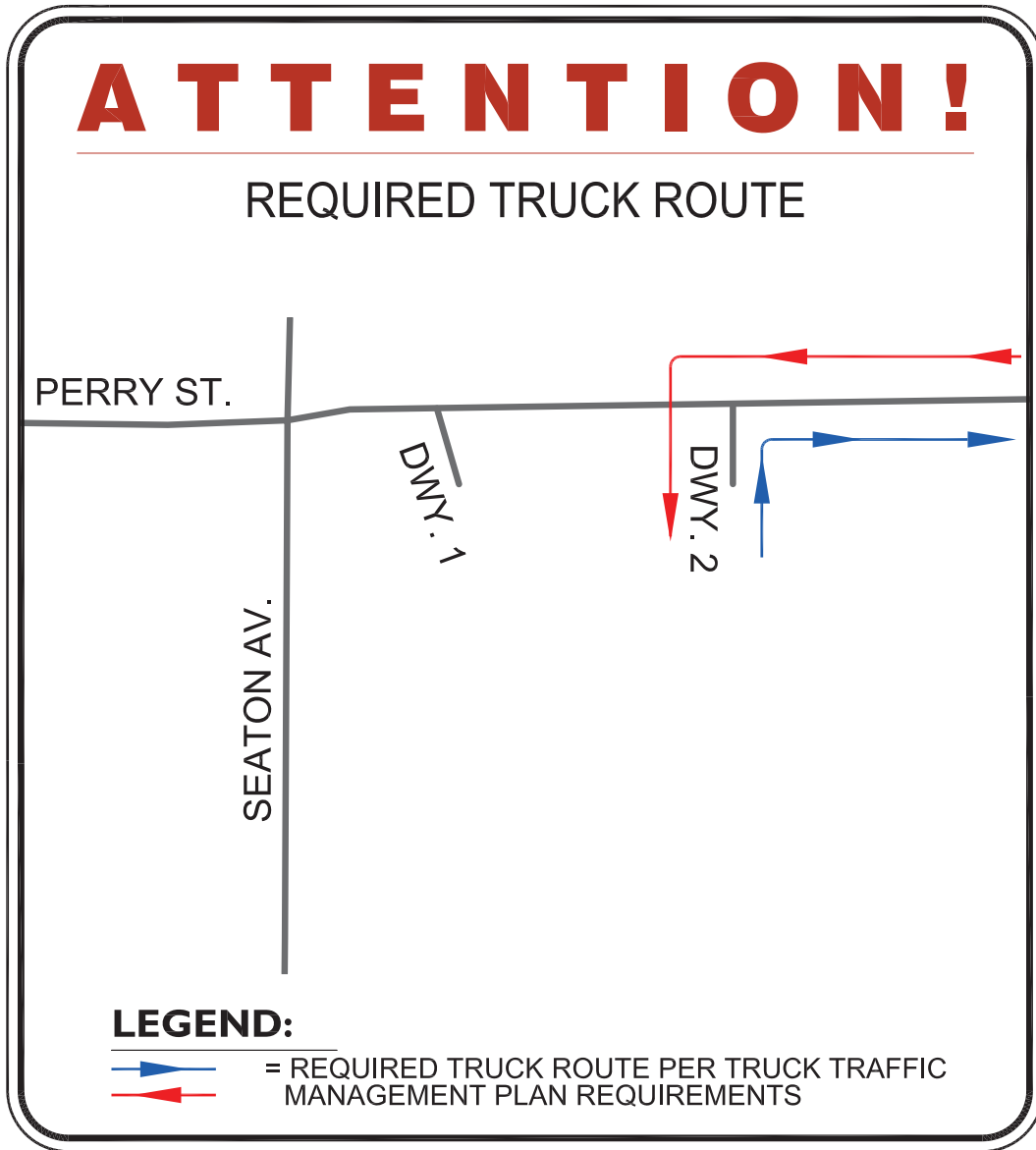


NOT TO SCALE



Figure 5-7

PROJECT (TRUCK) TRIP DISTRIBUTION



Source(s): Urban Crossroads (08-15-2019)

Figure 5-8



NOT TO SCALE



TRUCK ROUTE SIGN



LEGEND:

10 = PERCENT TO/FROM PROJECT

Source(s): Urban Crossroads (08-15-2019)



NOT TO SCALE



Figure 5-9

PROJECT (PASSENGER CAR) TRIP DISTRIBUTION

- b) Would the Project conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?**

Refer to the analysis above under Thresholds 37(a), which concludes that all potential impacts to transportation facilities using a LOS-based analysis methodology would be mitigated to less than significant levels. As discussed above under Threshold 37(a), pursuant to the Traffic Study Guidelines, Caltrans requires analysis of freeway mainline segments when the Project contributes 50 or more peak hour trips. Based on the Project trip distributions, assessment of State highway system facilities is not required because the Project's traffic contribution to the State facilities is fewer than 50 peak hour trips and is considered less than significant (see Table 5-17, *Intersection Analysis Locations*). (Urban Crossroads, Inc., 2019e, p. 4)

Findings of Fact: There will be no impact.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

- c) Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?**

The Project site is located in a portion of Riverside County around the I-215 corridor that is developing as an employment center, containing business park, distribution warehousing, e-commerce, and light industrial land uses. As described in Section 2.0, located west of the Project site and west of Seaton Avenue is land designated by the General Plan and MVAP as Rural Community - Very Low Density Residential (RC-VLDR). RC-VLDR allows for single-family detached residences on parcels of 1-2 acres, and limited agriculture such as intensive equestrian and animal keeping uses. According to Ordinance No. 625, these uses do not meet the definition of agricultural activity.

As described in Section 3.0, the Project Applicant would be required construct AC pavement, driveway, sidewalk, curb and gutter along its frontages with Perry Street and Seaton Avenue. The Project Applicant also would provide for a segment of the County's multi-use trail system along the Project site's frontage with Seaton Avenue. The trail will be required to comply with Riverside County specifications to ensure public safety. The County's General Plan Circulation Element includes several policies that the County will comply with when the trail is installed. Specifically, Policy C16.7p of the General Plan requires the following, which will be implemented by the County of Riverside at the time the trail is installed: "All trails along roadways shall be appropriately signed to identify safety hazards, and shall incorporate equestrian crossing signals, mileage markers, and other safety features as appropriate (Riverside County, 2016b, p. C-46)."

The eastern portion of the Project site and interior to the truck trailer parking area and dock doors will be devoid of plant materials to avoid inference with truck movements. Furthermore, all Project driveways are designed to be stop-sign controlled and sight distances at each Project driveway will be reviewed by

the County of Riverside at the building permit stage of Project implementation at the time the roadway improvement plans are submitted in order to ensure that sight distance meets minimum County safety standards.

As discussed in Section 3.0, all trucks are expected to enter and exit the site at proposed Driveway 2 and use Perry Street east of the Project site to access Harvill Avenue. Perry Street east of the Project site would be paved to a 32-foot wide section by the Project Applicant to accommodate passenger car and truck access to Harvill Avenue. A sign is proposed to be installed at the Driveway 2 exit indicating that trucks are to turn right onto eastbound Perry Street, and are prohibited from making left turns out of the driveway. This proposed circulation pattern for Project truck traffic would limit potential conflicts associated with trucks using Seaton Avenue where residential homes and other sensitive receptors are located.

The types of traffic generated by the Project (i.e., passenger cars and trucks) would be compatible with the type of existing traffic on Project Study Area roadways. In addition, proposed roadway improvements along the Project site frontage would occur within the existing and planned public right-of-ways and be installed following County design standards. The County of Riverside Transportation Department reviewed the Project's Plot Plan application materials and determined that no hazardous transportation design features would be introduced by the Project. All improvements planned as part of the Project would be in conformance with applicable Riverside County roadway standards, and would not result in any hazards due to a design feature and would not result in inadequate emergency access. Therefore, impacts would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

d) Would the Project cause an effect upon, or a need for new or altered maintenance of roads?

As described in MND Section 2.0, the proposed Project would improve the public streets of Seaton Avenue and Perry Street along the frontage of the Project site. The Project also is required to pave a 32' width of Perry Street from the Project site's eastern boundary to Harvill Avenue. These improved roadways would require routine, intermittent maintenance; however, maintenance of public streets along the Project's frontage to Seaton Avenue and Perry Street would not result in any significant impacts to the environment. The Project would contribute traffic to off-site public roadways; however, public roads require periodic maintenance as part of their inherent operational activities, and such maintenance would not result in substantial impacts to the environment. Public roadway maintenance would be funded through the Project Proponent's payment of Development Impact Fees (DIF) and the Project site owner(s) future payment of property taxes. Maintenance of roads would not result in any new impacts to the environment beyond that which is already disclosed and mitigated by this MND. Therefore, the Project's potential to cause an effect upon, or a need for new or altered maintenance of roads, would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

e) Would the Project cause an effect upon circulation during the project's construction?

During the construction phase of the Project, traffic to and from the Project site would be generated by activities such as construction employee trips, delivery of construction materials, and use of heavy equipment. Vehicular traffic associated with construction employees would be substantially less than daily and peak hour traffic volumes generated during Project operational activities, especially because construction activities typically begin and end outside of the peak hour; therefore, a majority of the construction employees would not be driving to or from the Project site during hours of peak congestion. Traffic volumes from construction workers is not expected to result in a substantial adverse effect to the local roadway system because most trips would occur during non-peak hours. Deliveries of construction materials to the Project site would also have a nominal effect to the local roadway network because most trips would occur during non-peak hours. To ensure that construction traffic volumes do not exceed the volumes calculated for Project operation, Mitigation Measure Transportation MM-3 is provided below.

Construction materials would be delivered to the site throughout the construction phase based on need and would not occur on an everyday basis. Heavy equipment would be utilized on the Project site during the construction phase. Because most heavy equipment is not authorized to be driven on public roadways, most equipment would be delivered and removed from the site via flatbed trucks. As with the delivery of construction materials, the delivery of heavy equipment to the Project site would not occur on a daily basis, but would occur periodically throughout the construction phase on need. Seaton Avenue and Perry Street would remain open with no reasonably foreseeable lane closures during Project construction except for along the currently unimproved segment of Perry Street while it is undergoing paving. Any inconveniences associated with paving Perry Street would be addressed by Transportation MM-3; therefore, the Project's potential to cause an effect upon circulation during the Project's construction would be less than significant. Mitigation is included to ensure compliance during construction activities.

Findings of Fact: Impacts will be less than significant with implementation of mitigation.

Mitigation: Mitigation is required.

Transportation MM-3: During construction activities, Project construction activities shall comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site. To implement this requirement, the requirement to comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors, including the following notes.

- Delivery trucks shall use the most direct route between the construction site and the I-215 Freeway.
- Construction traffic during the AM peak hours (7:00 AM-9:00 AM) and PM peak hours (4:00 PM-6:00 PM) shall be minimized. The construction contractor shall assure that construction-related trips (passenger car and truck trips) do not exceed 55 net AM PCE peak hour trips and 55 net PM peak hour trips (inbound and outbound combined). The construction contractor shall be responsible for periodic monitoring and shall be required to supply the County of Riverside with monitoring records upon request.

Monitoring: Monitoring is required pursuant to the MMRP.

f) Would the Project result in inadequate emergency access or access to nearby uses?

During the course of the County of Riverside’s review of the proposed Project, the County evaluated the Project’s design, including but not limited to, the layout of the Project’s proposed warehouse building, drive aisles, parking lots, and truck court, to ensure that the Project would provide adequate emergency access and access to nearby uses at Project buildout. Furthermore, as described above, the Project would provide adequate emergency access along abutting roadways during temporary construction activities within the public right-of-way. In addition, the proposed Project would be required to comply with Riverside County Ordinance Nos. 460 and 461, which regulate access road provisions. With required adherence to County requirements for emergency access, impacts would be less than significant.

The Project site does not provide access to any abutting parcels or nearby uses. Therefore, there is no potential for the Project to result in inadequate access to nearby uses and paving the offsite 32’ extension of Perry Street to Harvill Avenue would actually provide a benefit to nearby uses.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
38. Bike Trails				
a. Include the construction or expansion of a bike system or bike lanes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); Riverside County General Plan, Circulation Element (Riverside County, 2016b); Traffic Impact Analysis (Urban Crossroads, Inc., 2019e)

a) Would the Project include the construction or expansion of a bike system or bike lanes?

No designated bike lanes are proposed to be provided as part of the Project’s roadway frontage improvements. The Project would, however, provide a trail segment to accommodate a segment of the County’s multi-use trail system. Bikes would be able to utilize the trail. The construction and use of the trail is analyzed as an inherent part of the Project throughout this MND and no adverse impacts to the environment are identified as being specifically attributable to the trail installation and ongoing use.

Findings of Fact: Impacts will be less than significant.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

5.1.19 Tribal Cultural Resources

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
39. 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, 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:				
a. Listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); Phase I and Phase II Cultural Resources Assessment for the Seaton Commerce Center Project (BFSA, 2019a); County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standards Scopes of Work (Riverside County, 2009); Public Resources Code Section 5020.1 (PRC 5020.1, 1974); Public Resources Code Section 5024.1 (PRC 5024.1, 1993)

- a) **Would the Project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically 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 listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?**
- b) **Would the Project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically 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 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).**

In accordance with AB 52, Native American scoping and consultation was conducted as part of the CEQA process for the proposed Project. In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to all requesting tribes on December 6, 2018. The following tribes were sent email letters by the County:

- Pechanga Band of Mission Indians
- Soboba Band of Luiseno Indians
- Morongo Band of Mission Indians,
- Rincon Band of Mission Indians

No response was received from the Rincon Band of Mission Indians within the 30-day review period. The Soboba Band of Luiseno Mission Indians responded in a letter dated December 11, 2018 requesting consultation. Consultation was initiated and the project cultural report and conditions of approval were provided to the tribe. Consultation was concluded by Soboba on March 12, 2019.

The Pechanga Band of Mission Indians requested consultation in a letter dated December 13, 2018. Consultation was initiated and the project cultural report and conditions of approval were provided to the tribe. Three separate communications were sent to Pechanga over the span of 5 months wherein the County requested Pechanga provide their input on the proposed conditions of approval and on any potential Tribal Cultural Resources (TCR's) that may be impacted by this project. Pechanga provided no input to either of these issues. Hence, consultation was concluded by the County on July 1, 2019.

The Morongo Band of Mission Indians requested consultation on December 14, 2018 and would provide additional input once they had reviewed the cultural report. Consultation was concluded on February 8, 2019 by Morongo and they deferred to other interested Tribes.

As a result of the AB52 consultation, no TCR's were identified and, thus, no impacts are anticipated.

Findings of Fact: There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5.1.20 Utilities/Service Systems

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
40. Water				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Project Application Materials (HPA, 2020; Thienes Engineering, Inc., 2020a); Eastern Municipal Water District (EMWD) Will Serve Letter (EMWD, 2019); EMWD 2015 Urban Water Management Plan (EMWD, 2016a); EMWD Water System Planning & Design, Principal Guidelines Criteria (EMWD, 2007)

a) Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

Water demand associated with the proposed Project would consist of interior plumbing devices (e.g., sinks, toilets, faucets) as well as outdoor landscape irrigation. The Project's water lines would be connected to existing lines installed in Perry Street and Seaton Avenue. There are no sewer lines that currently exist directly adjacent to the Project site in either Seaton Avenue or Perry Street; therefore, the

Project includes the installation of sewer line in Perry Street to extend off site approximately 396' east of the Project site to a point of connection that exists approximately 300' west of the intersection of Perry Street and Harvill Avenue. Similarly, for the storm drain system, the Project Applicant would be required to install a storm drain in Perry Street extending from the Project site east to connect with the upstream terminus of the Perris Valley Master Drainage Plan (MDP) Lateral E-10, located approximately 300 feet west of the intersection of Perry Street and Harvill Avenue. Potential impacts associated with the installation of on-site and off-site utility improvements are evaluated throughout this MND and mitigation measures are identified for construction-related effects that would reduce construction-phase impacts to the maximum feasible extent. There would be no significant impacts specifically related to the installation of water, wastewater, or storm drain infrastructure beyond the overall construction-related effects of the Project as a whole.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Would the Project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

EMWD is responsible for supplying potable water to the Project site and its region. The Project would be consistent with Riverside County's General Plan land use designation (LI) and zoning classifications (M-SC and I-P). According to EMWD's Water System Planning & Design, commercial and industrial development have the same average day water demand rate (2,000 gpd per acre) (EMWD, 2007, p. 4) As discussed in the 2015 EMWD Urban Water Management Plan, herein incorporated by reference as the "UWMP," which applies to and was adopted by the EMWD, adequate water supplies are projected to be available to meet EMWD's estimated water demand through 2040 under normal, historic single-dry and historic multiple-dry year conditions (EMWD, 2016a, p. XV). EMWD forecasts for projected water demand are based on the population projections of SCAG, which rely on the adopted land use designations contained within the general plans that cover the geographic area within EMWD's service. Because the Project's water demand would be identical to the projection for the site's existing land use designation (as mentioned above), EMWD would have sufficient water supplies available to serve the Project from existing entitlements/resources and no new or expanded entitlements are needed.

EMWD provided a Will Serve letter stating that it is willing to provide water and sewer services to the proposed Project (EMWD, 2019). Pursuant to CEQA Guidelines §15155 (a)(E), Water Supply Analysis, because the Project does not involve a land use that would house more than 1,000 persons, occupy more than 40 acres of land, or have more than 650,00 SF of floor area, a Water Supply Assessment (WSA) is not required for the proposed Project.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
4I. Sewer				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); Eastern Municipal Water District, Perris Valley Regional Water Reclamation Facility, Fact Sheet (EMWD, 2016b); EMWD Sanitary Sewer System Planning & Design Principle Guidelines Criteria (EMWD, 2006)

- a) **Would the Project require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?**
- b) **Would the Project result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?**

Wastewater generated by the Project would be treated by the EMWD, which operates the Perris Valley Regional Water Reclamation Facility (PVRWRF). The PVRWRF has a current capacity of 22 million gallons per day (gpd), and receives typical daily flows of 13.8 million gpd. The ultimate planned capacity at the PVRWRF is 100 million gpd. In March 2014, EMWD completed the most recent expansion of the PVRWRF. With an ultimate capacity of 100 mgd EMWD says that the facility is poised to meet the current and future demands to the region as well as help to meet the increasing demand for recycled water throughout EMWD’s service area. (EMWD, 2016b, p. n.p.)

According to information available from the EMWD, industrial uses generate approximately 1,700 per acre of wastewater for light industrial land uses, the proposed Project would generate approximately 15,555 gallons (0.016 million gallons) of wastewater per day (1,700 gpd per acre × 9.15 Project acres = 15,555 gpd) (EMWD, 2006, Table 1). Under existing conditions, the Perris Valley Regional Water

Reclamation Facility has an excess treatment capacity of approximately 8.2 million gallons per day (mgpd). Implementation of the Project would utilize approximately 0.2 percent of the Perris Valley Regional Water Reclamation Facility daily excess treatment capacity ($0.016 \text{ mgpd} \div 8.2 \text{ mgpd} = 0.001 \text{ percent}$) (EMWD, 2016b). Accordingly, the Perris Valley Regional Water Reclamation Facility has sufficient capacity to treat wastewater generated by the Project in addition to existing commitments. The Project would not create the need for any new or expanded wastewater facility (such as conveyance lines, treatment facilities, or lift stations). Because there is adequate capacity at existing treatment facilities to serve the Project's projected sewer demand, impacts would be less than significant.

The Project would construct an on-site network of sewer pipes that would connect to existing sewer lines beneath Perry Street. There are no sewer lines that currently exist directly adjacent to the Project site in either Seaton Avenue or Perry Street; therefore, the Project includes the installation of a sewer line in Perry Street to extend off site approximately 396' east of the Project site to a point of connection that exists approximately 300' west of the intersection of Perry Street and Harvill Avenue. Similarly, for the storm drain system, the Project Applicant would be required to install a storm drain in Perry Street extending from the Project site east to connect with the upstream terminus of the Perris Valley Master Drainage Plan (MDP) Lateral E-10, located approximately 300 feet west of the intersection of Perry Street and Harvill Avenue.

The installation of sewer line connections as proposed by the Project would result in physical impacts; however, these impacts are considered to be part of the Project's construction phase and are evaluated throughout this MND accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this MND to reduce impacts to less-than-significant levels. The construction of sewer lines necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this MND. Accordingly, additional mitigation measures beyond those identified throughout this MND would not be required.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
42. Solid Waste				
a. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a); CalRecycle, “SWIS Facility/Site Search” (CalRecycle, 2019a); SWIS Facility Detail: Badlands Sanitary Landfill (CalRecycle, Badlands, 2019b); SWIS Facility Detail: El Sobrante Sanitary Landfill (CalRecycle, El Sobrante, 2019c); SWIS Facility Detail: Lamb Canyon Sanitary Landfill (CalRecycle, Lamb Canyon, 2019d); EPA Estimating 2003 Building Related Construction and Demolition Amounts (EPA, 2009); Legislative Counsel Bureau of California, Assembly Bill No. 939 (Legislative Counsel Bureau of California, 2015); Legislative Counsel Bureau of California, Public Resources Code Section 42911 (Legislative Counsel Bureau of California, 2005); Legislative Counsel Bureau of California, Assembly Bill 341, Chesbro. Solid Waste: Diversion (Legislative Counsel Bureau of California, 2011)

a) Would the Project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Implementation of the proposed Project would generate an incremental increase in solid waste volumes requiring off-site disposal during short-term construction and long-term operational activities. The Project would be required to comply with AB 939, which requires a minimum of 50 percent of all construction waste and debris to be recycled. Additionally, the Project would be required to comply with mandatory waste reduction requirements as described below. Solid waste generated by the Project would be disposed at the El Sobrante Landfill, the Badlands Sanitary Landfill, and/or the Lamb Canyon Sanitary Landfill. Existing capacities at each of these landfills is discussed below and shown on Table 5-24, Permitted and Remaining Capacity of Area Landfills, shows the maximum daily capacity and total remaining capacity for these landfills.

Table 5-24 Permitted and Remaining Capacity of Area Landfills

Landfill	Maximum Capacity (Tons/Day)	Maximum Permitted Capacity (Cubic Yards)	Remaining Capacity (Cubic Yards)
El Sobrante	16,054	209,910,000	143,977,170 ¹
Lamb Canyon	5,000	38,935,653	19,242,950 ²
Badlands	4,800	34,400,000	15,748,799 ³

¹ Remaining capacity as of April 1, 2018, which is the most recent information reported by CalRecycle.

² Remaining capacity as of January 8, 2015, which is the most recent information reported by CalRecycle.

³ Remaining capacity as of January 1, 2015, which is the most recent information reported by CalRecycle.

(CalRecycle, 2019a)

Construction Impact Analysis

Solid waste requiring disposal would be generated by the construction process, primarily consisting of discarded materials and packaging. Based on the size of the Project (i.e., 203,029 SF building) and the United States Environmental Protection Agency’s (U.S. EPA) construction waste generation factor of 4.34 pounds per s.f. for non-residential uses, approximately 451.1 tons of waste is expected to be generated during the Project’s construction phase ($[(203,029 \text{ SF} \times 4.34 \text{ pounds per s.f.}) \div 2,000 \text{ pounds per ton}] = 440.57 \text{ tons}$) (EPA, 2009, p. 10). California Assembly Bill 939 (AB 939) requires that a minimum of 50% of all solid waste be diverted from landfills (by recycling, reusing, and other waste reduction strategies); therefore, the Project is estimated to generate approximately 220.28 tons during its construction phase. The Project’s construction phase is estimated to last for up to 280 days; therefore, the Project is estimated to generate approximately 0.78 tons of solid waste per day during its construction ($220.28 \text{ tons} \div 280 \text{ days} = 0.78 \text{ tons per day}$) requiring landfill disposal.

Non-recyclable construction waste generated by the Project would be disposed at the El Sobrante Landfill, the Badlands Sanitary Landfill, and/or the Lamb Canyon Sanitary Landfill. As described above, these landfills receive well below their maximum permitted daily disposal volume; thus, the relatively minimal construction waste generated by the Project is not anticipated to cause the landfill to exceed its maximum permitted daily disposal volume. Furthermore, the El Sobrante Landfill, the Badlands Sanitary Landfill, and the Lamb Canyon Sanitary Landfill are not expected to reach its total maximum permitted disposal capacities during the Project’s construction period. The El Sobrante Landfill, the Badlands Sanitary Landfill, and the Lamb Canyon Sanitary Landfill have sufficient daily capacity to accept solid waste generated by the Project’s construction phase; therefore, impacts to landfill capacity associated with the Project’s near-term construction activities would be less than significant.

Operational Impact Analysis

Based on a daily waste generation factor of 1.42 pounds of waste per 100 square feet of industrial building area obtained from CalRecycle, long-term, on-going operation of the Project would generate approximately 1.44 tons of solid waste per day ($[(1.42 \text{ pounds} \div 100 \text{ s.f.}) \times 203,029 \text{ SF}] \div 2,000 \text{ pounds} = 1.44 \text{ tons per day}$) (CalRecycle, 2019). Pursuant to AB 939, at least 50 percent of the Project’s solid waste is required to be diverted from landfills; therefore, the Project would generate a maximum of 0.72 tons

of solid waste per day requiring landfilling (1.44 tons per day × 50% = 0.72 tons per day). (Legislative Counsel Bureau of California, 2015)

Non-recyclable solid waste generated during long-term operation of the Project would be disposed at the El Sobrante Landfill, the Badlands Sanitary Landfill, and/or the Lamb Canyon Sanitary Landfill. As described above, these landfills receive well below their maximum permitted daily disposal volume; thus, waste generated by the Project's operation is not anticipated to cause the landfill to exceed its maximum permitted daily disposal volume. Because the Project would generate a relatively small amount of solid waste per day as compared to the permitted daily capacities at receiving landfills, impacts to regional landfill facilities during the Project's long-term operational activities would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

The California Integrated Waste Management Act (AB 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50 percent waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the County of Riverside Countywide Integrated Waste Management Plan (CIWMP), which outlines the goals, policies, and programs the County and its cities implement to create an integrated and cost-effective waste management system that complies with the provisions of AB 939 and its diversion mandates. (Legislative Counsel Bureau of California, 2015)

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project's building tenant(s) would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Public Resources Code § 42911), the Project is required to provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. (Legislative Counsel Bureau of California, 2005) Additionally, in compliance with AB 341 (Mandatory Commercial Recycling Program), the future occupant(s) of the proposed Project would be required to arrange for recycling services, if the occupant generates four (4) or more cubic yards of solid waste per week (Legislative Counsel Bureau of California, 2011). The implementation of these mandatory requirements would reduce the amount of solid waste generated by the Project and diverted to landfills, which in turn will aid in the extension of the life of affected disposal sites. The Project would be required to comply with all applicable

solid waste statutes and regulations; as such, impacts related to solid waste statutes and regulations would be less than significant.

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
43. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, 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: Project Application Materials (HPA, 2020) (Thienes Engineering, Inc., 2020a)

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?
- b) Natural gas?
- c) Communications systems?
- d) Street lighting?
- e) Maintenance of public facilities, including roads?
- f) Other governmental services?

The proposed Project would include connections to existing electricity, natural gas, and communications infrastructure that already exist in the area, and all such connections would be accomplished in conformance with the rules and standards enforced by the applicable service provider. Impacts associated with the construction and operation of electricity, natural gas, communications systems, street lighting, public facilities maintenance, and other governmental services are an inherent part of the Project’s construction process and operational characteristics, and the environmental effects associated with the Project’s construction phase have been evaluated throughout this MND. Mitigation measures have been identified to reduce construction- and operational-related impacts to the maximum feasible extent. There are no unique conditions associated with the Project’s proposed utility service connections that would result in impacts to the environment that have not already been addressed by this MND. Impacts would be less than significant.

Refer to Threshold 37(d) for the analysis of the maintenance of roads (43) (a)).

Findings of Fact: Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5.1.21 Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>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:</i>				
44. Wildfire Impacts				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby	<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
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-11 “Wildfire Susceptibility (Riverside County, 2015a);” Riverside County GIS Database (RCIT, 2019); Mead Valley Area Plan (Riverside County, 2016a); California Department of Forestry and Fire Protection (CAL FIRE), Fire Hazard Severity Zones in SRA. Adopted by CAL FIRE on November 7, 2007 (CAL FIRE, 2007); CAL FIRE Western Riverside County State Responsibility Areas for Fire Protection (CAL FIRE, 2012a).

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:

- a) **Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?**
- b) **Would the Project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**
- c) **Would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

- d) **Would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**
- e) **Would the Project expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?**

CAL FIRE adopted Fire Hazard Severity Zone (FHSZ) maps for State Responsibility Areas (SRAs) in November 2007. The fire hazard model considers the wildland fuels. Fuel is that part of the natural vegetation that burns during the wildfire. The model also considers topography, especially the steepness of the slopes. Fires burn faster as they burn up-slope. Weather (temperature, humidity, and wind) has a significant influence on fire behavior. The model recognizes that some areas of California have more frequent and severe wildfires than other areas. Finally, the model considers the production of burning fire brands (embers) how far they move, and how receptive the landing site is to new fires. All SRAs are rated moderate, high or very high fire hazard. (CAL FIRE, 2012b)

According to GPA No. 960 Draft EIR No. 521, as analyzed by the State Multi-Hazard Mitigation Plan (MHMP), there are three types of fires. Urban fires tend to be of limited extent such as a single building or a block, wildland fires generally occur in open lands, vegetated, and undeveloped, but can occur with some homes in them, and wildland-urban interface (WUI) fires occur in the most hazardous and risky areas where the environment extends into open areas, resulting in a complex mixture of fuels, properties, and threats. (Riverside County, 2015b) As discussed in Section 3.0, the Project site is located in a developed area of Riverside County and is therefore not located in any of these areas that are subject to wildland fires.

According to CAL FIRE adopted FHSZ maps for SRAs, the Project site is not located within a Fire Hazard Severity Zone in a SRA (CAL FIRE, 2007) (CAL FIRE, 2012a). Also, as shown in Mead Valley Area Plan Figure 12, *Wildfire Susceptibility*, the Project site is not located in a Fire Hazard Severity Zone and is therefore not located within an area of wildfire susceptibility. The nearest area subject to wildland fire hazards occurs over 1.0 mile south of the Project site and south of Cajalco Road in the area of the Motte Rimrock Reserve. (Riverside County, 2016a, Figure 12) Additionally, the Project site is located adjacent to developed land uses that do not pose a high fire risk as well as being bound by the roadways of Seaton Avenue and Perry Street. (V3 Companies, 2018) (Google Earth, 2018)

There is over 1.0 mile of intervening development, including roadways, between the Project site and the Motte Rimrock Reserve. The Project site is not located in or near an SRA, nor is the Project site classified as a very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief (CAL FIRE, 2007) (CAL FIRE, 2012a). There is over 1.0 mile of intervening development, including roadways between the Project site and the Motte Rimrock Reserve.

Because the Project site is not located in an SRA, the Project is not subject to Wildfire Thresholds 44(a) through (e).

In addition, a number of California regulations, including Public Resources Code Sections 4290-4299 and California Government Code Section 51178, would apply to the proposed Project, as well as to every other development project in the area, and would address fire safety. In particular, these sections require minimum state-wide fire safety standards pertaining to: roads for fire equipment access; signage for identifying streets, roads, and buildings; minimum private water supply reserves for emergency fire use; and, fire fuel breaks. In addition, they set fire safety standards for all buildings and structures in, or adjoining, mountainous areas, or forest-, brush- or grass-covered lands or any land covered with flammable material to protect property from wildland fires. Mandatory compliance with California regulations related to fire hazards would reduce the Project’s potential to expose people or structures to wildland fire hazard risks. (Riverside County, 2015b, p. 4.17-23)

In addition, to ensure adequate fire protection for all residents of Riverside County, the Riverside County Department of Building and Safety and the RCFD enforce fire standards as they review building plans and conduct building inspections. This includes a review for compliance with Riverside County Ordinance No. 787, which requires, among other measures, the County to review all future building plans to ensure that every building is positioned in a way that allows adequate access for emergency vehicles and has adequate fire hydrant placement and fire flows. (Riverside County, 2015b, p. 4.17-23)

Findings of Fact: No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5.1.22 Mandatory Findings of Significance

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
45. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: All sources are noted in the appropriate threshold as analyzed within this Initial Study.

All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Initial Study. Throughout this Initial Study, where impacts were determined to be potentially significant, mitigation measures have been imposed to reduce those impacts to less than significant. Accordingly, with incorporation of the mitigation measures imposed throughout this Initial Study, the Project would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

Findings of Fact: Impacts will be less than significant with mitigation.

Mitigation: Mitigation is required. Refer to individual thresholds herein and the attached Mitigation, Monitoring, and Reporting Program (MMRP).

Monitoring: Monitoring is required. Refer to individual thresholds herein and the attached Mitigation, Monitoring, and Reporting Program (MMRP).

Applicable Regulatory Requirements. Applicable regulations and design requirements to which the Project is required to comply are included in this Initial Study. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are included herein for information purposes.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
46. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: All sources are noted in the appropriate threshold as analyzed within this Initial Study.

As discussed throughout this Initial Study, implementation of the proposed Project has the potential to result in effects to the environment that are individually limited, but cumulatively considerable. In all instances where the Project has the potential to contribute to a cumulatively-considerable impact to the environment, mitigation measures have been imposed to reduce potential effects to less than significant.

Aesthetics

New development on the Project site and in the surrounding area would change the existing character of the Project's viewshed; however, the proposed Project, as well as all development in the immediate vicinity of the Project would be required to comply with the development regulations and design standards contained in the County's Land Development Code, which would ensure that minimum standards related to visual character and quality are met to preclude adverse aesthetic effects (e.g., size, scale, building materials, lighting). Accordingly, the Project's aesthetic impacts would not be cumulatively-considerable.

Agriculture and Forest Resources

The Project would have no impact on agricultural resources. Therefore, there is no potential for the Project to contribute to a cumulatively-considerable impact associated with agriculture and forest resources.

Air Quality

Based on SCAQMD guidance, any direct exceedance of a regional or localized threshold also is considered to be a cumulatively considerable effect, while air pollutant emissions below applicable regional and/or localized thresholds are not considered cumulatively considerable. As discussed in Threshold 6, the Project's daily localized PM_{2.5} emissions during construction activities during the site preparation phase (10 days in duration) has the potential to expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations. Therefore, impacts associated with daily localized construction PM_{2.5} emissions would be direct and cumulatively considerable and require the implementation of mitigation to reduce the PM_{2.5} emissions. With the implementation of mitigation, which is required herein as Air Quality MM-1, direct and cumulatively considerable impacts would be reduced to less than significant.

Biological Resources

As discussed under Threshold 7, *Biological Resources*, regarding applicable MSHCP provisions for properties located outside of conservation areas such as the proposed Project, the Project would result in significant direct and cumulatively considerable impacts to the western burrowing owl if the species is present on the site when construction activities commence. The Project site is within the SKR HCP and effects to SKR habitat are addressed through the SKR HCP. With mandatory payment of SKR fees, impacts would be less than significant on a direct and cumulatively considerable basis. The Project would result in the loss of ephemeral drainages which qualify as a MSHCP riverine/riparian resources. The loss of this resource on the Project site would be a direct and cumulatively-considerable impact associated with the loss of riverine resources in the Western Riverside County MSHCP area. Complete avoidance of the riparian/riverine resources is not feasible. Because there are no feasible avoidance alternatives available, the MSHCP requires the Project to provide compensatory mitigation to ensure the replacement of any lost functions and values as it related to the plan and wildlife species covered by the MSHCP. With implementation of mitigation, which required herein as Biological Resources MM-1, Biological Resources MM-2, Biological Resources MM-3, direct and cumulatively considerable impacts would be reduced to less than significant.

Cultural Resources

As discussed under Thresholds 8 and 9, *Cultural Resources*, the proposed Project would result in direct and cumulatively considerable impacts to a cultural resource, which the County of Riverside has determined is not CEQA-significant. However, because previously uncovered and undiscovered significant resources may be uncovered by the Project's ground-disturbing construction activities; mitigation is required. With implementation of mitigation, which is required herein as Cultural Resources MM-1, Cultural Resources MM-2, Cultural Resources MM-3, and Cultural Resources MM-4, to properly identify and treat resources that may be uncovered during the Project's earth-moving activities, impacts would be reduced to less than significant on a direct and cumulatively considerable basis.

Energy

As discussed under Threshold 10, *Energy Impacts*, during construction and operation, the Project and other cumulative developments would be subject to regional, State, and federal requirements related to energy consumption, including requirements related to energy efficiency (e.g., Title 24 energy efficiency requirements) and fuel efficiency. Moreover, energy consumed by the Project is expected to be comparable to other light industrial uses of similar scale and intensity that are constructed and operating in California, because the Project does not propose uses or operations that would inherently result in excessive and wasteful energy consumption. There are no components of the warehouse uses proposed by the Project that would result in the inefficient, wasteful, or otherwise unnecessary use of energy resources on either a direct or cumulatively-considerable basis. Additionally, the Project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. As such, Project-related impacts due to energy consumption would be less-than-cumulatively considerable.

Geology and Soils

Potential effects related to geology and soils are inherently site-specific; therefore, there is no potential for the Project to contribute to a cumulatively-considerable impact under this topic. Furthermore, all development proposals would be required to comply with applicable federal, State, and local regulations that are in place to preclude adverse geology and soils effects, including effects related to strong seismic ground shaking, fault rupture, soil erosion, and hazardous soil conditions (e.g., liquefaction, expansive soils, landslides).

Greenhouse Gas Emissions

As discussed in Threshold 20, *Greenhouse Gas Emissions*, global climate change (GCC) occurs as the result of global emissions of GHGs. An individual development project does not have the potential to result in direct and significant GCC-related effects in the absence of cumulative sources of GHGs. The CEQA Guidelines also emphasize that the effects of GHG emissions are cumulative and should be analyzed in the context of CEQA's requirements for cumulative impacts analysis (See CEQA Guidelines § 15130(f)).

At Project buildout, the Project's total annual GHG emissions would fall below the Riverside County CAP's annual GHG emissions threshold of 3,000 MTCO₂e. Refer to Threshold 20, *Greenhouse Gas Emissions*, for a detailed discussion. With implementation of Project design features and the adherence to applicable regulations, the Project would not cause a significant impact due to a conflict with the County's CAP and impacts would be less than significant. (Urban Crossroads, Inc., 2019d, p. 47).

Hazards and Hazardous Materials

Potential effects related to hazards and hazardous materials are inherently site-specific; therefore, there is no potential for the Project to contribute to a cumulatively-considerable impact under this topic.

Hydrology and Water Quality

Construction and operation of the Project and other projects in the Santa Ana River watershed would have the potential to result in a cumulatively considerable water quality impact, including erosion and sedimentation. However, in accordance with applicable federal, State, and local regulations, all development projects would be required to implement plans during construction and operation (e.g., SWPPP and WQMP) to minimize adverse effects to water quality, which would avoid a cumulatively-considerable impact.

The Project and other projects in the Santa Ana River Basin would be required to comply with federal, State, and local regulations in order to preclude flood hazards both on- and off-site. Compliance with federal, State, and local regulations would require on-site areas to be protected, at a minimum, from flooding during peak storm events (i.e., 100-year storm) and that proposed development would not expose downstream properties to increased flooding risks during peak storm events. Accordingly, a cumulatively-considerable effect related to flooding would not occur.

Land Use and Planning

The Project would not physically divide an established community, or conflict with applicable land use/planning documents and the Project is consistent with the County's land use designation and zoning classifications for the Project site; therefore, there is no potential for the Project to contribute to a cumulatively-considerable impact related to land use and planning.

Mineral Resources

The Project would have no impact on mineral resources. Therefore, there is no potential for the Project to contribute to a cumulatively-considerable impact under this topic.

Noise

Noise levels diminish rapidly with distance; therefore, for a development project to contribute to a noise-related cumulative impact it must be located in close proximity to another development project or source of substantial noise. There are no construction projects planned adjacent to the Project site that would overlap with Project-related construction activities. Accordingly, cumulatively considerable impacts related to periodic noise and construction-related vibration would not occur. Under long-term operating conditions the Project would comply with the County's Noise Ordinance and would not produce noticeable levels of vibration; therefore, cumulatively considerable impacts related to these issue areas would not occur. The analysis under Threshold 27, *Noise*, demonstrates that the Project would not result in a cumulatively considerable impact related to transportation noise under long-term conditions.

Paleontological Resources

No paleontological resources are identified on or near the Project site; however, grading and excavation activities on Project site that occur greater than 4.0 feet in depth and are mapped Quaternary very old alluvial fan sediments (which are mapped by Riverside County as having “High B” paleontological sensitivity), have the potential to unearth paleontological resources that may exist below the ground surface. Similarly, cumulative development in this same geologic formation have the potential to unearth paleontological resources. With implementation of mitigation, which required herein as Paleontological Resources MM-1, to properly identify and treat resources that may be uncovered during the Project’s earth-moving activities, the Project’s impacts would be reduced to less than significant on a direct and cumulatively considerable basis.

Population and Housing

The Project would not implement land uses that generate new residents and would not require the construction of replacement housing. Accordingly, the County has anticipated – and planned for – the growth that would occur on the Project site and there is no potential for the Project to result in an adverse, cumulatively-considerable environmental effect related to population and housing.

Public Services

All development projects in the County of Riverside, including the Project, would be required to pay development impact fees, a portion of which would be used by the County for the provision of public services to offset the incremental increase in demand for public services. Furthermore, future development would generate an on-going stream of property tax revenue and sales tax revenue, which would provide funds that could be used by the County for the provision of public services. The Project would not directly result in the introduction of new residents to the County and, therefore, would have no potential to result in cumulatively-considerable impacts to resident-serving public facilities such as schools, parks, libraries, and other public facilities or services.

Recreation

The Project would have no impact to recreation facilities. Therefore, there is no potential for the Project to contribute to a cumulatively-considerable impact under this topic.

Transportation

The Project would contribute cumulatively considerable traffic volumes at one intersection (Seaton Avenue & Markham Street intersection (Intersection #1)) under EAPC (2020) traffic conditions. The Project shall comply with the Transportation Uniform Mitigation Fee (TUMF) program as administered by the County of Riverside, which requires the Project Applicant to pay a fee that is used to fund regional transportation improvements. With the implementation of the improvements identified in Transportation MM-1, the peak hour delays and associated LOS would improve to an acceptable LOS (LOS A and B). Therefore, with the implementation of mitigation, which required herein as Transportation MM-1, Transportation MM-2, Transportation MM-3, impacts would be reduced to less than significant under EAPC (2020) traffic conditions. (Urban Crossroads, Inc., 2019e, p. 63)

Tribal Cultural Resources

Development activities on the Project site would not impact any known tribal cultural resources. No impact would occur and as such there is no potential for the Project to contribute to a cumulative tribal cultural resource impact.

Utilities/ Service Systems

The Project would require water and wastewater infrastructure, as well as solid waste disposal. Development of public utility infrastructure is part of an extensive planning process involving service providers and jurisdictions with discretionary review authority. The coordination process associated with the preparation of infrastructure plans is intended to ensure that adequate public utility services and resources are available to serve both individual development projects and cumulative growth in the region. Each individual development project is subject to review for utility capacity to avoid unanticipated interruptions in service or inadequate supplies. Coordination with the utility providers would allow for the provision of utility services to the Project and other developments. The Project and other planned projects are subject to connection and service fees to offset increased demand and assist in facility expansion and service improvements (at the time of need). Because of the utility planning and coordination activities described above, cumulatively-considerable impacts to utilities and service systems would not occur.

Wildfire

The Project site is not located in an SRA; therefore, no cumulatively considerable impacts associated with wildfire would occur as a result of development of the Project.

Findings of Fact: Impacts will be less than significant with mitigation.

Mitigation: Mitigation is required. Refer to individual thresholds herein and the attached Mitigation, Monitoring, and Reporting Program (MMRP).

Monitoring: Monitoring is required. Refer to individual thresholds herein and the attached Mitigation, Monitoring, and Reporting Program (MMRP).

Applicable Regulatory Requirements. Applicable regulations and design requirements to which the Project is required to comply are included in this Initial Study. Although these regulations and requirements technically do not meet CEQA’s definition for mitigation, they are included herein for information purposes.

	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
47. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: All sources are noted in the appropriate threshold as analyzed within this Initial Study.

The Project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study. In instances where the Project has the potential to result in direct or indirect adverse effects to human beings (air quality and associated effects on human health from air pollutants, and construction-related noise and potential effects on hearing impairment), project design feature best practices and mitigation measures have been applied to ensure impacts do not rise above a level of significance. With required implementation of project design features and the mitigation measures identified in this Initial Study, construction and operation of the proposed Project would not involve any activities that would result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Findings of Fact: Impacts will be less than significant with mitigation.

Mitigation: Mitigation is required. Refer to individual thresholds herein and the attached Mitigation, Monitoring, and Reporting Program (MMRP).

Monitoring: Monitoring is required. Refer to individual thresholds herein and the attached Mitigation, Monitoring, and Reporting Program (MMRP).

Applicable Regulatory Requirements. Applicable regulations and design requirements to which the Project is required to comply are included in this Initial Study. Although these regulations and requirements technically do not meet CEQA's definition for mitigation, they are included herein for information purposes.

5.2 AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; Sundstrom v. County of Mendocino (1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

2019 CEQA Statute and Guidelines, January 1, 2019: Riverside County, California Code of Ordinances

6.0 References

Documents Appended to this MND	
<p>The following reports, studies, and supporting documentation were used in preparing this MND and are bound separately as Technical Appendices. A copy of the Technical Appendices is available for review at the Riverside County Planning Department 4080 Lemon Street, 12th Floor Riverside, CA 92502.</p>	
<u>Cited As:</u>	<u>Source:</u>
(BFSA, 2019a)	Brian F. Smith and Associates, Inc. (BFSA), 2019a. <i>A Phase I and II Cultural Resources Assessment for the Seaton Commerce Center Project</i> . February 5, 2019. MND Technical Appendix C.
(BFSA, 2018)	Brian F. Smith and Associates, Inc. (BFSA), 2018. <i>Paleontological Resource and Mitigation Monitoring Assessment</i> . December 6, 2018. MND Technical Appendix J1.
(BFSA, 2019b)	Brian F. Smith and Associates, Inc. (BFSA), 2019b. <i>Paleontological Resource Impact Mitigation Program (PRIMP)</i> . MND Technical Appendix J2.
(GLA, 2019a)	Glenn Lukos Associates, Inc., 2019a. <i>Jurisdictional Delineation for the Seaton Commerce Center Project</i> . February 25, 2019. MND Technical Appendix B1.
(GLA, 2019b)	Glenn Lukos Associates, Inc. 2019b. <i>Biological Technical Report for Seaton Tech Center Project</i> . October 10, 2019. MND Technical Appendix B2.
(GLA, 2019c)	Glenn Lukos Associates, Inc. 2019c. <i>Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis</i> . November 8, 2019. MND Technical Appendix B3.
(NorCal Engineering, 2018a)	NorCal Engineering, 2018a. <i>Geotechnical Investigation. Proposed Warehouse Development Southeast Corner of Perry Street and Seaton Avenue Mead Valley, County of Riverside, California</i> . July 23, 2018. MND Technical Appendix E1.
(NorCal Engineering, 2018b)	NorCal Engineering, 2018b. <i>Supplemental Infiltration Testing</i> . September 4, 2018. MND Technical Appendix E2.

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<u>Cited As:</u>	<u>Source:</u>
(NorCal Engineering, 2019c)	NorCal Engineering, 2018b. "Response to Riverside County Review Comments dated December 5, 2018." Letter dated January 11, 2018. MND Technical Appendix E1.
(Thienes Engineering, Inc., 2020b)	Thienes Engineering, Inc. 2020b. <i>Preliminary Hydrology Calculations for LDC Seaton Commerce Center Perry Street and Seaton Avenue</i> . January 17, 2020. MND Technical Appendix H1.
(Thienes Engineering, Inc., 2019a)	Thienes Engineering, Inc. 2019a. <i>Project Specific Preliminary Water Quality Management Plan (P-WQMP) for The Seaton Commerce Center Perry Street and Seaton Avenue County of Riverside, California 92570 APNs: 314-130-007</i> . September 5, 2019. MND Technical Appendix H2.
(Urban Crossroads, Inc., 2019a)	Urban Crossroads, Inc. 2019a. <i>Seaton Commerce Center Air Quality Impact Analysis County of Riverside</i> . December 28, 2019. MND Technical Appendix A1.
(Urban Crossroads, Inc., 2019b)	Urban Crossroads, Inc. 2019b. <i>Seaton Commerce Center Mobile Source Health Risk Assessment County of Riverside</i> . December 28, 2019. MND Technical Appendix A2.
(Urban Crossroads, Inc., 2019c)	Urban Crossroads, Inc. 2019c. <i>Seaton Commerce Center Energy Analysis</i> . October 4, 2019. MND Technical Appendix D.
(Urban Crossroads, Inc., 2019d)	Urban Crossroads, 2019d. <i>Seaton Commerce Center Greenhouse Gas Analysis County of Riverside</i> . December 28, 2019. MND Technical Appendix F.
(Urban Crossroads, Inc., 2020a)	Urban Crossroads, 2020a. <i>Seaton Commerce Center Noise Impact Analysis County of Riverside</i> . January 23, 2020. Technical Appendix I.
(Urban Crossroads, Inc., 2019e)	Urban Crossroads, 2019e. <i>Seaton Commerce Center Traffic Impact Analysis County of Riverside</i> . August 15, 2019. Technical Appendix K1.

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<u>Cited As:</u>	<u>Source:</u>
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(V3 Companies, 2018)	V3 Companies 2018. <i>Phase I Environmental Site Assessment 10-Acre Undeveloped Industrial Land SEC of Seaton Avenue and Perry Street Unincorporated Riverside, CA 92570</i> . August 23, 2018. MND Technical Appendix G.

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Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)				
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
<p>5.1.1 Aesthetics</p> <p>Threshold 1.a): Because the Project site is not located within or adjacent to a scenic highway corridor and is not visible from a designated or eligible corridor, the proposed Project would not have a substantial effect upon a scenic highway corridor.</p> <p>Threshold 1.b): Due to the lack of public viewing locations on the Project site and the design elements incorporated as part of the Project, the Project would not 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.</p> <p>Threshold 1.c): The proposed Project would be required to comply with the development standards of the zoning designations on the site; therefore, with compliance with the zoning development standards and regulations; the Project's potential to result in a conflict with applicable zoning and other regulations governing scenic quality would be less than significant.</p> <p>Threshold 2.a): The Project would be required to comply with Ordinance No. 655; thus, the Project's potential to interfere with the nighttime use of the Mt. Palomar observatory would be less than significant.</p> <p>Thresholds 3.a and 3.b): The proposed Project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose</p>	<p>No Impact</p> <p>Less than Significant</p> <p>Less than Significant</p> <p>Less than Significant</p> <p>Less than Significant</p>	<p>CRDR 5.1.1-1 The Project is required to comply with Riverside County Ordinance No. 655, which is intended to restrict the permitted use of certain light fixtures emitting light into the night sky which could have a detrimental effect on astronomical observation and research. Ordinance No. 655 sets forth requirements for lamp sources and shielding of light emissions for outdoor fixtures to reduce "skyglow" or light pollution that affects day or nighttime views from Mt. Palomar Observatory (located approximately 40 miles southeast of the Project site in northern San Diego County).</p> <p>CRDR 5.1.1-2 The Project is required to comply with Riverside County Ordinance No. 915, which is intended to provide minimum requirements for outdoor lighting in order to reduce light trespass. Ordinance No. 915 provides regulations on adequate lighting shielding, glare, and light trespass in order to ensure all development in Riverside County installs lighting in a way that does not jeopardize the health, safety, or general welfare of Riverside County residents and degrade their quality of life.</p>	<p>N/A</p>	<p>N/A</p>

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residential property to unacceptable light levels, and impacts would be less than significant				
5.1.2 Agriculture and Forest Resources				
Threshold 4.a): Because the Project site does not contain land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), the Project has no potential to convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to a non-agricultural use.	No Impact	N/A	N/A	N/A
Threshold 4.b): The Project would not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.	No Impact			
Threshold 4.c): Because the Project site is not located within 300 feet of agriculturally zoned property used for agricultural purposes, the proposed Project has no potential to cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm").	Less than Significant			
Threshold 4.d): There are no components of the proposed Project that would result in changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use and no impact would occur as a result of development of the proposed Project.	No Impact			
Thresholds 5.a, 5.b, and 5.c): Implementation of the proposed Project would not conflict with existing zoning for,	No Impact			

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)				
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
<p>or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production, and because the Project would not result in the loss of forest land or conversion of forest land to non-forest use, no impact would occur as a result of development of the proposed Project.</p>				
<p>5.1.3 Air Quality</p> <p>Threshold 6.a): The Project would not exceed the applicable regional thresholds and LST thresholds for operational activity. However, as evaluated under Threshold 6(c), below, the Project would exceed localized significance thresholds for particulate matter 2.5 microns in diameter or less (PM_{2.5}) emissions during construction. Therefore, the Project has the potential to conflict with the AQMP according to consistency criterion No. 1 and a significant impact would occur associated with consistency with the AQMP. Therefore, impacts are determined to be significant and mitigation is required.</p> <p>Threshold 6.b): The Project's daily construction emissions of volatile organic compounds (VOCs), nitrogen oxides (NO_x) carbon monoxide (CO), sulfur oxides (SO_x), and particulate matter (PM₁₀ and PM_{2.5}) would not exceed SCAQMD regional criteria thresholds. Project-related operational emissions of VOCs, NO_x, CO, SO_x, PM₁₀ and PM_{2.5} would also not exceed SCAQMD regional criteria threshold. Therefore, impacts are determined to be less than significant and mitigation is not required.</p> <p>Threshold 6.c): The Project would not exceed the SCAQMD's localized significance threshold for NO_x, CO, or PM₁₀ emissions during construction. Accordingly, Project</p>	<p>Less than Significant with Mitigation Incorporated</p> <p>Less than Significant</p> <p>Less than Significant with Mitigation</p>	<p>Air Quality MM 1: Prior to grading permit issuance, the County of Riverside shall verify that the following note is included on the grading plan. Project contractors shall be required to ensure compliance with this note and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. The note shall also be specified in bid documents issued to prospective construction contractors.</p> <ul style="list-style-type: none"> When using construction equipment greater than 150 horsepower (>150 HP), the construction contractor(s) shall ensure that off-road diesel construction equipment complies with the EPA/CARB Tier 3 emissions standards and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications. <p>CRDR 5.1.3-1 The Project is required to comply with the provisions of the SCAQMD Rule 403 "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that notes are specified on the Project's grading plans requiring Rule 403 compliance. Project construction contractors would be required</p>	<p>Project Applicant, Project Construction Manager/ Riverside County Building & Safety Department</p>	<p>Throughout the duration of construction activities</p>

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)

Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
<p>construction would not expose sensitive receptors or a substantial number of people to substantial pollutant emissions and impacts associated with construction-related emissions of NO_x, CO, and PM₁₀ would be less than significant and mitigation is not required. The Project's construction-related emissions of PM_{2.5} would exceed the applicable SCAQMD localized threshold during the site preparation phase (10 days in duration). Accordingly, the Project's daily localized PM_{2.5} emissions during construction activities has the potential to expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations. Therefore, impacts associated with daily localized construction PM_{2.5} emissions would be cumulatively considerable and require the implementation of mitigation to reduce the PM_{2.5} emissions. Refer to Air Quality MM-1.</p> <p>Threshold 6.d): The proposed Project would not create objectionable odors affecting a substantial number of people during construction or operation. Impacts would be less than significant.</p>	<p>Incorporated</p> <p>Less than Significant</p>	<p>to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:</p> <ul style="list-style-type: none"> In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines. The construction contractor(s) shall ensure that all distributed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day. The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less. <p>CRDR 5.1.3-2 The Project is required to comply with the provisions of the SCAQMD Rule 1113 "Table of Standards" pertaining to VOC emissions by using Low-Volatile Organic Compounds paints (no more than 50 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications. Prior to building permit final inspection, the County of Riverside shall verify a note requiring Rule 1113 compliance is specified on all building plans. Project contractors would be required to comply with the note and maintain written records of such compliance that can be inspected by the County of Riverside or its designee upon request.</p>		

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)			
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties Implementation Stage
		<p>CRDR 5.1.1.3-3 The Project's construction activities are required to comply with the provisions of the SCAQMD Rule 1186 "PM10 Emissions from Paved and Unpaved Roads and Livestock Operations," which requires the use of a street sweeper certified by the SCAQMD, and the use of non-toxic chemical stabilizers for dust control.</p> <p>CRDR 5.1.1.3-4 Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site.</p> <p>CRDR 5.1.1.3-5 The Project is required to comply with the California Green Building Standards Code (CALGreen), including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use, which reduce air pollutant emissions.</p> <p>CRDR 5.1.1.3-6 Diesel-fueled vehicles at the Project site are required to comply with the California Air Resources Board (CARB) idling restriction requirements, which currently restrict vehicles from idling for more than 5 minutes. Prior to building permit final inspection, the County of Riverside shall verify that signs are posted in the Project's truck courts specifying the idling restriction requirement.</p>	

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)				
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>5.1.4 Biological Resources</p> <p>Threshold 7.a): No conflict would occur with the SKR HCP, as the Project Applicant would be required to contribute fees pursuant to Ordinance No. 663. Prior to mitigation, the proposed Project has the potential to result in a conflict with the MSHCP due to potential impacts to the burrowing owl and potential impacts to MSHCP riverine areas. Refer to Biological Resources MM-1 and MM-3.</p> <p>Thresholds 7.b) and 7.c): Although no native habitat types are present on the site and no listed species (currently protected by state or federal endangered species acts) are expected to occur due to absence of suitable habitat, the potential presence of BUOW is considered a significant direct and cumulatively considerable impact since the species is migratory and could be present on the Project site at the time that the Project's construction activities. In addition, other migratory bird species protected by the MBTA could be impacted by the Project if active nests are present on the site at the time that nesting habitat (trees and shrubs) are removed. Mitigation is thus required. Refer to Biological Resources MM-1 and MM-2.</p> <p>Threshold 7.d): No impacts to wildlife movement corridors or native wildlife nurseries would occur. However, the Project</p>	<p>Less than Significant with Mitigation Incorporated</p> <p>Less than Significant with Mitigation Incorporated</p> <p>Less than Significant with Mitigation Incorporated</p>	<p>CRDR 5.1.3-7 The Project is required to comply with the provisions of the SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.</p> <p>Biological Resources MM-1: Pre-Construction Surveys for Western Burrowing Owl. Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl in the Western Riverside County MSHCP, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding (MOU) with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. If it is determined that the Project site is occupied by the burrowing owl, take of "active" nests shall be avoided pursuant to the MSHCP and the MBTA. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the CDFW.</p> <p>If it is determined during the 30-day preconstruction survey that burrowing owls have colonized the Project site prior to initiation</p>	<p>Project Applicant, Project Biologist/ Riverside County Building & Safety Department, County Biologist, Riverside County Environmental Programs Department (EPD)</p>	<p>Prior to the issuance of grading permits</p>

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)			
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties
<p>has the potential to impact nesting birds if vegetation is removed during the nesting season (February 1 through August 31). Refer to Biological Resources MM-1 and MM-2.</p> <p>Threshold 7.e): The Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by CFFW or USFWS. The Project site contains 0.31 acre of MSHCP riverine areas, impacts to which would be addressed through permits from the ACOE, CDFW, and RWQCB. Refer to Biological Resources MM-1, MM-2, and MM-3.</p> <p>Threshold 7.f): The Project would not 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.</p> <p>Threshold 7.g): The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and no impact would occur as a result of implementation of the Project as proposed on the Project site.</p>	<p>Mitigation Incorporated.</p> <p>Less than Significant with Mitigation Incorporated</p> <p>No Impact</p> <p>No Impact</p>	<p>of construction, the Project Applicant will immediately inform the Riverside County Biologist, CDFW, and the Regional Conservation Authority (RCA), and would need to retain a biologist that holds a MOU with the County of Riverside to prepare a Burrowing Owl Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. The relocation plan will include the following:</p> <ul style="list-style-type: none"> • The locations of the nests and owls proposed for relocation. • The locations of the proposed relocation sites. • The numbers of adult owls and juveniles proposed for relocation. • The time of year when relocation is proposed to take place, • The name of the biologist proposed to supervise the relocation, and the details of his/her previous experience capturing, handling, and relocating burrowing owls, including the outcomes of the previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held. • A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site. • A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision). • Description of the monitoring methods and monitoring 	<p>Implementation Stage</p>

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)				
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
		<p>duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site.</p> <p>Biological Resources MM-2: Vegetation Clearing Outside of the Migratory Nesting Bird Season. As a condition of a grading permit, a migratory nesting bird survey of all trees to be removed from the site shall be conducted by a qualified biologist within 10 days prior to initiating tree removal or vegetation clearing within 500 feet of a mature tree. A copy of the migratory nesting bird survey results report shall be provided to the Riverside County Environmental Programs Department (EPD). If the survey identifies the presence of active nests, then the qualified biologist shall provide the Riverside County EPD with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to protect the nest from direct and indirect impacts. The size and location of all buffer zones, if required, shall be subject to review and approval by the Riverside County EPD and shall be no less than a 300-foot radius around the nest for non-raptors and a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist and Riverside County EPD verify that the nests are no longer occupied and the juvenile birds can survive independently from the nests.</p> <p>Biological Resources MM-3: In-Lieu Payment for Loss of MSHCP Riverine/Riparian Area. To mitigate for permanent impacts to</p>	<p>Project Applicant, Project Biologist/ County Planning Department, County EPD</p>	<p>Within 10 days prior to initiating tree removal or vegetation within 500 feet of a mature tree</p>
			<p>Project Applicant/ County EPD</p>	<p>Prior to the issuance of a</p>

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)				
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		<p>0.31 acres (1,202 linear feet) of ephemeral drainage feature on the Project site, the Project Applicant shall purchase compensatory mitigation credits at a 2:1 mitigation-to-impact ratio. Evidence of fee payment shall be supplied to the Riverside County Environmental Programs Department (EPD) prior to the issuance of a grading permit. The Project Applicant shall be required to provide for the purchase of 0.62 acre of mitigation credits from the Riverpark Mitigation Bank.</p> <p>CRDR 5.1.4-1 The Project Applicant shall comply with Riverside County Ordinance No. 810 (Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Fee Program Ordinance), which requires a per-acre local development impact and mitigation fee payment prior to the issuance of a building permit.</p> <p>CRDR 5.1.4-2 The Project Applicant shall comply with Riverside County Ordinance No. 663 (Stephens' Kangaroo Rat Mitigation Fee Ordinance) which requires a per-acre local development and mitigation fee payment prior to the issuance of a grading permit.</p> <p>CRDR 5.1.4-3 The Project Applicant shall comply with the Migratory Bird Treaty Act (MBTA).</p> <p>CRDR 5.1.4-4 The Project Applicant is required to obtain a Section 404 Nationwide Permit from the U.S. Army Corps of Engineers (ACOE) prior to the issuance of a grading permit that would allow physical disturbance of the onsite drainage and its tributary.</p>	EPD	grading permit

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)				
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		<p>CRDR 5.1.4-5 The Project Applicant is required to obtain a Section 1602 Streambed Alteration Permit from the California Department of Fish and Wildlife (CDFW) prior to the issuance of a grading permit that would allow physical disturbance of the onsite drainage and its tributary.</p> <p>CRDR 5.1.4-6 The Project Applicant is required to obtain a Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB) prior to the issuance of a grading permit that would allow physical disturbance of the onsite drainage and its tributary.</p>		
<p>5.1.5 Cultural Resources</p> <p>Thresholds 8.a) and 8.b): No historic artifacts or historical sites were observed during the field survey and the potential for any historic deposits or sites is extremely remote. Additionally, the Project site is not identified as containing a historic resource by the Riverside County General Plan Update Draft EIR, Figure 4.9.2, Historical Resources. Accordingly, the Project has no potential to impact a historical resource as defined by CEQA Guidelines Section 15064.5.</p> <p>Thresholds 9.a) and 9.b): One (1) cultural resource site is recorded on the property. However, due to the lack of any significant subsurface deposits, the County of Riverside determined that the resources is not significant under CEQA. Because previously undiscovered significant resources may be uncovered by the Project's ground-disturbing construction activities, the potential exists that previously uncovered undiscovered archaeological resources may be exposed during the Project's ground-disturbing construction activities. If significant resources are uncovered and are not</p>	No Impact	N/A	N/A	N/A
	Less than Significant with Mitigation Incorporated	<p>Cultural Resources MM-1: Native American Monitor. Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow</p>	Project Applicant, Project Archaeologist, Native American Monitor/ County Archaeologist	Prior to Grading Permit issuance and during all initial ground disturbing activities

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)			
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties
<p>appropriately treated, impacts would be significant. Refer to Cultural Resources MM-1, MM-2, MM-3, and MM-4.</p> <p>Threshold 9.c): There is a remote potential that human remains may be unearthed during the Project's ground-disturbing construction activities. This same potential for the discovery of human remains occurs on nearly every construction site that disturbs an undeveloped ground surface. If human remains are found on the site, the developer/permit holder or any successor in interest is required by law to comply with State Health and Safety Code Section 7050.5.</p>	<p>Less than Significant</p>	<p>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.</p> <p>Cultural Resources MM-2: Project Archaeologist. Prior to issuance of grading permits, the developer/permit applicant 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 CIMP 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 the Project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.</p> <p>Cultural Resources MM-3: Artifact Disposition. Prior to Grading</p>	<p>Project Applicant/County Archaeologist</p>
			<p>Prior to Grading Permit issuance and during earth moving activities</p>
			<p>Project</p>
			<p>Prior to Grading</p>

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)			
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties
		<p>Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project's property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. All historic archaeological materials recovered during the archaeological investigations, 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.</p> <p>Prehistoric Resources - One of the following treatments shall be applied.</p> <p>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.</p> <p>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</p>	<p>Archaeologist/ Planning Department, County Archaeologist</p>
			<p>Permit Final Inspection Stage</p>

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)			
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties
		<p>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.</p> <p>Cultural Resources MM-4: Phase IV Cultural Monitoring Report. Prior to Grading Permit Final Inspection and upon completion of the implementation phase (clearing, grubbing, grading, trenching), 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 the Grading Permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the Transportation and Land Management Agency (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.</p> <p>CRDR 5.1.5-1 If human remains are found on the Project site, the developer/permit holder or any successor in interest shall comply with the following codes:</p>	<p>Project Archaeologist/ Planning Department</p>
			<p>Prior to Grading Permit Final Inspection</p>
			<p>During grading, if human remains are encountered</p>

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)			
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties Implementation Stage
		<ul style="list-style-type: none"> Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site. Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following: 	

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)			
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties Implementation Stage
		<ul style="list-style-type: none"> o The nondestructive removal and analysis of human remains and items associated with Native American human remains. o Preservation of Native American human remains and associated items in place. o Relinquishment of Native American human remains and associated items to the descendants for treatment. o Other culturally appropriate treatment. <p>The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.</p> <p>Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.</p> <p>Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in</p>	

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)			
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties / Implementation Stage
		<p>subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:</p> <ul style="list-style-type: none"> o Record the site with the commission or the appropriate Information Center. o Utilize an open space or conservation zoning designation or easement. o Record a document with the county in which the property is located. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. o Human remains from other ethnic/cultural groups 	

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)				
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
5.1.6 Energy		with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.		
Threshold 10.a): Project construction and operations would not result in the inefficient, wasteful or unnecessary consumption of energy. Further, the energy demands of the Project can be accommodated within the context of available resources and energy delivery systems. The Project would therefore not cause or result in the need for additional energy producing or transmission facilities. The Project would not engage in wasteful or inefficient uses of energy.	Less than Significant	CRDR 5.1.6-1 The Project is required to comply with CALGreen, including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use.	N/A	N/A
Threshold 10.b): The Project would meet or exceed all California Building Standards Code Title 24 standards. Moreover, energy consumed by the Project's operation is calculated to be comparable to, or less than, energy consumed by other industrial uses of similar scale and intensity that are constructed and operating in California. On this basis, the Project would not result in the inefficient, wasteful, or unnecessary consumption of energy. Further, the Project would not cause or result in the need for additional energy producing facilities or energy delivery systems.	Less than Significant	CRDR 5.1.6-2 Diesel-fueled vehicles at the Project site are required to comply with the CARB idling restriction requirements, which currently restrict vehicles from idling for more than 5 minutes. Prior to building permit final inspection, the County of Riverside shall verify that signs are posted in the Project's truck courts specifying the idling restriction requirement.		
5.1.7 Geology/Soils				
Threshold 11.a): The Project site is not located within an Alquist-Priolo Earthquake Fault Zone or within an area of a known fault.	Less than Significant	CRDR 5.1.7-1 The Project is required by law to comply with the California Building Standards Code which address construction standards including those related to geologic and soil conditions.	N/A	N/A
Threshold 12.a): Design of the Project in conformance with	Less than Significant	CRDR 5.1.7-2 As a standard condition of Project approval, the		

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)			
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties
<p>the latest Building Code provisions for earthquake design is expected to provide adequate attenuation of any ground-shaking hazards, including, liquefaction hazards that are typical to southern California.</p> <p>Threshold 13.a): Design of the proposed Project in conformance with the latest California Building Standards Code provisions for earthquake design is expected to provide adequate attenuation of ground-shaking hazards that are typical to southern California.</p> <p>Threshold 14.a): The Project site is not subject to on- or off-site landslides or rockfall hazards. The geotechnical evaluation prepared for the Project site also evaluated the potential for collapse and lateral spreading hazards on site, and identifies site-specific recommendations to preclude collapse or lateral spreading hazards. As a standard condition of Project approval, the Project will be required to comply with site-specific recommendations contained in a Project-specific geotechnical report included as <i>Technical Appendix E1</i>, which would reduce potential impacts to less than significant.</p> <p>Threshold 15.a): The potential for subsidence to impact the site is low. The Project site's geotechnical report (<i>Technical Appendix E1</i>) indicates that the site's settlement potential would be attenuated through the proposed removal of near surface soils down to competent materials and replacement with properly compacted fill. Through standard conditions of approval, the proposed Project would be required by the County to incorporate the recommendations contained within</p>	<p>Significant</p> <p>Less than Significant</p> <p>Less than Significant</p> <p>Less than Significant</p>	<p>Project will be required to comply with the site-specific recommendations contained in the geotechnical report prepared for the Project site by NorCal Engineering and dated January 11, 2019, which is included as <i>Technical Appendix E</i>. The recommendations cover grading, soil removal, and recompaction activities; building foundation, floor slab, retaining wall, and paving design; shoring of excavations and trenches, and related topics.</p> <p>CRDR 5.1.7-3 Prior to issuance of a grading permit, the Project Applicant shall obtain coverage under a NPDES permit from the State Water Resources Control Board. Evidence that a NPDES permit has been issued shall be provided to the County of Riverside prior to issuance of a grading permit.</p> <p>CRDR 5.1.7-4 Prior to issuance of a grading permit, the Project Applicant shall prepare a SWPPP. Project contractors shall be required to ensure compliance with the SWPPP and shall permit periodic inspection of the construction site by the County of Riverside staff or its designee to confirm compliance.</p> <p>CRDR 5.1.7-5 Prior to issuance of a grading permit, the Project Applicant shall prepare and the County of Riverside shall approve a Final WQMP. The Project Applicant or its property manager shall be required to ensure compliance with the Final WQMP and shall permit periodic inspection of the Project site by County of Riverside staff or its designee to confirm compliance.</p> <p>CRDR 5.1.7-6 The Project is required to comply with the provisions of the SCAQMD Rule 403 "Fugitive Dust." Rule 403 requires implementation of best available dust control measures</p>	<p>Implementation Stage</p>

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)			
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties
<p>the Project site's geotechnical report (<i>Technical Appendix E1</i>) into the grading plan for the Project. As such, implementation of the Project would result in less-than-significant impacts associated with ground subsidence.</p> <p>Threshold 16.a): There is no potential for the Project to be subject to hazards associated with seiches, mudflows, and/or volcanic hazards.</p> <p>Thresholds 17.a) and 17.b): The Project would not change topography or ground surface relief features. The Project would not create a substantial adverse effect associated with changes in topography nor create cut or fill slopes greater than 2:1 or higher than 10 feet. Impacts would be less than significant.</p> <p>Threshold 17.c): The Project site does not contain any operational subsurface sewage disposal systems under existing conditions. The Project site does not serve as a leach field for any off-site properties and has no potential to affect or negate operating subsurface sewage disposal systems.</p> <p>Threshold 18.a): With mandatory compliance to the requirements identified in the Project's SWPPP, as well as applicable regulatory requirements, the potential for water and/or wind erosion impacts during Project construction would be less than significant. Mandatory compliance with the Project's WQMP would ensure that the Project does not result in substantial soil erosion or the loss of topsoil under long-term operating conditions.</p>	<p>No Impact</p> <p>Less than Significant</p> <p>No Impact</p> <p>Less than Significant</p>	<p>during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that notes are specified on the Project's grading plans requiring Rule 403 compliance. Project construction contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:</p> <ul style="list-style-type: none"> In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines. The construction contractor(s) shall ensure that all distributed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day. The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less. <p>CRDR 5.1.1.7-7 The Project's construction activities are required to comply with the provisions of the SCAQMD Rule 1186 "PM₁₀ Emissions from Paved and Unpaved Roads and Livestock Operations," which requires the use of a street sweeper certified by the Air Quality Management District</p>	<p>Implementation Stage</p>

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)				
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>Threshold 18.b): Through standard conditions of approval, the proposed Project would be required by the County to incorporate the recommendations contained within the Project site's geotechnical report (<i>Technical Appendix E</i>) into the grading plan for the Project. As such, implementation of the Project would result in less-than-significant impacts associated with expansive soils and would not create substantial risks to life or property.</p> <p>Threshold 18.c): The Project does not propose the use of septic tanks or alternative waste water disposal systems. Accordingly, no impact would occur.</p> <p>Threshold 19.a): With mandatory compliance to Rule 403 regulatory requirements, the potential for the Project to result in an increase in wind erosion and blowsand, either on- or off-site, would be less than significant.</p>	<p>Less than Significant</p> <p>No Impact</p> <p>Less than Significant</p>	<p>(AQMD), and the use of non-toxic chemical stabilizers for dust control.</p>		
<p>5.1.8 Greenhouse Gas Emissions</p> <p>Thresholds 20.a) and 20.b): Because the Project would result in approximately 2,950.35 MTCO₂e per year; the proposed Project would not exceed the County's screening threshold of 3,000 MTCO₂e per year. Impacts would be less than significant and no mitigation is required.</p>	<p>Less than Significant</p>	<p>CRDR 5.1.8-1 The Project is required to comply with the California Green Building Standards Code (CALGreen), including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use, which reduce greenhouse gas emissions.</p> <p>CRDR 5.1.8-2 In compliance with the County's Climate Action Plan, prior to issuance of a building permit, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating implementation of Climate Action</p>		

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)			
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties Implementation Stage
5.1.9 Hazards and Hazardous Materials			
Thresholds 21.a) and 21.b): With mandatory compliance with applicable hazardous materials regulations, the Project would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials during construction or operation, and impacts would be less than significant.	Less than Significant	Plan measure R2-CE1, which requires on-site renewable energy production to offset 20% of the building's energy demand. <u>Airport Land Use Commission (ALUC) Conditions:</u> CRDR 5.1.9-1 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.	
Threshold 21.c): The Project would not interfere with an adopted emergency response or evacuation plan.	No Impact	CRDR 5.1.9-2 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.	
Threshold 21.d): There would be no potential for existing or proposed schools to be exposed to substantial safety hazards associated with the routine transport of hazardous substances or materials to and from the Project site.	No Impact	<ul style="list-style-type: none"> 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. 	
Threshold 21.e): The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, therefore, would not create a significant hazard to the public or the environment.	No Impact	<ul style="list-style-type: none"> 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. 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. 	
Thresholds 22.a), 22.b), and 22.c): The Project site is located within "Compatibility Zone C2" of the MARB Influence area. The Project was considered and conditionally approved by the Riverside County Airport Land Use Commission (ALUC) on May 9, 2019. The ALUC Staff report for the proposed Project concluded that the Project is conditionally consistent with the MARB ALUCP and the Project does not entail any uses prohibited or discouraged in Compatibility Zone C2. With	Less than Significant		

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)			
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties / Implementation Stage
<p>compliance to the ALUC conditions of approval, the Project is consistent with the ALUCP and would not create a hazard.</p> <p>Threshold 22.d): There are no private airport facilities or heliports within the vicinity of the Project site. As such, the Project would not result in a safety hazard for people residing or working in the project area associated with private airports or heliports.</p>	<p>No Impact</p>	<ul style="list-style-type: none"> Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation. <p>CRDR 5.1.9-3 The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor non-residential uses; and hazards to flight. Children's schools are discouraged.</p> <p>CRDR 5.1.9-4 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, they would require subsequent Airport Land Use Commission review: Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.</p> <p>CRDR 5.1.9-5 The "Notice of Airport in Vicinity" included in the May 9, 2019 County of Riverside Staff Report 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>CRDR 5.1.9-6 Any aboveground 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</p>	

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)				
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
		<p>would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.</p> <p>CRDR 5.1.9-7 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.</p> <p>CRDR 5.1.9-8 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 Community Noise Equivalent Level (CNEL).</p> <p>CRDR 5.1.9-9 The proposed Project has been evaluated for 200,392 square feet of manufacturing area, 5,000 square feet of first floor office area, and 2,500 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.</p> <p>CRDR 5.1.9-10 For the installation of solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.</p>		

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)				
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
		<p>CRDR 5.1.9-11 It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or within 5 days after the construction of the Project's building reaches its greatest height (7460-2, Part 2).</p> <p>Federal Aviation Commission (FAA) Conditions</p> <p>CRDR 5.1.9-12 It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or within 5 days after the construction of the Project's building reaches its greatest height (7460-2, Part 2).</p> <p>CRDR 5.1.9-13 FAA approval is required for cranes or other construction equipment that would rise above an elevation 1,551.4 feet AMSL.</p>		
<p>5.1.10 Hydrology/Water Quality</p> <p>Threshold 23.a): Mandatory compliance with the SWPPP will ensure that the Project does not violate any water quality standards or waste discharge requirements during short-term construction activities. The Project Applicant also would be required to demonstrate compliance with the NPDES program, which requires certain land uses (e.g., industrial uses) to prepare a SWPPP for operational activities and to implement a long-term water quality sampling and monitoring program, unless an exemption has been granted. Mandatory compliance with the NPDES Industrial General Permit would reduce water quality impacts during long-term operation of the Project to below significant levels.</p> <p>Threshold 23.b): The Project would not install any water</p>	Less than Significant	<p>CRDR 5.1.10-1 Prior to issuance of a grading permit, the Project Applicant shall obtain coverage under a NPDES permit from the State Water Resources Control Board. Evidence that a NPDES permit has been issued shall be provided to the County of Riverside prior to issuance of a grading permit.</p> <p>CRDR 5.1.10-2 Prior to issuance of a grading permit, the Project Applicant shall prepare a SWPPP. Project contractors shall be required to ensure compliance with the SWPPP and shall permit periodic inspection of the construction site by the County of Riverside staff or its designee to confirm compliance.</p> <p>CRDR 5.1.10-3 Prior to issuance of a grading permit, the Project Applicant shall prepare and the County of Riverside shall</p>	N/A	N/A

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)			
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties Implementation Stage
<p>wells; therefore, the Project would not directly extract groundwater from the Perris North Groundwater Basin. LID Principals and Low Impact Development (LID) BMPs are incorporated into the site design to minimize potential adverse effects related to groundwater recharge.</p> <p>Threshold 23-c): The Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course or a river or stream or through the addition of impervious surfaces.</p> <p>Threshold 23-d): With mandatory compliance to the requirements noted in the Project's SWPPP, as well as mandatory compliance to applicable regulatory requirements including but not limited to SCAQMD Rule 403, the potential for water and/or wind erosion impacts during Project construction would be less than significant. Following construction, wind and water erosion on the Project site would be minimal because the areas disturbed during construction would be landscaped or covered with impervious surfaces and drainage would be controlled through a storm drain system. With compliance of the Project-specific WQMP, implementation of the proposed Project would not result in substantial erosion or siltation on-site or off-site.</p> <p>Threshold 23-e): All runoff would be directed to the storm drain infrastructure and the Project would not substantially increase the amount of surface runoff in a manner which would result in flooding on-site or off-site.</p>	<p>Significant</p> <p>Less than Significant</p> <p>Less than Significant</p> <p>Less than Significant</p>	<p>approve a Final WQMP. The Project Applicant or its property manager shall be required to ensure compliance with the Final WQMP and shall permit periodic inspection of the Project site by County of Riverside staff or its designee to confirm compliance.</p> <p>CRDR 5.1.10-4 The site is located within the bounds of the Perris Valley ADP for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this Project. The drainage fee is required to be paid prior to the issuance of the grading permits.</p>	

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)				
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
<p>Threshold 23.f): There is no potential for the Project's storm water to exceed the capacity of available infrastructure or to discharge polluted runoff. As such, the Project would not create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.</p>	Less than Significant			
<p>Threshold 23.g): The Project site is located in Flood Zone X, an area of minimal flood hazard and the Project would not impede or redirect flood flows.</p>	Less than Significant			
<p>Threshold 23.h): The Project site is not located within any dam inundation areas or special flood hazard areas. The Project site is not located close enough to an enclosed water body or the Pacific Ocean to contribute to a seiche or tsunami impact.</p>	No Impact			
<p>Threshold 23.i): The proposed Project would not conflict or obstruct implementation of a groundwater management plan or implementation of a groundwater sustainability plan</p>	No Impact			
5.1.11 Land Use/Planning				
<p>Threshold 24.a): With implementation of the mitigation measures identified for air quality and biological resources, the Project would not 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.</p>	Less than Significant	N/A	N/A	N/A
<p>Threshold 24.b): The Project would not divide an established community.</p>	Less than Significant			

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)				
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
<p>5.1.12 Mineral Resources</p> <p>Threshold 25.a): The Project site is not designated by the State Mining and Geology Board as being of regional or statewide significance. Because the site is not located within an area known for mineral resources that are of value to the region and the residents of the State, no impact would occur.</p> <p>Threshold 25.b): The Project does not have a designation or zoning for mining and is not located within an area designated by the State Mining and Geology Board as being of regional or statewide significance. Therefore, there is no potential for the Project to 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.</p> <p>Threshold 25.c): The site is not located in a State designated sector of valuable resources and there are no known quarries or mines in the immediate vicinity of the Project site. Therefore, no impact would occur.</p>	<p>No Impact</p> <p>No Impact</p> <p>No Impact</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>5.1.13 Noise</p> <p>Threshold 26.a): The Project site is located outside the 65 dBA CNEL noise level contour boundary of the March Air Reserve Base. The Project would not expose people residing or working in the Project area to excessive airport noise levels. Impacts would be less than significant.</p> <p>Threshold 26.b): There are no private airfields or airstrips in the vicinity of the Project site. Therefore, the Project would not expose people to excessive noise levels associated with operations at a private airstrip. No impact would occur.</p>	<p>Less than Significant</p> <p>No Impact</p>	<p>CRDR 5.1.13-1 All construction activities shall comply with Riverside County Noise Ordinance Ordinances No. 847. This requirement shall be noted on all grading and building plans and in bid documents issued to construction contractors.</p>	<p>N/A</p>	<p>N/A</p>

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)				
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>Threshold 27.a): The Project would not cause a substantial construction-related temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts would be less than significant. The Project would also not contribute to a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project and impacts would be less than significant</p> <p>Threshold 27.b): Project-related vibration velocity levels would remain below the County of Riverside threshold of 0.01 in/sec RMS at all receiver locations during the Project's construction activities and operational activities. Thus, the Project would not expose persons to or generate excessive ground-borne vibration or ground-borne noise levels.</p>	<p>Less than Significant</p> <p>Less than Significant</p>			
<p>5.1.14 Paleontological Resources</p> <p>Threshold 28.a): Grading and excavation activities that occur deeper than 4' feet in depth in the eastern portion of the Project site in areas composed of very old alluvial fan sediments ranked with a High Potential/Sensitivity (High B), have the potential to unearth paleontological resources that may exist below the ground surface. If significant paleontological resources are unearthed there is a potential for a significant impact if the resources are not properly identified and treated. Therefore, the Project's potential to directly or indirectly destroy unique paleontological resources that may be present beneath the ground surface in the eastern portion of the site in areas mapped with a High Potential/Sensitivity (High B), is a potentially significant impact and mitigation is required.</p>	<p>Less than Significant with Mitigation incorporated</p>	<p>Paleontological Resources MIM-1: The County of Riverside shall require implementation of the Project's Paleontological Resource Impact Mitigation Program (PRIMP) by a qualified paleontologist as a condition of the Project's grading permit, for any mass grading and excavation-related activities, including utility trenching, that will exceed 4.0 feet in depth in exposed Quaternary older alluvial fan sediments (Qvofa) located in the northeast portion of the property. The PRIMP shall be followed in the event that fossils are discovered in order to ensure that significant resources are properly identified and treated and that no significant paleontological resource, site, or unique geologic feature is destroyed. The protocols documented in the PRIMP are required to be followed. [Refer to Technical Appendix J2 for a copy of the preliminary PRIMP.]</p>	<p>Project Applicant, Project Paleontologist or Geologist/ County Geologist</p>	<p>Prior to the issuance of grading permits that involve grading at depths that exceed 4.0 feet in depth and that encompass areas of exposed Quaternary older alluvial fan sediments</p>

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)				
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage (Qvofa).
<p>5.1.15 Population and Housing</p> <p>Threshold 29.a): Development of the Project would not displace existing housing or displace people, necessitating the construction of replacement housing elsewhere.</p> <p>Threshold 29.b): The Project is not expected to be a catalyst for any population growth and no impact associated with population projections or affordable housing needs would occur.</p> <p>Threshold 29.c): The Project site would not directly generate a residential population. The on-site employment generation would not induce substantial growth in the area because it is anticipated that the Project's future employees would already be living in the Riverside County area. The Project does not propose the construction of any new homes or dwelling units that would directly result in the introduction of new residents to the area.</p>	<p>No Impact</p> <p>Less than Significant</p> <p>Less than Significant</p>	<p>No impacts due to population and housing would occur; thus, mitigation is not required.</p>	<p>N/A</p>	<p>N/A</p>
<p>5.1.16 Public Services</p> <p>Threshold 30.a): The Project would be served from existing RCFD fire stations and would not cause the construction of a new fire station or physical alteration of an existing fire station.</p> <p>Threshold 31.a): The Project would not trigger the need for new or improved law enforcement facilities. In addition, the Project would comply with the existing regulatory policies and General Plan policies that would further reduce any impacts to law enforcement services associated with the Project.</p>	<p>Less than Significant</p> <p>Less than Significant</p>	<p>CRDR 5.1.16-1 Prior to building permit inspection, the Project Applicant shall comply with the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires payment of a development mitigation fee to assist in providing revenue that the County can use to improve public facilities and/or equipment, to offset the incremental increase in the demand for law enforcement, including the need for law enforcement services that would be created by the Project.</p> <p>CRDR 5.1.16-2 Prior to building permit inspection, the Project Applicant shall comply with the provisions of California</p>	<p>N/A</p>	<p>N/A</p>

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)				
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
Threshold 32.a): The Project would not directly create a demand for additional public school facilities.	Less than Significant	Government Code Sections 65995.5 to 65998 by payment of required school impact fees to the Val Verde Unified School District, in accordance with the District's Level 1 Fee Schedule.		
Threshold 33.a): The Project would not directly create a demand for public library facilities and would not directly result in the need to modify existing or construct new library buildings.	Less than Significant.			
Threshold 34.a): The Project would not result in a substantial increase in demand for public and/or private health care facilities.	Less than Significant			
5.1.17 Recreation				
Thresholds 35.a) and 35.b): The Project would provide for a segment of the County's multi-use trail system along the Project site's frontage with Seaton Avenue. The impacts from the construction of the trail are evaluated throughout this MIND an inherent part of the Project. The Project does not propose to construct or increase the use of any other recreational facilities; thus, no impacts from proposed recreational facilities would result from the Project.	Less than Significant	N/A	N/A	N/A
Threshold 35.c): The Project proposes to develop the site with warehouse uses, is not located within the purview of any Community Parks and Recreation Plans, and would not be subject to payment of Quimby fees. Thus, no impact would occur.	No Impact			
Threshold 36.a): The Project would provide for a segment of the County's multi-use trail system along the Project site's frontage with Seaton Avenue. The impacts from the construction of the trail are evaluated throughout this MIND	Less than Significant			

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)				
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/Monitoring Parties	Implementation Stage
<p>an inherent part of the Project. The Project does not propose to construct any other recreational facilities; thus, no impacts from proposed recreational facilities would result from the Project.</p>				
<p>5.1.18 Transportation</p> <p>Threshold 37.a): Traffic generated by the Project's construction phase would not result in a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The analysis in the Project's Traffic Impact Analysis (TIA) demonstrates that the Seaton Avenue & Markham Intersection is anticipated to operate at an unacceptable LOS under EAPC (2020) traffic conditions; therefore, impacts would be potentially significant and mitigation for the Project's cumulatively considerable contribution to the impact is required. Refer to Transportation MM-1 and MIM-2.</p> <p>Threshold 37.b): The Project's traffic contribution to State facilities is fewer than 50 peak hour trips and is considered less than significant.</p> <p>Threshold 37.c): The Project would not result in any hazardous transportation design features and would provide for adequate emergency access.</p> <p>Threshold 37.d): Maintenance of roads would not result in any new impacts to the environment beyond that which is already disclosed and mitigated by this MND. Therefore, the Project's potential to cause an effect upon, or a need for new or altered maintenance of roads, would be less than significant.</p>	<p>Less than Significant with Mitigation Incorporated</p> <p>Less than Significant</p> <p>Less than Significant</p> <p>Less than Significant</p>	<p>Transportation MM-1: Prior to issuance of a building permit, the Project Proponent shall make a fair share monetary contribution to the County of Riverside for improvements to the Seaton Avenue and Markham Street Intersection through the payment of the Riverside County Development Impact Fee (DIF) program. The County will use DIF funds to make the following improvements:</p> <ul style="list-style-type: none"> • Install a traffic signal. • Add a southbound and eastbound left turn lane. • Restripe the westbound approach to provide a left and shared through-right turn lane. <p>Transportation MM-2: Prior to the issuance of a building permit, the Project shall comply with the Transportation Uniform Mitigation Fee (TUMF) program as administered by the County of Riverside, which requires the Project Applicant to pay a fee that is used to fund regional transportation improvements.</p> <p>Transportation MM-3: During construction activities, Project construction activities shall comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site. To implement this requirement, the requirement to</p>	<p>Project Proponent</p> <p>Project Proponent</p> <p>Project Proponent, Construction Contractor</p>	<p>Prior to issuance of a building permit.</p> <p>Prior to issuance of a building permit.</p> <p>During construction activities</p>

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)				
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
<p>Threshold 37.e): Circulation facilities in the Project study area would have adequate capacity to accommodate the Project's construction-related traffic while maintaining acceptable LOS. Mitigation is included to ensure construction activities do not impede traffic flow. Refer to Transportation MM-3.</p> <p>Threshold 37.f): The Project would provide adequate emergency access along abutting roadways during temporary construction activities within the public right-of-way. In addition, the proposed Project would be required to comply with Riverside County Ordinance Nos. 460 and 461, which regulate access road provisions. With required adherence to County requirements for emergency access, impacts would be less than significant.</p> <p>Threshold 38.a): The Project would provide a trail segment to accommodate a segment of the County's multi-use trail system along the Project's frontage with Seaton Avenue.</p>	<p>Less than Significant with Mitigation Incorporated</p> <p>Less than Significant</p> <p>Less than Significant</p>	<p>comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors, including the following notes.</p> <ul style="list-style-type: none"> • Delivery trucks shall use the most direct route between the construction site and the I-215 Freeway. • Construction traffic during the AM peak hours (7:00 AM-9:00 AM) and PM peak hours (4:00 PM-6:00 PM) shall be minimized. The construction contractor shall assure that construction-related trips (passenger car and truck trips) do not exceed 55 net AM PCE peak hour trips and 55 net PM peak hour trips (inbound and outbound combined). The construction contractor shall be responsible for periodic monitoring and shall be required to supply the County of Riverside with monitoring records upon request. 		
<p>5.1.19 Tribal Cultural Resources</p> <p>Thresholds 39.a) and 39.b): There are no known tribal cultural resources present on the Project site.</p>	No Impact	N/A	N/A	N/A
<p>5.1.20 Utilities/Service Systems</p> <p>Threshold 40.a): Potential impacts associated with the installation of on-site and off-site utility improvements are evaluated throughout this MND and mitigation measures are identified for construction-related effects that would reduce construction-phase impacts to the maximum feasible extent. There would be no significant impacts specifically related to the installation of water, wastewater, or storm drain</p>	Less than Significant	N/A	N/A	N/A

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)				
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
<p>infrastructure beyond the overall construction-related effects of the Project as a whole.</p> <p>Threshold 40.b): As discussed in the 2015 EMWD Urban Water Management Plan, adequate water supplies are projected to be available to meet EMWD’s estimated water demand through 2040 under normal, historic single-dry and historic multiple-dry year conditions. EMWD forecasts for projected water demand are based on the population projections of SCAG, and the Project’s water demand would be identical to the projection for the site’s existing land use designation.</p> <p>Thresholds 41.a) and 41.b): The Perris Valley Regional Water Reclamation Facility has sufficient capacity to treat wastewater generated by the Project in addition to existing commitments. The Project would not create the need for any new or expanded wastewater facility.</p> <p>The installation of water, sewer, and storm drain line connections as proposed by the Project would result in physical impacts; however, these impacts are considered to be part of the Project’s construction phase and are evaluated throughout this MND accordingly. Additional mitigation measures beyond those identified throughout this MND would not be required.</p> <p>Threshold 42.a): The El Sobrante Landfill, the Badlands Sanitary Landfill, and the Lamb Canyon Sanitary Landfill have sufficient daily capacity to accept solid waste generated by the Project. Impacts to regional landfill facilities during the Project’s construction and long-term operational activities</p>	<p>Less than Significant</p> <p>Less than Significant</p> <p>Less than Significant</p>			

Appendix A: Mitigation Monitoring and Reporting Program (MIMRP)				
Potential Environmental Impact	Significance Determination	Mitigation Measures (MM) and County Regulations & Design Requirements (CRDR)	Responsible/ Monitoring Parties	Implementation Stage
<p>would be less than significant.</p> <p>Threshold 42.b): The Project would be required to comply with all applicable solid waste statutes and regulations; as such, impacts related to solid waste statutes and regulations would be less than significant.</p> <p>Thresholds 43.a) through 43.f): The proposed Project would include connections to existing electricity, natural gas, and communications infrastructure that already exist in the area, and all such connections would be accomplished in conformance with the rules and standards enforced by the applicable service provider. There are no unique conditions associated with the Project's proposed utility service connections that would result in impacts to the environment that have not already been addressed by this MND Impacts would be less than significant.</p>	<p>Less than Significant</p> <p>Less than Significant</p>			
<p>5.1.21 Wildfire</p> <p>Thresholds 44.a) through 43.e): The Project site is located in an area that does not pose a high fire risk. The Project site is not located in or adjacent to a State Responsibility Area (SRA), nor is the Project site classified as a very high fire hazard severity zone, or other hazardous fire areas.</p>	<p>No Impact</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>



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

Juan C. Perez
Agency Director



06/04/20, 8:29 am

PPT180025

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT180025. 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 (PPT180025) 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. 180025 (PPT180025) proposes to construct one (1) approximately 203,029 SF warehouse building comprised of 193,029 SF of warehouse space, 5,000 SF of ancillary ground floor office space and 5,000 SF of ancillary mezzanine office space. The office space is proposed at the northwest and/or southwest corners of the building, facing Seaton Avenue. The Project is designed to provide 19 loading docks on the east-facing side of the building. The maximum building height would be approximately 42 feet from finished floor. The proposed building is planned to be constructed with concrete tilt-up panels supported by structural steel columns, and the office components of the building are designed to emulate a typical storefront with glazing (tempered glass). A total of 137 parking spaces are proposed for approximately 9.15 gross acre site.

Advisory Notification. 3 AND - Design Guidelines

Compliance with Riverside 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 NO. 180025 and EXHIBIT(S)

Exhibit A (Site Plan), dated August 27, 2019.

Exhibit B (Elevations), dated August 27, 2019

Exhibit C (Floor Plans), dated August 27, 2019

Exhibit G (Conceptual Grading Plan), dated September 11, 2019.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated March 11, 2020.

Exhibit M (Colors and Materials), dated August 29, 2019.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Exhibits (cont.)

Exhibit W (Wall and Fencing Plan), dated August 27, 2019.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)

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

Advisory Notification. 6 AND - IS-MND Mitigation Measures

Mitigation Measures from the Project Initial Study/Mitigated Negative Declaration have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 **AND - IS-MND Mitigation Measures (cont.)**

conclusions, and mitigation measures of the Project Initial Study/Mitigated Negative Declaration.

BS-Plan Check

BS-Plan Check. 1 **Gen - Custom**

Notifications

E Health

E Health. 1 **ECP COMMENTS**

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 **WATER & SEWER**

The proposed facility shall obtain potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). Prior to building permit issuance, applicant shall submit an original copy of water and sewer “will-serve” letter(s) to DEH for review and recordkeeping.

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

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 Increased Runoff Mitigation Criteria (cont.)

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 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

ALUC General Conditions

Airport Land Use Commission (ALUC) 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.

- 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.

- 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.

- 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.

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

3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor non-residential 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, they would require subsequent Airport Land Use Commission review: Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.

5. The "Notice of Airport in Vicinity" included in the May 9, 2019 County of Riverside Staff Report shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

6. Any aboveground 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 ALUC General Conditions (cont.)

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 Community Noise Equivalent Level (CNEL).

9. The proposed Project has been evaluated for 200,392 square feet of manufacturing area, 5,000 square feet of first floor office area, and 2,500 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. For the installation of solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

11. It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or within 5 days after the construction of the Project's building reaches its greatest height (7460-2, Part 2). Federal Aviation Commission (FAA) Conditions.

12. It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or within 5 days after the construction of the Project's building reaches its greatest height (7460-2, Part 2).

13. FAA approval is required for cranes or other construction equipment that would rise above an elevation 1,551.4 feet AMSL.

Planning. 2 Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department.

Planning. 3 CALGreen

The Project is required to comply with the California Green Building Standards Code (CALGreen), including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use, which reduce air pollutant emissions.

Planning. 4 CALGreen Nonresidential Mandatory Measures

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 CALGreen Nonresidential Mandatory Measures (cont.)

The Project is required to comply with CALGreen, including all Nonresidential Mandatory Measures, including but not limited to requirements for bicycle parking, parking for clean air vehicles, charging stations, lighting, water conservation, waste reduction, and building maintenance. The provisions of CALGreen reduce energy use and fossil fuel use.

Planning. 5 Calif. Manual on Uniform Traffic Control Devices

Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site.

Planning. 6 Causes for Revocation

In the event the use hereby permitted under this permit,

- a) is found to be in violation of the terms and conditions of this permit,
- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Planning. 7 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. 8 Compliance with Calif. Manual on Uniform Traffic Control Devices

During construction activities, Project construction activities shall comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site. To implement this requirement, the requirement to comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors, including the following notes.

- Delivery trucks shall use the most direct route between the construction site and the I-215 Freeway.
- Construction traffic during the AM peak hours (7:00 AM-9:00 AM) and PM peak hours (4:00 PM-6:00 PM) shall be minimized. The construction contractor shall assure that construction-related trips (passenger car and truck trips) do not exceed 55 net AM PCE peak hour trips and 55 net PM peak hour trips (inbound and outbound combined). The construction contractor shall be responsible for periodic monitoring and shall be required to supply the County of Riverside with monitoring records upon request.

Planning. 9 Construction Noise

All construction activities shall comply with Riverside County Noise Ordinance Ordinance No. 847. This

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 PDA07012 accepted (cont.)

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

Planning-CUL. 3 PDA07029 accepted

County Archaeological Report (PDA) No. 7029 submitted for this project (PPT180025) was prepared by Brian F. Smith and Associates and is entitled: "A Phase I and II Cultural Resources Assessment for the Seaton Commerce Center Project, PPT180025", dated February 5, 2019.

PDA07029 concludes: The cultural resources study for the Seaton Commerce Center Project resulted in the identification of a prehistoric bedrock milling feature site (RIV-12,873). In order to accurately evaluate the archaeological site and potential impacts of the project development on the resource, an archaeological testing program was required to augment the level of work completed as part of the Phase I survey. The archaeological study was completed in accordance with County of Riverside report guidelines and CEQA (Section 15064.5) significance evaluation criteria. These guidelines allow an archaeological/historical resource to be identified as important if it can be demonstrated to be associated with a significant individual; associated with a significant event; the work of a master builder or architect; or possess further research potential. Due to the lack of any significant subsurface deposits at RIV-12,873, it was determined that RIV-12,873 is not significant under CEQA. The level of information already obtained from this site, including documentation of the milling features and site boundary, has exhausted the resource's research potential. Negative subsurface tests provide the foundation from which to state that the potential for buried cultural deposits at the site is limited and that no significantly different information likely would be gathered from further investigations. However, due to the presence of the cultural resource documenting prehistoric use of this property, the potential still exists that other unidentified cultural resources may be present within the APE that may be exposed during grading. Therefore, it is recommended that all earth disturbances associated with the development of the project be monitored by an archaeologist and a Native American representative.

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

Planning-CUL. 4 Unanticipated Resources

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 4 Unanticipated Resources (cont.)

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

Planning-GEO

Planning-GEO. 1 GEO180039 ACCEPTED

County Geologic Report GEO No. 180039, submitted for the project PPT180025, APN 314-130-040, -007, was prepared by NorCal Engineering, and is titled; "Geotechnical Investigation, Proposed Warehouse Development, Southeast Corner Perry Street and Seaton Avenue, Mead Valley, County of Riverside, California," dated July 23, 2018. In addition, NorCal Engineering has submitted the following document: "Response to Riverside County Review Comments dated December 5, 2018 – Proposed Warehouse Development – Located at the Southeast Corner of Perry Street and Seaton Avenue, Mead Valley, in the County of Riverside, California," dated January 11, 2019.

GEO180039 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. Based on an evaluation of historic aerial photographs and published geologic maps, no indications of active faulting are present on or in the vicinity of the site. Therefore, the potential for surface fault rupture is considered low.
2. Due to groundwater levels recorded in excess of 50 feet in the vicinity and near surface very dense granitic bedrock, the liquefaction potential at the site is deemed low and the design of the proposed construction in conformance with the latest building code provisions for earthquake design is expected to provide mitigation of ground shaking hazards that are typical to Southern California.
3. The potential for subsidence to impact the site is considered low.
4. The upper on-site soils at the site are low in expansion potential.
5. Computations utilizing pressure curves and the recommended allowable soil bearing capacities reveal that the foundations will experience normal (static) settlements on the order of ¾ inch and differential settlements of less than ¼ inch.

GEO180039 recommended:

1. Any vegetation shall be removed and hauled from proposed grading areas prior to the start of grading operations.
2. Any removed soils may be reutilized as compacted fill once any deleterious material or oversized materials (>8 inches) is removed.
3. The upper 12 inches of existing fill soils and any other low-density soils encountered shall be removed to competent native materials.
4. "Competent" native soils at bottom of excavations shall be defined as soils exhibiting a relative compaction of 85% or greater, or granitic bedrock.
5. The upper 12 inches of soils beneath concrete building slabs and truck traffic slabs shall be compacted to a minimum 95% relative compaction.

GEO No. 180039 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180039 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

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180039 ACCEPTED (cont.)

should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County of Riverside upon application for grading and/or building permits.

Planning-PAL

Planning-PAL. 1 PDP01621 ACCEPTED

County Paleontological Report (PDP) No. 1621, submitted for this case (PPT180025), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource and Mitigation Monitoring Assessment, Seaton Commerce Center project, west of Perris in unincorporated Riverside County, California", dated 6 December 2018.

PDP01621 concluded that because of the High paleontological sensitivity assigned to the older alluvial fan deposits across much of the site, full time paleontological monitoring of mass grading and excavation activities in areas mapped as Quaternary older alluvial fan deposits should be required in order to mitigate any adverse impacts to potential non-renewable paleontological resources. Paleontological monitoring is not required where the Cretaceous granitic rocks are exposed at the surface or in the shallow subsurface (less than four feet below ground level) on the west side of the project.

PDP01621 recommended that a PRIMP and concomitant paleontological monitoring be required for this project.

PDP01621 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01621 is hereby accepted for PPT180025. A PRIMP shall be required prior to issuance of any grading permit for this project.

Transportation

Transportation. 1 RCTD - GENERAL

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
2. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
3. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - GENERAL (cont.)

- 5. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
- 6. All corner cutbacks shall be applied per Standard 805, Ordinance 461.
- 7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
- 8. The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and "T" intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461.
- 9. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

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

Transportation. 2 RCTD-USE - TS/Conditions

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

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

Seaton Avenue (NS) at:
Markham Street (EW)
Perry Street (EW)

West Project Access (NS) at:
Perry Street (EW)

East Project Access (NS) at:

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2

RCTD-USE - TS/Conditions (cont.)

Perry Street

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

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

Plan: PPT180025

Parcel: 314130007

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1 Purchase of Mitigation Credits Prior to Recordation - EPD Not Satisfied

Prior to issuance of the first grading permit or recordation, whichever comes first, the Applicant will purchase a minimum of 0.62 acre of wetland re-establishment credits from the Riverpark Mitigation Bank as described in the previously submitted and reviewed 'Determination of Biological Equivalent or Superior Preservation (DBESP) Analysis for Impacts to MSHCP Riparian/Riverine Areas Seaton Tech Center Development Project' prepared by Glen Lukos Associates, Inc., Dated November 8, 2019, and amended by 'Seaton Tech Center (PPT180025), Located in the County of Riverside County, California: Wildlife Agency Comments to DBESP' response letter prepared by Glen Lukos Associates, Inc., Dated April 3, 2020.

The applicant(s) shall provide the Environmental Programs Division (EPD), of the Riverside County Planning Department, with documentation of the completion of this purchase.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Flood

060 - Flood. 1 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies),

Plan: PPT180025

Parcel: 314130007

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4 Off-site Easement or Redesign (cont.) Not Satisfied
and a copy submitted to the District prior to recordation of the Final Map or issuance of grading or building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement(s).

060 - Flood. 5 Written Permission for Grading Not Satisfied
Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

Planning

060 - Planning. 1 ALUC – Detention Basins Not Satisfied
Any aboveground detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

060 - Planning. 2 Warehouse – Grading Plan Notes Not Satisfied
Prior to grading permit issuance, the following measures shall be noted on grading plans and shall be complied with during grading operations:
1. During construction of the warehouse/distribution facility, all heavy duty haul trucks accessing the site shall have CARB-Compliant 2010 engines or newer approved CARB engine standards.
2. All diesel fueled off-road construction equipment greater than 50 horsepower, including but not limited to excavators, graders, rubber-tired dozers, and similar "off-road" construction equipment shall be equipped with CARB Tier 4 Compliant engines. If the operator lacks Tier 4 equipment, and it is not available for lease or short-term rental within 50 miles of the project site, Tier 3 or cleaner off-road construction equipment may be utilized subject to County approval.
3. Construction contractors shall utilize construction equipment, with properly operating and maintained mufflers, consistent with manufacturers' standards.
4. Construction contractors shall locate or park all stationary construction equipment so that the emitted noise is directed away from sensitive receptors nearest the project site, to the extent practicable.
5. The surrounding streets shall be swept on a regular basis, to remove any construction related debris and dirt.
6. Appropriate dust control measures that meet the SCAQMD standards shall be implemented for grading and construction activity.
7. Construction equipment maintenance records and data sheets, which includes equipment design specifications and equipment emission control tier classifications, as well as any other records necessary to verify compliance with the items above, shall be kept onsite and furnished to the County upon request.

Plan: PPT180025

Parcel: 314130007

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 Warehouse – Grading Plan Notes (cont.) Not Satisfied

8. Construction Contractors shall prohibit truck drivers from idling more than five (5) minutes and require operators to turn off engines when not in use, in compliance with the California Air Resources Board regulations.

9. During construction, the Transportation & Land Management Agency representative shall conduct an on-site inspection with a facility representative to verify compliance with these policies, and to identify other opportunities to reduce construction impacts.

10. Facility construction shall comply with the hours of operation and exterior noise decibel levels as required by Riverside County Ordinance No. 847 (“Noise Ordinance”).

060 - Planning. 3 Warehouse – Grading Traffic Control Plan Not Satisfied

Prior to grading permit issuance, a “Traffic Control Plan” shall be prepared, which details the locations of equipment staging areas, material stockpiles, proposed road closures, and hours of construction operations. This is in addition to a Traffic Impact Study as may be required for the environmental review process.

Planning-CUL

060 - Planning-CUL. 1 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 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

Plan: PPT180025

Parcel: 314130007

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 Project Archaeologist (cont.) Not Satisfied
 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 Melissa Manzo at melmanzo@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

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

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

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

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

060 - Planning-EPD. 3 Purchase of Mitigation Credits Prior to Grading Permit - EPC Not Satisfied

Prior to issuance of the first grading permit or recordation, whichever comes first, the Applicant will purchase a minimum of 0.62 acre of wetland re-establishment credits from the Riverpark Mitigation Bank as described in the previously submitted and reviewed 'Determination of Biological Equivalent or

Plan: PPT180025

Parcel: 314130007

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 Purchase of Mitigation Credits Prior to Grading Permit - EPC Not Satisfied
Superior Preservation (DBESP) Analysis for Impacts to MSHCP Riparian/Riverine Areas Seaton Tech Center Development Project' prepared by Glen Lukos Associates, Inc., Dated November 8, 2019, and amended by 'Seaton Tech Center (PPT180025), Located in the County of Riverside County, California: Wildlife Agency Comments to DBESP' response letter prepared by Glen Lukos Associates, Inc., Dated April 3, 2020.

The applicant(s) shall provide the Environmental Programs Division (EPD), of the Riverside County Planning Department, with documentation of the completion of this purchase.

060 - Planning-EPD. 4 Stream Bed Alteration Permits - EPD Not Satisfied

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for. This would include a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation. Also, a 401 Certification from Regional Water Quality Control Board shall be applied for and a 404 permit from Army Corp of Engineers.

If the agencies decide no permit is required, the applicant shall provide evidence of communication to that effect from the agencies.

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.

Plan: PPT180025

Parcel: 314130007

60. Prior To Grading Permit Issuance

Planning-PAL

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

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.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 RCTD - FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 RCTD - SUBMIT GRADING PLANS Not Satisfied

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

060 - Transportation. 3 RCTD-WQ — FINAL WQMP IS REQUIRED Not Satisfied

The project is located in the Santa 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 .):All details necessary to build BMPs per the WQMP shall

Plan: PPT180025

Parcel: 314130007

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 RCTD-WQ — FINAL WQMP IS REQUIRED (cont.) Not Satisfied
be included on the grading plans.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

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

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

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

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

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

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

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

Plan: PPT180025

Parcel: 314130007

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 Phase IV Cultural Monitoring Report (cont.) Not Satisfied

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage 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. The Office of the Fire Marshal is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
3. 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)
4. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Fire Prevention Bureau. (CFC 501.4)

Plan: PPT180025

Parcel: 314130007

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 ALUC – Noise Attenuation (cont.) Not Satisfied

Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 Community Noise Equivalent Level (CNEL).

080 - Planning. 3 AQ Building Plan Notes Not Satisfied

The Project is required to comply with the provisions of the SCAQMD Rule 1113 "Table of Standards" pertaining to VOC emissions by using Low-Volatile Organic Compounds paints (no more than 50 gram/liter of VOC) and/or High-Pressure Low Volume (HPLV) applications. Prior to building permit final inspection, the County of Riverside shall verify a note requiring Rule 1113 compliance is specified on all building plans. Project contractors would be required to comply with the note and maintain written records of such compliance that can be inspected by the County of Riverside or its designee upon request.

080 - Planning. 4 Bike Racks Not Satisfied

Five (5) Bike rack spaces shall be provided and to include Class I or Class II bicycle parking facilities and 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. 5 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 M.

080 - Planning. 6 Compliance with CAP Not Satisfied

The Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating implementation of Climate Action Plan measure R2-CE1, which requires on-site renewable energy production to offset 20% of the building's energy demand.

080 - Planning. 7 Conform to Elevations/Floor Plans Not Satisfied

Elevations and Floor Plans of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B and the floor plans shown on APPROVED EXHIBIT C.

080 - Planning. 8 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.

080 - Planning. 9 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

Plan: PPT180025

Parcel: 314130007

80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 EV Charging Stations (cont.) Not Satisfied

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. 10 Fee Status Not Satisfied

Prior to issuance of building permits for Plot Plan No. 180025, 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.

080 - Planning. 11 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 Nos. 655 and 915 and the Riverside County Comprehensive General Plan.

080 - Planning. 12 Renewable Energy Generation R2-CE1 Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

The energy demand shall be determined at the initial building permit stage if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should be deferred to the tenant improvement building permit and to any subsequent tenant improvement permits as tenants may change.

Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels.

ALUC approval shall be required for rooftop mounted solar panels related glare prior to building permit issuance based on their separate conditions of approval and determination of consistency for this project.

080 - Planning. 13 Roof Equipment Shielding Not Satisfied

All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. Screening material shall be subject to Planning Department approval.

080 - Planning. 14 School Mitigation Not Satisfied

Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State

Plan: PPT180025

Parcel: 314130007

80. Prior To Building Permit Issuance

Planning

080 - Planning. 14 School Mitigation (cont.) Not Satisfied
law.

080 - Planning. 15 Wall/Fencing Plan Required Not Satisfied

The wall and fencing plan as provided on Exhibit W., shall require anti-graffiti coatings on fences and walls, where applicable.

080 - Planning. 16 Warehouse – Building Plan Notes Not Satisfied

Prior to building permit issuance, the following measures shall be noted on building plans and shall be complied with during grading operations:

1. During construction of the warehouse/distribution facility, all heavy duty haul trucks accessing the site shall have CARB-Compliant 2010 engines or newer approved CARB engine standards.
2. All diesel fueled off-road construction equipment greater than 50 horsepower, including but not limited to excavators, graders, rubber-tired dozers, and similar "off-road" construction equipment shall be equipped with CARB Tier 4 Compliant engines. If the operator lacks Tier 4 equipment, and it is not available for lease or short-term rental within 50 miles of the project site, Tier 3 or cleaner off-road construction equipment may be utilized subject to County approval.
3. Construction contractors shall utilize construction equipment, with properly operating and maintained mufflers, consistent with manufacturers' standards.
4. Construction contractors shall locate or park all stationary construction equipment so that the emitted noise is directed away from sensitive receptors nearest the project site, to the extent practicable.
5. The surrounding streets shall be swept on a regular basis to remove any construction related debris and dirt.
6. Appropriate dust control measures that meet the SCAQMD standards shall be implemented for grading and construction activity.
7. Construction equipment maintenance records and data sheets, which includes equipment design specifications and equipment emission control tier classifications, as well as any other records necessary to verify compliance with the items above, shall be kept onsite and furnished to the County upon request.
8. During construction, the Transportation & Land Management Agency representative shall conduct an on-site inspection with a facility representative to verify compliance with these policies, and to identify other opportunities to reduce construction impacts.
9. Facility construction shall comply with the hours of operation and exterior noise decibel levels as required by Riverside County Ordinance No. 847 ("Noise Ordinance")

080 - Planning. 17 Warehouse – Building Traffic Control Plan Not Satisfied

Prior to building permit issuance, a "Traffic Control Plan" shall be prepared, which details the locations of equipment staging areas, material stockpiles, proposed road closures, and hours of construction

Plan: PPT180025

Parcel: 314130007

80. Prior To Building Permit Issuance

Planning

080 - Planning. 17 Warehouse – Building Traffic Control Plan (cont.) Not Satisfied
operations. This is in addition to a Traffic Impact Study as may be required for the environmental review process.

Survey

080 - Survey. 1 RCTD - SURVEY MONUMENT Not Satisfied

1. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.

Transportation

080 - Transportation. 1 RCTD - ANNEXATION INTO L&LMD OR OTHER DISTRICT Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Perry Street and Seaton Avenue.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.

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

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

080 - Transportation. 2 RCTD - LANDSCAPING AND TRAIL DESIGN PLANS Not Satisfied

Landscaping and Trail within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans (within Seaton Avenue and Perry Avenue) and Trail shall be within Seaton Avenue shall be designed and submitted to the Transportation Department. Landscaping and Trail Plans shall be submitted on standard County format (24 x 36 inch). Landscaping and Trail plans shall be with the

Plan: PPT180025

Parcel: 314130007

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 RCTD - LANDSCAPING AND TRAIL DESIGN PLANS (cont.) Not Satisfied
street improvement plans.

080 - Transportation. 3 RCTD - LIGHTING PLAN Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 4 RCTD - UTILITY PLAN Not Satisfied

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

080 - Transportation. 5 RCTD-USE - TS/Design Not Satisfied

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

None

080 - Transportation. 6 RCTD-USE - TS/Geometrics Not Satisfied

The intersection of West Project Access (NS) at Perry Street (EW) shall be improved to provide the following geometrics:

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

The intersection of East Project Access (NS) at Perry Street (EW) shall be improved to provide the following geometrics:

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

NOTE: Truck shall utilize this access for ingress and egress to the project. Appropriate signage shall be provided to direct exiting trucks to Harvill Avenue.

or as approved by the Transportation Department.

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

Plan: PPT180025

Parcel: 314130007

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 RCTD-USE - TS/Geometrics (cont.) Not Satisfied
Improvement Standards and Specifications must be provided.

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

080 - Transportation. 7 RCTD-WQ – ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 8 RCTD-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Not Satisfied

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

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

080 - Waste Resources. 2 Waste -Waste Recycling Plan Not Satisfied

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

Plan: PPT180025

Parcel: 314130007

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 release occupancy permits for any commercial lot prior to the District's acceptance of the drainage system for operation and maintenance.

Planning

090 - Planning. 1 Accessible Parking Not Satisfied

A minimum of five (5) accessible parking spaces for persons with disabilities, shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility.

The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____."

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

090 - Planning. 2 Curbs Along Planters Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end

Plan: PPT180025

Parcel: 314130007

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 Curbs Along Planters (cont.) Not Satisfied
stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 3 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. 180025 has been calculated to be approximately ____ net acres.

090 - Planning. 4 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. 180025 is calculated to be approximately 9.15 gross acre site.

090 - Planning. 5 Parking Paving Material Not Satisfied
A minimum of 137 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.

090 - Planning. 6 Renewable Energy Generation R2-CE1 Installed Not Satisfied
In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to occupancy for any tenant improvement building permit, the renewable energy facility as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 7 Roof Equipment Shielding Not Satisfied
All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. Screening material shall be subject to Planning Department approval.

090 - Planning. 8 Trash Enclosures Not Satisfied

Plan: PPT180025

Parcel: 314130007

90. Prior to Building Final Inspection

Planning

090 - Planning. 8 Trash Enclosures (cont.) 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 concrete tilt-up panels, painted to match the building 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. 9 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. 10 Warehouse – Signs Not Satisfied

Prior to Final Inspection, the following measures shall be implemented:

1. Signs should be posted in the appropriate locations that trucks should not idle for more than five (5) minutes and that truck drivers should turn off their engines when not in use.
2. Signs should be posted in the appropriate locations that clearly show the designated entry and exit points for trucks and service vehicles.
3. Signs should be posted in the appropriate locations that state parking and maintenance of all trucks is to be conducted within designated areas and not within the surrounding community or on public streets.
4. Signs should be posted in the appropriate locations and/or handouts should be provided that show the locations of nearest food options, fueling, truck maintenance services, and other similar convenience services, if these services are not available onsite.
5. Each Facility shall designate a Compliance Officer responsible for implementing the measures described herein and/or in the project conditions of approval and mitigation measures. Contact information should be provided to the County and updated annually, and signs should be posted in visible locations providing the contact information for the Compliance Officer to the surrounding community. These signs shall also identify the website and contact information for the South Coast Air Quality Management District.
6. Signs shall be posted in accordance with Ordinance No. 348, which may be amended from time to time.

Transportation

090 - Transportation. 1 RCTD - COMPLETE ANNEXATION INTO L&LMD OR OTHER Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to

Plan: PPT180025

Parcel: 314130007

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD - COMPLETE ANNEXATION INTO L&LMD OR OTHER 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. Not Satisfied

A Streetlight Authorization form from SCE, or other electric provider required in order to complete the annexation process.

090 - Transportation. 2 RCTD - LANDSCAPING AND TRAIL INSTALLATION COMPLIANT Not Satisfied
Landscaping and Trail 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 Seaton Avenue and Perry Avenue and Trail shall be improved within Seaton Avenue.

090 - Transportation. 3 RCTD - OFF-SITE ACCESS Not Satisfied

The project proponent shall provide for a paved off-site access road to a paved and County maintained road.

Said access road shall be constructed with 32 feet of A.C. pavement within a 60 foot dedicated right-of-way, minimum, in accordance with County Standard No. 106, Section 'A', (32 feet/60 feet) at a grade and alignment as approved by the Transportation Department.

The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to the signature of any street improvement plans.

1. Said off-site access road shall be the easterly extension of Perry Avenue to a paved and County maintained Harvill Avenue.

090 - Transportation. 4 RCTD - PART-WIDTH IMPROVEMENT Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

1. Seaton Avenue along project boundary is designated as a SECONDARY HIGHWAY and shall be improved with 44 foot part-width AC pavement (32 foot project side and 12 feet on the other line of the centerline), 6 inch concrete curb and gutter, trail, and concrete sidewalk (on the project side), and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 102 foot part-width dedicated right-of-way (58 foot project side and 44 feet on the other side of the centerline) dedicated right-of-way in accordance with County Standard No. 94, and Standard No. 405, Ordinance 461.

a. A 5 foot concrete sidewalks 4 feet from the curb line shall be improved within the 26 foot parkway.

b. An 8 foot Community Trail shall be installed along Seaton Avenue within the 26 foot dedicated parkway as directed by the Planning Department and Director of Transportation.

Plan: PPT180025

Parcel: 314130007

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 RCTD - PART-WIDTH IMPROVEMENT (cont.) Not Satisfied
c. Access is restricted on Seaton Avenue.

d. A transition AC pavement tapering lane shall be improved, along the south project boundary of Seaton Avenue, per 50 m/h design speed limit.

2. Perry Avenue along project boundary is designated as INDUSTRIAL COLLECTOR ROAD and shall be realigned and improved with 49 foot part-width AC pavement (28 feet on project side and 21 feet on the other side of the centerline), 6 inch concrete curb, gutter, and concrete sidewalk (project side) within a 69 foot part-width dedicated right-of-way (39 feet on the project side and 30 feet on the other side of the centerline) as directed by the Director of Transportation and in accordance with County Standard No. 111, Ordinance 461.

a. A 6 foot concrete sidewalks (project side) shall be improved at the curb line within the 11 foot parkway.

b. Driveways shall be constructed in accordance with County Standard No. 207(A), Ordinance 461 and as directed by the Director of Transportation.

c. Inbound and outbound Truck access shall be from the easterly driveway only and sign shall be installed.

d. A transition AC pavement tapering lane shall be improved, along the east project boundary of Perry Avenue, per 40 m/h design speed limit.

090 - Transportation. 5 RCTD - PAYMENT OF TRANSPORTATION FEES Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 6 RCTD - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 7 RCTD - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all

Plan: PPT180025

Parcel: 314130007

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 RCTD - UTILITY INSTALL (cont.) Not Satisfied
offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 8 RCTD-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Waste Resources

090 - Waste Resources. 1 Waste - Waste Reporting Form and Receipts Not Satisfied

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

DATE: November 13, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Env. Health Dept.
Riv. Co. Public Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: 1st District
City of Perris Sphere of Influence
Eastern Municipal Water District (EMWD)
Western Municipal Water District (WMWD)

Plot Plan No. 180025 – Applicant: LDC Industrial, LLC – Representative: T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial – Location: South of Perry Street, east of Seaton Avenue, west of Harvill Avenue, and north of Martin Street – 10 Gross Acres – Zoning: Industrial Park (I-P) and Manufacturing–Service Commercial (M-SC) – **REQUEST:** Plot Plan to construct a 208,000 square-foot concrete tilt-up industrial building, with an approximate 5,000 square-foot office area – APN: 314-130-007 – Related Case: PAR180041 – **BBID: 988-167-460**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on December 6, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to John Hildebrand, Project Planner at (951) 955-1888, or e-mail at jhildebr@rivco.org

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



February 14, 2019

Mr. John Hildebrand, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1339MA18
Related File Nos.: PPT180025 (Plot Plan)
APNs: 314-130-007

Dear Mr. Hildebrand:

On January 10, 2019, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PPT180025 (Plot Plan), a proposal to construct a 207,892 square foot industrial manufacturing building with a second floor mezzanine on 10.07 gross acres located on the southeast corner of Seaton Avenue and Perry Street in the unincorporated community of Mead Valley, **CONDITIONALLY CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, pending Federal Aviation Administration (FAA) review, which has now been completed, subject to the following conditions, as amended to incorporate the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued on February 7, 2019 (new conditions, as added pursuant to FAA letter subsequent to hearing, shown in **bold type**).

CONDITIONS:

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

3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
6. Any aboveground 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 200,392 square feet of manufacturing area, 5,000 square feet of first floor office area, and 2,500 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.

The following conditions were added subsequent to the January 10, 2019 ALUC hearing.

11. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2018-AWP-17869-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.**

12. **The proposed building shall not exceed a height of 47 feet above ground level and a maximum elevation at top point of 1,578 feet above mean sea level.**
13. **The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.**
14. **Temporary construction equipment used during actual construction of the structure shall not exceed 47 feet in height and a maximum elevation of 1,578 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
15. **Within five (5) days after construction of the proposed building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.**

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity
Aeronautical Study Number 2018-AWP-17869-OE

cc: LDC Industrial Realty, LLC (applicant)
T&B Planning, Inc. – Attn.: George Atalla (representative)
Seaton Perry, LLC (fee-payer)
Daniel Forest and Sherry Skidmore (landowners)
Gary Gosliga, March Inland Port Airport Authority
Daniel “Rock” Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1339MA18\ZAP1339MA18.LTR.doc

Bradford, Deborah

From: Thomson, Heather
Sent: Thursday, December 6, 2018 2:32 PM
To: Tribal Historic Preservation Officer (thpo@morongo-nsn.gov); Alicia Benally (ABenally@morongo-nsn.gov)
Subject: AB52 notification for PPT180025
Attachments: PPT180025 USGS.pdf; Submittal 1-PPT180025-Aerial Photo.pdf; Submittal 1-PPT180025-Exhibit A.pdf

Dear Mr. Armstrong-

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180025)

This serves to notify you of a proposed project located within Riverside County. A project description can be found below and a map depicting the location and project exhibits can be found as an attachment. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receipt of this notice to hthomson@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. 180025 – Applicant: LDC Industrial, LLC – Representative: T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial – Location: South of Perry Street, east of Seaton Avenue, west of Harvill Avenue, and north of Martin Street – 10 Gross Acres – Zoning: Industrial Park (I-P) and Manufacturing–Service Commercial (MSC)
REQUEST: Plot Plan to construct a 208,000 square-foot concrete tilt-up industrial building, with an approximate 5,000 square-foot office area – APN: 314-130-007 –

Heather Thomson, County Archaeologist
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-2873 office
(951) 955-1811 fax
hthomson@rivco.org

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Bradford, Deborah

From: Thomson, Heather
Sent: Thursday, December 6, 2018 2:23 PM
To: Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); Nicole Cory (ncory@pechanga-nsn.gov); Molly Earp-Escobar
Subject: AB52 notification for PPT180025
Attachments: PPT180025 USGS.pdf; Submittal 1-PPT180025-Aerial Photo.pdf; Submittal 1-PPT180025-Exhibit A.pdf

Dear Ms. Ozdil,

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180025)

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- 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. 180025 – Applicant: LDC Industrial, LLC – Representative: T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial – Location: South of Perry Street, east of Seaton Avenue, west of Harvill Avenue, and north of Martin Street – 10 Gross Acres – Zoning: Industrial Park (I-P) and Manufacturing–Service Commercial (MSC)
REQUEST: Plot Plan to construct a 208,000 square-foot concrete tilt-up industrial building, with an approximate 5,000 square-foot office area – APN: 314-130-007 –

Heather Thomson, County Archaeologist
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-2873 office
(951) 955-1811 fax
hthomson@rivco.org

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dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

Bradford, Deborah

From: Thomson, Heather
Sent: Thursday, December 6, 2018 2:29 PM
To: Destiny Colocho (DColocho@rincon-nsn.gov); 'Erica Martinez'
Subject: AB52 notification for PPT180025
Attachments: PPT180025 USGS.pdf; Submittal 1-PPT180025-Aerial Photo.pdf; Submittal 1-PPT180025-Exhibit A.pdf

Dear Ms. Colocho-

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180025)

This serves to notify you of a proposed project located within Riverside County. A project description can be found below and a map depicting the location and project exhibits can be found as an attachment. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receipt of this notice to hthomson@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. 180025 – Applicant: LDC Industrial, LLC – Representative: T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial – Location: South of Perry Street, east of Seaton Avenue, west of Harvill Avenue, and north of Martin Street – 10 Gross Acres – Zoning: Industrial Park (I-P) and Manufacturing–Service Commercial (MSC)
REQUEST: Plot Plan to construct a 208,000 square-foot concrete tilt-up industrial building, with an approximate 5,000 square-foot office area – APN: 314-130-007 –

Heather Thomson, County Archaeologist
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-2873 office
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RIVERSIDE COUNTY
PLANNING DEPARTMENT

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Bradford, Deborah

From: Thomson, Heather
Sent: Thursday, December 6, 2018 2:25 PM
To: Joseph Ontiveros; JValdez@soboba-nsn.gov
Subject: AB52 notification for PPT180025
Attachments: PPT180025 USGS.pdf; Submittal 1-PPT180025-Aerial Photo.pdf; Submittal 1-PPT180025-Exhibit A.pdf

Joe-

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT180025)

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May 26, 2020

***VIA EMAIL & FIRST CLASS MAIL
(without attachments)***

Deborah Bradford, Planner.
County of Riverside Planning Dept.
4080 Lemon St., 12th Floor
Riverside, CA 92502-1409
Email: dbradford@rivco.com

Re: Seaton Tech Center MND, SCH No. **20200049052**; Case **CEC180101**

Dear Ms. Bradford:

We represent the Golden State Environmental Justice Alliance (“GSEJA”), a nonprofit organization particularly active in the San Bernardino and Riverside County area. This provides further comments under the California Environmental Quality Act (“CEQA”) on behalf of GSEJA regarding the Seaton Tech Center project (“the Project”), for which the County has prepared a Mitigated Negative Declaration (“the MND”). Thank you for the opportunity to comment.

Timeliness of this Letter

The County’s Notice of Completion relating to this MND reflected that the final date for comments was May 21, 2020 (subsequent to when we filed our original comments). However, the MND was filed with the State Clearinghouse on April 24, 2020, and CEQA Guidelines section 15073(a) states that in that circumstance, the public review period should not be less than 30 days. Because the MND was filed with the Clearinghouse on the 24th, comments would have been due on the 24th of May, but because the 24th was a Sunday and the 25th was the Memorial Day holiday, the State Clearinghouse correctly reflected that the close of the public comment period was today, May 26. See Attachment A.

Standard for Requiring an EIR

The California Environmental Quality Act (“CEQA”) requires an Environmental Impact Report (“EIR”) “whenever it considers approval of a proposed project that ‘*may* have a *significant* effect on the environment.’” *Quail Botanical Gardens Found., Inc. v. City of Encinitas* (1994) 29 Cal. App. 4th 1597, 1601, *quoting* Pub. Resources Code § 21100. As you also know, CEQA requires

the preparation of an EIR “whenever it can be *fairly argued* on the basis of substantial evidence that the project *may* have significant environmental impact.” *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68, 75 (emphasis added); *see also Laurel Heights Improvement Assn. v. Regents of University of California* (1993) 6 Cal. 4th 1112, 1123. There is more than a fair argument that the Project may have a significant impact on air quality, biological resources, energy, greenhouse gases and hazards for all of the reasons discussed below.

Project Description

The MND projects that the Project will take 12-13 months to construct. It appears to base this conclusion on Table 3-1, which projects 300 days of construction, which would work out to a 12-month or one-year timeframe. However, Table 3-1 does not reflect the time it will take to build the off-site utility improvements or the roadway improvements, both of which are necessary to Project construction. The Project description is therefore inadequate and this flaw fatally infects the analysis of environmental impacts in the MND.

Additionally, we note that the MND is inconsistent as to the impact areas as to which mitigation was required to (supposedly) reduce impacts to less than significant. Section 1.3.4 of the MND indicates that mitigation was required as to Air Quality, Biological Resources, Cultural Resources, Greenhouse Gases (“GHGs”), Paleontological Resources, Transportation, and Tribal Cultural Resources, but the body of the MND itself (Section 4.3) only acknowledges significant impacts to Air Quality, Cultural Resources, Paleontology, and Transportation. This is misleading.

Impact Analysis

5.1.1. – Aesthetics. Threshold 3.b asks whether the Project would expose sensitive receptors to unacceptable levels of light. The MND simply states that the Project would not do so because it would have to comply with Ordinance Nos. 655 and 915. The MND indicates nothing about what these Ordinances require or how the Project will comply with those requirements. This information should have been included in the MND, and it fails as an informational document as a result. *See Vineyard Area Citizens for Responsible Growth v. City of Rancho Cordova* (2007) 40 Cal. 4th 412, 442. In *Vineyard*, at least the City had the relevant information in Appendices to the EIR there at issue, and that was insufficient. Here, readers of the MND are forced to find the County’s Ordinances and identify unspecified measures within them and then guess how the Project will comply with those measures.

5.1.3 – Air Quality. The MND concludes there are less than significant air quality impacts from the construction and operation of the Project, however, there are several critical flaws in how it arrives at those conclusions. First, regarding construction, the MND fails to assess *any* air quality impacts from construction of the off-site improvements, including both the off-site utility improvements and the construction and widening of roads. Further, we cannot tell but presume that the MND’s analysis assumed that the roads would be built/widened before any other

construction would occur. This assumption is not warranted absent any mitigation measures requiring it,¹ and absent that requirement, PM₁₀ and PM_{2.5} impacts would probably be significant.

Second, the MND's assumptions regarding VMT are more than excessively optimistic. Although this is nowhere disclosed in the MND itself, again violating *Vineyard*, the County concluded that average VMT for workers coming to the Project site would be 12.5 miles on average. See MND Appendix K-2 at 3. This assumption is not substantiated in Appendix K-2 or elsewhere. There is no demonstration that sufficient qualified workers *reside* within 12.5 miles of the Project site; much less that they would actually work there. Paragraphs 4 and 5 of the Declaration of Thomas Owings, which we prepared in connection with the review of the World Logistics Center project, reflects that in nearby Moreno Valley, the labor pool was too shallow for existing distribution centers to employ local residents. We doubt that the labor pool near the Project is significantly different, and therefore there is no substantial evidence for the worker commute assumption. Similarly, the County's conclusion that average VMT for trucks visiting the Project site would be 34.3 is unfounded, because more than likely, the present Project would serve as a hub for deliveries to and from the Ports of Los Angeles and Long Beach, which are 78 and 75.7 miles away, respectively. Indeed, the MND concedes as much in arguing that emissions will be reduced in its Energy Analysis Appendix. In the case of either deliveries from or to the Ports, the other truck trip either bringing goods for delivery to the Ports or taking goods from the Ports through the Project to a further location, would also likely be lengthy.

The County and Applicant's consultants purported to rely on the RivTAM model for these VMT conclusions. This is unwarranted both because RivTAM is out of date, having been put together in 2008, during the Great Recession, and because regarding truck VMT, the Project consultants justified their reliance on RivTAM upon the Office of Planning and Research's ("OPR's") SB 743 Technical Analysis from December 2018. OPR made clear that that Analysis *did not apply to heavy duty trucks*. See Technical Analysis (Attachment C), at 4-5. In short, the County has not demonstrated why RivTAM would provide even remotely accurate predictions as to the regional truck travel that would go to and from the Project site during operations.

The Project's operational analysis is flawed as well because it is based on the assumption that trucks will make up only 27% of the vehicles visiting the site. This is contrary to South Coast Air Quality Management District ("SCAQMD") guidance that the fleet mix visiting a distribution center should be assumed to be made up at least 40% of trucks, and this would be all

¹ For example, we highly doubt that the Applicant is going to build storm drain and sewer connections *after* laying the asphalt to construct Perry Street, as this would require tearing the road up, and if the storm drain and sewer connections are put in place beforehand, they are going to kick up a lot of dust.

the more true for a high-cube distribution center like the Project.² Further, the foundational assumption in the MND that the Project would contain 40,000 square feet of “light industrial” use is completely arbitrary and based on no analysis or other documentary support in the document. The Project looks like and is planned as a high-cube warehouse. The VMT and trip end conclusions in the MND were flawed because they relied on the unfounded base case of 40,000 square feet of “light industrial” use.

Finally, while the County prepared a Health Risk Assessment (“HRA”) for the Project, it only assessed the operational impacts in that HRA, and for the reasons noted above, the HRA was based on flawed operational assumptions such as undercounted VMT and numbers of trip ends. If the HRA had been done properly, impacts could approach or exceed the SCAQMD threshold of significance. The HRA concludes that construction impacts would be “negligible” without any substantial evidence basis for doing so; in our experience reviewing multiple HRAs and projects throughout the southern California region, construction risk often exceeds operational risk from DPM.

For all of these reasons, both the construction and operational air quality assessments were flawed, and a proper analysis would yield higher estimates of regional and localized emissions that would exceed SCAQMD thresholds.

5.1.4 – Biological Resources. As the MND acknowledges regarding the first threshold it analyzes, there are two Habitat Conservation Plans (“HCPs”) applicable to development at the Project site: the Western Riverside County Multi-Species HCP (the “MSHCP”) and the Stephens’ Kangaroo Rat HCP (“SKR HCP”). Taking the latter first, the MND is inadequate because protocol surveys for the SKR were not completed, and the MND acknowledges that the species may be present. The SKR HCP *does not* simply allow development with the payment of a “mitigation fee” for potential impacts. This is made clear by Riverside County Ordinance No. 663, which states:

No development permit for real property located within the boundaries of the Fee Assessment Area shall be issued or approved except upon the condition that on-site mitigation will be provided as determined through the environmental review process or the Mitigation Fee required by the Ordinance be paid, *and* it is determined that said development will not jeopardize the implementation of a Habitat Conservation Plan for the [SKR].”

This means that payment of the fee alone is not sufficient, and that the applicant must also conduct environmental review so impacts on the SKR are identified and that the County must make the finding that the Project won’t jeopardize the SKR HCP.

² The MND also contains no discussion of air quality impacts *vis-à-vis* SCAQMD’s Indirect Source Rule which is under development specifically to counteract impacts of distribution centers like the Project on residential neighborhoods.

Regarding the MSHCP, the Biological Technical Report did not include the results of the western burrowing owl (“BUOW”) surveys, or any resumes for the people conducting the BUOW surveys to demonstrate that they were qualified. In the absence of any indication that such information is not required per the MSHCP protocol, it would be required under the 2012 CDFW Staff Report. Additionally, the Biological Technical Report asserts that the impacts of loss of foraging habitat of the northern harrier, the Swainson’s hawk, and the white-tailed kite would be mitigated through the MSHCP. What is *this Project* doing to mitigate those impacts, which do cumulatively arise from this Project? The MND’s assumption that the impacts from this Project are relatively small because its acreage is small runs against the very purpose of cumulative impacts analysis: the Project is actually contributing all it can to the decline of these and other covered species.

5.1.6 – Energy. The MND concludes the Project would lead to the consumption of 63,955 gallons of diesel fuel for construction, plus another 12,956 related to vendor trips, and another 19,044 gallons of primarily gasoline for worker trips. But the MND states this consumption is not inefficient, wasteful or unnecessary because construction equipment must comply with CARB regulations limiting idling. At least two cases clarify that compliance with existing standards is not enough to demonstrate there will be no significant energy impact: *Ukiah Citizens for Safety First v. City of Ukiah* (2016) 248 Cal. App. 4th 256, and *California Clean Energy Committee v. City of Woodland* (2014) 225 Cal. App. 4th 173. Similarly, the MND concludes that the Project’s consumption of electricity and transportation fuels related to operation would not be excessive because the Project would be typical of others its size and it would encourage bicycle commuting based on its provision of *required* bicycle parking spaces under CALGreen. Again, the above-cited two cases demonstrate this is not enough. Finally, the MND states that the Project would have to offset at least 20% of its electricity use to comply with the County Climate Action Plan (“CAP”). We have the same comment.

5.1.8 – Greenhouse Gases (“GHGs”). The GHG Analysis and the MND both assert that the Project’s operational emissions would be under 3,000 MTCO_{2e}, so the Project would not have to be further analyzed under the County CAP. However, the Project’s construction and operational emissions analysis suffers from all the same flaws we identified in under Air Quality above, and emissions *would* exceed the 3,000 MTCO_{2e} threshold if properly analyzed. With respect to the second threshold in this section, the MND concedes that “studies have shown that, in order to meet the 2030 and 2050 targets, aggressive technologies in the transportation and energy sectors, including electrification and decarbonization of fuel, will be required,” and it fails to acknowledge that the Project is not consistent with the 2017 Scoping Plan Update. The 2017 Scoping Plan Update specifically notes that the 2030 and 2050 targets *cannot be met* without complementary land use actions by local governments, particularly with regard to the transportation sector. 2017 Scoping Plan Update at 97-101.³

³ The MND is also incorrect in asserting that the County can simply ignore the 2050 target set out in Executive Order S-3-05. The Supreme Court has directed that evaluation of

5.1.9 – Hazards & Hazardous Materials. The Applicant hired V3 Companies to prepare a Phase I Environmental Site Assessment (“ESA”); V3 concluded there were no Recognized Environmental Conditions (“RECs”) despite a likely 40-year period of pesticides and herbicides on the site between 1938 and 1978. A REC is defined simply as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment, (2) under conditions indicative of a release to the environment, of (3) under conditions that pose a material threat of a future release to the environment.” Although *de minimis* conditions are excluded, we know no precedent stating that 40 years’ worth of applications of pesticides constitute a *de minimis* condition. A “release” is very broadly defined under 42 U.S.C. section 9601(22); spraying would be covered. The pesticides, including long-lasting pesticides such as DDT, may be dispersed to neighboring sites with grading, and they will also threaten construction workers.

Conclusion

We urge the County to prepare and circulate an EIR for this Project, as it should have done from the beginning. We reiterate, as outlined above, that the analysis leading to the conclusions that impacts would be less than significant with mitigation is flawed, and urge the County to adopt more stringent mitigation measures as a result. In particular, the impacts to Air Quality and GHGs have been under-assessed, and to mitigate the significant impacts to those resources, the County should require more solar panels for this Project and conduit or raceways to the truck ports to allow for charging of electric trucks, which will be on the road during the lifetime of this Project, and which the Project should accommodate.

We look forward to your responses to our comments. Please advise us of all progress on this project at collins@blumcollins.com and bentley@blumcollins.com.

Sincerely,

/s/ Hannah Bentley

Hannah Bentley
BLUM | COLLINS LLP



RESPONSE TO COMMENTS MEMORANDUM

TO: County of Riverside
c/o Deborah Bradford, Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92501
DBradfor@RIVCO.ORG

FROM: Tracy Zinn, Principal

DATE: June 9, 2020

SUBJECT: Seaton Tech Center MND - Responses to Public Comment

The County received a comment letter on the Seaton Tech Center MND (PPT 180025; SCH No. 2020049052) dated May 26, 2020, from Blum Collins, LLP, representing the Golden State Environmental Justice Alliance.

Provided below are responses to those comments.

Introductory Paragraph

This paragraph introduces Blum Collins LLP as representing the Golden State Environmental Justice Alliance (GSEJA) and introduces the comments. No response is required.

Timeliness of this Letter

The comment discusses the closing date of the MND's public review period. The County acknowledges the State Clearinghouse closing date of May 26, 2020, and accepts the comment letter dated May 26, 2020, as received within the comment period.

Standard Requiring an EIR

The comment makes a general statement that there is a fair argument that the Project may have a significant effect on the environment and suggests that the County should have prepared an Environmental Impact Report instead of an MND. To the contrary and as substantiated by the responses to comment provided herein, the MND, its technical appendices, and the Project's Administrative Record on file with the County of Riverside contain ample and sufficient information to prove that the Project's significant environmental effects will be mitigated to below levels of significance.



Project Description

The comment incorrectly asserts that the Project's construction schedule presented in the MND's Project Description does not account for off-site improvements. MND Table 3-1, *Anticipated Construction Duration*, accounts for the installation of off-site utility line installation and road improvements under the Grading and Building Construction phases.

The comment also points out that MND Subsection 1.3.4 incorrectly identifies 7 topic areas that would require mitigation, whereas mitigation was actually required for fewer topic areas in MND Section 4.3. Based on the substantial evidence presented in MND Section 4.3, the MND's technical appendices, and the Project's Administrative Record on file with the County, mitigation is required under 5 topic areas: Air Quality, Biological Resources, Cultural Resources, Paleontological Resources, and Transportation. The over-inclusion of topic areas listed in Subsection 1.3.4 does not render the MND fatally flawed as the comment purports. Perfection is not required in a CEQA compliance document, and none of the MND's conclusions were based on Subsection 1.3.4. Section 4.3, upon which the MND's conclusions are based, is adequate, complete, and accurate (CEQA Guidelines Section 15151).

5.1.1 Aesthetics

The comment wrongly claims that the MND provides no information about the County's lighting ordinance requirements. The MND does in fact explain the requirements of these ordinances and lists them as required regulatory requirements. MND page 5-6 presents a summary of Ordinance No. 655 and MND page 5-8 presents a summary of Ordinance No. 915. In addition, weblinks to both ordinances are provided in MND Section 6.0, References.

5.1.3 Air Quality, Paragraph 1

The comment mistakenly asserts that the Project's off-site improvements are not accounted for in the air quality analysis. MND Table 3-1, *Anticipated Construction Duration*, and Technical Appendix A1 account for the installation of off-site utility line installation and road improvements under the Grading and Building Construction phases. It is not necessary to pinpoint the exact timing of when the off-site improvements will occur, because the daily air pollutant emissions are based on the equipment fleet and the extent of land surface actively disturbed each day, which would be the same regardless if the construction activity is occurring on the Project site, in the off-site improvement alignments, or a combination thereof. Also, Technical Appendix A1, Subsection 3.4.3, "Off-Site Roadway Improvements," concludes that separate calculations for emissions associated with off-site improvements is not necessary because the emissions would not exceed the peak emissions identified for on-site operations.

5.1.3 Air Quality, Paragraphs 2 and 3

The comment alleges that the vehicle miles traveled (VMT) assumptions for the Project are optimistic (low) and attempts to make a comparison between the Project's employment needs (for a 203,584 square feet (s.f.) warehouse/tech center on 9.15 acres in the unincorporated community of Mead Valley) with the VMT reported for the World Logistics Center project, which is a massive 2,610-acre project planned for over 40 million s.f. of logistics facilities in the City of Moreno Valley. The proposed Project is approximately 0.05% the size of the planned World Logistics Center, is located over 7.5 miles to the southwest, and is accessed from I-215 whereas the planned World Logistics Center project would be accessed from SR-60. There is no reasonable comparison between the two projects, in terms of size, location, or employment demand. Whereas it would be a logical

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assumption that the origin and destination of most truck trips from a project the size of the World Logistics Center would be the Ports of LA and Long Beach, for a much smaller project like the proposed Seaton Tech Center, the building user would more likely serve larger warehouses in the local area, and not the Ports. For these reasons, the VMT reported for the proposed Project in the MND and Technical Appendix K1 is based on sound reason and substantial evidence. As explained in MND Technical Appendix K2, the Project's VMT was calculated using the most current version of the Riverside Transportation Analysis Model (RivTAM) that was available at the time the analysis was conducted, and socio-economic data inputs were derived based on Riverside County General Plan, Appendix E-2: Socioeconomic Build-out Assumptions and Methodology.

5.1.3 Air Quality, Paragraph 4

The comment questions the MND assumption that a portion of the building (40,000 s.f.) could be used for light industrial use instead of high-cube warehouse use. The MND's assumption is reasonable. The building is divisible for more than one user, and single users could use the building for more than one type of use. Further, traffic generation from a light industrial use (4.96 trips per 1,000 s.f. of building space) is more traffic intensive than from a high-cube warehouse use (1.40 trips per 1,000 s.f. of building space). Thus, assuming that a portion of the building could be occupied by a light industrial use yields a more traffic-intensive analysis than if the entire building was studied as a high-cube warehouse as the comment suggests.

The comment also questions the reasonableness of the truck trip percentage at approximately 27% of Project-generated traffic. The assumption is reasonable and is based on the Institute of Transportation Engineers (ITE) Manual, Tenth Edition, which is the primary source of traffic generation information used across the nation and in Riverside County. The mix of truck sizes by axle type is based on the SCAQMD Warehouse Truck Trip Study (2014) cited in Table MND Table 5-19, Footnote 4.

5.1.3 Air Quality, Paragraphs 5 and 6

The comment asserts that health risks were underreported due to incorrect VMT assumptions and lack of a construction health risk assessment. As discussed in the response above to "5.1.3 Air Quality, Paragraphs 2 and 3," the Project's VMT assumptions are reasonable. Pertaining to construction-related health effects, such effects based on local significance thresholds (LSTs) were reported in the MND and determined to be less than significant with mitigation. Refer to MND pages 5-23 and 5-24, which concludes that the Project has the potential to expose sensitive receptors to fine particulate matter (PM_{2.5}) emissions for a period of approximately 10 days during site preparation activities, which would be significant, but mitigated to less than significant by Mitigation Measure MM-1, which requires that construction equipment over 150 horsepower meet EPA/CARB Tier 3 emission standards.

5.1.3 Biological Resources, Paragraph 1

The comment incorrectly asserts that protocol surveys for the SKR are required. Protocol surveys are not required because the SKR is a covered species by the SKR HCP, and the Project site is not identified as a Core Reserve Area for the SKR in the SKR HCP (Core Reserve Area Map: <https://www.rchca.us/DocumentCenter/View/200/SKR-Plan-Area>). The Riverside County Habitat Conservation Authority (RCHCA) has a Section 10A permit granted by the United States Fish and Wildlife Service for SKR. This permit allows for "take" of SKR as part of development activity. "Take" is defined by the Endangered Species Act (ESA) as any attempt to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture or collect, or to attempt to engage in any such conduct as it relates to SKR. As individual projects



are proposed and approved in the SKR Plan Area, public and private land developers are required to pay a SKR mitigation fee for land that is developed and removes habitat of SKR.

5.1.3 Biological Resources, Paragraph 2

The comment incorrectly claims that the results of a BUOW survey were not reported. MND Technical Appendix B2 contains the Project's *Biological Resources Report*, within which Tables 2-1 and 2-2 report the dates on which BUOW focused surveys were conducted; Table 2-1 footnotes the names of the Glenn Lukos Associates (GLA) biologists that conducted the BUOW surveys. Riverside County verifies qualifications in advance and maintains a list of Authorized Biological Consultants; GLA is authorized to conduct BUOW surveys¹. The survey results are presented in Technical Appendix B2, Section 2.2.4 under the heading "Burrowing Owl" (Technical Appendix B2, pages 7 and 8).

The comment also makes a sweeping assertion that the loss of foraging habitat for several birds are not properly mitigated, yet all of the bird species mentioned in the comment are covered by the Western Riverside County MSHCP, and the Project Applicant is required to pay a local development mitigation fee pursuant to Riverside County Ordinance No. 810, which mitigates the loss of foraging habitat. Impacts to Covered Species and establishment and implementation of a regional conservation strategy and other measures included in the Western Riverside County MSHCP address the federal, state, and local mitigation requirements for these species and their habitats. Specifically, Section 4.4 of the Western Riverside County MSHCP states: *"The MSHCP was specifically designed to cover a large geographical area so that it would protect numerous endangered species and habitats throughout the region. It is the projected cumulative effect of future development that has required the preparation and implementation of the MSHCP to protect multiple habitats and multiple endangered species."* It goes on to state that: *"The LDMF [Local Development Mitigation Fee] is to be charged throughout the Plan Area to all future development within the western part of the County and the Cities in order to provide a coordinated conservation area and implementation program that will facilitate the preservation of biological diversity, as well as maintain the region's quality of life."*

The reason for the imposition of the Mitigation Fee over the entire region is that the loss of habitat for endangered species is a regional issue resulting from the cumulative effect of continuing development throughout all of the jurisdictions in Western Riverside County. As the construction of buildings, infrastructure, and all alterations of the land within areas that are outside of the Criteria Area are permitted under the Western Riverside County MSHCP (see MSHCP Section 2.3.7.1), cumulative impacts to biological resources with the exception of MSHCP non-covered species would be less than significant on a cumulative basis (MSHCP Final EIR/EIS, Section 4.4.1.6).

5.1.6 Energy

The comment expresses a general concern about energy consumption and cites information suggesting that the Project's design and operation needs to go above and beyond regulatory compliance to show that the Project's energy use would not be excessive. The commenter provides no evidence to support its claim that the Project would result in the inefficient or wasteful use of energy. In fact, the Project's design does go above and beyond regulatory compliance to lower energy use. As part of the Project's design, the Project Applicant will construct a segment of the County's trail system along its western boundary, which will encourage non-motorized

¹ Riverside County List of Authorized Biological Consultants - https://planning.rctima.org/Portals/14/devproc/consult_lists/3-11-19AuthBioList.pdf



transportation. In addition, satisfying 20% of the building user's electrical demand by onsite renewables (rooftop solar panels) goes above State and federal requirements. There is not evidence that suggests that the Project would cause or lead to a wasteful or inefficient use of energy.

5.1.8 Greenhouse Gas Emissions

The comment makes unsubstantiated claims that the Project's GHG emissions are not properly calculated. The comment offers no quantitative evidence that the calculations are incorrect, which fall below the screening criteria of 3,000 MTCO₂e as evidenced by and supported by substantial information found in the Project's *Greenhouse Gas Analysis* prepared by Urban Crossroads, Inc., and included as MND Technical Appendix F. Because the Project falls under the 3,000 MTCO₂e screening threshold, impacts are less than significant and no further analysis is warranted.

5.1.9 Hazards & Hazardous Materials

The comment expresses concern about exposure of off-site receptors and construction workers to residual herbicides and pesticides that may be present in onsite soils (associated with agricultural use of the site pre-1978). As noted in the comment, and in the Project site's Phase I ESA (MND Technical Appendix G), the residual presence of these chemicals, if any, is not a recognized environmental condition (REC). Furthermore, there are numerous regulatory requirements in place that will minimize and prevent wind and water soil erosion during construction, including mandatory compliance with SCAQMD Rule 401, and the County's MS4 NPDES Permit that requires the preparation of and adherence to Project-specific Storm Water Pollution Prevention Plan (SWPPP).

Conclusion

The responses contained herein clarify and amplify information presented in the MND. There is no reasonable possibility that the Project would result in a significant and unavoidable environmental effect; therefore, an EIR is not required. Solar panels are already required to be installed to serve 20% of the building user's energy demand, and charging stations for electric vehicles are required by CALGreen.



Green Jobs & Clean Communities

P.O. Box 79222
Corona, CA 92877

Via Electronic Mail

June 11, 2020

Deborah Bradford, Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409
dbradfor@rivco.org

**Re: Withdrawal of
Comment Letter**

To Whom It May Concern:

The Golden State Environmental Justice Alliance ("GSEJA") has negotiated sufficient mitigation to warrant a settlement in its quest to reduce the impacts of the "Seaton Tech Center Project" SCH No. 2020049052 on the Riverside County and City of Perris communities. This communication is to serve as GSEJA's notification to the County of Riverside that we are withdrawing our comment letter and opposition. We now support the "Seaton Tech Center Project".

Sincerely,

Joe Bourgeois
Executive Director

cc: Jonathan Shardlow / Craig Collins

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Seaton Tech Center

Lead Agency: Riverside County Contact Person: Deborah Bradford
 Mailing Address: 4080 Lemon Street, 12th Floor Phone: 951-955-6646
 City: Riverside Zip: 92501 County: Riverside County

Project Location: County: Riverside City/Nearest Community: Perris
 Cross Streets: Perry/Seaton Zip Code: 92570

Longitude/Latitude (degrees, minutes and seconds): 33 ° 50-53 ' 64 " N / 117 ° 15-33 ' 55 " W Total Acres: 9.15 gross acres
 Assessor's Parcel No.: 314-130-007 Section: 1 Twp.: 4 South Range: 4 West Base: SB and Meridian
 Within 2 Miles: State Hwy #: I-215; Cajalco Expressway Waterways: None
 Airports: March Air Reserve Base Railways: BNSF Schools: Val Verde High School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 203,029 Acres 9.15 Employees 197
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>Energy</u>

Present Land Use/Zoning/General Plan Designation:

Vacant, undeveloped / Manufacturing-Service Commercial and Industrial Park / Light Industrial

Project Description: *(please use a separate page if necessary)*

Construction/operation of one approximately 203,029 SF warehouse building comprised of 193,029 SF of warehouse space, 5,000 SF of ancillary ground floor office space, 5,000 SF of ancillary mezzanine office space, with 19 loading docks on the east-facing side of the building. Associated improvements to the site include auto and truck trailer parking, drive aisles, fire lanes, metal fencing and metal gates, outdoor employee amenity/patio area, landscaping, utility improvements, roadway improvements to the frontage roadways and a segment of the County's multi-use trail system.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date April 22, 2020 Ending Date May 21, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>LDC Industrial Realty, LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>555 N. El Camino Real #A456</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>San Clemente, CA 92672</u>
Contact: <u>Tracy Zinn</u>	Phone: <u>(949) 226-4601</u>
Phone: <u>714-505-6360 Ext. 350</u>	

Signature of Lead Agency Representative: *Neilson Brufford* Date: 4/21/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



RESPONSE TO COMMENTS MEMORANDUM

TO: County of Riverside
c/o Deborah Bradford, Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92501
DBradfor@RIVCO.ORG

FROM: Tracy Zinn, Principal

DATE: June 9, 2020

SUBJECT: Seaton Tech Center MND - Responses to Public Comment

The County received a comment letter on the Seaton Tech Center MND (PPT 180025; SCH No. 2020049052) dated May 26, 2020, from Blum Collins, LLP, representing the Golden State Environmental Justice Alliance.

Provided below are responses to those comments.

Introductory Paragraph

This paragraph introduces Blum Collins LLP as representing the Golden State Environmental Justice Alliance (GSEJA) and introduces the comments. No response is required.

Timeliness of this Letter

The comment discusses the closing date of the MND's public review period. The County acknowledges the State Clearinghouse closing date of May 26, 2020, and accepts the comment letter dated May 26, 2020, as received within the comment period.

Standard Requiring an EIR

The comment makes a general statement that there is a fair argument that the Project may have a significant effect on the environment and suggests that the County should have prepared an Environmental Impact Report instead of an MND. To the contrary and as substantiated by the responses to comment provided herein, the MND, its technical appendices, and the Project's Administrative Record on file with the County of Riverside contain ample and sufficient information to prove that the Project's significant environmental effects will be mitigated to below levels of significance.



Project Description

The comment incorrectly asserts that the Project's construction schedule presented in the MND's Project Description does not account for off-site improvements. MND Table 3-1, *Anticipated Construction Duration*, accounts for the installation of off-site utility line installation and road improvements under the Grading and Building Construction phases.

The comment also points out that MND Subsection 1.3.4 incorrectly identifies 7 topic areas that would require mitigation, whereas mitigation was actually required for fewer topic areas in MND Section 4.3. Based on the substantial evidence presented in MND Section 4.3, the MND's technical appendices, and the Project's Administrative Record on file with the County, mitigation is required under 5 topic areas: Air Quality, Biological Resources, Cultural Resources, Paleontological Resources, and Transportation. The over-inclusion of topic areas listed in Subsection 1.3.4 does not render the MND fatally flawed as the comment purports. Perfection is not required in a CEQA compliance document, and none of the MND's conclusions were based on Subsection 1.3.4. Section 4.3, upon which the MND's conclusions are based, is adequate, complete, and accurate (CEQA Guidelines Section 15151).

5.1.1 Aesthetics

The comment wrongly claims that the MND provides no information about the County's lighting ordinance requirements. The MND does in fact explain the requirements of these ordinances and lists them as required regulatory requirements. MND page 5-6 presents a summary of Ordinance No. 655 and MND page 5-8 presents a summary of Ordinance No. 915. In addition, weblinks to both ordinances are provided in MND Section 6.0, References.

5.1.3 Air Quality, Paragraph 1

The comment mistakenly asserts that the Project's off-site improvements are not accounted for in the air quality analysis. MND Table 3-1, *Anticipated Construction Duration*, and Technical Appendix A1 account for the installation of off-site utility line installation and road improvements under the Grading and Building Construction phases. It is not necessary to pinpoint the exact timing of when the off-site improvements will occur, because the daily air pollutant emissions are based on the equipment fleet and the extent of land surface actively disturbed each day, which would be the same regardless if the construction activity is occurring on the Project site, in the off-site improvement alignments, or a combination thereof. Also, Technical Appendix A1, Subsection 3.4.3, "Off-Site Roadway Improvements," concludes that separate calculations for emissions associated with off-site improvements is not necessary because the emissions would not exceed the peak emissions identified for on-site operations.

5.1.3 Air Quality, Paragraphs 2 and 3

The comment alleges that the vehicle miles traveled (VMT) assumptions for the Project are optimistic (low) and attempts to make a comparison between the Project's employment needs (for a 203,584 square feet (s.f.) warehouse/tech center on 9.15 acres in the unincorporated community of Mead Valley) with the VMT reported for the World Logistics Center project, which is a massive 2,610-acre project planned for over 40 million s.f. of logistics facilities in the City of Moreno Valley. The proposed Project is approximately 0.05% the size of the planned World Logistics Center, is located over 7.5 miles to the southwest, and is accessed from I-215 whereas the planned World Logistics Center project would be accessed from SR-60. There is no reasonable comparison between the two projects, in terms of size, location, or employment demand. Whereas it would be a logical

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assumption that the origin and destination of most truck trips from a project the size of the World Logistics Center would be the Ports of LA and Long Beach, for a much smaller project like the proposed Seaton Tech Center, the building user would more likely serve larger warehouses in the local area, and not the Ports. For these reasons, the VMT reported for the proposed Project in the MND and Technical Appendix K1 is based on sound reason and substantial evidence. As explained in MND Technical Appendix K2, the Project's VMT was calculated using the most current version of the Riverside Transportation Analysis Model (RivTAM) that was available at the time the analysis was conducted, and socio-economic data inputs were derived based on Riverside County General Plan, Appendix E-2: Socioeconomic Build-out Assumptions and Methodology.

5.1.3 Air Quality, Paragraph 4

The comment questions the MND assumption that a portion of the building (40,000 s.f.) could be used for light industrial use instead of high-cube warehouse use. The MND's assumption is reasonable. The building is divisible for more than one user, and single users could use the building for more than one type of use. Further, traffic generation from a light industrial use (4.96 trips per 1,000 s.f. of building space) is more traffic intensive than from a high-cube warehouse use (1.40 trips per 1,000 s.f. of building space). Thus, assuming that a portion of the building could be occupied by a light industrial use yields a more traffic-intensive analysis than if the entire building was studied as a high-cube warehouse as the comment suggests.

The comment also questions the reasonableness of the truck trip percentage at approximately 27% of Project-generated traffic. The assumption is reasonable and is based on the Institute of Transportation Engineers (ITE) Manual, Tenth Edition, which is the primary source of traffic generation information used across the nation and in Riverside County. The mix of truck sizes by axel type is based on the SCAQMD Warehouse Truck Trip Study (2014) cited in Table MND Table 5-19, Footnote 4.

5.1.3 Air Quality, Paragraphs 5 and 6

The comment asserts that health risks were underreported due to incorrect VMT assumptions and lack of a construction health risk assessment. As discussed in the response above to "5.1.3 Air Quality, Paragraphs 2 and 3," the Project's VMT assumptions are reasonable. Pertaining to construction-related health effects, such effects based on local significance thresholds (LSTs) were reported in the MND and determined to be less than significant with mitigation. Refer to MND pages 5-23 and 5-24, which concludes that the Project has the potential to expose sensitive receptors to fine particulate matter (PM_{2.5}) emissions for a period of approximately 10 days during site preparation activities, which would be significant, but mitigated to less than significant by Mitigation Measure MM-1, which requires that construction equipment over 150 horsepower meet EPA/CARB Tier 3 emission standards.

5.1.3 Biological Resources, Paragraph 1

The comment incorrectly asserts that protocol surveys for the SKR are required. Protocol surveys are not required because the SKR is a covered species by the SKR HCP, and the Project site is not identified as a Core Reserve Area for the SKR in the SKR HCP (Core Reserve Area Map: <https://www.rchca.us/DocumentCenter/View/200/SKR-Plan-Area>). The Riverside County Habitat Conservation Authority (RCHCA) has a Section 10A permit granted by the United States Fish and Wildlife Service for SKR. This permit allows for "take" of SKR as part of development activity. "Take" is defined by the Endangered Species Act (ESA) as any attempt to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture or collect, or to attempt to engage in any such conduct as it relates to SKR. As individual projects



are proposed and approved in the SKR Plan Area, public and private land developers are required to pay a SKR mitigation fee for land that is developed and removes habitat of SKR.

5.1.3 Biological Resources, Paragraph 2

The comment incorrectly claims that the results of a BUOW survey were not reported. MND Technical Appendix B2 contains the Project's *Biological Resources Report*, within which Tables 2-1 and 2-2 report the dates on which BUOW focused surveys were conducted; Table 2-1 footnotes the names of the Glenn Lukos Associates (GLA) biologists that conducted the BUOW surveys. Riverside County verifies qualifications in advance and maintains a list of Authorized Biological Consultants; GLA is authorized to conduct BUOW surveys¹. The survey results are presented in Technical Appendix B2, Section 2.2.4 under the heading "Burrowing Owl" (Technical Appendix B2, pages 7 and 8).

The comment also makes a sweeping assertion that the loss of foraging habitat for several birds are not properly mitigated, yet all of the bird species mentioned in the comment are covered by the Western Riverside County MSHCP, and the Project Applicant is required to pay a local development mitigation fee pursuant to Riverside County Ordinance No. 810, which mitigates the loss of foraging habitat. Impacts to Covered Species and establishment and implementation of a regional conservation strategy and other measures included in the Western Riverside County MSHCP address the federal, state, and local mitigation requirements for these species and their habitats. Specifically, Section 4.4 of the Western Riverside County MSHCP states: *"The MSHCP was specifically designed to cover a large geographical area so that it would protect numerous endangered species and habitats throughout the region. It is the projected cumulative effect of future development that has required the preparation and implementation of the MSHCP to protect multiple habitats and multiple endangered species."* It goes on to state that: *"The LDMF [Local Development Mitigation Fee] is to be charged throughout the Plan Area to all future development within the western part of the County and the Cities in order to provide a coordinated conservation area and implementation program that will facilitate the preservation of biological diversity, as well as maintain the region's quality of life."*

The reason for the imposition of the Mitigation Fee over the entire region is that the loss of habitat for endangered species is a regional issue resulting from the cumulative effect of continuing development throughout all of the jurisdictions in Western Riverside County. As the construction of buildings, infrastructure, and all alterations of the land within areas that are outside of the Criteria Area are permitted under the Western Riverside County MSHCP (see MSHCP Section 2.3.7.1), cumulative impacts to biological resources with the exception of MSHCP non-covered species would be less than significant on a cumulative basis (MSHCP Final EIR/EIS, Section 4.4.1.6).

5.1.6 Energy

The comment expresses a general concern about energy consumption and cites information suggesting that the Project's design and operation needs to go above and beyond regulatory compliance to show that the Project's energy use would not be excessive. The commenter provides no evidence to support its claim that the Project would result in the inefficient or wasteful use of energy. In fact, the Project's design does go above and beyond regulatory compliance to lower energy use. As part of the Project's design, the Project Applicant will construct a segment of the County's trail system along its western boundary, which will encourage non-motorized

¹ Riverside County List of Authorized Biological Consultants - https://planning.rctlma.org/Portals/14/devproc/consult_lists/3-11-19AuthBioList.pdf



transportation. In addition, satisfying 20% of the building user's electrical demand by onsite renewables (rooftop solar panels) goes above State and federal requirements. There is not evidence that suggests that the Project would cause or lead to a wasteful or inefficient use of energy.

5.1.8 Greenhouse Gas Emissions

The comment makes unsubstantiated claims that the Project's GHG emissions are not properly calculated. The comment offers no quantitative evidence that the calculations are incorrect, which fall below the screening criteria of 3,000 MTCO₂e as evidenced by and supported by substantial information found in the Project's *Greenhouse Gas Analysis* prepared by Urban Crossroads, Inc., and included as MND Technical Appendix F. Because the Project falls under the 3,000 MTCO₂e screening threshold, impacts are less than significant and no further analysis is warranted.

5.1.9 Hazards & Hazardous Materials

The comment expresses concern about exposure of off-site receptors and construction workers to residual herbicides and pesticides that may be present in onsite soils (associated with agricultural use of the site pre-1978). As noted in the comment, and in the Project site's Phase I ESA (MND Technical Appendix G), the residual presence of these chemicals, if any, is not a recognized environmental condition (REC). Furthermore, there are numerous regulatory requirements in place that will minimize and prevent wind and water soil erosion during construction, including mandatory compliance with SCAQMD Rule 401, and the County's MS4 NPDES Permit that requires the preparation of and adherence to Project-specific Storm Water Pollution Prevention Plan (SWPPP).

Conclusion

The responses contained herein clarify and amplify information presented in the MND. There is no reasonable possibility that the Project would result in a significant and unavoidable environmental effect; therefore, an EIR is not required. Solar panels are already required to be installed to serve 20% of the building user's energy demand, and charging stations for electric vehicles are required by CALGreen.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. PPT 180025

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: LDC Industrial Realty, LLC

Contact Person: Larry Cochrun E-Mail: lcochrun@ldcindustrial.com

Mailing Address: 555 N. El Camino Real #A456
San Clemente CA 92672
City *State* *ZIP*

Daytime Phone No: (949) 226-4601 Fax No: ()

Engineer/Representative Name: T&B Planning, Inc.

Contact Person: George Atalla E-Mail: gatalla@tbplanning.com

Mailing Address: 17542 E. 17th Street
Tustin CA 92780
City *State* *ZIP*

Daytime Phone No: (714) 505-6360 ext. 107 Fax No: (714) 505-6361

Property Owner Name: Seaton Perry, LLC

Contact Person: Michael Powers E-Mail: mpowers@moltoproperties.com

Mailing Address: 18W140 Butterfield Road, Suite 750
Oakbrook Terrace IL 60181
City *State* *ZIP*

Daytime Phone No: (630) 282-4522 Fax No: ()

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Michael Powers (Seaton Perry, LLC)

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 314-130-007

Approximate Gross Acreage: 10.07

General location (nearby or cross streets): North of _____, South of
Perry Street _____, East of Seaton Avenue _____, West of _____.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.
Please see attached.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Ordinance No. 348 Section 10, Subsection 10.1.g. (I-P) and Section 11, Subsection 11.2.m (M-SC)

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>					
No.*	Square Feet	Height	Stories	Use/Function	
1	204,726	42 Feet	Warehouse-1; Office-2	Light Industrial / Warehouse Facility w/ Office Space	
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). Preliminary Application Review (PAR180041)

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) n/a

EIR No. (if applicable): n/a

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

If yes, indicate the type of report(s) and provide a signed copy(ies): Phase I ESA & Geotech Studies

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: LDC Industrial Realty, LLC

Address: 555 N. El Camino Real #A456, San Clemente, CA 92672

Phone number: (949) 226-4601

Address of site (street name and number if available, and ZIP Code): n/a

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 314-130-007

Specify any list pursuant to Section 65962.5 of the Government Code: n/a

Regulatory Identification number: n/a

Date of list: n/a


Applicant: LDC Industrial Realty, LLC Date 10/15/2018

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) Michael Powers  Date 10/15/2018

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez

Director of Transportation and Land Management Agency

Patricia Romo
Transportation Director,
Transportation Department

Charissa Leach, P.E.
Assistant TLMA Director
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and LDC Industrial Realty, LLC hereafter "Applicant" and Seaton Perry, LLC "Property Owner".

Description of application/permit use:

Plot Plan application for a proposed light industrial / warehouse facility at the southeast corner of Seaton Avenue
and Perry Street in unincorporated Riverside County.

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 314-130-007

Property Location or Address:
Southeast of the intersection of Perry Street and Seaton Avenue in the Mead Valley Area Plan

2. PROPERTY OWNER INFORMATION:


Property Owner Name: Michael Powers Phone No.: 630.282.4522
 Firm Name: Seaton Perry, LLC Email: mpowers@moltoproperties.com
 Address: 18W140 Butterfield Road, Suite 750
Oakbrook Terrace, IL 60181

3. APPLICANT INFORMATION:

Applicant Name: Larry Cochrun Phone No.: 949.226.4601
 Firm Name: LDC Industrial Realty, LLC Email: lcochrun@ldcindustrial.com
 Address (if different from property owner)
555 N. El Camino Real #A456
San Clemente, CA 92672

4. SIGNATURES:

Signature of Applicant:  Date: 10/22/18
 Print Name and Title: Larry Cochrun, LDC Industrial Realty, LLC

Signature of Property Owner:  Date: 10/18/18
 Print Name and Title: Michael Powers, Seaton Perry, LLC

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

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

 10/18/18

Property Owner(s) Signature(s) and Date

Michael Powers, Seaton Perry, LLC

Printed Name of Owner

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

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

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

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

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

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

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

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

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

**WRITTEN CONSENT OF THE MANAGING MEMBER
OF
MOLTO PROPERTIES FUND III GP, LLC**

The undersigned, being the Managing Member of Molto Properties Fund III, GP, LLC, a Delaware limited liability company (the “Company”), hereby adopts the following resolutions by written consent:

WHEREAS, Section 9.1 of the Limited Liability Company Agreement of the Company dated as of September 29, 2017 provides that the Managing Member may from time to time elect officers of the Company;

NOW THEREFORE, BE IT RESOLVED, that effective as of the date hereof, the following persons hereby are appointed to the offices of the Company set forth opposite their respective names below, to serve until their respective successors have been duly appointed:

Vincent A. Naccarato	Chairman
Todd A. Naccarato	Managing Principal
Clay P. Naccarato	Senior Principal
Mike Powers	Senior Principal and Chief Investment Officer
Tony Cincinelli	Vice President of Construction and Development
Mary C. Merfeld	Chief Financial Officer
Jason Crider	Controller
Joe Hasson	General Counsel

[Signature Page Follows]

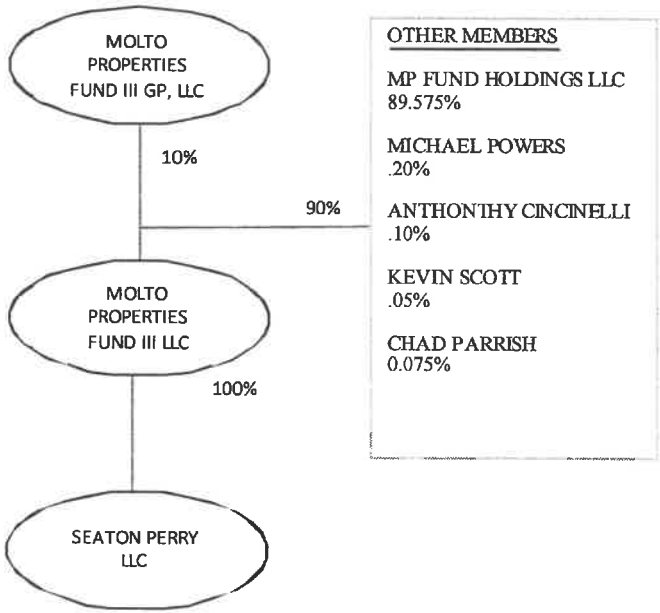
IN WITNESS WHEREOF, the undersigned, intending to be legally bound hereby, has duly executed this Written Consent as of the 26th day of October, 2017.

MANAGING MEMBER:

MP GP HOLDINGS, LLC



By: Todd A. Naccarato, Co-President



Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Seaton Tech CenterLead Agency: Riverside CountyContact Person: Deborah BradfordMailing Address: 4080 Lemon Street, 12th FloorPhone: 951-955-6646City: RiversideZip: 92501County: Riverside County**Project Location:** County: RiversideCity/Nearest Community: PerrisCross Streets: Perry/SeatonZip Code: 92570Longitude/Latitude (degrees, minutes and seconds): 33 ° 50-53 ' 64 " N / 117 ° 15-33 ' 55 " W Total Acres: 9.15 gross acresAssessor's Parcel No.: 314-130-007Section: 1Twp.: 4 SouthRange: 4 WestBase: SB and MeridianWithin 2 Miles: State Hwy #: I-215, Cajalco ExpresswayWaterways: NoneAirports: March Air Reserve BaseRailways: BNSFSchools: Val Verde High School**Document Type:**

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 203,029 Acres 9.15 Employees 197
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy

Present Land Use/Zoning/General Plan Designation:

Vacant, undeveloped / Manufacturing-Service Commercial and Industrial Park / Light Industrial

Project Description: (please use a separate page if necessary)

Construction/operation of one approximately 203,029 SF warehouse building comprised of 193,029 SF of warehouse space, 5,000 SF of ancillary ground floor office space, 5,000 SF of ancillary mezzanine office space, with 19 loading docks on the east-facing side of the building. Associated improvements to the site include auto and truck trailer parking, drive aisles, fire lanes, metal fencing and metal gates, outdoor employee amenity/patio area, landscaping, utility improvements, roadway improvements to the frontage roadways and a segment of the County's multi-use trail system.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

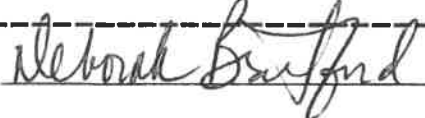
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>8</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date April 22, 2020 Ending Date May 21, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>LDC Industrial Realty, LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>555 N. El Camino Real #A456</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>San Clemente, CA 92672</u>
Contact: <u>Tracy Zinn</u>	Phone: <u>(949) 226-4601</u>
Phone: <u>714-505-6360 Ext. 350</u>	

Signature of Lead Agency Representative:  Date: 4/21/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



Charissa Leach
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Date: April 22, 2020

Re: Notice of Intent to Adopt a Mitigated Negative Declaration

Project: Plot Plan No. 180025 (PPT180025), Seaton Tech Center

Lead Agency: Riverside County Planning Department

Contact Person: Deborah Bradford, Project Planner

Phone and email: (951) 955-6646; email: dbradfor@rivco.org.

ALL COMMENTS MUST BE RECEIVED NO LATER THAN: 5:00 P.M. ON MAY 28, 2020

Notice Is Hereby Given that the County of Riverside, serving as California Environmental Quality Act (CEQA) lead agency, has completed, and is issuing a notice of intent, to adopt a MND in accordance with Section 15072 of the State CEQA Guidelines for the purpose of deciding whether the project, as described below, will have a significant impact on the environment.

Project Location: The 9.15 gross-acre site is located south of Perry Street, east of Seaton Avenue, west of Harvill Avenue, and north of Martin Street in unincorporated Riverside County, CA. Specifically, the Project site is located near the southeast corner of Perry Street and Seaton Avenue. The Project site encompasses Section 1, Township 4 South, Range 4 West of the San Bernardino Base and Meridian and includes Accessor Parcel Number (APN) 314-130-007.

Project Description: The Project consists of a Plot Plan for the construction and operation of one (1) approximately 203,029 sq. ft. warehouse building comprised of 193,029 sq. ft. of warehouse space, 5,000 sq. ft. of ancillary ground floor office space, 5,000 sq. ft. of ancillary mezzanine office space, with 19 loading docks on the east-facing side of the building. Associated improvements to the site include auto and truck trailer parking, drive aisles, fire lanes, metal fencing and metal gates, outdoor employee amenity/patio area, landscaping, utility improvements, roadway improvements to the frontage roadways, and a segment of the County's multi-use trail system.

Document Availability: The Draft MND and technical appendices are available on the Planning Department website at: <https://planning.rctlma.org/Home/Planning-Notices/STC>. Project documents can be requested by contacting the Project Planner listed in this notice.

Public Review Period: The Draft MND is available for public review and comment beginning on April 28, 2020 and ending on May 28, 2020. All comments on the Draft MND must be submitted in writing to the address provided below and received no later than 5:00 p.m. on May 28, 2020.

Comments on the adequacy of the analysis and the appropriateness of the Project may be made in writing, indicating the section of concern.

The project name and number should be noted on all correspondence and the comments should indicate if you would like to be notified of public hearings.

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

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Public Hearings: Comments regarding the Draft MND may also be submitted at a public hearing that will be held before the Riverside County Planning Director. Notification of the date, timing, and place of the public hearing will be provided in compliance with County and CEQA requirements.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

For further information regarding this project please contact the Project Planner. All comments must be submitted to the Riverside County Planning Department, Attention: Deborah Bradford, P.O. Box 1409, Riverside, CA 92502-1409, or via email to dbradfor@rivco.org.

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 15, 2020,

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

APN (s) or case numbers PPT180025 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

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

TITLE: GIS Analyst

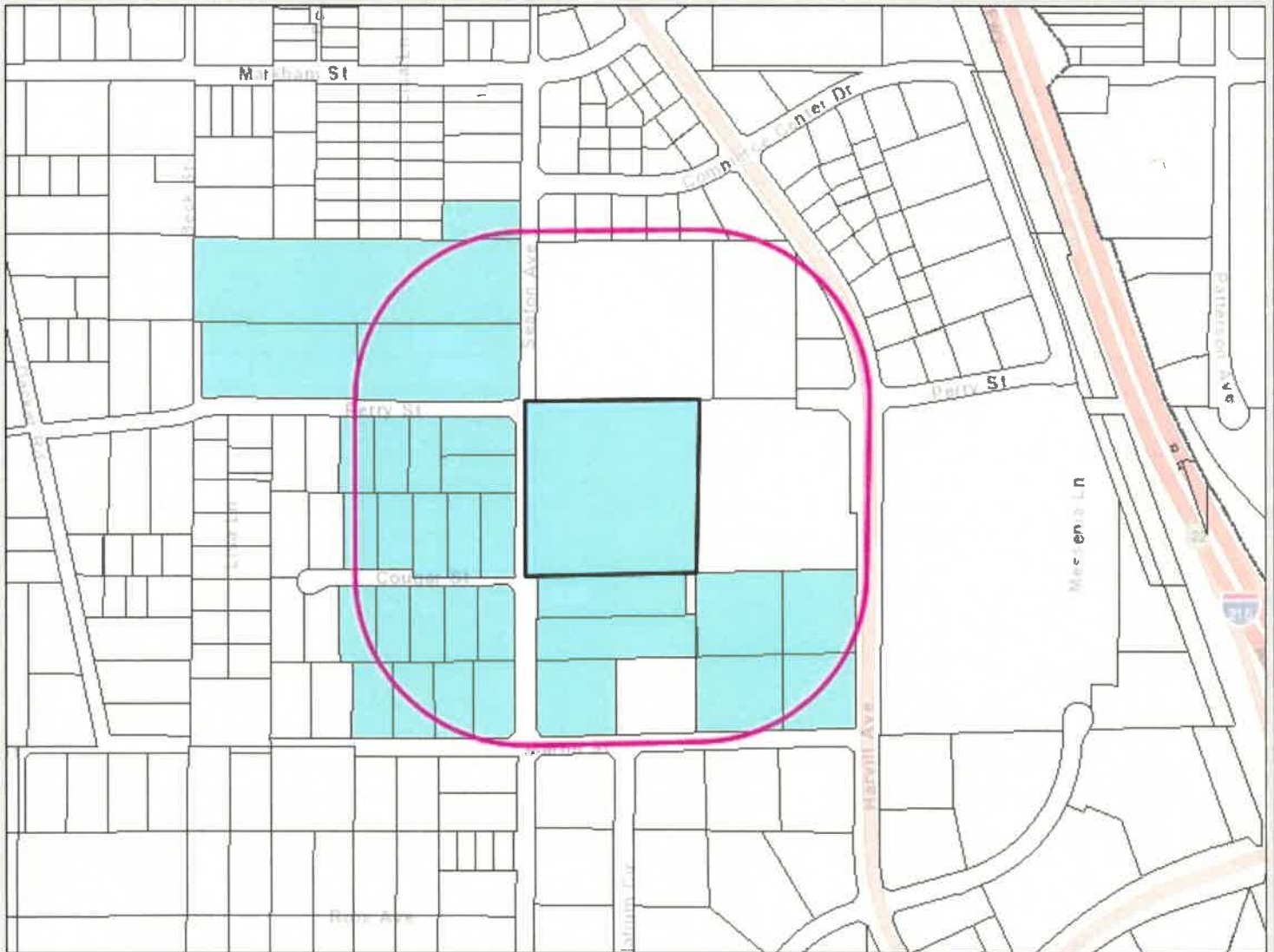
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PPT180025 (800 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 4/15/2020 11:33:12 AM

© Riverside County RCIT

314091004
RYAN D. FRANKLIN
16411 JAMES CT
RIVERSIDE CA 92504

314091005
SSR INV CO
1930 ALPHA AVE
SOUTH PASADENA CA 91030

314091006
RICHARD B. HULL
16150 REINER CIR
RIVERSIDE CA 92504

314092025
SHERRI D. JOHNSON
P O BOX 752
PERRIS CA 92572

314092026
DEBRA ANN PYLES
503 W OLIVE ST
CORONA CA 92882

314092027
M FRANK STEINER
PO BOX 333
MOORESVILLE NC 28115

314092033
ESMERALDA VALADEZ
22926 COUGAR ST
PERRIS CA 92570

314092034
ANTHONY J. GEORGE
22948 COUGAR ST
PERRIS CA 92570

314092035
ALEX GEORGE
22970 COUGAR ST
PERRIS CA 92570

314092042
JESUS ESTRADA
22890 MARTIN ST
PERRIS CA 92570

314092045
TERESA F. RODRIGUES
21413 BLOOMFIELD AVE
LAKEWOOD CA 90715

314092046
DAN R. STANLEY
22899 COUGAR ST
PERRIS CA 92570

314092052
MICHAEL J. STANLEY
22933 PERRY ST
PERRIS CA 92570

314092055
RONALD CULLUM
22870 COUGAR ST
PERRIS CA 92570

4/15/20

314092056
ERICKA MITCHELL
22890 COUGAR ST
PERRIS CA 92570

314092057
AGUSTIN SANDOVAL
18775 SEATON AVE
PERRIS CA 92570

314092058
JOLET PROP
776 HIGHRIDGE ST
RIVERSIDE CA 92506

314092077
PAULINO H. VEGA
22831 PERRY ST
PERRIS, CA 92571

314092078
MAGDALENA GONZALEZ
22905 PERRY ST
PERRIS CA 92570

314092081
SAKPRASERT CHANSAMONE
10335 VANTAGE DR
STANTON CA 90680

314092082
JUAN ORTIZ
16037 EBONY AVE
MORENO VALLEY CA 92551

314092083
ARNULFO PEREZ GARCIA
22921 COUGAR ST
PERRIS CA 92570

314130007
SEATON PERRY
18W140 BUTTERFIELD RD STE 750
OAKBROOK TER IL 60181

314130011
MARK S. BLACKBURN
29390 VIA NORTE
TEMECULA CA 92591

314130015
MAJESTIC FREEWAY BUSINESS CENTER
13191 CROSSROADS PARK N
LA PUENTE CA 91746

314130020
SEAN & PARTNERS
8577 CANDLEWOOD ST
CHINO CA 91708

314130023
MAJESTIC FREEWAY BUSINESS CENTER
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

314130026
MAJESTIC FREEWAY BUSINESS CENTER
13191 CROSSROADS PKWY N
LA PUENTE CA 91746

4/15/20

314130027
MAJESTIC FREEWAY BUSINESS CENTER
13191 CROSSROADS PKY N
LA PUENTE CA 91746

314130028
PSLQ INC
18890 SEATON AVE
PERRIS CA 92570

314210041
SANDRA MAGALLON
18605 SEATON ST
PERRIS CA 92570

4/15/20

T & B Planning
Atten: Connie Anderson
3200 El Camino Real, Suite 100
Irvine, CA 92602

T & B Planning
Atten: Connie Anderson
3200 El Camino Real, Suite 100
Irvine, CA 92602

LDC Industrial Realty, LLC
Atten: Larry Cochrun
555 N. El Camino Real
San Clement, CA 92672

LDC Industrial Realty, LLC
Atten: Larry Cochrun
555 N. El Camino Real
San Clement, CA 92672

Seaton Perry, LLC
Atten: Michael Powers
18W140 Butterfield Road, Suite 750
Oakbrook Terrace, IL 60181

Seaton Perry, LLC
Atten: Michael Powers
18W140 Butterfield Road, Suite 750
Oakbrook Terrace, IL 60181

City of Perris
Atten: Kenneth Phung
101 N. D Street
Perris, CA 92570

City of Perris
Atten: Kenneth Phung
101 N. D Street
Perris, CA 92570

Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Morongo Band of Mission Indians
Atten: Travis Armstrong
12700 Pumarra Road
Banning, CA 92220

Soboba Band of Luiseño Mission Indians
P.O. Box 487
San Jacinto, CA 92581

Morongo Band of Mission Indians
Atten: Travis Armstrong
12700 Pumarra Road
Banning, CA 92220

Soboba Band of Luiseño Mission Indians
P.O. Box 487
San Jacinto, CA 92581

Western Municipal Water District
14205 Meridian Pkwy.
Riverside, CA 92518

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Adam Salcido
P.O. Box 79222
Corona, CA 92877

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P.O. Box 79222
Corona, CA 92877

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project: Plot Plan No. 180025 (PPT180025), Seaton Tech Center

Lead Agency: Riverside County Planning Department

Contact Person: Deborah Bradford, Project Planner

Phone and email: (951) 955-6646; email: dbradfor@rivco.org.

ALL COMMENTS MUST BE RECEIVED NO LATER THAN: 5:00 P.M. ON MAY 28, 2020

Notice Is Hereby Given that the County of Riverside, serving as California Environmental Quality Act (CEQA) lead agency, has completed, and is issuing a notice of intent, to adopt a MND in accordance with Section 15072 of the State CEQA Guidelines for the purpose of deciding whether the project, as described below, will have a significant impact on the environment.

Project Location: The 9.15 gross-acre site is located south of Perry Street, east of Seaton Avenue, west of Harvill Avenue, and north of Martin Street in unincorporated Riverside County, CA. Specifically, the Project site is located near the southeast corner of Perry Street and Seaton Avenue. The Project site encompasses Section 1, Township 4 South, Range 4 West of the San Bernardino Base and Meridian and includes Accessor Parcel Number (APN) 314-130-007.

Project Description: The Project consists of a Plot Plan for the construction and operation of one (1) approximately 203,029 sq. ft. warehouse building comprised of 193,029 sq. ft. of warehouse space, 5,000 sq. ft. of ancillary ground floor office space, 5,000 sq. ft. of ancillary mezzanine office space, with 19 loading docks on the east-facing side of the building. Associated improvements to the site include auto and truck trailer parking, drive aisles, fire lanes, metal fencing and metal gates, outdoor employee amenity/patio area, landscaping, utility improvements, roadway improvements to the frontage roadways, and a segment of the County's multi-use trail system.

Document Availability: The Draft MND and technical appendices are available on the Planning Department website at: <https://planning.rctlma.org/Home/Planning-Notices/STC>. Project documents can be requested by contacting the Project Planner listed in this notice.

Public Review Period: The Draft MND is available for public review and comment beginning on April 28, 2020 and ending on May 28, 2020. All comments on the Draft MND must be submitted in writing to the address provided below and received no later than 5:00 p.m., May 28, 2020.

Comments on the adequacy of the analysis and the appropriateness of the Project may be made in writing, indicating the section of concern. The project name and number should be noted on all correspondence and the comments should indicate if you would like to be notified of public hearings.

Public Hearings: Comments regarding the Draft MND may also be submitted at a public hearing that will be held before the Riverside County Planning Director. Notification of the date, timing, and place of the public hearing will be provided in compliance with County and CEQA requirements.

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

For further information regarding this project please contact the Project Planner. All comments must be submitted to the Riverside County Planning Department, Attention: Deborah Bradford, P.O. Box 1409, Riverside, CA 92502-1409, or via email to dbradfor@rivco.org.

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Project: Plot Plan No. 180025 (PPT180025), Seaton Tech Center

Lead Agency: Riverside County Planning Department
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RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director

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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. 180025 – Intent To Adopt A Mitigated Negative Declaration – CEQ180101 – Applicant: LDC Industrial, LLC/Larry Cochrun – Representative: T&B Planning – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Southerly of Perry Street, easterly of Seaton Avenue, westerly of Harvill Avenue, and northerly of Martin Street – 9.15 Gross Acres – Zoning: Industrial Park (I-P) and Manufacturing – Service Commercial (M-SC) – **REQUEST: Plot Plan No. 180025** proposes to construct one (1) approximately 203,029 sq. ft. warehouse building comprised of 193,029 sq. ft. of warehouse space, 5,000 sq. ft. of ancillary ground floor office space and 5,000 sq. ft. of ancillary mezzanine office space. The office space is proposed at the northwest and/or southwest corners of the building, facing Seaton Avenue. The Project is designed to provide 19 loading docks on the east-facing side of the building. The maximum building height would be approximately 42 feet from finished floor. The proposed building is planned to be constructed with concrete tilt-up panels supported by structural steel columns, and the office components of the building are designed to emulate a typical storefront with glazing (tempered glass). A total of 137 parking spaces are proposed for approximately 9.15 gross acre site.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **JULY 13, 2020**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
12th FLOOR, CONFERENCE ROOM A
4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the Place of Hearing, as listed above. Public access to the meeting location will be allowed, but limited to comply with the Executive Order. Information on how to participate in the hearing will be available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email 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 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. Please note that access to the meeting is limited. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received prior and during the meeting will be distributed to the Planning Director and retained for the official record.

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409



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16150 REINER CIR
RIVERSIDE CA 92504

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PERRIS CA 92572

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DEBRA ANN PYLES
503 W OLIVE ST
CORONA CA 92882

314092027
M FRANK STEINER
PO BOX 333
MOORESVILLE NC 28115

314092033
ESMERALDA VALADEZ
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PERRIS CA 92570

314092034
ANTHONY J. GEORGE
22948 COUGAR ST
PERRIS CA 92570

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ALEX GEORGE
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JESUS ESTRADA
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314092045
TERESA F. RODRIGUES
21413 BLOOMFIELD AVE
LAKEWOOD CA 90715

314092046
DAN R. STANLEY
22899 COUGAR ST
PERRIS CA 92570

314092052
MICHAEL J. STANLEY
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22905 PERRY ST
PERRIS CA 92570

314092081
SAKPRASERT CHANSAMONE
10335 VANTAGE DR
STANTON CA 90680

314092082
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16037 EBONY AVE
MORENO VALLEY CA 92551

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ARNULFO PEREZ GARCIA
22921 COUGAR ST
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SEAN & PARTNERS
8577 CANDLEWOOD ST
CHINO CA 91708

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13191 CROSSROADS N 6TH FL
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PSLQ INC
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PERRIS CA 92570

314210041
SANDRA MAGALLON
18605 SEATON ST
PERRIS CA 92570

4/15/20

T & B Planning
Atten: Connie Anderson
3200 El Camino Real, Suite 100
Irvine, CA 92602

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Atten: Connie Anderson
3200 El Camino Real, Suite 100
Irvine, CA 92602

LDC Industrial Realty, LLC
Atten: Larry Cochrun
555 N. El Camino Real
San Clement, CA 92672

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San Clement, CA 92672

Seaton Perry, LLC
Atten: Michael Powers
18W140 Butterfield Road, Suite 750
Oakbrook Terrace, IL 60181

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Atten: Michael Powers
18W140 Butterfield Road, Suite 750
Oakbrook Terrace, IL 60181

City of Perris
Atten: Kenneth Phung
101 N. D Street
Perris, CA 92570

City of Perris
Atten: Kenneth Phung
101 N. D Street
Perris, CA 92570

Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Morongo Band of Mission Indians
Atten: Travis Armstrong
12700 Pumarra Road
Banning, CA 92220

Soboba Band of Luiseño Mission Indians
P.O. Box 487
San Jacinto, CA 92581

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