



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

DECEMBER 14, 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/>

Pursuant to Government Code Section 54953(b) and Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Teleconference participation by the Planning Director's designee and County staff. Public access to the meeting location will be limited to comply with the Executive Order.

Public comments will be accepted remotely by teleconference or email. To submit your comments or request to speak please contact the Hearing Secretary at (951) 955-7436 or email at: planninghearings@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.

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.

1.0 CONSENT CALENDAR:
NONE

2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.
NONE

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

3.1 PLOT PLAN NO. 190002 – Intent To Adopt A Mitigated Negative Declaration – CEQ190009 – Applicant: Star Milling/William Cramer Jr.– Engineer/Representative: PBLA Engineering/Steve Busby – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Orange Avenue, southerly of Water Avenue, easterly of Harvill Avenue, and westerly of Interstate 215 – 6.74 Acres – Zoning: Manufacturing – Heavy (M-H) – **REQUEST: Plot Plan No. 190002** proposes to construct a 90,840 sq. ft., feed storage and production building. The structure will vary in height from 33 feet to 50 feet and will be comprised of painted metal vertical siding. The applicant is proposing to construct the structure in three (3) phases. The first phase will consist of 28,750 sq. ft. of warehouse, 5,000 sq. ft. of office space, and 250 sq. ft. restroom space. The second phase will consist of an addition of 20,050 sq. ft. of warehouse, 21,220 sq. ft. of manufacturing and 1,570 sq. ft. of employee welfare uses (restrooms and break room). The third phase will consist of an addition of 14,000 sq. ft. of manufacturing. A total of 51 parking spaces will be provided. APN: 317-270-017. 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 STAFF REPORT

Agenda Item No.

3.1

Director's Hearing: December 14, 2020

PROPOSED PROJECT

Case Number(s):	PPT190002	Applicant(s):	Star Milling
Environmental:	CEQ190009MND		c/o Paul Cramer
Area Plan:	Mead Valley	Engineer(s):	PBLA Engineering
Zoning Area/District:	North Perris Area		
Supervisory District:	First District		
Project Planner:	Deborah Bradford		
Project APN(s):	317-270-017		


John Hildebrand
Interim Planning Director

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 190002 is a proposal for the construction of a 90,840 square foot structure to be utilized as a feed storage and production building. The structure will vary in height from 20 feet to 50 feet and will be comprised of painted metal vertical siding.

The applicant is proposing to construct the structure in three phases. The first phase will consist of 28,750 square feet of warehouse and 5,000 square feet of office space. The second phase will consist of an addition of 20,300 square feet of warehouse, 21,220 square feet of manufacturing, and 1,570 square feet of employee welfare uses (restrooms and break room). The third phase is for the addition of 14,000 square feet for manufacturing. A total of 43 parking spaces will be provided.

The description as included above constitutes the "Project" as further referenced in this staff report.

The Project is located north of Orange Avenue, south of Water Street, east of Harvill Avenue, and west of Interstate 215. The Project site is within the Mead Valley Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ190009**, 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. 190002, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial (LI)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Light Industrial (LI)
East:	Light Industrial (LI)
South:	Light Industrial (LI)
West:	Business Park, Rural Community-Very Low Density Residential (RC-VLDR), & Rural Community-Low Density Residential (RC-LDR)
Existing Zoning Classification:	Manufacturing-Heavy (M-H)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Manufacturing-Heavy (M-H)
East:	Manufacturing-Heavy (M-H) & Manufacturing-Medium (M-M)
South:	Manufacturing-Heavy (M-H)
West:	Industrial Park (I-P), Light Agriculture, 1 acre minimum (A-1-1), & Light Agriculture, 10 acre minimum (A-1-10)
Existing Use:	Vacant Lot
Surrounding Uses	
North:	Vacant Lots & Manufacturing
East:	Vacant Lots & Manufacturing
South:	Vacant Lots & Manufacturing
West:	Vacant Lots, Agriculture

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	6.74 gross acres	
Proposed Building Area (SQFT):	90,840 sq.ft.	

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Floor Area Ratio:	0.31 FAR	0.25 - 0.60 FAR
Building Height (FT):	50'	50'

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Warehousing	49,050 sq.ft.	1 parking spot/ 2,000 sq.ft.	25	
Industrial/ Manufacturing	35,220 sq.ft. + 5,000 sq.ft. Office	1 space/2 employees on the largest shift (30 employees)	15	
TOTAL:			40	43

Located Within:

City's Sphere of Influence:	Yes – Location: Perris
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Location: Zone B
WRCMSHCP Criteria Cell:	Yes – Location: Cell #2529
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – Location: March Air Reserve Base, Zone C2

PROJECT LOCATION MAP



FIGURE 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

PROJECT SETTING

Project Location

The project site consists of an approximately 6.74 acre parcel located in unincorporated Riverside County, near the City of Perris. The project site is regionally accessed from the I-215/Cajalco Expressway interchange as show in Figure 1. More specifically, the project site is located at the southeast corner of the intersection of Harvill Avenue and Water Street. The project site consists of one parcel (APN: 317-270-017).

Current Site Characteristics

The site is currently vacant and undeveloped. Elevations range from 1,520 feet above sea level near the northwest corner of the site to 1,510 feet above sea level at the northeast corner of the site, 1,522 feet above sea level at the southwest corner of the site, and 1,515 feet above sea level at the southeast corner of the property. The project site slopes approximately 1% to 1.5% from West to East.

PROJECT DESCRIPTION

Project Characteristics

The Star Milling Company is proposing the construction of a 90,840 square foot industrial building to be utilized for animal feed production and storage. The structure will vary in height from 33 feet to 50 feet and will be comprised of painted metal vertical sliding.

The Project was first submitted for Pre-Application Review (PAR180033) to the Planning Department and was scheduled for comment with the Development Advisory Committee (DAC) on August 9, 2018.

The current application, Plot Plan No. 190002, was submitted to the Planning Department for review on January 30, 2019. The applicant is proposing to construct the structure in three phases. The first phase will construct 28,750 square feet of warehouse, 5,000 square feet of office space, and five truck docks. The second phase will consist of an additional construction of 20,300 square feet of warehouse, 21,220 square feet for feed manufacturing, and 1,570 square feet of employee welfare uses (restrooms and break room). The third phase will construct an additional 14,000 square feet of construction for animal feed manufacturing uses and five truck docks.

The Project proposes two driveways for separate ingress and egress from Water Street that will have the capability to serve trucks entering and exiting the site. Truck loading docks and parking stalls are located around the development, as well as forklift and truck loading isles at the northern portion of the Project area. There are also a total of 43 parking spaces, which includes 2 Electric Vehicle (EV) spaces with charging stalls, and 4 Americans with Disability Act (ADA) compliant parking stalls.

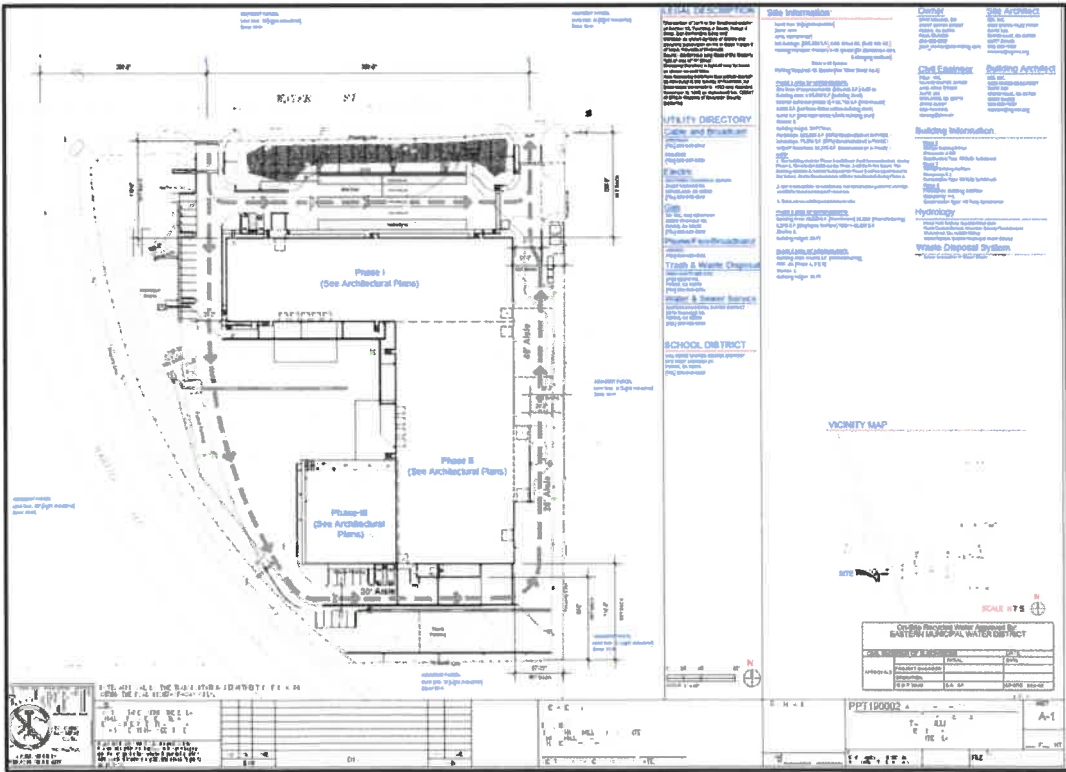


FIGURE 2: Plot Plan No. 190002

General Plan Consistency

The Project site's existing General Plan Foundation Component is Community Development (CD) and Land Use Designation is Light Industrial (LI). The Light Industrial land use designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. The proposed feed storage and production building is allowed the LI designation and will be located near similar industrial uses. The project site is adjacent to an existing animal feed production facility that is also owned by Star Milling Company. The property south of the site is used as a ware house and distribution facility for manufactured stone and related products. The building intensity for development within the LI designation ranges from 0.25 to 0.6 Floor Area Ratio (FAR). The project's FAR is 0.31, which is within the building intensity range of LI.

Zoning/Development Consistency

The site's current zoning classification is Manufacturing-Heavy (M-H). The proposed use of animal feed storage and production is permitted in the M-H Zone Section 12.2 with an approved plot plan. The project meets the setback requirements of 25 feet from the property line along Harvill Avenue and Water Street. There are no setback requirements for the adjacent properties that are also zoned M-H. The building height varies from 20 feet to 50 feet, and is within the maximum 50' height limit of the M-H zone. The project will be landscaped, provides adequate parking spaces and trash enclosure will be screened.

Landscaping

The project proposes the installation of approximately 79,356 square feet of landscaping. The submitted conceptual landscape plan meets the standards of Ordinance No. 348 Section 18.12 E, regarding landscaping requirements for off-street vehicle parking and Ordinance No. 859, regarding water efficient landscaping. Landscaping is proposed around the perimeter of the site adjacent to Harvill Avenue and Water Street, along the southern project boundary adjacent to the vacant land abutting the site, and along the east project boundary adjacent to the manufacturing facility. The perimeter landscaping would consist of trees and a variety of shrubs and ground cover.

Steel fencing is proposed along the northern, western, and southern project boundaries, and an existing chain link fence that extends along the eastern project boundary will remain intact.

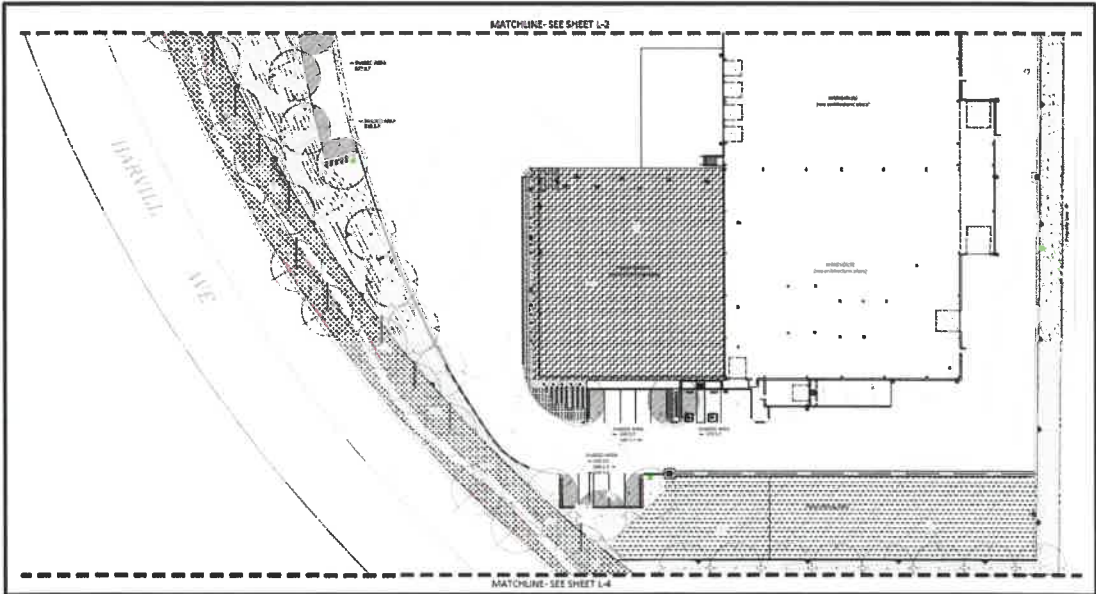
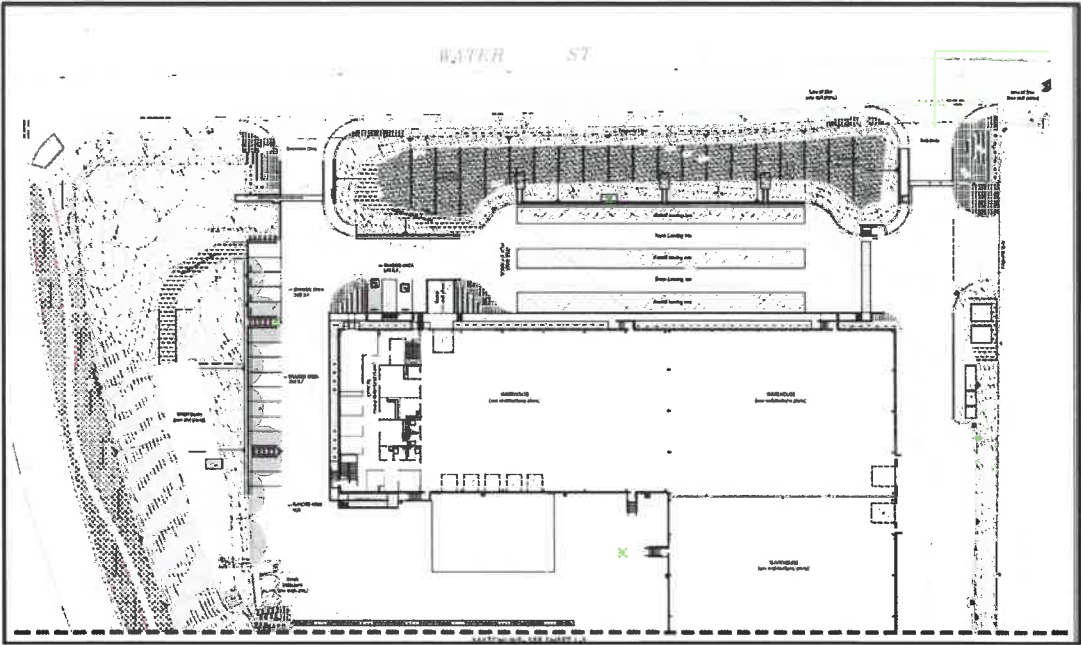


FIGURE 3: Conceptual Landscape Plan

Drainage & Irrigation

The Project proposes the construction of two on-site retention basins that would filter, retain, and allow detained storm water to percolate and/or evaporate. Any excess storm water would be discharged from the detention basin in the northeast area of the site by a storm drain outlet that would discharge storm water into Water Street. The run-off would then flow east similar to existing drainage conditions. The construction of the detention basins will be implemented to control storm water on the project site and minimize soil erosion and siltation both on and off site.

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. CEQ190009. The Initial Study identified potentially significant impacts in regards to the issue areas of Biological Resources, Cultural Resources, Paleontological Resources, Tribal Resources, and Noise; 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 November 24, 2020 per the California Environmental Quality Act Statute and Guidelines Section 15105. The public review period ended on December 14, 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 building as proposed is comprised of 90,840 square feet and therefore would not be subject to the requirements of Measure R2-CE1.

FINDINGS AND CONCLUSIONS

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

LAND USE FINDINGS

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of the Riverside County General Plan and the Mead Valley Area Plan:

1. Per the General Plan and Mead Valley Area Plan, the Project site has a land use designation of Light Industrial (LI). Development within this designation allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The building intensity range for structures subject to this designation ranges from 0.25 to 0.60 FAR. The proposed project will result in a feed storage and production building, which is considered a light industrial use. With a proposed structure of 90,840 square feet and net parcel area of 291,416

square feet, the Project will have a 0.31 FAR. The Project is, therefore, consistent with the current land use designation as shown in both the General Plan and the Mead Valley Area Plan.

2. The site is bordered by properties with similar or compatible land use designations to the site the Project would be located. The land use designations to the North, East, and South are Light Industrial (LI), and to the West the land use designations include Business Park (BP), Rural Community-Very Low Density Residential (RC-VLDR), & Rural Community-Low Density Residential (RC-LDR). The existing uses on these parcels include manufacturing, agriculture, and several vacant lots. The proposed Project aligns both with the land use designations surrounding it, as well as the agricultural and manufacturing uses that currently exist on the surrounding parcels. As such, the Project will be compatible with the surrounding uses.
3. The project site has a Zoning Classification of Manufacturing-Heavy (M-H), allow uses that are consistent with the LI designation. The proposed use - a feed storage and production building - is an allowed use within the M-H Zoning Classification pursuant to Section 12.2 of Ordinance No. 348 (Uses Permitted), subject Plot Plan approval.

ENTITLEMENT FINDINGS

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

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 proposed Project is within the acceptable uses for its existing land use designation and zoning code, and the plans provided to the Department demonstrate compliance to applicable County Ordinances.
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. The Project includes flood-proofing measures, slope protection, and two water quality basins. The Project is designed and conditioned to meet all applicable Building and Fire Code. The Project was conditioned for a Traffic Control Plan to control grading and construction related traffic. The Project will also comply with noise mitigation measures to reduce construction noise levels to residents that are approximately one-quarter mile from the Project site.
3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property since the surrounding parcels are similarly designated land uses and zoning codes. The surrounding land use designations included Light Industrial, Business Park, and Rural Community-Very Low Density Residential. The zoning is similarly aligned, with the surrounding parcels zoned as Manufacturing-Heavy, Manufacturing Medium, Industrial Park, and Light Agriculture. A manufacturing plant based on the Project's proposal will, therefore, align with the surrounding properties present and future uses as per the logical development that is to be expected from the surrounding parcels' current designations.
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 is conditioned to provide 59 foot half width

dedication and to provide road improvement plans in accordance with the Riverside County Road Improvement Standards. The project will provide new driveways along Water Street, sidewalks along both adjacent roads, and ADA compliance ramps at the northeast and southeast corners of the Harvill Avenue and Water Street intersection. Project applicant submitted a thorough landscape, drainage, and irrigation plan that establishes measures to handle the site's topographical and drainage conditions. This plan includes two on-site retention basins to allow for the efficient capture, retention, and diversion of storm water, as well as additional vegetation surrounding the development to further support on-site drainage.

DEVELOPMENT STANDARDS FINDINGS

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Development Standards):

1. The Project site has a Zoning Classification of Manufacturing-Heavy (M-H). Per Section 12.4 of Ordinance No. 348, the Project meets the applicable development standards in this zoning classification as follows:
 - a. There are no minimum setbacks for sites that adjoin a lot with a zoning classification other than R-R, R-1, R-1, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, unless the property adjoins a street. The Project site adjoins Harvill Avenue along its westerly side and Water Street along its northerly side, so the minimum setback for the development would be 25 feet from the property line. Along each side of the Project, based on the proposed site plan, there is a setback of at least 25 feet from the property line.
 - b. With the exception of those portions of the setback area which landscaping is required by Subsection e. of Section 12.4, the setback area may only be used for driveways, parking, or landscaping. In parcels that adjoin a street separating it from a lot with zoning classifications other than those zones specified above, the setbacks may also be used for loading docks. The setbacks, based on the Project's proposed site plan, are comprised of driveways, parking, landscaping, retention basins, and truck loading isles. Therefore, the Project is compliant.
 - c. The height of structures will not exceed 40 feet at the yard setback line and buildings will not exceed 50 feet. None of the proposed structures or buildings for the Project exceed the height restrictions for this zoning classification.
 - d. A minimum of 10% of the site proposed for development will be landscaped and irrigated. The proposed project, during Phase 1 of improvements, will include the construction of 79,356 square feet of landscaping. Since this equates to 27% of the site, the Project is in compliance with this requirement.
 - e. A minimum 10 foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. The Project proposes this minimum strip, and a condition will be included to ensure that the landscaping is properly maintained.
 - f. Trash collection areas must be screened by landscaping or architectural features so that it is not visible from a public street. On the proposed site plan the Project designates a covered

trash enclosure on the Westerly side of the plot plan, which meets the specifications of this requirement.

- g. All lighting fixtures and means of illumination for signs, structures, landscaping, parking, loading, unloading, and similar areas, will be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining properties. The proposed lighting fixtures for the Project are hooded and directed towards the ground, which will prevent direct illumination on streets and adjoining properties.
2. Parking requirements are set forth in Section 18.12 of Ordinance No. 348. Those requirements are met by the Project as follows:
- a. Warehouses must provide one parking space per 2,000 square foot of gross floor area. Per these calculations, a 49,050 square foot warehouse would be required to provide a minimum of 25 parking spots. For manufacturing, if number of workers can be determined, then there will be 1 parking space per 2 employees of the largest shift provided. This calculation includes the office area of a proposed project. The Project will employ 30 employees at their largest shift requiring a minimum of 15 parking spaces. The proposed parking plan for the Project seeks to provide 43 parking spaces, which exceeds the required amount of parking necessary for this type of development. As such, the Project is compliant with this requirement.
 - b. All development projects that require between 25 to 49 parking spaces will be required to designate 2 parking spaces for electrical vehicles (EVs), and all EV parking spaces will be shown on parking site plans. The Project proposes 2 designated EV charging stations that meet the minimum requirements set forth in Section 18.12.A.2.c. of Ordinance No. 348
 - c. On lots used for warehousing and manufacturing, there will be an adequate loading space provided for delivery vehicle stacking and loading. A minimum of 6 loading spaces are required for warehouses that are between 80,000 to 100,000 square feet. The proposed parking plan for the Project proposes 11 truck loading docks, as well as 2 truck loading isles and 3 forklift loading isles. Each of these loading areas meet the minimum requirements of Section 18.12.B. or Ordinance No. 348, so the Project is in compliance.
 - d. For developments that require between 26 to 50 parking spots, there will be a minimum of 2 handicap accessible parking spaces. The Project provides 4 handicap accessible spaces that meet the specifications set forth in Section 18.12.C. of Ordinance No. 348

OTHER FINDINGS

- 1. The project site is located within Criteria Cell 2529 of the Western Riverside County Multiple Species Habitat Conservation Plan. As such, it is required to be reviewed by the Regional Conservation Authority (RCA) for Western Riverside County. The project review from RCA was received on December 21, 2019 (HANS 0483). The criteria consistency review conclusion was that the project is consistent with both the Criteria and Other Plan requirements.
- 2. The project site is located within the Perris Sphere of Influence. This project was provided to the City of Perris for review and comment in the Initial Case Transmittal sent out on October 19, 2020. No comments were received either in favor or opposition of the project since that transmittal.

3. The project site is located within the March Air Reserve Base Airport Influence Area (“AIA”) boundary and is therefore subject to the Airport Land Use Commission (“ALUC”) review. The Airport Compatibility Zone the Project is subject to is Zone C2. This project was submitted to ALUC for review, and was provided a response on January 16, 2020. The ALUC found the Project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:
- a. 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
 - b. 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:
 - i. 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.
 - ii. 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.
 - iii. 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.
 - iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - c. 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.
 - d. 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.
 - e. A notice titled “Notice of Airport in Vicinity” shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
 - f. Any 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.

- g. 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.
 - h. This project has been evaluated for a 90,840 square foot animal food processing and warehouse facility, including 49,050 square feet of warehouse area, 35,220 square feet of manufacturing area, 5,000 square feet of office area, 1,570 square feet of break room area (and 250 non-occupant generating are). Any increase in building area or change in use other than for warehouse, office, and manufacturing uses will require an amended review by the Airport Land Use Commission.
 - i. 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.
 - j. The project shall not store food ingredients or finished products outdoors other than in sealed hard walled bins or containers so that there is no potential attraction for birds.
4. In compliance with Assembly Bill 52 (AB-52), notices regarding this project were mailed to all requesting tribes on September 5, 2019. The Morongo Band of Mission Indians and Temecula Band of Luiseno Indians (Pechanga) requested consultation. The Morongo Band of Mission Indians who recommended tribal monitoring during ground disturbing activities. As requested, the Phase I Cultural Study, conditions of approval, and exhibits were provided to Pechanga for review. A follow up conference call occurred in May 2020. Mitigation measures TRI-2 through TRI 3 will ensure that potential impacts to previously unidentified resources would be less than significant.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

FIRE FINDINGS

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") and is not within a fire hazard zone.

CONCLUSION

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,200 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls from any person who indicated support/opposition to the proposed project.

This project was presented before the Mead Valley MAC on November 6, 2019. The project was supported.

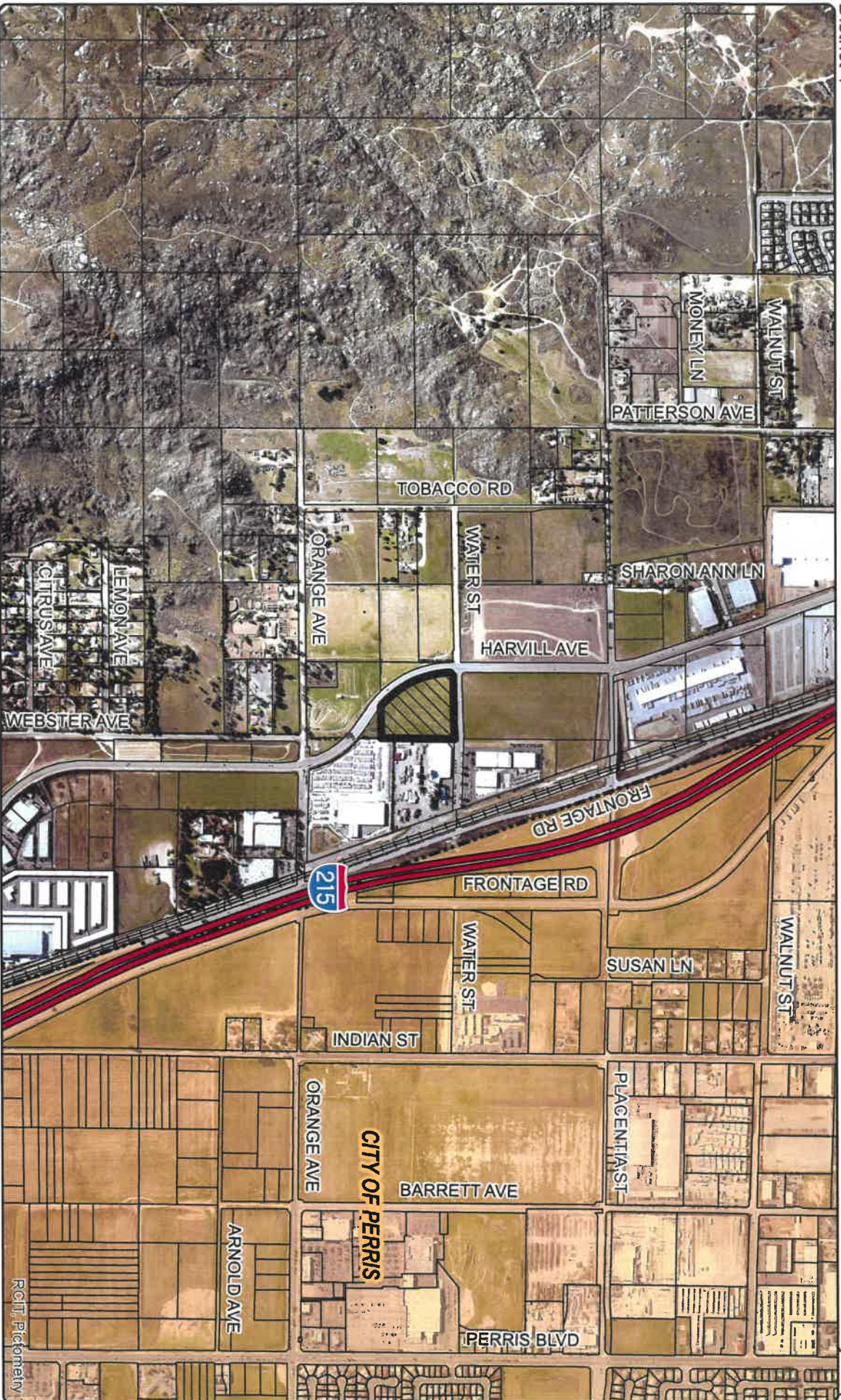
APPEAL INFORMATION

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 PPT190002 VICINITY/POLICY AREAS

Date Drawn: 10/21/2020
Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2000, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. This map is a vicinity map showing the zoning areas for the City of Perris. For more information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)865-8277 (Eastern County) or Website: <http://www.riverside.ca.gov>

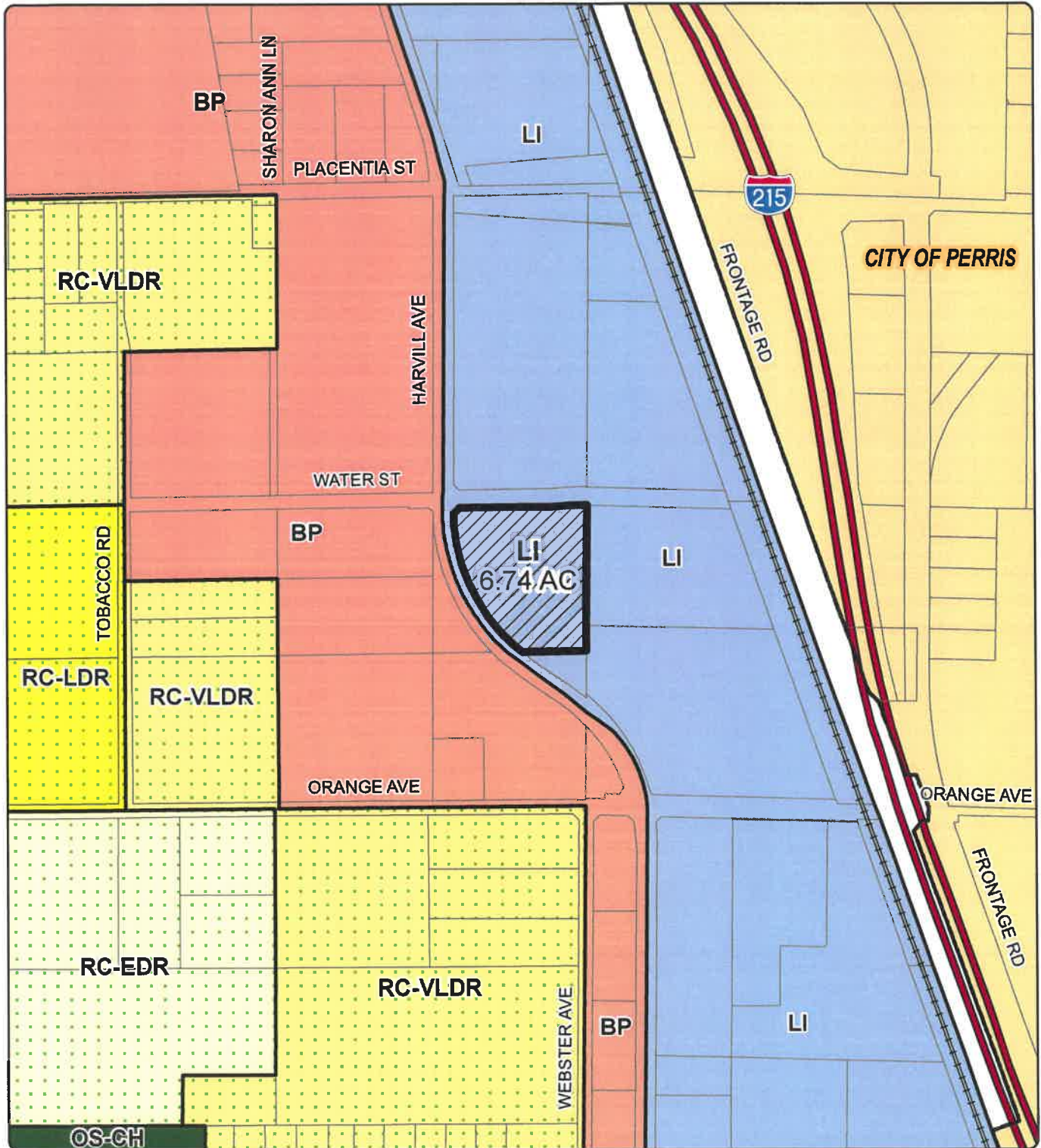
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT190002

EXISTING GENERAL PLAN

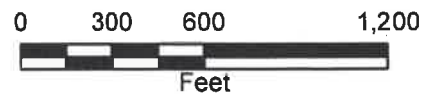
Supervisor: Jeffries
District 1

Date Drawn: 10/21/2020
Exhibit 5



Zoning Area: North Perris

Author: Vinnie Nguyen



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

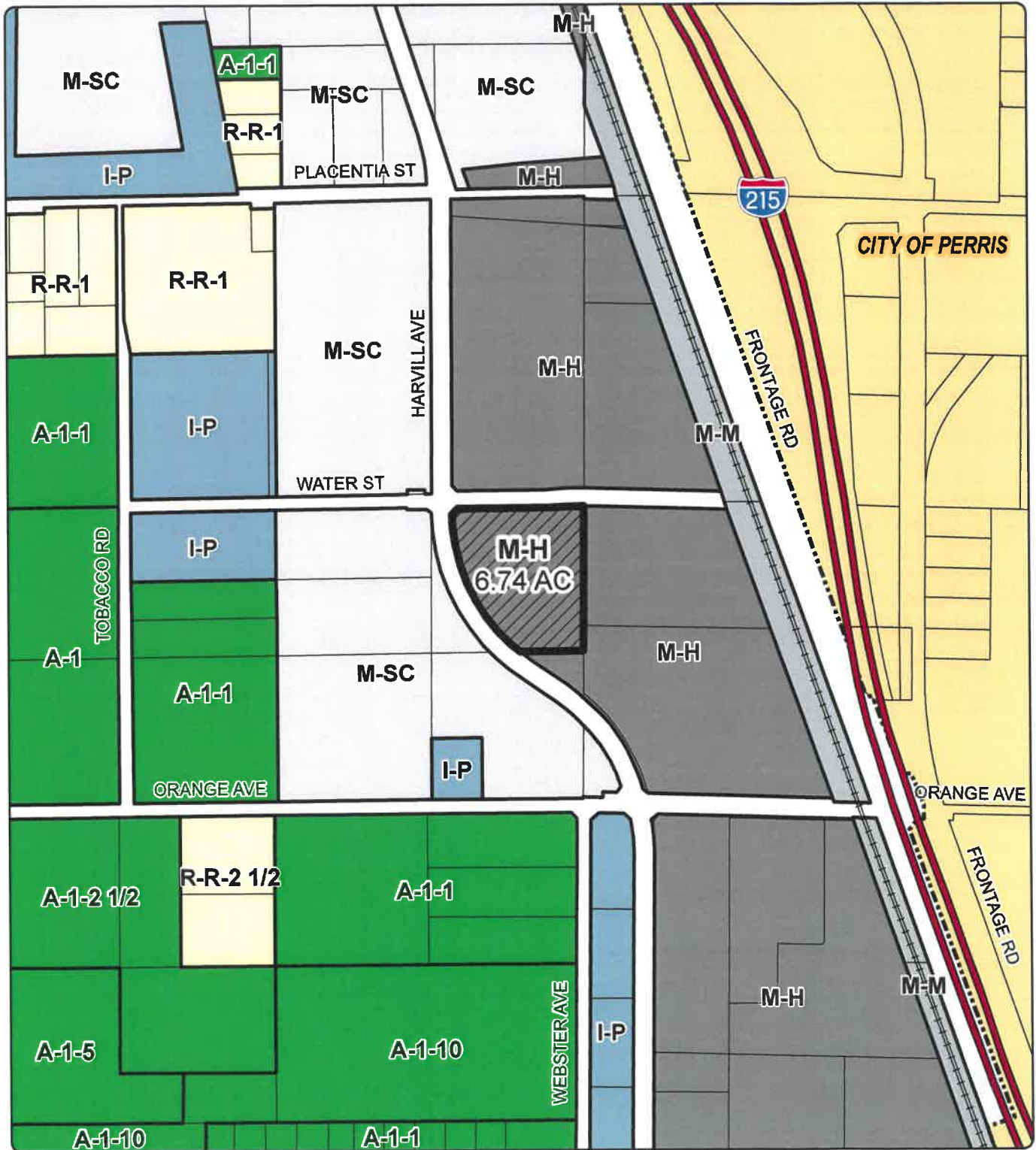
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT190002

EXISTING ZONING

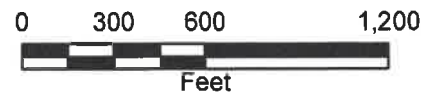
Supervisor: Jeffries
District 1

Date Drawn: 10/21/2020
Exhibit 2



Zoning Area: North Perris

Author: Vinnie Nguyen



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

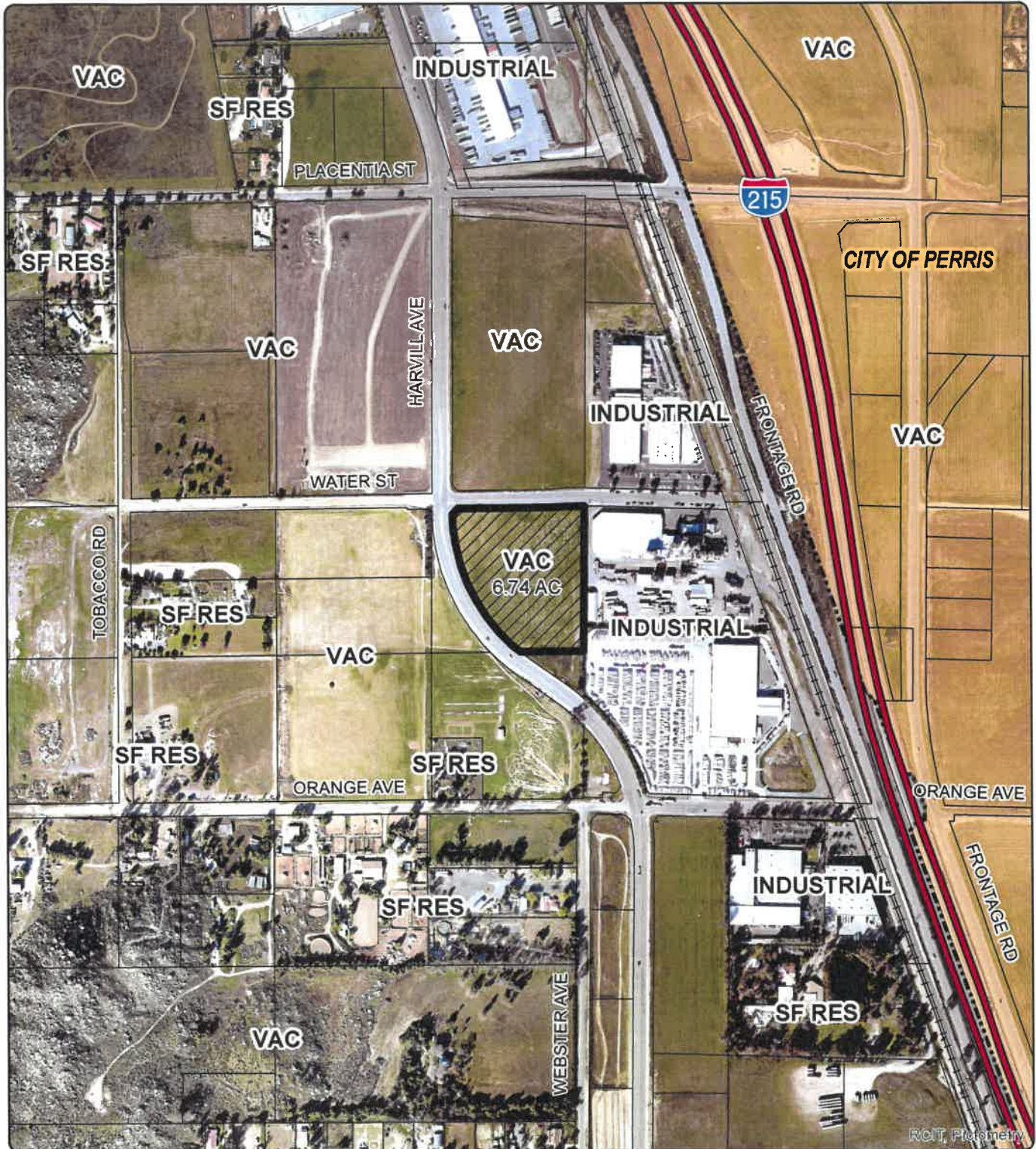
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT190002

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 10/21/2020
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)953-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://planning.rcdima.org>

PLAN CHECK OVERSIGHT LLA / 001 REGISTRATION NUMBER DATE SIGNED DATE SIGNED IDIATIVE APP P/F

PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED ORD. ISS. VERSION

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

COMMENT	DATE	BY



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE AN ENDORSEMENT, FORFEIT, OR A GUARANTEE OF ANY KIND.

By plan check approval, the City of Orange does not warrant or certify that the project complies with all applicable laws, codes, and regulations. The City of Orange is not responsible for any errors or omissions in these plans. The City of Orange is not responsible for any consequences of any kind resulting from the use of these plans.



OCCUPANCY TYPE	Sqft:
PHASE 1 -	
WAREHOUSING	28,750
OFFICE	5,000
EMPLOYEE WELFARE	250
TOTAL =	34,000
PHASE 2 -	
WAREHOUSING	20,050
MANUFACTURING	21,220
EMPLOYEE WELFARE	1,570
TOTAL =	42,840
PHASE 3 -	
MANUFACTURING	14,000
TOTAL ALL PHASES =	90,840

Manufacturing Area Breakdown:	Approx. Sqft:
Packing	5,000
Fin Product Bins	6,000
Dry Powder	600
Dryer	5,650
Electrical	380
Maintenance	1,750
Boiler	570
Extruder	2,100
Color	420
Coating & Cooling	990
Micros and Raw Good	3,740
Sample	470
Lab	470
Fresh Meat	2,790
Grind and Mix	2,000
Mechanical	490
Extra Area	1,800

APPROVALS		DATE
PROJECT ENGINEER	INITIAL	DATE
CONSULTANT	INITIAL	DATE
W.G.S. 0000	S.A. XX	CO-ORD. 0000-XX

PPT190002 May 28, 2019

APN 317-270-017 I.P. No. 000000

COUNTY OF RIVERSIDE
STAR MILLING CO.
23840 REDER ST., FERRIS, CA 92570

SHEET NO. A-2

OF 14



PREPARED BY:
CC, INC.
4185 CHINO HILLS PKWY, SUITE 222
CHINO HILLS, CA 91709
PHONE 909-263-7695

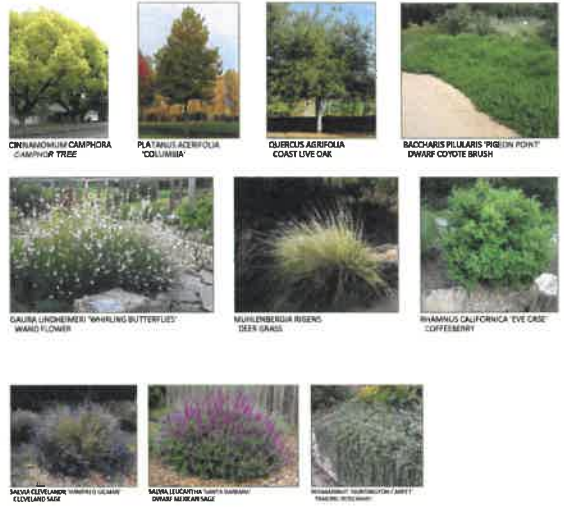
CERT. NO. XXXX, EXP. 10/20XX DATE:

BENCHMARK:

SCALE: 1" = 10'

Exhibit C

PLAN CHECK OVERSIGHT L/A / CH REGISTRATION NUMBER DATE SIGNED
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND
 PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ON-STREET)
 PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND
 PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROAD / OFF-STREET)



PLANTING LEGEND

TREES	SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	MUCES BY	COMMENTS
		CORYNORHIZUM CAMPHORA CAMPHOR TREE	48" BOX STD.	30'	MEDIUM	SEE STANDARD PLAN DETAILS P-015, P-016, P-017 SHEET 11.5
		QUERCUS AEGROLIA COAST LIVE OAK	24" BOX STD.	30'	LOW	SEE STANDARD PLAN DETAILS P-015, P-016, P-017 SHEET 11.5
		PLATANUS ACERIFOLIA COLUMBIA PLANE TREE	15 GAL STD.	30'	MEDIUM	SEE STANDARD PLAN DETAILS P-015, P-016, P-017 SHEET 11.5
SHRUBS	SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	MUCES BY	COMMENTS
		BACCHARIS PILULARIS DWARF COPOTE BRUSH	15 GAL STD.	30'	LOW	SEE STANDARD PLAN DETAILS P-015, P-016, P-017 SHEET 11.5
		QUERCUS AEGROLIA COAST LIVE OAK	15 GAL STD.	30'	LOW	SEE STANDARD PLAN DETAILS P-015, P-016, P-017 SHEET 11.5
		CAJUMA LANCEOLATA WHIRLING BUTTERFLIES	15 GAL STD.	30'	LOW	SEE STANDARD PLAN DETAILS P-015, P-016, P-017 SHEET 11.5
		NUTTALLIUM RIGENS SEER PALM	15 GAL STD.	30'	LOW	SEE STANDARD PLAN DETAILS P-015, P-016, P-017 SHEET 11.5
		RHAMNUS CALIFORNICA EVE OAK	15 GAL STD.	30'	LOW	SEE STANDARD PLAN DETAILS P-015, P-016, P-017 SHEET 11.5
GROUND COVER	SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	MUCES BY	COMMENTS
		BACCHARIS PILULARIS DWARF COPOTE BRUSH	1 GAL 4"	2'	LOW	SEE STANDARD PLAN DETAILS P-015, P-016, P-017 SHEET 11.5
		ROSEMARY 'TILLOTSON CARPET' FRAGRANT ROSEMARY	1 GAL 4"	2'	LOW	SEE STANDARD PLAN DETAILS P-015, P-016, P-017 SHEET 11.5
		SAND BOTTLE PER CIVIL ENGINEER	-	-	-	REFER TO CIVIL ENGINEER'S WORK
		ROSEMARY OFFICINALE ROSEMARY 'COLLEWOOD PROGRAM'	1 GAL 4"	2'	LOW	SEE STANDARD PLAN DETAILS P-015, P-016, P-017 SHEET 11.5
		6" DEPTH FILLING MIXED LANDSCAPE BANK OF CONTRACTED VEGGARD	-	-	-	REFER TO SOILS ENGINEER'S REPORT
		INSTALL 1" LAYER OF MULCH AT FUTURE ADJACENT AREAS	-	-	-	REFER TO SOILS ENGINEER'S REPORT

ROOT BARRIER

UNEAR ROOT BARRIER - 24" DEEP
 MODEL DEPENDENT (SEE 2.0) OR CEILING
 MANUFACTURED, SELF-PEELED, 800-438-7666
 INSTALL PER MANUFACTURER'S SPECIFICATIONS

PARKING LOT SHADED AREA

PARKING STALL AREA = 1,022 S.F.
 SHADED PARKING AREA = 2,654 S.F.
 SHADED AREA PERCENT = 65%

PLANTING NOTES

- INSTALL ROOT BARRIER IN UNEAR FARBROW ALONG HURDLEFACE EDGE WHERE TREES ARE LOCATED WITHIN 1' OF ADJACENT PARKING CURB.
- CONTRACTOR TO CONDUCT AERONOMIC SOILS TEST AND AEREO SOIL ACCORDING TO REPORT FOR CONTRACTOR.
- PLANT WATER SCHEDULE BE REFINISHED FOR REFERENCED PLANTING DETAILS, AND IN ACCORDANCE WITH SPECIFICATIONS.
- INSTALL 1" LAYER OF MULCH IN ALL FUTURE PARKING AREAS.

PLANTING NOTES:

- AT THE COMPLETION OF SOILS TESTING AN AERONOMIC SOILS REPORT SHALL BE PREPARED BY THE OWNER AND FURNISHED TO THE CONTRACTOR, AND ALL RECOMMENDATIONS FROM SUCH REPORT SHALL BE INCORPORATED BY THE CONTRACTOR INTO INSTALLATION OF ALL PLANTING AREAS.
- ALL TREE AND SHRUB MATERIAL SPECIFIED MUST MEET STANDARD INDUSTRY SPECIFICATIONS FOR THE CONTAINER SIZE INDICATED. IF THE CONTRACTOR CANNOT LOCATE MATERIAL OF ACCEPTABLE SIZE AT THE TIME OF INSTALLATION, CONTACT LANDSCAPE ARCHITECT FOR SPECIES SUBSTITUTION. CONSIDERATION OF SUBSTITUTION OF PLANT MATERIAL WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT WILL NOT BE ALLOWED.
- CONICAL ALL IRRIGATION VALVES IN SHRUB AREAS.
- TREES SHALL NOT BE PLANTED CLOSER THAN FOUR (4) FEET FROM ANY UTILITY OR PUBLIC ROADWAY EXCEPT WHERE TREE MULCH OR PARAPETS ARE PROVIDED IN THE SIDEWALK AREA. ALL TREES PLANTED WITHIN FIVE (5) FEET OF BUILT UP STRUCTURES SHALL BE PLANTED WITH MULCH.
- TREE LOCATIONS SHOWN ON PLAN MAY REQUIRE ADJUSTMENT IN THE FIELD. WHENEVER FEASIBLE, TREES SHOULD BE PLANTED A MINIMUM OF TEN (10) FEET FROM ALL UNPROTECTED UTILITIES, STRUCTURES, PARAPETS, AND CURB OF DRIVEWAY FLOW LINES. SHOULD THIS NOT BE POSSIBLE, CONTACT THE LANDSCAPE ARCHITECT FOR GUIDANCE ON PLACEMENT.
- GROUND COVER TYPE SHOWN SHALL BE PLANTED IN ALL SHRUB AREAS AS SPECIFIED ON PLANS. GROUND COVER SHALL BE PLANTED AS SPECIFIED IN LEGEND UNIFORM TRIANGULAR SPACING, AND SHALL BE CONTINUOUS UNDER ALL TREE AND SHRUB MULCH AS SHOWN ON PLAN.
- FOR PLANTING LEGEND SEE THIS SHEET, AND DETAILS SEE SHEET L-4, SEE SPECIFICATION BOOK FOR PLANTING SPECIFICATIONS.
- ALL IRRIGATION TO BE AUTOMATIC AND TO INCLUDE A BASH SENSOR LOCATION CURRENTLY SHOWN FOR REFERENCE ONLY. REFER TO L-1 FOR LOCATION.

SITE OBSERVATION:

- THE FOLLOWING SITE MEASUREMENTS AND WALK-THROUGHS ARE REQUIRED: PRE-CONSTRUCTION CONFERENCE TO REVIEW PLANS PRIOR TO BEGINNING CONSTRUCTION TO BE PRESENTED BY SUPERINTENDENT LANDSCAPE ARCHITECT CONTRACT ADMINISTRATOR
- MATERIALS AND/OR SAMPLES SHALL BE SUBMITTED BY THE CONTRACTOR, FOR APPROVAL PRIOR TO START OF CONSTRUCTION.
- TAKING OF TREE MATERIAL - THE LANDSCAPE ARCHITECT WILL TAG ALL TREE MATERIAL.
- HARDSCAPE AND WALL FORMING COMPLETE PRIOR TO CONCRETE POUR.
- IRRIGATION REVIEW - PRIOR TO TREES BEING CLOSED. ("TREES SET" IRRIGATION PLANS ARE REQUIRED PRIOR TO FINAL ACCEPTANCE).
- TREE AND PLANT MATERIAL PLACEMENT - ALL PLANT MATERIAL IS TO BE PLACED IN THEIR CONTAINERS FOR PLAN BY THE INSTALLING CONTRACTOR. THE LANDSCAPE ARCHITECT WILL THEN "THE DATE" THE PLACEMENT OF THE PLANT MATERIAL. PLANT MATERIAL NOT UP TO QUALITY STANDARDS WILL BE REJECTED BY THE LANDSCAPE ARCHITECT.
- COMPLETION OF PROJECT PRIOR TO OCCUPANCY. THIS SHOULD BE THE START OF THE MINTY (60) DAY MAINTENANCE PERIOD. THIS WALK WILL BE WITH THE FOLLOWING PEOPLE: SUPERINTENDENT LANDSCAPE ARCHITECT CONTRACT ADMINISTRATOR
- TWO (2) WEEKS PRIOR TO THE END OF THE MAINTENANCE PERIOD, A WALK WITH THE FOLLOWING PEOPLE WILL BE SCHEDULED SO THAT THE PROJECT CAN BE TURNED OVER TO THE OWNER'S REPRESENTATIVE: SUPERINTENDENT LANDSCAPE ARCHITECT CONTRACT ADMINISTRATOR OWNER'S MAINTENANCE CONTRACTOR AT THE WALK, THE INSTALLING CONTRACTOR SHOULD BE PREPARED TO TURN OVER "PROCEED SITE" WITH THE FOLLOWING INFORMATION: LOCATION OF METERS INCLUDING METER REGISTRATION NUMBER, METER ADDRESS AND AREA COVERED. IRRIGATION MANHOLE AND WALK LOCATIONS, CONTROLLER CHARTS, REDUCED, LAMINATED AND PLACED IN CONTROLLER CABINET. ANY CHANGE IN PLANT MATERIAL PLACEMENT.
- AT THE END OF THE MAINTENANCE PERIOD, LANDSCAPE ARCHITECT, SUPERINTENDENT AND MAINTENANCE CONTRACTOR WILL WALK THE SITE AND, IF ACCEPTABLE, THE AREA CONSTRUCTION MANAGER WILL ISSUE A LETTER RELEASING THE INSTALLING CONTRACTOR OF HIS MAINTENANCE PERIOD.



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCLOSURE PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

IN ORDER TO OBTAIN A DIGALERT PERMIT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A DIGALERT PERMIT FROM THE TRANSPORTATION DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A DIGALERT PERMIT FROM THE TRANSPORTATION DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A DIGALERT PERMIT FROM THE TRANSPORTATION DEPARTMENT.



PREPARED BY:
 JDC, INC.
 1830 CHINO HILLS PKWY, SUITE 222
 CHINO, CA 91710
 PHONE: 909-200-7488

EXPT. NO. 6131, EXP. 30/2021 DATE:

BENCHMARK: PPT190002 APN 317-270-017 I.P. No. SHEET NO. L-1

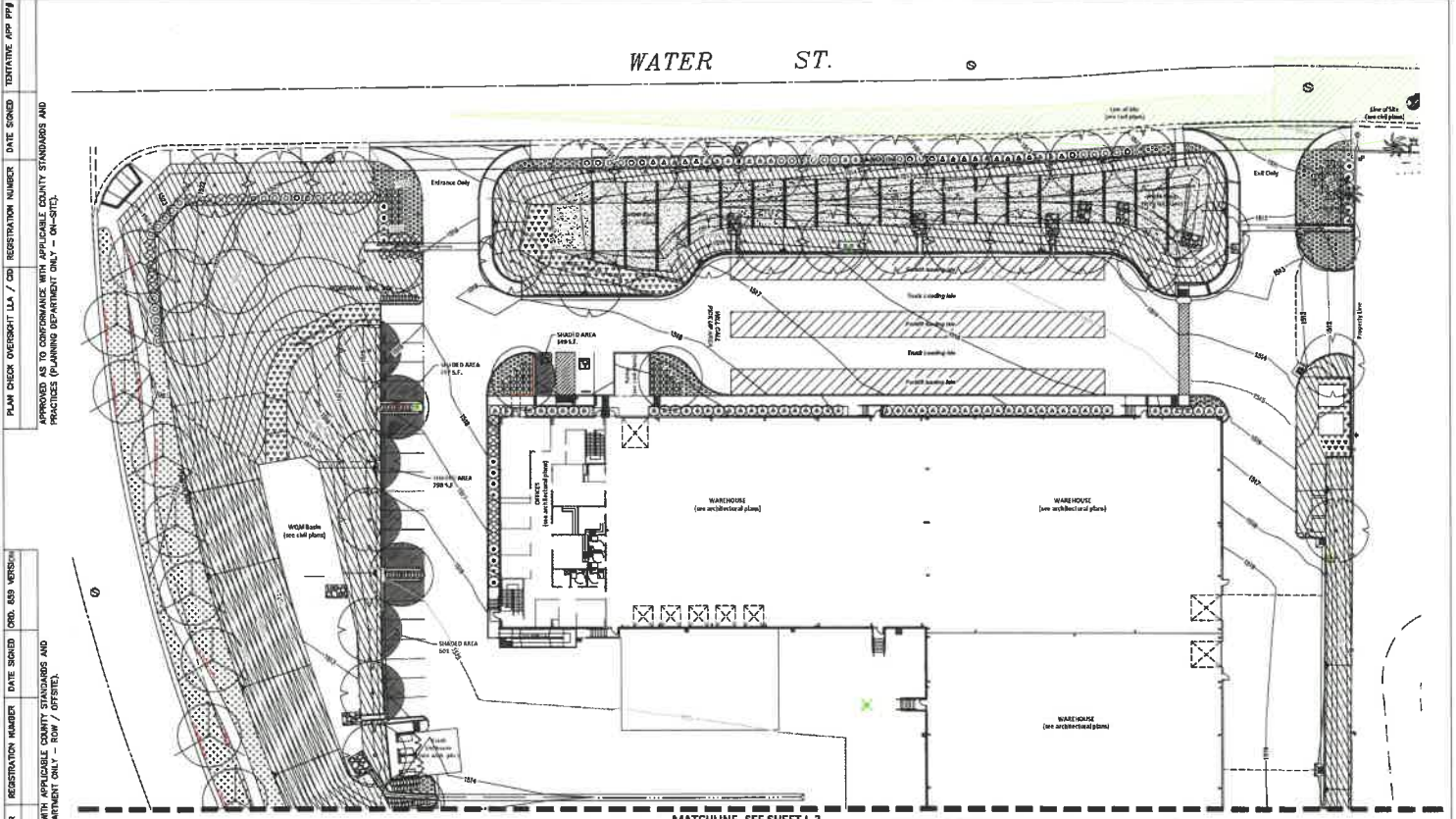
COUNTY OF HYPERBOLIC
 SLOPE: 100% (100%)
 WATER: 100% (100%)
 COUNTY OF HYPERBOLIC
 SLOPE: 100% (100%)
 WATER: 100% (100%)

SCALE: 1" = 10'-0"

DATE: September 30, 2020

Exhibit L

WATER ST.



PLAN CHECK OVERSIGHT: LA / CH REGISTRATION NUMBER DATE SIGNED TESTIMATE APP 199
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - Q-0-SITE).

REGISTRATION NUMBER DATE SIGNED ORD. 603 WERDIN
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - RUP / D-0-SITE).

PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED

MATCHLINE - SEE SHEET L-3

REFERENCE NOTES:
 FOR COMPLETE LANDSCAPE LEGEND AND NOTES SEE SHEET L-1
 FOR LANDSCAPE DETAILS SEE SHEETS L-4
 FOR LANDSCAPE SPECIFICATIONS REFER TO SPECIFICATION BOOK



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A GUARANTEE OF PERFORMANCE, FITNESS, OR A CRACKING PERMIT HAS BEEN ISSUED.

By plan issuance, applicant has agreed to indemnify the engineer for any claims or damages arising from the use of the plans, drawings, or specifications, and shall be held liable for any and all costs of defense and settlement, and shall be held liable for any and all costs of defense and settlement, and shall be held liable for any and all costs of defense and settlement.



PREPARED BY:
 ICC, INC.
 4195 CHINO HILLS PKWY, SUITE 222
 CHINO, CA 91710
 PHONE: 909-333-3333

AGENT NO. 8131, EXP. 3/31/2021

BENCHMARK: PPT190002 APN 317-270-017 I.P. No. SHEET NO. L-2
 COUNTY OF RIVERSIDE
 Water Milling (enrich)
 Water Street (APN 317-270-017)
 Perris, CA 92571
 LANDSCAPE PLAN
 2 of 4 SHEETS

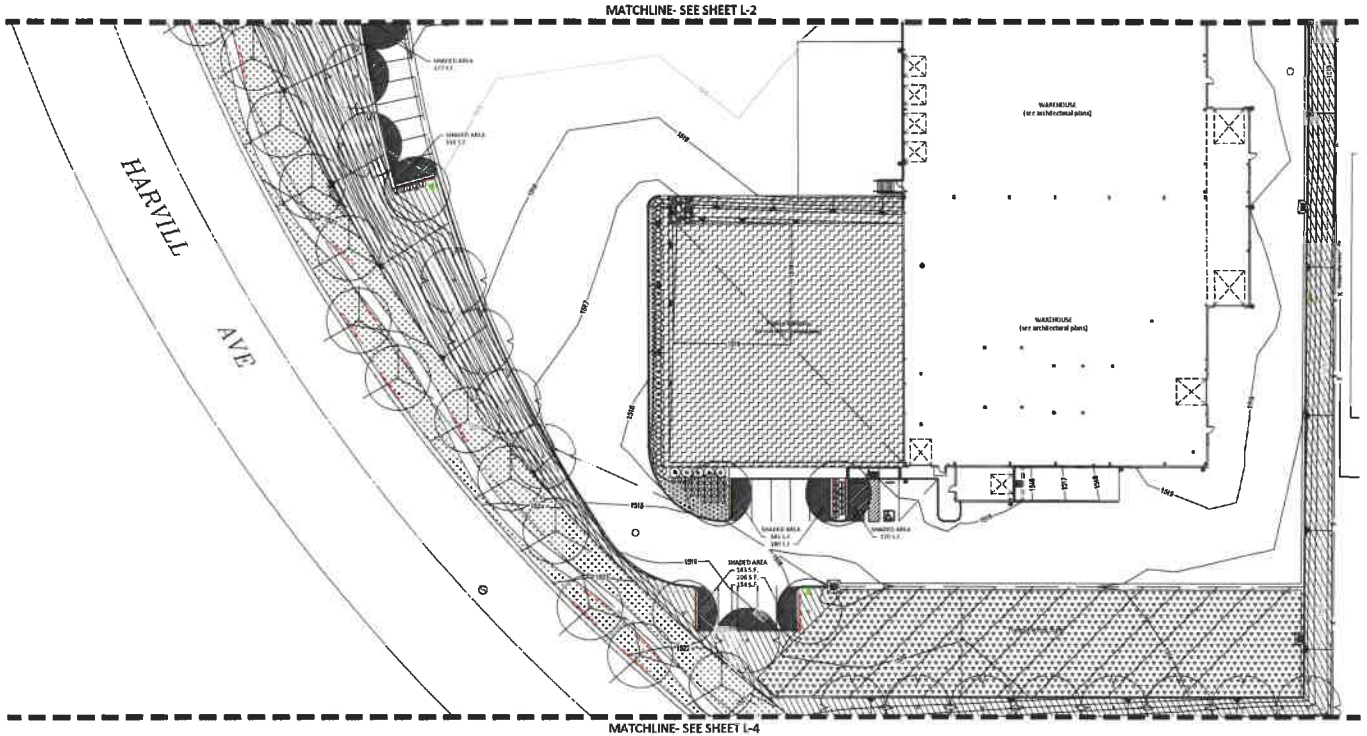
SCALE: 1" = 20'
 DATE: 08/11/2020
 DRAWN BY: J. L. WILSON
 CHECKED BY: J. L. WILSON
 PROJECT NO. 190002

Exhibit L

PLAN CHECK OVERSIGHT LLA / CD REGISTRATION NUMBER DATE SIGNED TENTATIVE APP PPT

PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED FOR. BLD VERSION

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ROW / OFFICE)



REFERENCE NOTES:
 FOR COMPLETE LANDSCAPE LEGEND AND NOTES SEE SHEET L-1
 FOR LANDSCAPE DETAILS SEE SHEETS L-4
 FOR LANDSCAPE SPECIFICATIONS REFER TO SPECIFICATION BOOK



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A GUARANTEE OF ANY KIND AND DOES NOT CONSTITUTE A GUARANTEE OF ANY KIND OR A GUARANTEE OF ANY KIND OR A GUARANTEE OF ANY KIND.



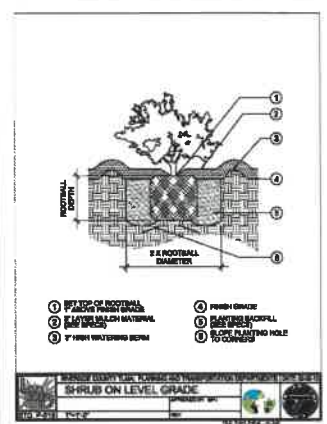
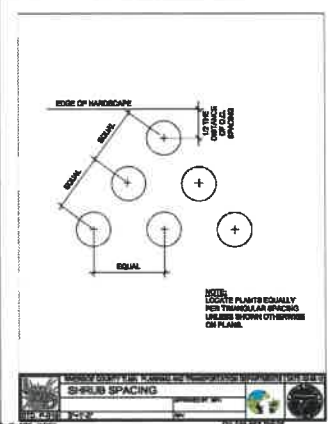
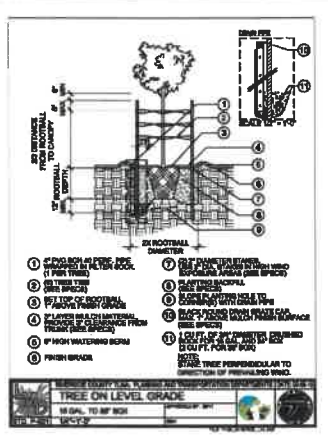
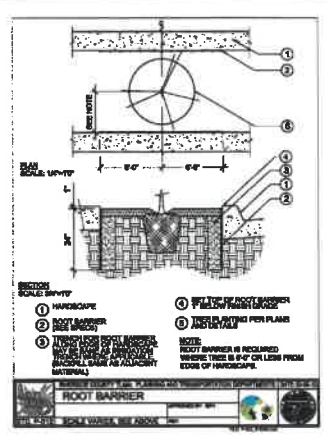
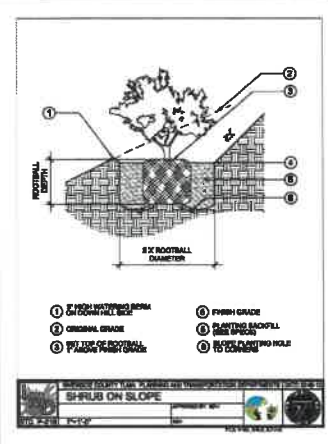
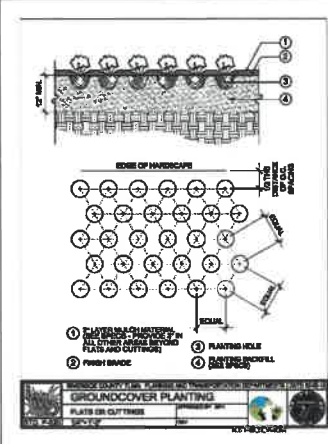
PREPARED BY:
 JCC, INC.
 2100 CHINO HILLS PKWY, SUITE 222
 RIVERSIDE, CA 92507
 CERT. NO. 6131, EXP. 30/2021 DATE:

BENCHMARK:	PPT190002	APN 317-270-017	IP. No.	September 30, 2020
	COUNTY OF RIVERSIDE State Building (190-011) Street (APN 317-270-017) Parcels SA 12212			SHEET NO.
	LANDSCAPE PLAN			L-3
SCALE:				3 of 4 sheets

Exhibit L

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (FOR LANDSCAPE DEPARTMENT ONLY) - ON-SITE.

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY) - FOR / OFF-SITE.



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: IDEAS CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A PROFESSIONAL ENGINEER'S DESIGN OR A GUARANTEE THAT THE PROJECT WILL BE SUCCESSFUL.

NO.	DATE	DESCRIPTION

PREPARED BY: I.C.O., INC. 6105 ORCHARD HILLS PKWY, SUITE 222 RIVERSIDE, CA 92506 PHONE: 951-503-9229

CLIENT: GERT WA. 9131, EXP. 30/2021 DATE: _____

BENCHMARK: PPT180002 APN 317-270-017 I.P. No. _____


COUNTY OF RIVERSIDE 5107 MILLIKEN (1/2015) WATER STREET (317-270-017) PAVEN, CA 92522

LANDSCAPE DETAILS 4 of 4 sheets

SCALE: _____


Exhibit L

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	100% 50% VERSION	TESTING APP P/P#
APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND REGULATIONS (TRANSPORTATION DEPARTMENT ONLY - 100% / 50%)	APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND REGULATIONS (PLANNING DEPARTMENT ONLY - 100% / 50%)	DATE SIGNED	100% 50% VERSION	TESTING APP P/P#



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTICE: ANY INFORMATION CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE OFFICIAL OR CONTRACTUAL STATEMENT AND/OR A GUARANTEE HAS BEEN ISSUED.



PREPARED BY:
ECO, INC.
4100 CHINO HILLS PARKWAY, SUITE 222
RIVERSIDE, CA 92506
CERT. NO. 6131, EXP. 30/2021 (DATE)

BENCHMARK: PPT180002 APN 317-270-017 I.P. No. SHEET NO. LW-1

COUNTY OF RIVERSIDE
SLOAN MATHIAS (160820)
Water Survey (APN 317-270-017)
Parcel: CA 02272
LANDSCAPE WATER USE CALCULATIONS

SCALE: 1" = 10'-0" (AS SHOWN)
DATE: 10/11/2018
PROJECT: 180002

Riverside County Ordinance 888 Landscape Water Use Calculations

Project Type: Commercial
(Insert Project Name, Description)
S.U. 170-00000000

Apply to use any other metric in this plan unless a reference is made to specific code sections. Where "NOT" is shown, reference to other project specific information. Please see last sentence of each code section for any other code sections that apply.

1 Maximum Annual Water Allowance (MWA)

APWT Per Total Square Footage of Impervious 0.25 gal/yr ft²
 APWT Per Sq. Ft. of Total Area 0.25 gal/yr ft²
 MWA = 1,500 gal/yr

2 Estimated Annual Water Use (EAU)

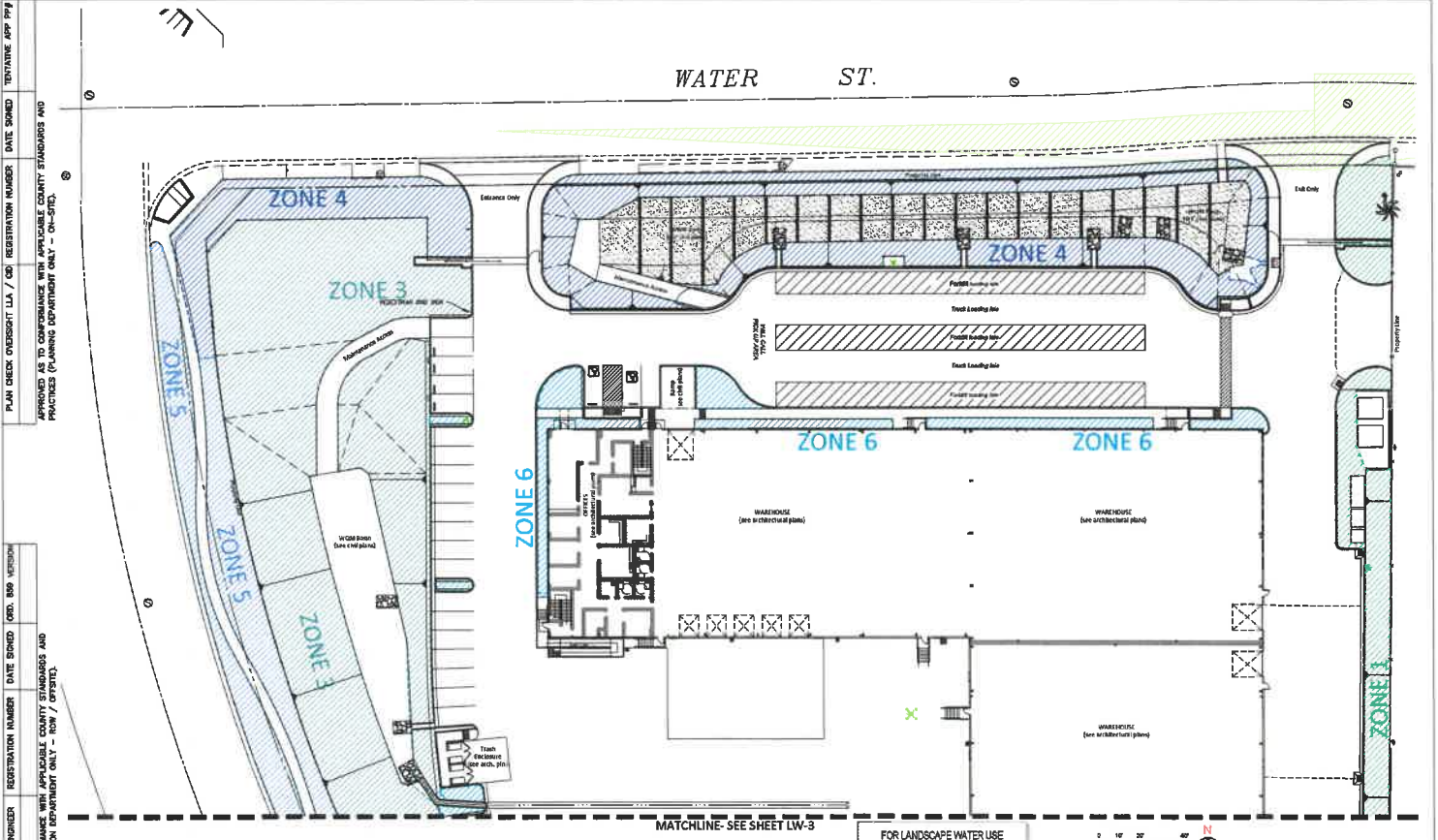
Hydrozone	APWT	Plant Factor	Plant Type	Water Use
Hydrozone 0.1	APWT Square Foot Area of Impervious <u>0.25</u> Hydrozone Impervious <u>0.25</u> EAU = <u>0.25</u> gal/yr ft ²	Plant Factor = 0.1	Plant Type = 1.0	Water Use = 0.025 gal/yr ft ²
Hydrozone 0.2	APWT Square Footage of Impervious <u>0.25</u> Hydrozone Impervious <u>0.25</u> EAU = <u>0.25</u> gal/yr ft ²	Plant Factor = 0.2	Plant Type = 1.0	Water Use = 0.05 gal/yr ft ²
Hydrozone 0.3	APWT Square Footage of Impervious <u>0.25</u> Hydrozone Impervious <u>0.25</u> EAU = <u>0.25</u> gal/yr ft ²	Plant Factor = 0.3	Plant Type = 1.0	Water Use = 0.075 gal/yr ft ²
Hydrozone 0.4	APWT Square Footage of Impervious <u>0.25</u> Hydrozone Impervious <u>0.25</u> EAU = <u>0.25</u> gal/yr ft ²	Plant Factor = 0.4	Plant Type = 1.0	Water Use = 0.1 gal/yr ft ²
Hydrozone 0.5	APWT Square Footage of Impervious <u>0.25</u> Hydrozone Impervious <u>0.25</u> EAU = <u>0.25</u> gal/yr ft ²	Plant Factor = 0.5	Plant Type = 1.0	Water Use = 0.125 gal/yr ft ²
Hydrozone 0.6	APWT Square Footage of Impervious <u>0.25</u> Hydrozone Impervious <u>0.25</u> EAU = <u>0.25</u> gal/yr ft ²	Plant Factor = 0.6	Plant Type = 1.0	Water Use = 0.15 gal/yr ft ²
Hydrozone 0.7	APWT Square Footage of Impervious <u>0.25</u> Hydrozone Impervious <u>0.25</u> EAU = <u>0.25</u> gal/yr ft ²	Plant Factor = 0.7	Plant Type = 1.0	Water Use = 0.175 gal/yr ft ²
Hydrozone 0.8	APWT Square Footage of Impervious <u>0.25</u> Hydrozone Impervious <u>0.25</u> EAU = <u>0.25</u> gal/yr ft ²	Plant Factor = 0.8	Plant Type = 1.0	Water Use = 0.2 gal/yr ft ²
Hydrozone 0.9	APWT Square Footage of Impervious <u>0.25</u> Hydrozone Impervious <u>0.25</u> EAU = <u>0.25</u> gal/yr ft ²	Plant Factor = 0.9	Plant Type = 1.0	Water Use = 0.225 gal/yr ft ²
Hydrozone 1.0	APWT Square Footage of Impervious <u>0.25</u> Hydrozone Impervious <u>0.25</u> EAU = <u>0.25</u> gal/yr ft ²	Plant Factor = 1.0	Plant Type = 1.0	Water Use = 0.25 gal/yr ft ²

EAU = 0.25 gal/yr ft² x 1,500 gal/yr = 375 gal/yr

PERCENTAGE OF WATER DEMAND RELATIVE TO MWA ALLOWED = 0%

* If more than one hydrozone is used, the total EAU shall be calculated by adding the EAU for each hydrozone based on the plant factor and plant type to the total MWA.

Water Use - Exhibit



PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED (ORD. 809) VERSION
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - 05-25-20)

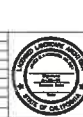
PLAN CHECK OVERSIGHT LIA / CEI REGISTRATION NUMBER DATE SIGNED TENTATIVE APP #199
 APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - 05-25-20)



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

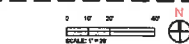
NOTE: THESE CONTAINERS WITHIN THESE PLANS SHALL NOT CONSTITUTE A GUARANTEE FOR ANY DESIGN OR CONSTRUCTION PERMIT HAS BEEN ISSUED.

NO.	DATE	DESCRIPTION



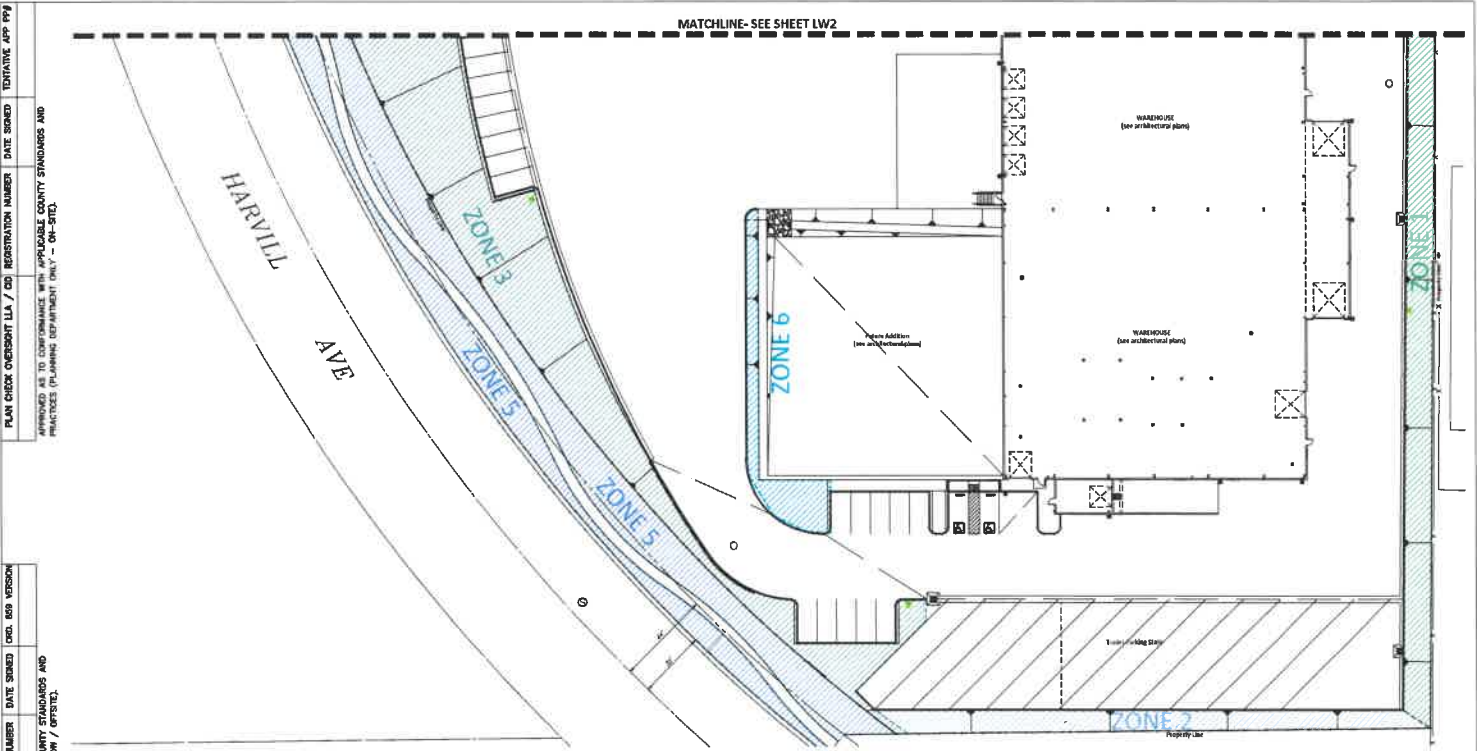
PREPARED BY:
 I.C. INC.
 4125 CHINA HILLS DRIVE, SUITE 222
 RINGO, CALIF. 95028
 CERT. NO. 8151, EXP. 50/2021 DATE:

FOR LANDSCAPE WATER USE CALCULATIONS REFER TO SHEET LW-1



BENCHMARK: PPT190002 APN 317-270-017 L.P. No. SHEET NO.
 COUNTY OF RIVERSIDE
 Star Milling (Gen'l)
 Water Street (417-317-017)
 Perris, CA 92472
 LANDSCAPE WATER USE CALCULATIONS
 SCALE: 1" = 20' DATE: 05/25/2020 R.D. SHEET NO.
 2 of 3 SHEETS
 May 2020 30, 2020

Water Use - Exhibit



FOR LANDSCAPE WATER USE CALCULATIONS REFER TO SHEET LW-1



PLAN CHECK OVERSIGHT ENGINEER REGISTRATION NUMBER DATE SIGNED (SEE 609 VISION)

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - SIGN / APPROVE)



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOT TO BE CONSIDERED WITH THESE PLANS FOR ANY CONSTRUCTION OR FOR ANY OTHER PURPOSES WITHOUT THE APPROVAL OF THE TRANSPORTATION DEPARTMENT. A GRADING PERMIT HAS BEEN ISSUED.

NO.	DATE	DESCRIPTION



PREPARED BY:

CC, INC.
 4105 CHINO HILLS PIQRY, SUITE 222
 CHINO, CA 91710
 PHONE: 909-255-1122

CERT. NO. 6131, EXP. 30/2021 DATE:

BENCHMARK:

SCALE: 1" = 20'

September 30, 2020

PPT190002 APN 317-270-017 LP. No. SHEET NO.

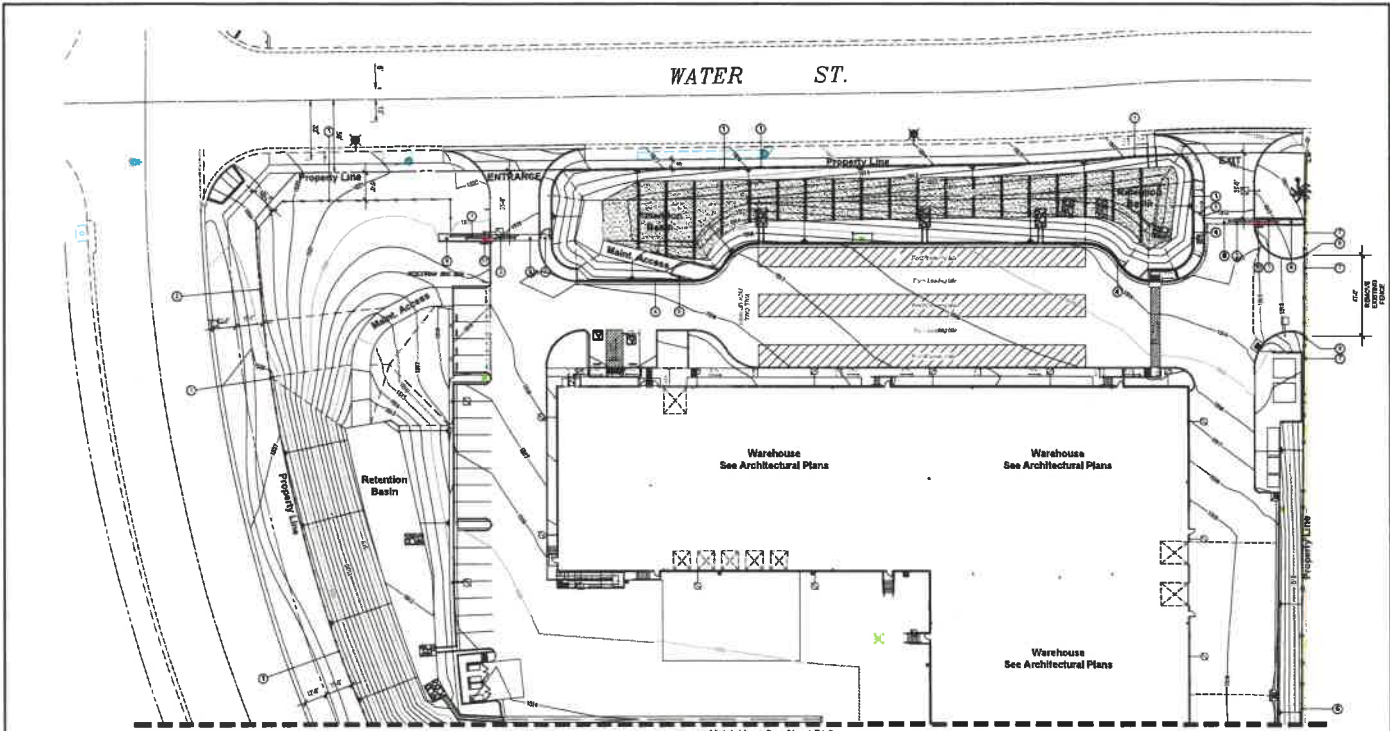
COUNTY OF RIVERSIDE
 State Mapping (1/20/21)
 Water (April 217-270-017)
 Name: CA 2020

LANDSCAPE WATER USE CALCULATIONS

3 of 3 sheets

PROJECT NO. COUNTY FILE NO.

Water Use - Exhibit



IMPASSE II GAUNTLET 3-RAIL



PASSPORT IS (Impasse Security) ROLL GATE



AEGIS II (Genesis) 2 RAIL FENCING

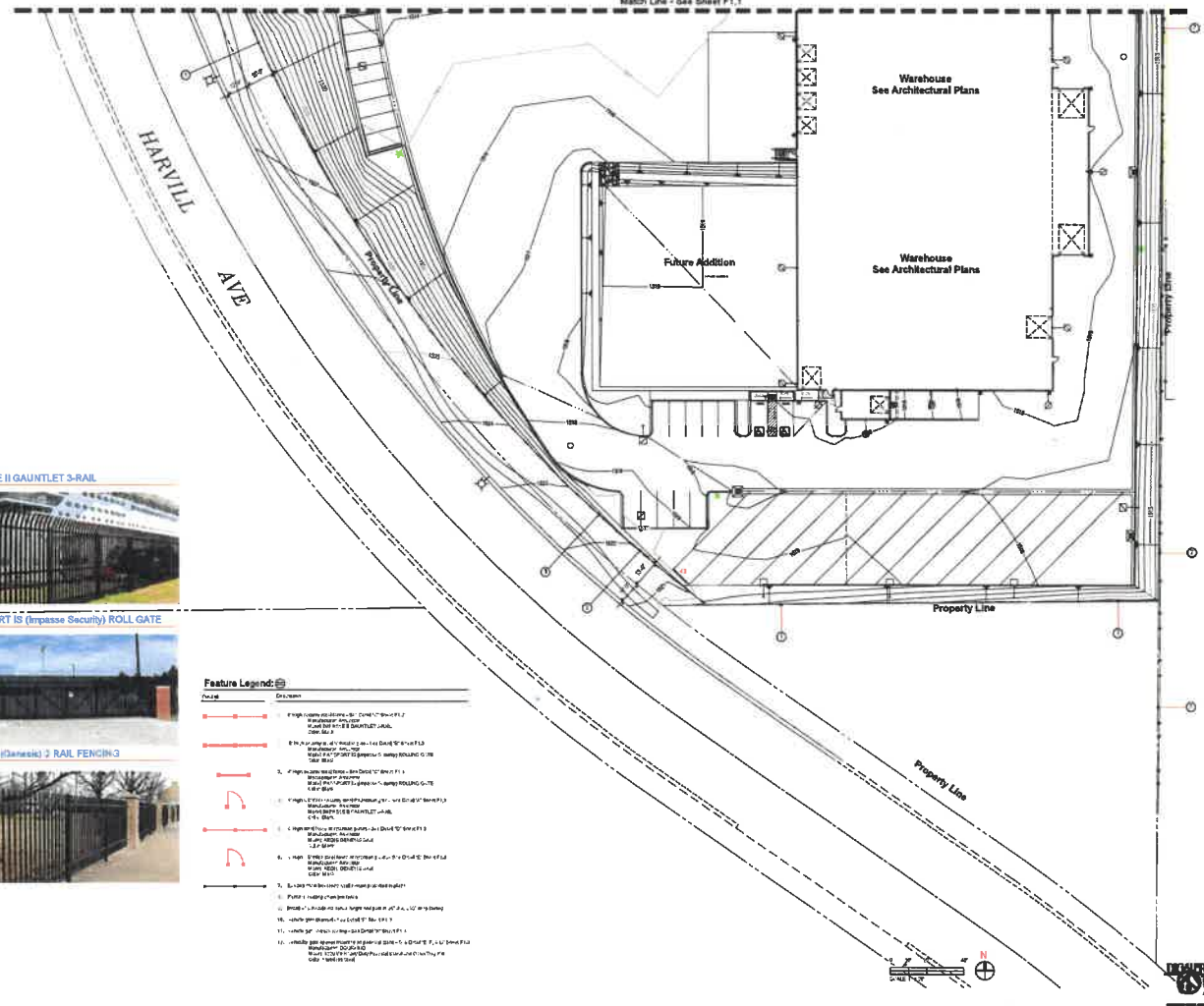


Feature Legend

Symbol	Description
1. [Symbol]	1. Impasse II Gauntlet 3-Rail, 3' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1)
2. [Symbol]	2. Impasse II Gauntlet 3-Rail, 3' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1)
3. [Symbol]	3. Impasse II Gauntlet 3-Rail, 3' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1)
4. [Symbol]	4. Impasse II Gauntlet 3-Rail, 3' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1)
5. [Symbol]	5. Impasse II Gauntlet 3-Rail, 3' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1)
6. [Symbol]	6. Impasse II Gauntlet 3-Rail, 3' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1)
7. [Symbol]	7. Impasse II Gauntlet 3-Rail, 3' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1)
8. [Symbol]	8. Impasse II Gauntlet 3-Rail, 3' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1)
9. [Symbol]	9. Impasse II Gauntlet 3-Rail, 3' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1)
10. [Symbol]	10. Impasse II Gauntlet 3-Rail, 3' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1)
11. [Symbol]	11. Impasse II Gauntlet 3-Rail, 3' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1)
12. [Symbol]	12. Impasse II Gauntlet 3-Rail, 3' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1)
13. [Symbol]	13. Impasse II Gauntlet 3-Rail, 3' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1)
14. [Symbol]	14. Impasse II Gauntlet 3-Rail, 3' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1)
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16. [Symbol]	16. Impasse II Gauntlet 3-Rail, 3' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1)
17. [Symbol]	17. Impasse II Gauntlet 3-Rail, 3' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1) - 12' x 12' x 12' (See Detail F1.1)

www.agricorp.com
 11/10/20
 PPT #180002
 FENCE PLAN
 Peris Valley GO2B, LLC
 11/10/20
 Steve Milling (Peris Valley)
 11/10/20
 C2001
 11/10/20
 F.1.1

Match Line - See Sheet F1.1



IMPASSE II GAUNTLET 3-RAIL



PASSPORT IS (Impasse Security) ROLL GATE



AEGIS II (Ganexco) 2 RAIL FENCING



Feature Legend

Symbol	Description
[Symbol]	1. Impasse II Gauntlet 3-Rail
[Symbol]	2. Passport IS (Impasse Security) Roll Gate
[Symbol]	3. Aegis II (Ganexco) 2-Rail Fencing
[Symbol]	4. Impasse II Gauntlet 3-Rail
[Symbol]	5. Passport IS (Impasse Security) Roll Gate
[Symbol]	6. Aegis II (Ganexco) 2-Rail Fencing
[Symbol]	7. Existing Structure
[Symbol]	8. Future Addition
[Symbol]	9. Property Line
[Symbol]	10. Utility Lines
[Symbol]	11. Easement
[Symbol]	12. Other



www.kgdesign.com

PPT #190002

FENCE PLAN

Perkins Valley Cores, LLC
 10000 N. 10th Street
 Fresno, CA 93720
 (559) 435-1111

Site Planning (Perkins Valley Cores, LLC)
 10000 N. 10th Street
 Fresno, CA 93720
 (559) 435-1111



C2001

DATE: 11/10/20

F1.2

Exhibit W - F1.2



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 190002 /CEQ190009

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: Project Planner Date: 11/24/20

Applicant/Project Sponsor: Star Milling Company Date Submitted: 1/30/2019

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.

Revised: 11/25/20
Y:\Planning Master Forms\Templates\CEQA Forms\Cover_Sheet_Mitigated_Negative_Declaration.docx

Please charge deposit fee case#: ZEA ZCFG

FOR COUNTY CLERK'S USE ONLY

STAR MILLING COMPANY

Environmental Assessment/Mitigated Negative Declaration

Lead Agency:

County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92502
(951) 955-3200

Project Applicant:

Star Milling Company
24067 Water Street
Perris, CA 92570
(951) 657-3143

CEQA Consultant:

Phil Martin & Associates
1809 E. Dyer Road, Suite 301
Santa Ana, California 92705
(949) 454-1800

November 16, 2020

Environmental Checklist

For CEQA Compliance

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- Appendix B - Biology Report
- Appendix C - Cultural Resources Report
- Appendix D - Geotechnical Report
- Appendix E - Phase I ESA
- Appendix F - Hydrology Report and WQMP
- Appendix G - Noise Report
- Appendix H – Vehicle Miles Traveled Memorandum

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1.0 INTRODUCTION

1.1 Purpose of the Environmental Assessment / Initial Study

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

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

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

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

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

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

1.2 Document Organization

This EA/IS includes the following sections:

Section 1.0 Introduction

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

Section 2.0 Project Setting

Provides information about the proposed project’s location.

Section 3.0 Project Description

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

Environmental Checklist

For CEQA Compliance

Section 4.0 Environmental Assessment Form: Initial Study

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

Section 5.0 Mitigation Monitoring and Reporting Program

This section provides a table showing the proposed mitigation measures and the timing to implement the measures.

2.0 PROJECT SETTING

2.1 Project Location

The 6.74-acre project site is located in unincorporated Riverside County, near the City of Perris. The project site is regionally accessed from the I-215/Cajalco Expressway interchange as shown in Figure 1, Regional Location Map. Specifically, the project site is located at the southeast corner of the intersection of Harvill Avenue and Water Street as shown in Figure 2, Local Vicinity Map. The project site consists of one parcel (APN: 317-270- 017) and is located within the U.S. Geological Survey (USGS) Perris 7.5 Minute Series Topographic Quadrangles.

2.2 Existing Land Uses and Designation of the Project Site

The site is vacant and undeveloped. Elevations range from 1,520 feet above mean sea level near the northwest corner of the site to 1,510 feet above mean sea level at the northeast corner of the site, 1,522 feet above mean sea level at the southwest corner of the site and 1,515 feet above mean sea level at the southeast corner of the property. The project site slopes gently approximately 1 percent to 1.5 percent from west to east.

2.3 Surrounding Land Uses and Zoning Designations

The surrounding land uses are described below.

North: Property to the north of the site is vacant. The land use designation is Light Industrial (LI) and the zoning is Manufacturing-Heavy (M-H).

West: Property to the west of the site, west of Harvill Avenue, is vacant. The land use designation is Business Park (BP) and the zoning is Manufacturing-Service Commercial (M-SC).

South: Property to the south of the project site is vacant. The land use designation is Light Industrial (LI) and the zoning is Manufacturing-Heavy (M-H).

East Property to the east of the site is developed with the Star Milling feed production facility. The land use designation is Light Industrial (LI) and the zoning is M-H, CZ Number 5239.

3.0 PROJECT DESCRIPTION

3.1 Project Characteristics

The Star Milling Company proposes to construct a 90,840 square foot metal industrial building for animal feed production and storage and office space. The project is located at the southeast corner of Water Street and



Figure 1
Regional Map

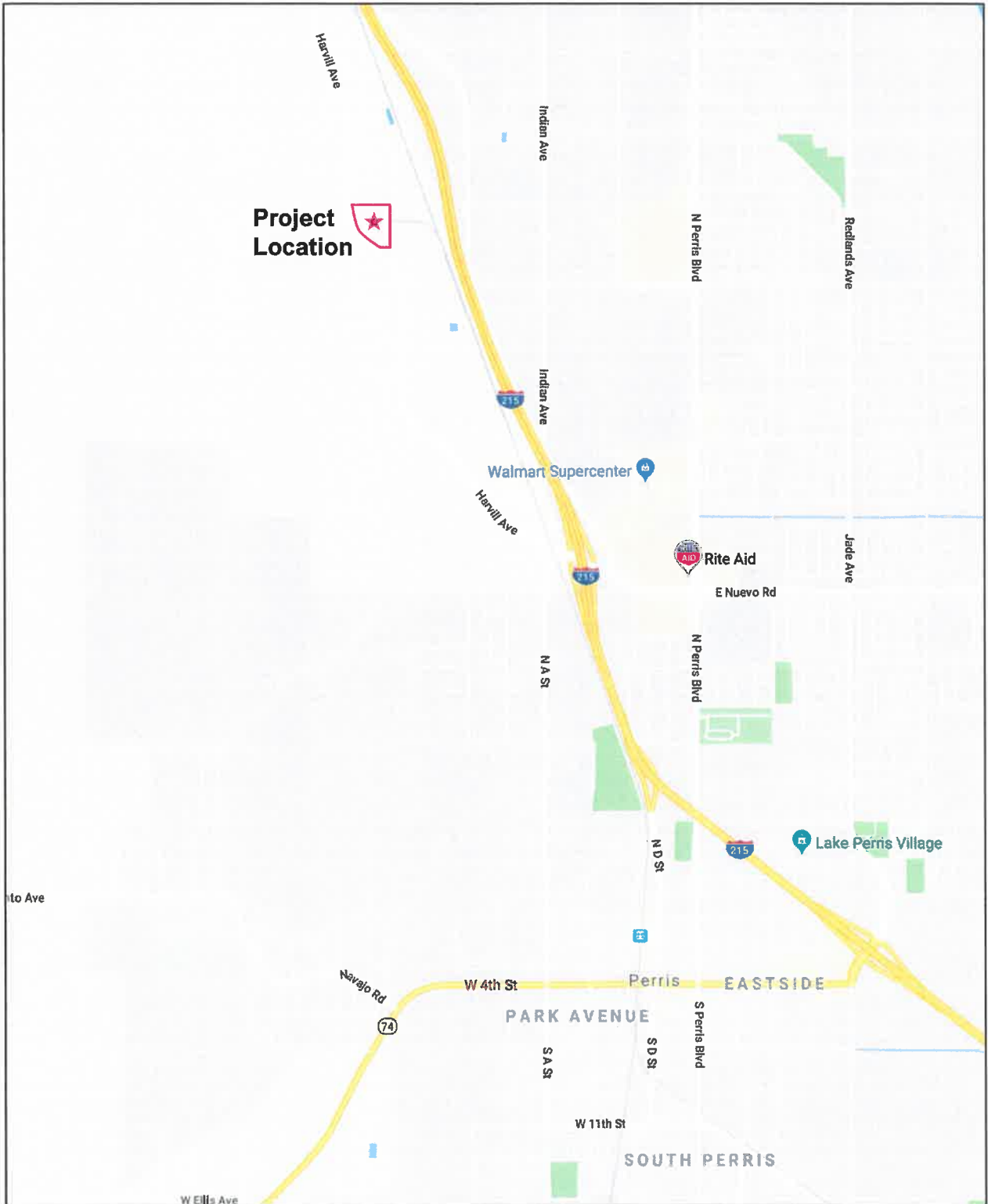


Figure 2
Local Vicinity Map

Environmental Checklist

For CEQA Compliance

Harvill Avenue on approximately 6.74 acres. The building would vary in height from 33 feet to 50 feet. The building would be constructed in three phases. The first phase includes the construction of 29,200 square feet of warehouse and 5,000 square feet of office space and five truck docks. The second phase would construct an addition of 14,800 square feet of warehouse, 26,200 square feet for feed manufacturing and 1,620 square feet for use by the employees (restrooms and break room). The third phase includes the construction of an additional 14,000 square feet for animal feed manufacturing and five truck docks. Project construction is scheduled to begin in the fall of 2020 and completed in the summer of 2021. The project proposes two driveways for separate ingress and egress from Water Street. Paved parking, landscaping and two on-site water quality retention basins are also proposed.

The project proposes two driveways to Water Street for trucks to enter and exit the site. The westerly driveway provides ingress to the site and the easterly provides site egress. The project proposes 43 standard parking stalls, 4 handicapped accessible parking spaces and 9 truck parking spaces. The proposed off-site improvements by the project include concrete sidewalks, landscaping and landscape irrigation along Harvill Avenue and Water Street, Americans with Disabilities Act (ADA) curb ramps at the northeast and southeast corners of the intersection of Harvill Avenue and Water Street, two commercial drive approaches to the site at Water Street, street lights on Harvill Avenue and Water Street, utility connections (water, sewer, gas, electricity, cable) in Water Street and fire water service connection in Harvill Avenue. The proposed site plan is shown in Figures 3 and 4.

The overall color scheme of the building includes cobalt blue, light stone, sandstone and almond. The building would be Light Stone with Cobalt Blue metal doors and frames and Sandstone louvers. The building's main entry would have an aluminum finished canopy and glass entry door. The proposed building elevations are shown in Figure 5, Building Elevations.

Landscaping

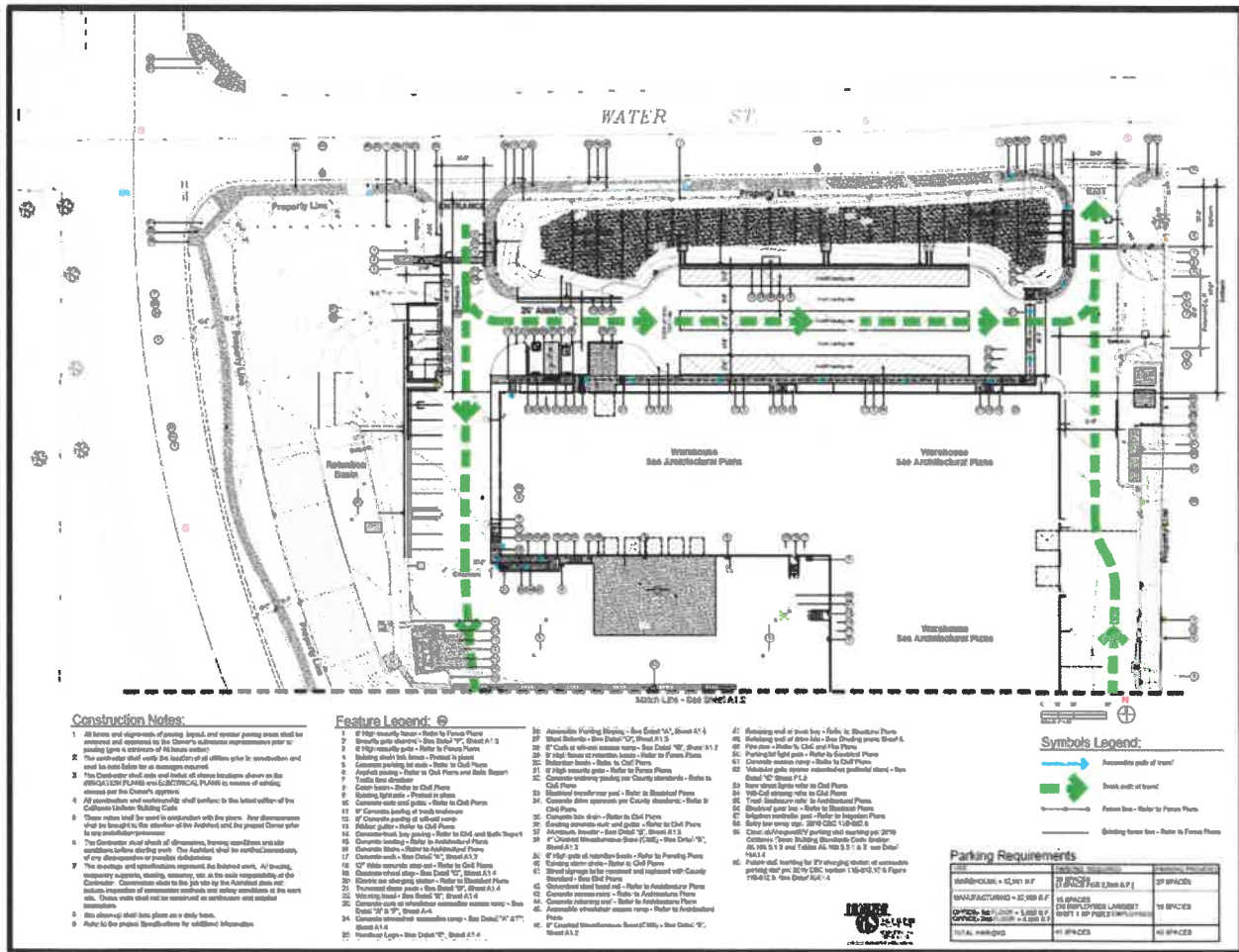
The project proposes to install approximately 89,784 square feet of landscaping along the perimeter of the site adjacent to Harvill Avenue and Water Street. Landscaping is proposed along the southern project boundary adjacent to vacant land and along the east project boundary adjacent to the Star Milling manufacturing facility. The perimeter landscaping would consist of trees and a variety of shrubs and ground cover. Trees would be installed pursuant to the County Ordinance No. 348, Section 18.12(E), Landscape Screening. Steel fencing is proposed along the north, west and southern project boundary. An existing chain link fence that extends along the east project boundary would remain. The proposed landscape plan is shown in Figures 6 and 7.

Drainage Facilities

The project proposes to construct two on-site retention basins that would filter, retain, and allow detained storm water to percolate and/or evaporate. Any excess stormwater would be discharged from the detention basin in the northeast area of the site by a storm drain outlet that would discharge stormwater into Water Street. Once in Water Street the runoff would flow east that same as the existing condition. The construction of the two on-site detention basins would control project stormwater and minimize soil erosion and siltation both on and off the site.

3.1.1 Construction

The project would take approximately 12 months to construct. The project would require approximately 16,092 cubic yards of cut and approximately 20,605 cubic yards of fill and require approximately 743 cubic yards of import. All hours of construction would comply with Riverside County Ordinance No. 847.



Construction Notes:

1. All items and alignment of paving, grading, and exterior paving areas shall be reviewed and approved by the Owner's submission representative prior to issuing permit for construction of all items noted.
2. The contractor shall verify the location of all utilities prior to construction and shall be held liable for any damages incurred.
3. The Contractor shall note and mark all where locations shown on the attached CADD PLANS are UNUSUAL PLUMBING locations of existing utilities per the Owner's approval.
4. All foundations and wallwork shall conform to the latest edition of the California Building Building Code.
5. These notes shall be used in conjunction with the plans. Any discrepancies shall be brought to the attention of the Architect and the project Owner prior to any construction.
6. The Contractor shall obtain all necessary permits and shall be responsible for obtaining all necessary permits. The Architect shall be responsible for providing all necessary permits and shall be responsible for providing all necessary permits.
7. The drawings and specifications represent the bid items. All building, mechanical, electrical, plumbing, and other work shall be the responsibility of the Contractor. Construction shall be in full compliance with the applicable codes and all applicable laws and regulations. The Contractor shall be responsible for obtaining all necessary permits and shall be responsible for providing all necessary permits.
8. All drawings shall be shown on a daily basis.
9. Refer to the project Specifications for additional information.

Feature Legend:

1. 2' High smooth finish - Refer to Form Plans
2. Smoothly grade sloped - See Detail "C", Sheet A1.2
3. 2' High parking grade - Refer to Form Plans
4. Existing curb and gutter - Refer to Form Plans
5. Concrete parking lot - Refer to Form Plans
6. Asphalt paving - Refer to Form Plans and Note 10
7. Traffic fine chiseled
8. Color finish - Refer to Form Plans
9. Existing light fixture - Refer to Form Plans
10. Concrete curb and gutter - Refer to Form Plans
11. 2" Concrete paving of walk surface
12. 12" Concrete paving of walk surface
13. 12" Concrete paving of walk surface
14. Existing curb and gutter - Refer to Form Plans
15. Concrete curb and gutter - Refer to Form Plans
16. 2" High smooth finish - Refer to Form Plans
17. Concrete curb and gutter - Refer to Form Plans
18. 2" High smooth finish - Refer to Form Plans
19. Concrete curb and gutter - Refer to Form Plans
20. 2" High smooth finish - Refer to Form Plans
21. Concrete curb and gutter - Refer to Form Plans
22. 2" High smooth finish - Refer to Form Plans
23. Concrete curb and gutter - Refer to Form Plans
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25. Concrete curb and gutter - Refer to Form Plans
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35. Concrete curb and gutter - Refer to Form Plans
36. 2" High smooth finish - Refer to Form Plans
37. Concrete curb and gutter - Refer to Form Plans
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39. Concrete curb and gutter - Refer to Form Plans
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41. Concrete curb and gutter - Refer to Form Plans
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43. Concrete curb and gutter - Refer to Form Plans
44. 2" High smooth finish - Refer to Form Plans
45. Concrete curb and gutter - Refer to Form Plans
46. 2" High smooth finish - Refer to Form Plans
47. Concrete curb and gutter - Refer to Form Plans
48. 2" High smooth finish - Refer to Form Plans
49. Concrete curb and gutter - Refer to Form Plans
50. 2" High smooth finish - Refer to Form Plans
51. Concrete curb and gutter - Refer to Form Plans
52. 2" High smooth finish - Refer to Form Plans
53. Concrete curb and gutter - Refer to Form Plans
54. 2" High smooth finish - Refer to Form Plans
55. Concrete curb and gutter - Refer to Form Plans
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58. 2" High smooth finish - Refer to Form Plans
59. Concrete curb and gutter - Refer to Form Plans
60. 2" High smooth finish - Refer to Form Plans
61. Concrete curb and gutter - Refer to Form Plans
62. 2" High smooth finish - Refer to Form Plans
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70. 2" High smooth finish - Refer to Form Plans
71. Concrete curb and gutter - Refer to Form Plans
72. 2" High smooth finish - Refer to Form Plans
73. Concrete curb and gutter - Refer to Form Plans
74. 2" High smooth finish - Refer to Form Plans
75. Concrete curb and gutter - Refer to Form Plans
76. 2" High smooth finish - Refer to Form Plans
77. Concrete curb and gutter - Refer to Form Plans
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79. Concrete curb and gutter - Refer to Form Plans
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81. Concrete curb and gutter - Refer to Form Plans
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89. Concrete curb and gutter - Refer to Form Plans
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91. Concrete curb and gutter - Refer to Form Plans
92. 2" High smooth finish - Refer to Form Plans
93. Concrete curb and gutter - Refer to Form Plans
94. 2" High smooth finish - Refer to Form Plans
95. Concrete curb and gutter - Refer to Form Plans
96. 2" High smooth finish - Refer to Form Plans
97. Concrete curb and gutter - Refer to Form Plans
98. 2" High smooth finish - Refer to Form Plans
99. Concrete curb and gutter - Refer to Form Plans
100. 2" High smooth finish - Refer to Form Plans

Accessories Legend:

- 1. Existing curb and gutter - Refer to Form Plans
- 2. New curb and gutter - Refer to Form Plans
- 3. Existing light fixture - Refer to Form Plans
- 4. New light fixture - Refer to Form Plans
- 5. Existing door - Refer to Form Plans
- 6. New door - Refer to Form Plans
- 7. Existing window - Refer to Form Plans
- 8. New window - Refer to Form Plans
- 9. Existing roof - Refer to Form Plans
- 10. New roof - Refer to Form Plans
- 11. Existing floor - Refer to Form Plans
- 12. New floor - Refer to Form Plans
- 13. Existing wall - Refer to Form Plans
- 14. New wall - Refer to Form Plans
- 15. Existing foundation - Refer to Form Plans
- 16. New foundation - Refer to Form Plans
- 17. Existing utility - Refer to Form Plans
- 18. New utility - Refer to Form Plans
- 19. Existing site work - Refer to Form Plans
- 20. New site work - Refer to Form Plans
- 21. Existing landscape - Refer to Form Plans
- 22. New landscape - Refer to Form Plans
- 23. Existing site work - Refer to Form Plans
- 24. New site work - Refer to Form Plans
- 25. Existing landscape - Refer to Form Plans
- 26. New landscape - Refer to Form Plans
- 27. Existing site work - Refer to Form Plans
- 28. New site work - Refer to Form Plans
- 29. Existing landscape - Refer to Form Plans
- 30. New landscape - Refer to Form Plans

Parking Requirements

TYPE OF USE	MINIMUM SPACES PER 1,000 SF	MINIMUM SPACES PER 1,000 SF	MINIMUM SPACES PER 1,000 SF
MANUFACTURING - 10,000 SF	15 SPACES	15 SPACES	15 SPACES
MANUFACTURING - 20,000 SF	20 SPACES	20 SPACES	20 SPACES
MANUFACTURING - 30,000 SF	25 SPACES	25 SPACES	25 SPACES
MANUFACTURING - 40,000 SF	30 SPACES	30 SPACES	30 SPACES
MANUFACTURING - 50,000 SF	35 SPACES	35 SPACES	35 SPACES
MANUFACTURING - 60,000 SF	40 SPACES	40 SPACES	40 SPACES
MANUFACTURING - 70,000 SF	45 SPACES	45 SPACES	45 SPACES
MANUFACTURING - 80,000 SF	50 SPACES	50 SPACES	50 SPACES
MANUFACTURING - 90,000 SF	55 SPACES	55 SPACES	55 SPACES
MANUFACTURING - 100,000 SF	60 SPACES	60 SPACES	60 SPACES

Figure 3 Site Plan A1

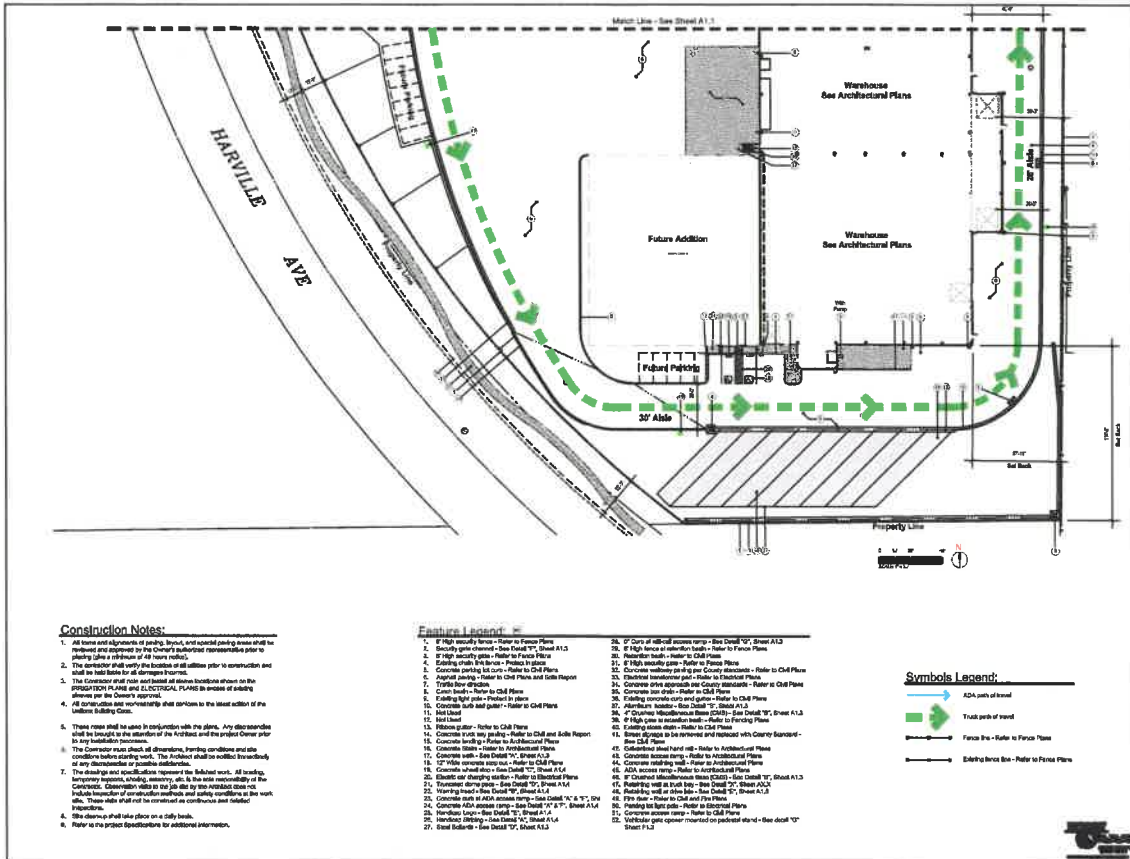


Figure 4 Site Plan A2

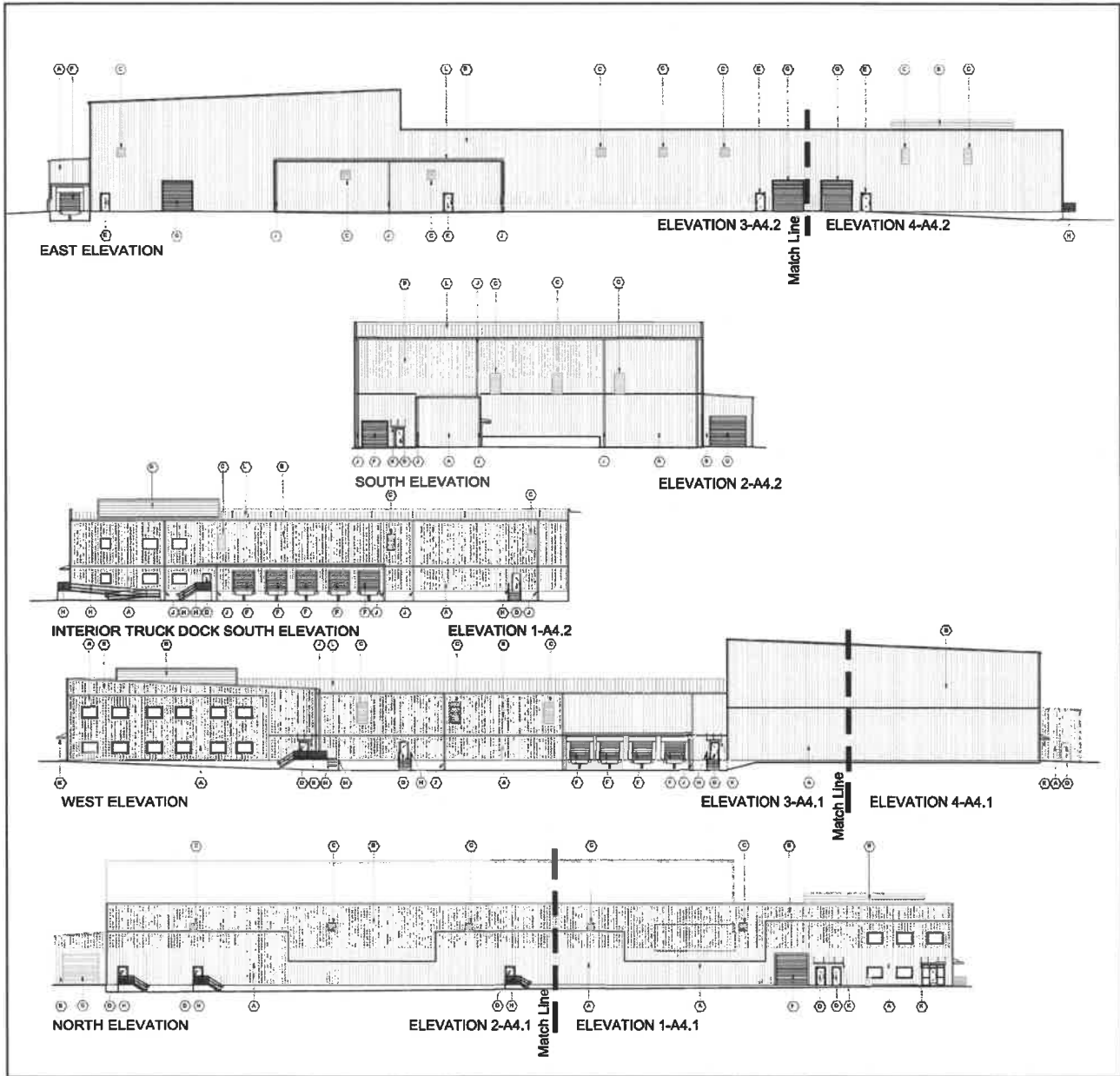


Figure 5
Building Elevations

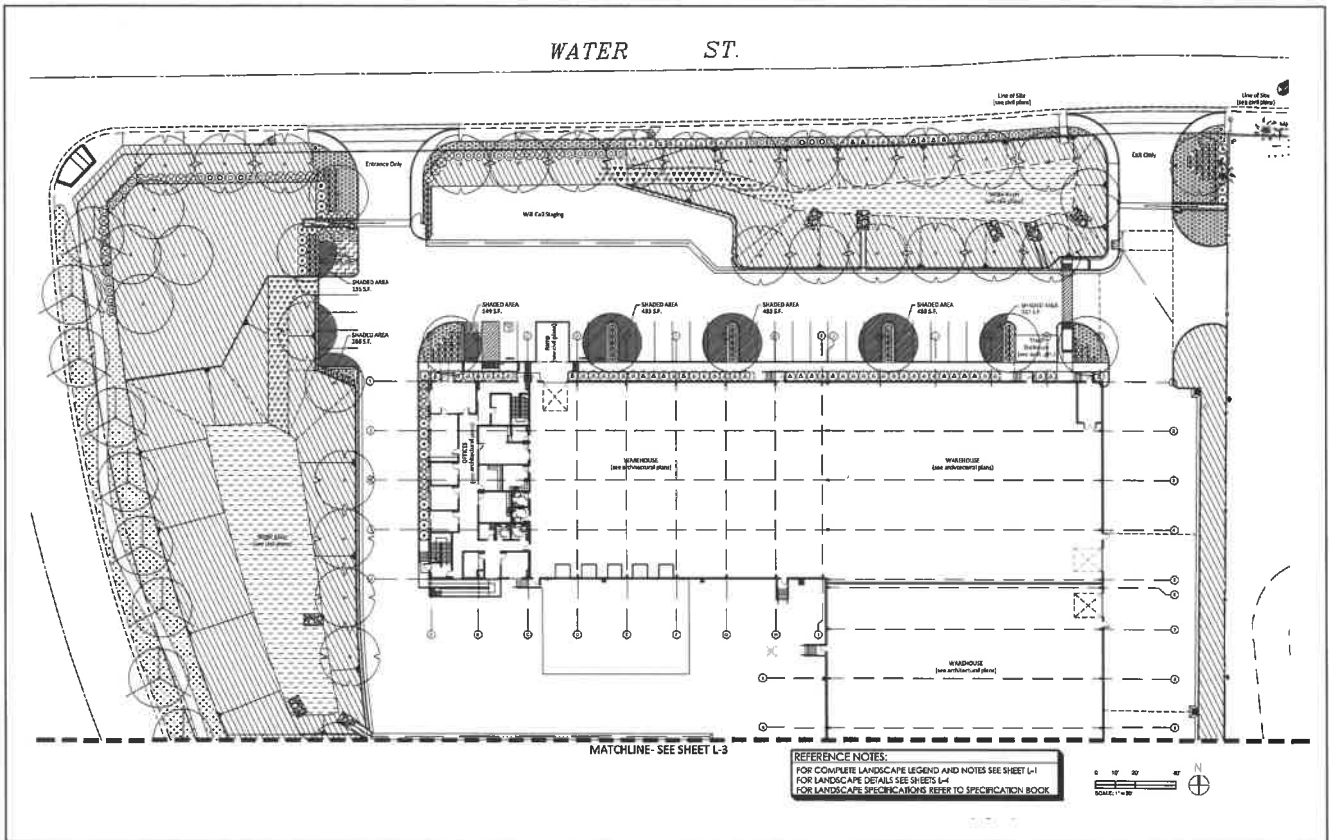


Figure 6
Landscape Plan

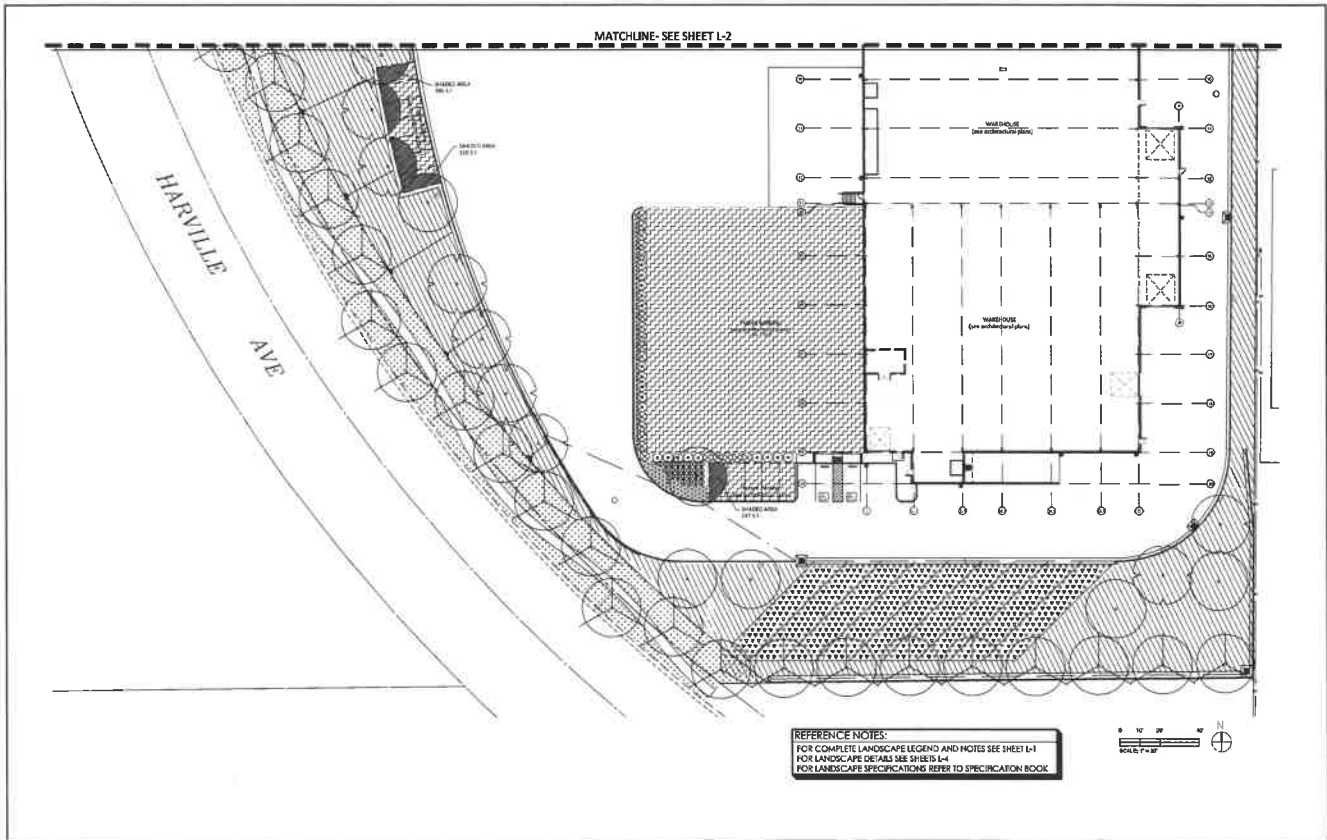


Figure 7
Landscape Plan

COUNTY OF RIVERSIDE

4.0 ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: 190009
Project Case Type (s) and Number(s): PPT190002
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Deborah Bradford
Telephone Number: (951) 955-6646
Applicant's Name: Star Milling Company
Applicant's Address: 24067 Water Street, Perris, CA 92570

I. PROJECT INFORMATION

Project Description: The Star Milling Company proposes to construct a 90,840 square foot metal industrial building for animal feed production and storage and office space. The project is located at the southeast corner of Water Street and Harvill Avenue on approximately 6.74 acres. The metal building would vary in height from 33 feet to 50 feet. The building would be constructed in three phases. The first phase would include the construction of 29,200 square feet of warehouse and 5,000 square feet of office space and five truck docks. The second phase would construct an addition of 14,800 square feet of warehouse, 26,200 square feet for feed manufacturing and 1,620 square feet for use by the employees (restrooms and break room). The third phase includes the construction of an additional 14,000 square feet for animal feed manufacturing and five truck docks. Project construction is scheduled to begin in the fall of 2020 and be completed in the summer of 2021. The project proposes two driveways for separate ingress and egress from Water Street. Paved parking, landscaping and two on-site water quality retention basins are also proposed for the site.

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

B. Total Project Area:

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 6.74	Lots: 1	Sq. Ft. of Bldg. Area: 90,840	Est. No. of Employees: 30
Other:			

C. Assessor's Parcel No(s): 317-270-017

Street References: Water Street at Harvill Avenue

D. Section, Township & Range Description or reference/attach a Legal Description:
T4SR4W Sec. 13 SE

E. Brief description of the existing environmental setting of the project site and its surroundings: The project site is vacant. The land uses surrounding the site include vacant land to the north and west, vacant land immediately to the south, and further south of Harvill Avenue is vacant land and the Star Milling animal feed production facility is adjacent to and east of the site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site has a General Plan land use designation of Light Industrial (LI), which allows a 0.25-0.60 floor area ratio (FAR). As described in the General Plan, this designation is for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities and supporting retail uses.
- 2. Circulation:** The Mead Valley Area Plan identifies Harvill Avenue as a Major (118' ROW) and Water Street as a Collector (74' ROW) roadway.
- 3. Multipurpose Open Space:** The project proposes to develop an animal feed manufacturing and warehousing facility on a site permitted for Light Industrial land use designation. No multi-purpose open space is located within the project site.
- 4. Safety:** The Mead Valley Area Plan does not map the site within a flood hazard area, as having steep slopes, or as subject to landslides or rockfalls. The site has a low susceptibility to liquefaction. The site is not within a Local Responsibility Area Very High Fire Severity Zone.
- 5. Noise:** Riverside County Noise Ordinance No. 847 regulates construction and occupational noise and would require the project to limit the volume of noise effecting residential or other noise-sensitive uses.
- 6. Housing:** The project does not include housing, and there are no applicable Housing Element policies.
- 7. Air Quality:** The project site is within the South Coast Air Basin and is within the jurisdiction of the South Coast Air Quality Management District.
- 8. Healthy Communities:** The Health Communities Element states that, where feasible, air pollutant sources and sensitive receptors should be sited apart from each other.
- 9. Environmental Justice (After Element is Adopted):** N/A

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial

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

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

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Mead Valley Area Plan
2. **Foundation Component(s):** Community Development
3. **Land Use Designation(s):** Industrial to the north and east and Business Park to the west and south.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** A Street Corridor, #100
2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: M-H, CZ Number 5239

J. Proposed Zoning, if any: No zone change is proposed or required.

K. Adjacent and Surrounding Zoning: The zoning to the north and south is Manufacturing Heavy (M-H), to the east is M-H, CZ Number 5239 and to the west is M-SC.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION**

will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

Signature

Date

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

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways", County of Riverside Ordinance No. 348.4896, Industrial Park (I-P) Zone; Mead Valley Area Plan Figure 10 "Scenic Highways"; California Scenic Highway Mapping System (Caltrans 2016). Accessed: <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>

Findings of Fact:

a) No Impact. The project site is not located along a designated scenic highway corridor. The closest Designated State Scenic Highway is Highway 243, located approximately 24 miles east of the project site. State Highway 74, approximately 6.7 miles south of the project site, is an Eligible State Scenic Highway. Due to the distance, the project site is not visible from either Highway 243 or State Highway 74. Therefore, the project would not result in any impacts to an existing scenic highway corridor.

b) Less Than Significant Impact. The project site is vacant and undeveloped. The site does not have any known scenic resources. There are existing roads adjacent to and west and north of the project site. Interstate 215 is approximately 1,000 feet to the east. Land uses to the north, west and

south are vacant, undeveloped land. The land use to the east is the existing Star Milling manufacturing facility. Public views along Harvill Avenue and Water Street include long distance, unobstructed views of the hills and mountains to the north, east, south and west. The project site and the immediate project vicinity is relatively flat, and does not include any unique visual features, significant rock outcroppings, or landmark features. The existing distant scenic resources, including hills and mountains, would not be impacted by the project.

The project proposes to construct a 90,840 square foot metal industrial building and would vary in height from 33 feet to 50 feet, with 50 feet in height at its tallest point along the east side of the building. However, the height of the majority of the building would be 33 feet. The project building would not be out of character with other industrial buildings adjacent to and in close proximity of the site. The Star Milling manufacturing facility that is located adjacent to and east of the project has a maximum height of 120 feet for the milling equipment with the manufacturing and warehouse buildings lower in height. The industrial building located northeast of the project, north of Water Street, has a height of 20 feet. The proposed building would be set back 116 feet from Water Street and 122 feet from Harvill Avenue and would not encroach into the existing long-distance views of the mountains hills and mountains surrounding the site from Harvill Avenue and Water Street. The project would not substantially damage existing scenic resources.

The majority of the proposed metal building would be painted Light Stone with Cobalt Blue metal doors and frames and Sandstone louvers. The building's main entry would front Water Street. Employee and guest parking spaces are proposed along the north side of the site between Water Street and the building. Two on-site detention basins are proposed to collect and retain all on-site runoff. One basin is proposed for the northeast corner of the site and the second is proposed along the west project boundary. Two truck docks are proposed at the rear of the building near the southern project boundary.

The project proposes to install 89,784 square feet of landscaping along the perimeter of the site adjacent to Harvill Avenue and Water Street. Landscaping is also proposed along the southern project boundary adjacent to vacant land and along the east project boundary adjacent to the Star Milling manufacturing facility east of the site. The perimeter landscaping includes trees and a variety of shrubs and ground cover. The size and height of the trees (that include vertical growing species) would reduce the visual perception of the height of the building and provide uniform landscaping on-site, which currently does not exist. Trees would be installed pursuant to the County Ordinance No. 348, Section 18.12(E), Landscape Screening, which states that landscape screening located around the perimeter of the project shall be designed to be opaque up to a minimum height of 6 feet at maturity, except that planting within 10 feet of an entry or exit driveway shall not be permitted to grow higher than 30 inches and no trees shall be planted within 10 feet of driveways or street intersections. Steel fencing is proposed along the north, west and southern project boundary. The proposed landscape plan was shown previously in Figures 6 and 7.

An existing chain link fence that extends along the east project boundary would remain. The industrial nature of the project is similar to the industrial character of the existing land uses to the northeast, north of Harvill Avenue and east of the project site. The project would not result in the creation of an aesthetically offensive site open to public view.

c) Less Than Significant Impact. The area within the immediate vicinity of the project site includes industrial development and vacant land. As described in the previous response, the proposed project would develop and industrial building on vacant site. The proposed building would be set back from the adjacent streets and would not encroach into the existing long-distance views from Harvill Avenue and Water Street of the hills and mountains surrounding the site. The building would be articulated with different setbacks, heights, and architectural projections; and would be surrounded by proposed landscaping. Because the building and other site improvements proposed by the project are similar to

and not out of character with the existing industrial and manufacturing development adjacent to and in close proximity to the site, the project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings, and the visual character impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) Less Than Significant Impact. The project site is located approximately 39 miles northwest of the Mt. Palomar Observatory and located within Zone B, as designated by Riverside County Ordinance No. 655. Zone B includes areas between 15 and 45 miles from the observatory. Property within Zone B is required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. To ensure that project lighting meets the required lighting standards for Zone B, the project is required to submit lighting plans to the County for approval that meet and comply with Ordinance No. 655 and Ordinance No. 915 as part of the project permitting process. As required, all parking lot lights and other outdoor lighting would be required to be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and shall be shown on the electrical plans. All outdoor luminaires shall be appropriately located and adequately shielded and directed so that no direct light falls outside the project site, or onto the public right-of-way. In addition, outdoor luminaires shall not blink, flash, or rotate and shall be shown on electrical plans submitted to the Department of Building and Safety during the plan check approval process. Therefore, through the County’s development review process, the project would be required to comply with Riverside County Ordinance No. 655 and No. 915, to reduce potential project lighting impacts to the Mt. Palomar Observatory to less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

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

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

a) Less Than Significant Impact. The project site is vacant and undeveloped and there is no source of on-site nighttime lighting. However, there are areas adjacent to and in close proximity of the site that are developed and generate nighttime lighting, including security and parking lot lighting, headlights from motor vehicles traveling along Harvill Avenue and Water Street.

The project would include the installation of new lighting sources on the project site such as exterior building lighting for safety and security, safety lighting in the parking lot and interior building lighting. The exterior building safety and security lighting along with the parking lot lighting would be hooded, appropriately angled to focus on the project site, and would be required to comply with the County's lighting ordinance and Building and Safety standards per County Ordinances No. 655 and No. 915. In addition, as described above, the project would be required to submit lighting plans for approval as part of the project permitting process to ensure compliance with the Riverside County lighting requirements per County Ordinances No. 655 and No. 915. The project would not result in substantial new sources of light and the impacts would be less than significant.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass and other reflective materials. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. However, the majority of the proposed metal building would be painted Light Stone with Cobalt Blue metal doors and frames and Sandstone louvers. None of the colors would be reflective. As shown previously in Figure 5, Building Elevations, the proposed building does not include large windows or a large number of windows. Therefore, the project would not generate a substantial amount of glare. Project glare impacts would be less than significant.

b) Less Than Significant Impact. The closest residence to the project is located more than 600 feet southwest of the site. The next closest residence is approximately 1,400 feet to the west. Thus, there are no light sensitive land uses within close proximity of the project. The project would be required to meet all applicable Riverside County lighting regulations, including the requirement that all exterior lighting be hooded and angled to focus on the project site and away from residential uses. The project would be required to submit lighting plans for approval as part of the project permitting process per Ordinances No. 655 and No. 915 to ensure that all project lighting complies with the Riverside County lighting requirements. Project compliance with all applicable County lighting requirements would reduce project lighting impacts to less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES: Would the project:

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) No Impact. The project site is identified by the Farmland Mapping and Monitoring Program as Farmland of Local Importance and is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Similarly, none of the land adjacent to and surrounding the site is identified as Prime, Unique, or Farmland of Statewide importance. The site is designated as Farmland of Local Importance by Figure OS-2 of the General Plan. The land surrounding the site to the east is identified as Urban and Built-Up Land and the other land surrounding the site to the north, west and south are designated as Farmland of Local Importance. The project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. The project would not impact any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland).

b) No Impact. The Ordinance No. 348 zoning classification for the project site is M-H, CZ Number 5239. The project site has not been used for agricultural activities since 1970. Therefore, the project would not conflict with an agricultural use. The project site and none of the adjacent surrounding areas are in a Williamson Act contract or a Riverside County Agricultural Preserve. Thus, the project would not conflict and impact with any agricultural zoning, existing agricultural use, a Williamson Act contract, or a Riverside County Agricultural Preserve.

c) No Impact. The project site is zoned M-H, CZ Number 5239. The properties surrounding the site include M-H to the north and south, M-H, CZ Number 5239 to the east and M-SC to the west. The adjacent parcels are either vacant or developed consistent with their zoning. None of the parcels adjacent to the site are zoned for agricultural use. The project would not impact any agriculturally zoned property.

d) No Impact. As discussed in Section "4.b)" above, the project site has not been in agricultural use since 1970. There is no existing agricultural use on any of the adjacent surrounding properties. The project site is designated as Farmland of Local Importance by Figure OS-2 of the General Plan. There is no agricultural zoned land adjacent to the site. Because there is no agricultural zoned property or any existing agricultural use on any land adjacent to the site, the project would not result in the conversion of any agricultural land to non-agricultural use. Therefore, the project would not impact any farmland.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

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?

Source(s): Riverside County General Plan Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,”

Findings of Fact:

a-c) No Impact. The project area and surrounding lands are either currently vacant and undeveloped, previously used for agriculture and regularly disked and developed with industrial uses. Also, two roads extend along the north and west project boundary. As shown in Figure OS-3a of the General Plan, there is no forest or timberland either on the project site or any of properties adjacent to or within the immediate project vicinity. The M-H, CZ Number 5239 zoning for the site does not include or allow forest or timberland. Therefore, the project would not conflict with any current zoning or cause the rezoning of any forest or timberland, result in the loss of any forest land, or involve other changes that could result in the conversion of forest land to non-forest uses. The project would not have any forest or timberland impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY: Would the project:

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

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?

c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Source(s): County of Riverside Climate Action Plan (“CAP”) Update, December 2019, SCAQMD CEQA Air Quality Handbook, Star Milling Company Project, AQ/GCC/HRA Impact Analysis, County of Riverside, Ganddini Group, Updated March 31, 2020 – Appendix A.

Findings of Fact:

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

The project site has a General Plan land use designation of Light Industrial that allows a 0.25-0.60 Floor Area Ratio (FAR). As described in the General Plan, this designation is for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses (County 2019). The project proposes to develop a 90,840 square foot metal industrial building for animal feed production and storage and office space on a 6.74-acre site that would result in a 0.31 FAR and consistent with the existing Light Industrial land use designation that allows up to a 0.60 FAR. Therefore, the development density of the project is consistent with the assumptions in the AQMP and would not conflict with SCAQMD's attainment plans.

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

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

Project Construction

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

**Table 1
SCAQMD Regional Daily Emissions Thresholds**

Pollutant	Construction	Operations
ROG	75	55
NOx	100	55
CO	550	550
PM-10	150	150
PM-2.5	55	55
SOx	150	150
Lead	3	3

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 to control fugitive dust, PM10, and PM2.5 emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas. Project compliance with Rule 403 was accounted for in the construction emissions modeling for the project. In addition, the implementation of SCAQMD Rule 1113 into the project that governs the Volatile Organic Compound (VOC) content in any architectural coating, paint, thinners, and solvents was also accounted for in the construction emissions modeling for the project.

As shown in Table 2, the estimated project construction emissions would not exceed SCAQMD regional thresholds. Therefore, the air emissions generated during project construction activities would not have any significant air quality impacts.

**Table 2
Construction Related Regional Pollutant Emissions**

Activity		Pollutant Emissions (pounds/day)					
		ROG	NOx	CO	SO₂	PM10	PM2.5
Grading	On-Site ²	2.43	26.39	16.05	0.03	3.83	2.48
	Off-Site ³	0.08	0.06	0.61	0.00	0.17	0.05
	Subtotal	2.51	26.44	16.66	0.03	4.00	2.53
Building Construction	On-Site ²	2.12	19.19	16.85	0.03	1.12	1.05
	Off-Site ³	0.76	5.31	5.86	0.03	1.72	0.49
	Subtotal	2.88	24.50	22.71	0.05	2.84	1.54
Paving	On-Site ²	1.42	14.07	14.65	0.02	0.75	0.69
	Off-Site ³	0.08	0.05	0.60	0.00	0.17	0.05
	Subtotal	1.49	14.11	15.26	0.02	0.92	0.74
Architectural Coating	On-Site ²	45.17	1.68	1.83	0.00	0.11	0.11
	Off-Site ³	0.13	0.08	1.01	0.00	0.28	0.08
	Subtotal	45.29	1.76	2.84	0.01	0.39	0.19
Total for overlapping phases ⁴		49.67	40.37	40.81	0.08	4.15	2.46

SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Notes:

1. Source: CalEEMod Version 2016.3.2
2. On-site emissions from equipment operated on-site that is not operated on public roads. On-site grading and site preparation PM-10 and PM-2.5 emissions show mitigated values for fugitive dust for compliance with SCAQMD Rule 403.
3. Off-site emissions from equipment operated on public roads.
4. Construction, architectural coating and paving phases may overlap.

Operations

The project would generate long-term regional criteria air emissions and ozone precursors associated with area sources, such as natural gas consumption, truck and employee trips, landscape maintenance, applications of architectural coatings, etc. However, operational vehicular emissions would generate a majority of the emissions generated from the project.

The operational air emissions associated with the project were modeled are shown in Table 3. As shown, the long-term regional operational criteria pollutants are below SCAQMD thresholds. Therefore, the project's operational emissions would not exceed any federal or state air quality standards. Thus, the project would not result in any significant cumulative criteria air pollutant impacts.

**Table 3
Regional Operational Pollutant Emissions**

Activity	Pollutant Emissions (pounds/day)					
	ROG	NOx	CO	SO2	PM10	PM2.5
Area Sources ²	2.12	0.00	0.03	0.00	0.00	0.00
Energy Usage ³	0.09	0.79	0.67	0.00	0.06	0.06
Mobile Sources ⁴	0.32	3.95	3.46	0.02	1.10	0.31
Off-road ⁵	2.33	21.22	21.02	0.03	1.51	1.39
Total Emissions	4.85	25.97	25.18	0.05	2.67	1.75
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:

1. Source: CalEEMod Version 2016.3.2; the higher of either summer or winter emissions.
2. Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
3. Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
4. Mobile sources consist of emissions from vehicles and road dust.
5. Off-road emissions from the use of six forklifts operating 24 hours per day.

c) Less Than Significant Impact.

Local Air Quality

Project-related construction air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. In order to assess local air quality impacts the SCAQMD has developed Localized Significant Thresholds (LSTs) to assess the project-related air emissions in the project vicinity. The SCAQMD has also provided Final Localized

Significant Threshold Methodology (LST Methodology), June 2003, which details the methodology to analyze local air emission impacts. The Localized Significant Threshold Methodology found that the primary emissions of concern are NO₂, CO, PM₁₀, and PM_{2.5}.

Toxic Air Contaminants

According to the SCAQMD CEQA Handbook, any project that has the potential to expose the public to toxic air contaminants in excess of the following thresholds would be considered to have a significant air quality impact:

- If the Maximum Incremental Cancer Risk is 10 in one million or greater; or
- Toxic air contaminants from the proposed project would result in a Hazard Index increase of 1 or greater.

In order to determine if the project may have a significant impact related to hazardous air pollutants (HAP), the Health Risk Assessment Guidance for analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis, (Diesel Analysis) prepared by SCAQMD (August 2003) recommends that if the project is anticipated to create hazardous air pollutants through stationary sources or regular operations of diesel trucks on the project site, then the proximity of the nearest receptors to the source of the hazardous air pollutants and the toxicity of the hazardous air pollutants should be analyzed through a comprehensive facility-wide health risk assessment (HRA).

As determined in the *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal. 4th 369 (CBIA) case the California Supreme Court determined that CEQA does not generally require an impact analysis of the existing environmental conditions on the future residents of a project and generally only requires an analysis of the proposed project's impact on the environment. However, the CBIA case also stated that when a proposed project brings development and people into an area already subject to specific hazards and the new development/people exacerbate the existing hazards, then CEQA requires an analysis of the hazards and the proposed project's effect in terms of increasing the risks related to those hazards. In regards to air quality hazards, TACs are defined as substances that may cause or contribute to an increase in deaths or in serious illness, or that may pose a present or potential hazard to human health. As such, if a proposed project would not exacerbate pre-existing hazards (e.g., TAC health risks) then an analysis of those hazards and the proposed project's effect on increasing those hazards is not required.

Construction Relates Local Impacts

Construction-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. The proposed project has been analyzed for the potential local air quality impacts created from: construction-related fugitive dust and diesel emissions; from toxic air contaminants; and from construction-related odor impacts.

The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology prepared by SCAQMD (revised July 2008). The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NO_x, PM₁₀, and PM_{2.5} from the proposed project could result in a significant impact to the local air quality. The emission thresholds were calculated based on the Perris Valley source receptor area (SRA) 24 and, to be conservative, a disturbance of two acres per day. Table 4 shows the on-site emissions from the CalEEMod model for the different construction phases and the LST emissions thresholds.

**Table 4
Local Construction Emissions at the Nearest Receptors¹**

Activity	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Site Preparation	14.41	6.59	3.12	1.98
Grading	26.39	16.05	3.83	2.48
Building Construction	19.19	16.85	1.12	1.05
Paving	14.07	14.65	0.75	0.69
Architectural Coating	1.68	1.83	0.11	0.11
SCAQMD Thresholds²	264	2,232	38	10
Exceeds Threshold?	No	No	No	No

Notes:

(1) Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for 2 acres at a distance of 100 m in Perris Valley.

(2) Closest receptors are the single-family detached residential dwelling units located approximately 490 feet (~149 meters) southwest, 825 feet (~251 meters) west, and 1,365 feet (~416 meters) northwest of the project site; therefore, to be conservative the 100-meter threshold was used.

As shown in Table 4, none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptors. Therefore, the project would have less than significant local air quality impacts during construction.

Construction-Related Toxic Air Contaminant Impacts

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during project construction. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk". Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the project would not result in a long-term (i.e., 30 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. Therefore, the project would not have any significant short-term toxic air contaminant impacts during construction.

Local Air Quality Impacts from On-Site Operations

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin.

The local air quality emissions from on-site operations were analyzed according to the methodology described in Localized Significance Threshold Methodology prepared by SCAQMD (revised July 2008). The project was analyzed based on the Perris Valley source receptor area (SRA) 24 and used the thresholds for a five-acre project site (the project site is approximately 6.74 acres).

Table 5 shows the on-site emissions from the CalEEMod model that includes natural gas usage, landscape maintenance equipment, and vehicles operating on-site and the calculated emissions thresholds. As shown in Table 5, the on-going operations of the project would not exceed SCAQMD

local operational thresholds of significance. Therefore, the on-going operations of the project would not have any significant operations-related local air quality impacts.

**Table 5
Local Operational Emissions at the Nearest Receptors¹**

On-site Emission Source	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Area Sources ²	0.00	0.03	0.00	0.00
Energy Usage ³	0.79	0.67	0.06	0.06
Vehicle Emissions ⁴	0.40	0.35	0.11	0.03
Off-road Emissions ⁵	21.22	21.02	1.51	1.39
Total Emissions	22.41	22.07	1.68	1.48
SCAQMD Thresholds ⁶	378	3,437	14	4
Exceeds Threshold?	No	No	No	No

Notes:

- (1) Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for 5 acres at 100 meters.
- (2) Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
- (3) Energy usage consists of emissions from on-site natural gas usage.
- (4) On-site vehicular emissions based on 1/10 of the gross vehicular emissions and road dust.
- (5) Off-road emissions from the use of six forklifts operating 24 hours per day.
- (6) Closest receptors are the single-family detached residential dwelling units located approximately 490 feet (~149 meters) southwest, 825 feet (~251 meters) west, and 1,365 feet (~416 meters) northwest of the project site; therefore, to be conservative the 100-meter threshold was used.

d) Less Than Significant Impact. The project would not generate any air emissions that have not been discussed above that would impact project employees or sensitive receptors in the project vicinity. Also, typical land uses generally associated with odor complaints include: agricultural uses (livestock and farming), wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities.

The potential sources of odors during project construction include exhaust from the operation of construction equipment and the application of asphalt and architectural coatings. The potential odors during project operations includes exhaust emissions from the operation of diesel trucks on the site to deliver materials or pick up finished products for delivery and on-site trash storage areas.

The closest sensitive receptor to the site is approximately 600 feet to the southwest. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of project construction and would be less than significant. On-site solid waste would be stored in covered containers and removed on a regular basis in compliance with Riverside County solid waste regulations. The project would be required to comply with SCAQMD Rule 402 (included as a County condition of approval and verified during the permitting and plan check process) to prevent odor nuisances on sensitive land uses.

Based on the proposed use and the requirement for the project to comply with SCAQMD Rule 402 to reduce and minimize nuisance odor, the odor impacts of the project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES: Would the project:

7. Wildlife & Vegetation

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

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)?

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?

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?

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?

f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source(s): Biological Technical Report for the Star Milling Development Project, Glenn Lukos Associates, Inc., Revised December 6, 2019 – Appendix B.

Findings of Fact:

a) No Impact. The project site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is not “described” for conservation by the MSHCP. As stated in the Biological Technical Report (BTR), the project would be 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).¹ Therefore, the project would not conflict with the MSHCP.

The BTR was submitted to the Western Riverside County Regional Conservation Authority (RCA) on December 17, 2019 as required by the RCA Joint Project Review (JPR) process with the County. The

¹ Biological Technical Report for the Star Milling Development Project, Glenn Lukos Associates, Inc., Revised December 6, 2019, page 46, section 7.6 Conclusion of MSHCP Consistency.

RCA reviewed the BTR and in their letter dated December 31, 2019, JPR determined the project is consistent with the applicable sections of the MSHCP.

b-c) Less Than Significant Impact with Mitigation Incorporated. The project site is vacant and has been vacant since at least 1970. The project site does not support any native or natural vegetation communities. The project site is located within Cell 2529, independent of a Cell Group. In addition, the project site is located within the eastern portion of Cell 2529 and outside of the area described for Conservation. The project is not located within the MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA) or a Criteria Area Plant Species Survey Area (CAPSSA) for plants. As a result, there is no potential for rare plants to be present and focused plant surveys were not required by the MSHCP.

The project site does not have any special-status animals. However, there is a limited potential for the loggerhead shrike, white-tailed kite, northern harrier, and black-tailed jackrabbit to exist on the site. The site supports approximately 7.32-acres of habitat in the form of disturbed/ruderal and ornamental vegetation. Based on the status of the plant species, the low quality of the habitat and the small amount (7.32-acres) of existing habitat that would be removed by the project, the potential impacts to the loggerhead shrike, white-tailed kite, northern harrier, and black-tailed jackrabbit would be less than significant. Additionally, any potential impacts to these species would be mitigated through the MSHCP, as all four species are fully covered under the MSHCP.

The project site is located within the MSHCP survey area for burrowing owl. The site was surveyed for the presence of burrowing owls and suitable burrowing owl habitat. Based on the burrowing owl survey the project site does not contain burrows suitable to support burrowing owls. The project site also does not contain any manmade features (e.g. debris piles) or other artificial structures that could support burrowing owls. Because no burrowing owls or suitable burrowing owl habitat were found, a focused burrowing owl survey was not performed. As required by Condition of Approval 060 – Planning EPD 1.a preconstruction burrowing owl survey (herein referred to as Mitigation Measure BIO-1) shall be complete a maximum of 30 days prior to the start of construction to ensure conditions related to burrowing owl do not change prior to construction.

The project has the potential to impact active bird nests if vegetation on the site is removed during nesting season that extends from February 1 to August 31. Impacts to nesting birds are prohibited by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code. Therefore, Mitigation Measure BIO-2 is recommended to require a nesting bird survey if construction activities begin during the nesting season. The implementation of Mitigation Measure BIO-1 and Mitigation Measure BIO-2 would reduce potential biological resource impacts to less than significant.

d) No Impact. The project site lacks and does not have any migratory wildlife corridors/linkages or wildlife nursery sites. Therefore, the 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, or impede the use of native wildlife nursery sites.² The project would not have any migratory wildlife corridor or native wildlife nursery site impacts.

e-f) No Impact. As defined in the MSHCP, riparian/riverine areas are lands that contain habitat dominated by trees, shrubs, persistent emergent or emergent mosses and lichens that occur close to or depend on a nearby freshwater source or areas that contain a freshwater flow during all or a portion of the year.

² Biological Technical Report for the Star Milling Development Project, Glenn Lukos Associates, Inc., Revised December 6, 2019, page 41, section 5.8 Impacts to Wildlife Migration Nurseries.
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There are no features on the project site that meet and are subject to the jurisdiction of the Corps, CDFW, or the Regional Board. In addition, the project site does not have any riparian/riverine or vernal pool resources. Therefore, the project would not impact 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. The project would not impact any State or federally protected wetlands since none exist on the site.

g) No Impact. The project would not conflict with any local policies or ordinances protecting biological resources. The County of Riverside has two tree management ordinances; one which manages the removal of oak trees, and the other that manages the removal of trees above 5,000 feet in elevation. The on-site trees include approximately 0.02 acres of Peruvian pepper and Mexican fan palm trees along a portion of the southeastern project boundary, which are not protected by a county ordinance. The project site does not have any oak trees and elevations of the project site are lower than 5,000 feet. There are no other biological resources on the site that are protected by a local policy or ordinance. The project would not conflict with any county policy or ordinance protecting biological resources, including tree preservation.

Mitigation:

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

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

Monitoring: 30-days prior to the start of grading for a Burrowing owl survey and one week prior to the start of grading or construction for the nesting bird survey.

CULTURAL RESOURCES: Would the project:

8. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Phase I Cultural Resources Assessment, Star Milling Project, Assessor Parcel Number 317-270-017-6, Unincorporated Riverside County, California, BCR Consulting LLC, January 9, 2019 – Appendix C.

Findings of Fact:

a-b) No Impact. The project is vacant and undeveloped. The Phase I Cultural Resources Assessment that was prepared for the site included archival research and a site survey and did not identify any existing historic resources on the property. The project site does not have any historic sites or historical resources. Therefore, the project would not have any impacts to a historic site or historical resource.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Phase I Cultural Resources Assessment, Star Milling Project, Assessor Parcel Number 317-270-017-6, Unincorporated Riverside County, California, BCR Consulting LLC, January 9, 2019.

Findings of Fact:

a-b) Less Than Significant Impact with Mitigation Incorporated. A records search at the Eastern Information Center did not identify any recorded cultural resources on the project site. A reconnaissance-level survey of the site was conducted on September 27, 2018 and based on the site survey no cultural resources were identified. Although no cultural resources were identified during a field survey and the fact that there are no recorded cultural resources on the property, there are numerous prehistoric archaeological sites that have been recorded in the project vicinity and indicates the project site is considered to be sensitive for buried cultural resources. Therefore, Mitigation Measure CUL-1 is recommended to reduce potential cultural resource impacts to less than significant.

c) Less Than Significant Impact. Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.

Mitigation:

Mitigation Measure CUL-1: Archaeological Resources. Prior to issuance of a grading permit: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRIMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that

must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor - An adequate number of qualified archaeological monitors shall be onsite to ensure all earth-moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during

any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

Mitigation Measure CUL-2: Artifact Disposition. Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. Historic Resources - all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines.

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

- a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.
- b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

Mitigation Measure CUL-3: Phase IV Monitoring Report. 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 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.

Monitoring: By the Riverside County Department of Building and Safety through the plan check and construction permitting process and by the County qualified archaeologist, as described in Mitigation Measures CUL-1, CUL-2 and CUL-3.

ENERGY: Would the project:

10. Energy Impacts

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Source(s): County of Riverside Climate Action Plan ("CAP") Update, December 2019, SCAQMD CEQA Air Quality Handbook, Star Milling Company Project, AQ/GCC/HRA Impact Analysis, County of Riverside, Ganddini Group, Updated March 31, 2020 – Appendix A.

Findings of Fact:

a) Less Than Significant Impact.

Construction

The project would consume energy in three general forms during construction:

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

Construction activities to construct the proposed building and required infrastructure is not anticipated to demand fuel in greater per-unit quantities than other similar type of development throughout Southern California. The project is estimated to take approximately 12 months to construct and once construction is completed the demand for construction-related energy, including electricity and fuels, would cease.

Project contractors are required to demonstrate compliance with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of

heavy-duty diesel on- and off-road equipment. In addition, compliance with existing CARB idling restrictions and the use of newer engines and equipment would reduce fuel combustion and energy consumption as much as feasible. Overall, construction activities would require limited energy consumption, would comply with all existing regulations, and would therefore not be expected to use large amounts of energy or fuel in a wasteful manner. The project impacts related to construction energy usage would be less than significant.

Operation

Once operational, the project would generate a demand for electricity, natural gas and gasoline for motor vehicles for both project employees and trucks hauling animal feed from the site to distribution facilities. The operational energy use includes heating, cooling, and lighting for the building, water heating, operation of electrical systems and plug-in appliances, parking lot and outdoor lighting and the transport of electricity, natural gas and water to the site. The demand and use of energy by the project would be typical for similar type of development and no operational activities proposed by the project would occur that would result in extraordinary energy consumption.

As with all development in California, the project would be required to meet all applicable adopted California Energy Code (Code of Regulations, Title 24 Part 6) and the California Green (CALGreen) Building Standards. The County's administration of the Title 24 requirements and the County's Climate Action Plan (CAP) includes review of design components and energy conservation measures that occurs during the permitting process to ensure that all applicable energy requirements are met. Typical Title 24 measures the project would be required to meet include insulation, use of energy-efficient heating, ventilation and air conditioning equipment (HVAC), solar-reflective roofing materials, energy-efficient indoor and outdoor lighting systems, incorporation of skylights, etc. Project compliance with the Title 24 standards would reduce and minimize peak energy usage periods and impacts to statewide and regional energy needs would be reduced. As a result, the project would not consume large amounts of energy or fuel in a wasteful manner and project operational energy impacts would be less than significant.

b) Less Than Significant Impact. The State of California has a comprehensive framework for the use of efficient energy through the implementation of the Clean Energy and Pollution Reduction Act of 2015 (SB 350), Title 24 Energy Efficiency Standards, and the California Green (CALGreen) Building Standards. CALGreen specifications are required to be incorporated into building plans as a condition of building permit approval and verified through the plan check process.

Based on the global climate change report that was prepared for the project, the project's air emissions would meet the threshold for compliance with Executive Order S-3-05 and comply with the goals of AB 32 and the County of Riverside CAP. Additionally, the project meets the current interim emissions targets/thresholds established by SCAQMD and meet the reduction target of 40 percent below 1990 levels by 2030 mandated by SB-32. Furthermore, the project would be required to meet and comply with all post 2020 reductions in GHG emissions as required regulatory at the State level as the regulations come into effect. Therefore, the energy impacts of the project will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS: Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Be subject to rupture of a known earthquake fault, as

delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” Geology Report (Preliminary Geotechnical Interpretive Report, Proposed Storage Building Assessor’s Parcel Number 317-270-017-6, Southeast Corner of Water Street and Harvill Avenue, Perris Area, Riverside County, California, CW Soils, November 1, 2018) – Appendix D.

Findings of Fact:

a) No Impact. Based on Figure S-2 of the Safety Element of the General Plan and the preliminary geotechnical report that was prepared for the project, the site is not located within an Alquist-Priolo fault rupture hazard study zone. Furthermore, there are no active faults known to exist or extend through the site. The closest Alquist-Priolo Earthquake Fault zones to the project include the San Jacinto Fault zone that is located approximately 10 miles east of the project site and the Elsinore Fault zone that is located 12 miles west of the project site. The project would not be impacted by the rupture of an on-site fault.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction,” Geology Report (Preliminary Geotechnical Interpretive Report, Proposed Storage Building Assessor’s Parcel Number 317-270-017-6, Southeast Corner of Water Street and Harvill Avenue, Perris Area, Riverside County, California, CW Soils, November 1, 2018).

Findings of Fact:

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

Based on Figure S-3 of the Safety Element of the General Plan the project site is located within an area mapped by Riverside County GIS as having a low liquefaction susceptibility. The Preliminary Geotechnical Interpretive Report that was prepared for the site determined the potential for liquefaction at the site is very low to remote due to the relatively low groundwater level and the dense nature of the deeper on-site soils.

All structures that are constructed in the County are required to be developed in compliance with the CBC (California Code of Regulations, Title 24, Part 2), which is adopted by the County of Riverside. Project compliance with the CBC requires proper construction of building footings and foundations to ensure that the building withstand the effects of potential ground movement, including liquefaction. The Riverside County Department of Building and Safety reviews structural plans and geotechnical

data prior to issuance of grading and building permits and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Compliance by the project with the CBC as verified by the County's review and permitting process would ensure that impacts to the project due to liquefaction are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report (Preliminary Geotechnical Interpretive Report, Proposed Storage Building Assessor's Parcel Number 317-270-017-6, Southeast Corner of Water Street and Harvill Avenue, Perris Area, Riverside County, California, CW Soils, November 1, 2018).

Findings of Fact:

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

The project site is located approximately 10 miles from the San Jacinto Fault zone and 12 miles from the Elsinore Fault Zone. A major earthquake along either of these faults could cause substantial seismic ground shaking at the site. Based on Figure S-4 of the Safety Element of the General Plan and the preliminary geotechnical report, the project site is not exposed to or subject to strong seismic ground shaking. Structures that are constructed in the County are required to be constructed in compliance with the CBC (California Code of Regulations, Title 24, Part 2) that provides provisions for earthquake safety based on factors including building occupancy type, the types of soils on-site, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it would withstand the effects of strong ground shaking.

The Riverside County Department of Building and Safety permitting process would require that all applicable CBC seismic safety measures are incorporated into the proposed building. Project compliance with the CBC as verified by the County's review and permitting project process would reduce strong seismic ground shaking impacts to less than significant level.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source(s): Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” Geology Report (Preliminary Geotechnical Interpretive Report, Proposed Storage Building Assessor’s Parcel Number 317-270-017-6, Southeast Corner of Water Street and Harvill Avenue, Perris Area, Riverside County, California, CW Soils, November 1, 2018).

Findings of Fact:

a) No Impact. Landslides are the downhill movement of masses of earth and rock, and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The project site and the adjacent parcels are flat and do not contain any hills or steep slopes. Based on Figure S-5 of the Safety Element of the General Plan and Figure 14 Steep Slopes of the Mead Valley Area Plan, the project site is not exposed to a landslide. The project would not be impacted by a landslide and would not generate an on-site landslide that would impact adjacent properties. The project would not have any landslide impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Geology Report (Preliminary Geotechnical Interpretive Report, Proposed Storage Building Assessor’s Parcel Number 317-270-017-6, Southeast Corner of Water Street and Harvill Avenue, Perris Area, Riverside County, California, CW Soils, November 1, 2018).

Findings of Fact:

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

Based on Figure S-7 of the Safety Element of the General Plan the project site is susceptible to subsidence. However, the preliminary geotechnical report that was prepared for the project states the potential for subsidence at the site is low to remote. Project compliance with the CBC would be required by the Riverside County Department of Building and Safety. In addition, the project would be required to comply with the requirements of the CBC as part of the building plan check and development review process to ensure the on-site soils are stable. The potential for subsidence on the site would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Geology Report (Preliminary Geotechnical Interpretive Report, Proposed Storage Building Assessor's Parcel Number 317-270-017-6, Southeast Corner of Water Street and Harvill Avenue, Perris Area, Riverside County, California, CW Soils, November 1, 2018).

Findings of Fact:

a) No Impact. A seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. The closest open body of water to the site is Perris Reservoir that is approximately 3.5 miles northeast of the project. Due to the distance, a seiche at Perris Reservoir would not impact the project. There are no water bodies near enough to the project area to pose a flood hazard to the site resulting from a seiche. Therefore, no seiche impacts would occur.

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels. The project site and the adjacent parcels are flat. The site and adjacent properties do not contain steep slopes that could generate a mudflow. The proposed project would not be impacted by a mudflow.

There are no known volcanoes in the project region. Thus, the project would not be exposed to or impacted by volcanic hazards. Overall, the proposed project would not be impacted by a seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source(s): Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slopes," Project Grading Plan, Geology Report (Preliminary Geotechnical Interpretive Report, Proposed Storage Building Assessor's Parcel Number 317-270-017-6, Southeast Corner of Water Street and Harvill Avenue, Perris Area, Riverside County, California, CW Soils, November 1, 2018).

Findings of Fact:

a-c) No Impact. The project site and the adjacent parcels are generally flat and do not contain any hills or significant slopes. The site slopes gently downward approximately 1 percent to 1.5 percent from west to east. The ground surface elevation changes from elevations 1,520 near the northwest

corner of the site to 1,510 feet at the northeast corner of the site to approximate elevations 1,522 at the southwest corner to 1,515 at the southeast corner of the property.

The project would require cut and fill grading activities that would result in a finish floor elevation of 1,519 feet above mean sea level. The project would require approximately 16,092 cubic yards of cut and approximately 20,605 cubic yards of fill and require approximately 743 cubic yards of import to balance the site. The project would not create cut or fill slopes greater than 2:1 and would not significantly change the topography of the project site. The project site would remain relatively flat once the project is constructed. Therefore, any impacts related to a change in topography or cut and fill slopes greater than 2:1 would be less than significant. The project does not propose any slopes that would impact the project's ability to connect to the public sewage disposal system in Water Street. There is no existing subsurface sewage system on the site and a subsurface or septic sewer system is not proposed to serve the project. The project would not have any slope impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Soils Report (Preliminary Geotechnical Interpretive Report, Proposed Storage Building Assessor's Parcel Number 317-270-017-6, Southeast Corner of Water Street and Harvill Avenue, Perris Area, Riverside County, California, CW Soils, November 1, 2018).

Findings of Fact:

a) Less Than Significant Impact. There is a potential for soil erosion and the loss of topsoil during project grading and construction. Grading activities would expose and loosen topsoil, which could be eroded by wind or water.

To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by the County and Regional Water Quality Control Board (RWQCB) regulations to be developed by a QSD (Qualified SWPPP Developer), as implemented by standard conditions of approval. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil, and provide erosion control Best Management Practices (BMPs) to reduce and/or eliminate soil erosion and the loss of topsoil. Typical erosion control BMPs that would be incorporated into the project include the use of silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit and hydroseeding.

In addition, the project proposes to install landscaping adjacent to the proposed building, along the project perimeter and throughout the parking areas. The project landscaping would reduce the loss of topsoil after construction due to wind and water erosion. In addition, as described in Section "23.b)", the hydrologic features of the project, including two on-site retention basins, are designed to slow,

filter, and retain stormwater and reduce potential soil erosion due to stormwater. The County requires the approval of a Water Quality Management Plan (WQMP), which would ensure that RWQCB requirements and appropriate operational BMPs would be incorporated into the project to minimize or eliminate the potential for soil erosion and the loss of topsoil throughout the life of the project. As a result, compliance with Riverside County Ordinance No. 754 and standard conditions of approval, as verified by the County's plan check process, the soil impacts by the project would be less than significant.

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

The Preliminary Geotechnical Interpretive Report that was prepared for the project conducted soils testing and determined that on-site soils have a very low expansion index. In addition, as described above, compliance with the CBC is required for all development projects in the state and is verified through the County's plan check process as a standard County practice. Therefore, compliance with soil expansion requirements of the CBC as part of the building plan check and development review process, would ensure that expansive soil related impacts would be less than significant.

c) No Impact. The project would be required to connect with the public wastewater collection system. A new on-site sewer lateral would be constructed from the building and connect to the existing 8-inch sewer line in Water Street adjacent to and north of the site. On-site septic tanks are not proposed and would not be allowed by the County. Therefore, the project would not have any septic tank or alternative waste water disposal system impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

a) Less Than Significant Impact. Like the majority of the County, the project site is identified by the General Plan Safety Element Figure S-8 as having a moderate wind erosion susceptibility. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the CBC. The project includes installation of landscaping along the project perimeter and throughout the parking lot to reduce wind erosion on the site. The project does not propose any use that would be significantly impacted by wind erosion. In addition, the project would not increase wind erosion within the project or to any properties adjacent to the site. As described previously, the project would be developed in compliance with CBC regulations, which would be verified by the County Department of Building and Safety prior to approval of building permits. The project would not have any significant wind erosion impacts to occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS: Would the project:

20. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source(s): County of Riverside Climate Action Plan (“CAP”) Update, December 2019, SCAQMD CEQA Air Quality Handbook, Star Milling Company Project, AQ/GCC/HRA Impact Analysis, County of Riverside, Ganddini Group, Updated March 31, 2020 – Appendix A.

Findings of Fact:

Thresholds

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

- Tier 1: determine whether or not the project qualifies for any applicable exemption under CEQA
- Tier 2: determine whether the project is consistent with a greenhouse gas reduction plan, which would mean that it does not have significant greenhouse gas emissions.
- Tier 3: determine if the project would be below screening values; if a project’s GHG emissions are under one of the following screening thresholds, then the project is less than significant:
 - All land use types: 3,000 MTCO₂e per year
 - Residential: 3,500 MTCO₂e per year
 - Commercial: 1,400 MTCO₂e per year
 - Mixed use: 3,000 MTCO₂e per year

Climate Action Plan

The County of Riverside adopted a Climate Action Plan (CAP) in December 8, 2015 and adopted an updated CAP in December 2019. The updated CAP is designed under the premise that Riverside County’s emission reduction efforts should coordinate with the state strategies of reducing emissions in order to accomplish these reductions in an efficient and cost-effective manner. To determine whether the project GHG emissions are significant, the County of Riverside uses the conservative SCAQMD Tier 3 threshold of 3,000 MTCO₂e per year.

a) Less Than Significant Impact. Project construction activities produce combustion emissions from various sources, such as site excavation, grading, heavy-duty construction vehicles, equipment hauling materials to and from the site, asphalt paving, and construction workers commuting to the site. Exhaust emissions from the operation of on-site construction equipment would vary daily depending upon the type and level of construction activity.

In addition, the daily operation of the project would generate indirect sources of operational GHG emissions that would primarily result from vehicle trips, generation of electricity consumed at the site

and natural gas consumption for heating, water transportation (the energy used to pump water), and solid waste generation. GHG emissions from electricity consumed by the operations of the project would be generated off-site by fuel combustion at the electricity provider. GHG emissions from water transportation are also indirect emissions resulting from the energy required to transport water from its source to the site.

The estimated operational GHG emissions that would be generated from implementation of the proposed project are shown in Table 6. Additionally, in accordance with SCAQMD recommendation, the project's amortized construction-related GHG emissions are added to the operational emissions estimate in order to determine the project's total annual GHG emissions.

As shown in Table 6, the project would generate approximately 1,278.27 MTCO₂e per year of GHG emissions and would not exceed the County's screening threshold of 3,000 MTCO₂e per year. Project GHG emissions would meet the threshold for compliance with Executive Order S-3-05 and comply with the goals of AB 32 and the County of Riverside CAP. Additionally, the project meets the current interim emissions targets/thresholds established by SCAQMD and meet the reduction target of 40 percent below 1990 levels by 2030 mandated by SB-32. Furthermore, the project would be required to meet and comply with all post 2020 reductions in GHG emissions as required regulatory at the State level as the regulations come into effect. Therefore, impacts related to greenhouse gas emissions would be less than significant.

**Table 6
Project Related Greenhouse Gas Emissions**

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ²	0.00	0.01	0.01	0.00	0.00	0.01
Energy Usage ³	0.00	453.55	453.55	0.02	0.01	455.54
Mobile Sources ⁴	0.00	313.20	313.20	0.02	0.00	313.63
Waste ⁵	22.86	0.00	22.86	1.35	0.00	56.65
Water ⁶	6.66	87.15	93.82	0.69	0.02	116.06
Off-road ⁷	0.00	314.24	314.24	0.10	0.00	316.78
Construction ⁸	0.00	19.52	19.52	0.00	0.00	19.60
Total Emissions	29.53	1,187.67	1,217.20	2.18	0.02	1,278.27
SCAQMD Draft Threshold						3,000
Exceeds Threshold?						No

Notes:

1. Source: CalEEMod Version 2016.3.2 for Opening Year 2021.
2. Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
3. Energy usage consist of GHG emissions from electricity and natural gas usage.
4. Mobile sources consist of GHG emissions from vehicles.
5. Solid waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.
6. Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
7. Off-road emissions from the use of six forklifts operating 24 hours per day.
8. Construction GHG emissions CO₂e based on a 30-year amortization rate.

b) No Impact. The proposed building must meet and comply with all mandatory efficient energy and water consumption measures pursuant to California Title 24, California Energy Code, and the CALGreen Code. In addition, the CARB Scoping Plan provides strategies to reduce GHG emissions

and applicable to the project. Emissions from vehicles, which are a main source of operational GHG emissions associated with the project (see Table 6), would be reduced through implementation of the state and federal fuel and vehicle emission standards. In addition, the project would be consistent with the County's CAP, and would not exceed the screening threshold, as shown in Table 6. Overall, implementation of the project would not conflict with existing plans, policies, and regulations adopted for the purpose to reduce the emissions of greenhouse gas. The project would not impact the County's CAP or any other applicable plan, policy or regulation adopted for to reduce GHG emissions.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS: Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Phase I Report Environmental Site Assessment, Approximate 7-Acre Undeveloped Property Southeast Corner of Water Street and Harvill Avenue, Perris, California, 92570, Riverside County APN: 317-270-017, CW Soils, Murrieta, California, January 29, 2020 – Appendix E.

Findings of Fact:

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

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

Construction

Construction activities for the project include the transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and calking. In addition, hazardous materials would be used for fueling and servicing on-site construction equipment. These types of hazardous materials used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing state and federal laws that the project contractor is required to strictly adhere to. Therefore, the project would have less than significant impacts with the routine transport, use or disposal of hazardous materials during construction.

Operation

The operation of the project includes general manufacturing of pet foods, warehousing the pet food once manufactured until delivery and employee office space, which generally use limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. Normal routine use of these products would not result in a significant hazard to project employees or workers adjacent to and in the immediate project vicinity.

The project does not propose and is not anticipated to handle or use any hazardous materials in the daily operation and maintenance of the business, other than typical janitorial cleaning products. However, should the daily operations of the project require the use of any acutely hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95) the business would require a permit from the Riverside County Department of Environmental Health Hazardous Materials Branch. The business would also be required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the County Hazardous Materials Branch and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business. In addition, should the business handle at any one time more than 500 pounds of solid, 55 gallons of liquid, or 200 cubic feet of gaseous hazardous material, it would be required, under Assembly Bill 2185 (AB 2185), to file a Hazardous Materials Business Emergency Plan with the County. A Hazardous Materials Business Emergency Plan is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the Hazardous Materials Business Emergency Plan is to satisfy federal and state right-to-know laws and to provide detailed information for use by emergency responders.

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

b) Less Than Significant Impact.

Construction

As described above, construction of the project would result in the limited use and disposal of hazardous materials during construction. Equipment that would be used to construct the project has the potential to release gas, oils, greases, solvents should spills occur. However, the amount of on-site hazardous materials would be limited and construction activities would be required to adhere to all applicable regulations regarding hazardous materials storage and handling, as well as to implement construction BMPs (through implementation of a required SWPPP implemented by County conditions

of approval) to prevent a hazardous materials release and to promptly contain and clean up any spills, which would minimize the potential for harmful exposures. Project compliance with existing hazardous material laws and regulations, which is mandated by the County through construction permitting, the project's construction-related impacts would be less than significant.

Operation

The project would use and store on-site small quantities of hazardous janitorial and equipment maintenance materials such as household cleaners, solvents, grease, paints, and pesticides. These types of hazardous materials are not acutely hazardous and are regulated by existing federal, state, and local laws that have been implemented to reduce risks related to the use of these substances. As discussed above, any future use of acutely hazardous materials associated with the daily operation of the business would be required to file a Hazardous Materials Business Plan and receive a permit from the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. As a result, the daily operation of the project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment, and impacts would be less than significant.

c) Less Than Significant Impact. The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan³. The plan, "aims to reduce the impact of a disaster by identifying hazards and developing ways to decrease their impact. Risk assessments rate hazards with the greatest potential impact to the community. In addition, long-term prevention or protection steps are developed to lessen the impact of the hazard. This plan creates awareness of hazards, threats, and vulnerabilities within the community, and paves a path forward for jurisdictions to prepare for local disasters". As proposed, the project would not conflict with or significantly impact the implementation by the County of the Multi-Jurisdictional Local Hazard Mitigation Plan as discussed in the construction and operational analysis below.

Construction

The construction activities required to construct the project include equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent properties. During construction of the project driveways, Water Street, and Harvill Avenue would remain open to allow adequate emergency access to the project site as well as properties adjacent to and within the immediate project area. The project would have less than significant impacts regarding interference with the County's adopted emergency response and evacuation plan.

Operation

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

³ County of Riverside, Multi-Jurisdictional Local Hazard Mitigation Plan, July 2018
PPT 190002

d) No Impact. There are no schools or proposed schools within one-quarter mile of the project site. The closest schools to the project site include the Val Verde High School that is located at 972 Morgan Street and approximately 1.3 miles north of the site and Val Verde Elementary School that is located at 2656 Indian Avenue and approximately one-half mile east of the project site. As discussed above, the use of hazardous materials during the life of the project would be limited to typical janitorial and cleaning materials and used and disposed of in compliance with federal, state, and local regulations and would reduce the potential of accidental release into the environment.

Furthermore, the emissions that would be generated from construction and operation of the project were evaluated in the air quality analysis presented in Section "6.b)" above, and the emissions generated from the project in that analysis would not cause or contribute to an exceedance of the federal or state air quality standards. Therefore, the project would not emit hazardous or handle acutely hazardous materials, substances, or waste within one-quarter mile of school. The project would not have any hazardous material impacts to any existing or proposed schools.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, Mead Valley Area Plan.

Findings of Fact:

a) No Impact. As shown in Figure 5 of the Mead Valley Area Plan the project site is located in Area 2 of the March Air Reserve Safety Zone that restricts residential development to 2.5-acre minimum lots. The project does not propose residential development.

The project is located within zone C2 in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP). The C2 zone is identified as a Flight Corridor Zone for March Air Reserve Base. The ALUCP restricts the number of people within the C2 zone to an average of 200 people per acre, with no more than 500 people in one acre. In addition, highly noise-sensitive outdoor nonresidential uses and hazards to flight (such as tall objects, visual hazards, and electronic forms of

interference with the safety of aircraft operations). An airspace review is required for any objects taller than 70-feet in height within the C2 zone.

The project would employ approximately 30 people and approximately 25 of those employees would be moved to the project site from the existing Star Milling facility located adjacent to and east of the project. Therefore, the project would not exceed the allowable average of 200 people per acre. The maximum height of the proposed building is 50 feet. Therefore, the project would not require airspace review. The project is consistent with and meets all of the density/intensity standards and other development conditions for development in the C2 zone of the March Air Reserve Base/Inland Port ALUCP. The project would not impact the ALUCP.

b) No Impact. As discussed in Section “22.a)” above, the project is consistent with and meets all of the density/intensity standards and other development conditions for development in the C2 zone of the March Air Reserve Base/Inland Port ALUCP. Therefore, the project is not required to be reviewed for consistency with the ALUCP by the Riverside County Airport Land Use Commission.

c) No Impact. The March Air Reserve Base/Inland Port Airport is located approximately two miles north of the project site. As discussed in Section “22.a)” above, the project is consistent with and meets all of the density/intensity standards and other development conditions for development in the C2 zone of the March Air Reserve Base/Inland Port ALUCP. Because the project is consistent with and meets all of the density/intensity standards and other development conditions for development in the C2 zone, the project would not result in a safety hazard for people that would be employed at the project site. The project would not have any safety impacts associated with airport operations at the March Air Reserve Base/Inland Port Airport

d) No Impact. The project site is located 3.5 miles northwest of the Perris Valley Airport, a privately-owned airport. The project is located outside the airspace protection area of the Perris Valley Airport.⁴ Therefore, the project would not have any safety hazard for project employees associated with airport operations at the Perris Valley Airport.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY: Would the project:

23. Water Quality Impacts

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

⁴ Perris Valley Airport Compatibility Plan, Map PV-2 PPT 190002

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 checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015); Federal Emergency Management (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No. 06065C1430H, August 18, 2014, Project Specific Water Quality Management Plan, Star Milling, PBLA Engineering, Inc., January 2020, Drainage Report, Star Milling Facility, PBLA, January 2020, Water Quality Management Plan, Star Milling, PBLA, January 2020 – Appendix F.

Findings of Fact:

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

The project site is undeveloped and the soil surface is pervious. The runoff from the existing site flows from southwest to the north in a sheet flow condition and flows to Water Street that is adjacent to and north of the site. Runoff sheet flows east in Water Street toward the I-215 Escondido Freeway. The existing railroad lines and berms cause runoff to pond and flow north where it is collected in a 36-inch storm drain and then conveyed under the rail lines where the storm water eventually flows into the Perris Valley Channel that is located approximately 2 miles east of the project site.

Construction

Construction of the project would require grading and excavation of soils that would loosen sediment, and have the potential to mix with surface water runoff and degrade water quality. Project grading and construction would require the use of heavy equipment and construction-related chemicals, such as cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints that could potentially be accidentally spilled or improperly disposed and inadvertently mixed with surface water runoff that could pollute downstream waters.

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

- Silt fencing, fiber rolls, or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning, and fueling
- Hydroseeding
- Material delivery and storage
- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Project compliance with the SWPPP, including the incorporation and maintenance of the BMPs, would ensure that activities associated with grading and construction would not violate any water quality standards. Therefore, impacts related to the degradation of water quality during grading and construction of the project would be less than significant.

Operation

The project proposes the development of a manufacturing and warehouse facility that would introduce pollutants such as janitorial and cleaning chemicals, pesticides and sediment from landscape maintenance, trash and debris, and oil and grease from on-site motor vehicles. These pollutants could potentially discharge into surface waters and result in the degradation of local surface water quality. However, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 the project would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs. The LID site design would to minimize impervious surfaces and provide infiltration of runoff into landscaped areas.

The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and treatment control BMPs that would treat stormwater runoff. The project proposes to construct two on-site infiltration basins along the west and north project boundary to treat stormwater to remove coarse sediment, trash, and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides). The additional types of BMPs that would be implemented as part of the project are listed in Table 7.

**Table 7
Permanent and Operational Source Control Measures**

Potential Sources of Runoff Pollutants	Permanent Structural Source Control BMPs	Operational Source Control BMPs
Landscape/ Outdoor Pesticide Use	<ul style="list-style-type: none"> • Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. • Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. • Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. • Consider using pest-resistant plants, especially adjacent to hardscape. • To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions. 	<ul style="list-style-type: none"> • Maintain landscaping using minimum or no pesticides. • See applicable operational BMPs in “What you should know for Landscape and Gardening” at: http://rcflood.org/stormwater/ • Provide IPM information to new owners, lessees and operators.
Refuse areas	<ul style="list-style-type: none"> • State how site refuse will be handled and provide supporting detail to what is shown on plans. • State that signs will be posted on or near dumpsters with the words “Do not dump hazardous materials here” or similar. 	<ul style="list-style-type: none"> • Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post “no hazardous materials” signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, “Waste Handling and Disposal” in the CASQA Stormwater Quality Handbooks at

Loading Docks

www.cabmphandbooks.com

- Move loaded and unloaded items indoors as soon as possible.

Plazas, sidewalks, and parking lots

- See Fact Sheet SC-30, "Outdoor Loading and Unloading," in the CASQA Stormwater Quality Handbooks at www.cabmphandbooks.com
- Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.

The implementation and continued maintenance of the operational source and treatment control BMPs identified in the proposed WQMP and required by the County during the project permitting and approval process, the potential pollutants generated by the project would be reduced to the maximum extent feasible. The project would not substantially degrade water quality and the potential to violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality would be less than significant.

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

The project proposes the construction of two on-site detention basins that would capture and allow surface water runoff to percolate into the local groundwater basin. The project also proposes to install landscaping on the site that would allow stormwater to infiltrate on-site. Therefore, the project would not substantially interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts to groundwater supplies would be less than significant.

c) Less Than Significant Impact. There are no streams or rivers either on or adjacent to the project site. Therefore, the project would not alter or impact the course of a stream or river.

The increased stormwater runoff generated by the project due to an increase of impervious surfaces by the project would be conveyed to two on-site detention basins that are proposed along the west and north project boundary. The two retention basins would filter, retain, and allow detained storm water to percolate and/or evaporate. Any excess stormwater would be discharged from the detention

basin in the northeast area of the site by a storm drain that would discharge stormwater into Water Street and flow east the same as the existing condition. The construction of the two on-site detention basins would control project stormwater and minimize soil erosion and siltation both on and off the site. In addition, a WQMP is required to be approved and implemented to satisfy the requirements of the NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process. The compliance by the project with existing state and Riverside County regulations, including plan reviews and permitting would reduce impacts to existing drainage patterns both on and off the site to less than significant.

d) Less Than Significant Impact. As discussed in Section "23.a)" and "23.c)" above, the project is required by the RQWCB and the County to implement a project specific SWPPP during grading and construction, which includes the implementation of erosion control BMPs to reduce potential siltation and erosion impacts. In addition, the project would be required by the state to implement a WQMP that would implement operational BMPs to ensure that throughout the life of the project erosion and siltation control measures are maintained to minimize erosion impacts. Project compliance with state and Riverside County regulations to control erosion and siltation throughout project construction and the life of the project would reduce on and off-site erosion and siltation impacts to less than significant.

e) Less Than Significant Impact. As discussed in Section "23.c)" above, the project proposes two on-site infiltration basins to capture project generated surface water runoff. The two on-site basins would not only filter and retain stormwater, the basins would also meter and slowly discharge collected on-site stormwater that has not infiltrated or evaporated into the local storm drain system such that generated offsite stormwater would be controlled. Therefore, the project would not generate stormwater flows that would result in either on or off-site flooding. Based on the hydrology report, the two on-site infiltration basins are designed to adequately control and maintain surface water flows by the project to minimize flooding by the project. Therefore, on- and offsite flooding impacts by the project would be less than significant.

f) Less Than Significant Impact. As discussed in Section "23.e)" above, the two infiltration basins proposed for the project are designed to capture and retain project runoff and slowly discharge stormwater from the basins to the existing local storm drain system. The basins have been designed to adequately accommodate the calculated stormwater flows by the project and as a result, project generated runoff would not create or contribute runoff water that would exceed the capacity of existing stormwater drainage system that currently serves the site. In addition, Section "23.a)" and Section "23.c)" above, provide information on the measures the project is required to meet, including a SWPPP and WQMP, which includes the implementation of erosion control BMPs to reduce potential siltation and erosion impacts. As part of the County's permitting process, the project developer would be required to provide a SWPPP and a WQMP for approval to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division. The County's permitting process would ensure the project would not provide additional sources of polluted runoff. Thus, the project would have less than significant polluted water runoff impacts.

g) No Impact. According to the Federal Emergency Management (FEMA) Flood Insurance Rate Map (FIRM) Community Panel No. 06065C1430H dated August 18, 2014 and the Mead Valley Area Plan Figure 11, Flood Hazards, the project site is not located within a flood zone. The project would not impede or redirect flood flows and would have no flooding impacts.

h) No Impact. As discussed in Section "23.g)" above, the project is not located within a flood zone. Therefore, the project would not release pollutants due to a flood. The project site is located approximately 36 miles northeast of the Pacific Ocean and separated by the Santa Ana Mountains. Therefore, the project would not be impacted by a tsunami. Similarly, a seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such

as the wall of a reservoir, water storage tank, dam, or other artificial body of water. Lake Perris, which is approximately 3.78 miles northeast of the project, is the closest body of water to the site. Due to the distance, a seiche at Lake Perris would not impact the project. The project would not be impacted by a flood hazard, tsunami, or seiche.

i) Less Than Significant Impact. As discussed in Section “23.a)” and Section “23.c)” above, the project would be required to have an approved SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution. The project would also be required to implement source control BMPs throughout the life of the project to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. The required implementation of construction and operational treatment control BMPs by the state, RWQCB and the County during the project approval and permitting process would reduce potential conflicts and obstruction of the implementation of a water quality control plan to less than significant.

As discussed in Section “23.b)” above, the project area overlies the Perris North Groundwater basin, which is located within the West San Jacinto Basin, and managed through the WSJ Groundwater Management Plan that manages groundwater extraction, supply, and quality. The Groundwater Management Plan limits the allowable withdrawal of water from the basin by water purveyors. The project does not propose to directly withdraw groundwater, therefore the project would not conflict with or obstruct EMWD’s Groundwater Management Plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING: Would the project:

24. Land Use

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Source(s): Riverside County General Plan

Findings of Fact:

a) No Impact. The project site is currently vacant and undeveloped. The site is designated Light Industrial land use by the Riverside General Plan that allows a 0.25-0.60 FAR. As described in the General Plan, this designation is for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The project proposes to develop a 90,840 square foot metal industrial building for animal feed production, storage and office space on a 6.74-acre site that have a FAR of 0.31 FAR. Thus, the project is consistent with the General Plan and the Light Industrial land use designation for the site. The development density proposed for the site is consistent with the assumptions in the AQMP and would not conflict with SCAQMD’s attainment plans.

As discussed in Section “6.a)” above, the project construction and operational emissions would not exceed adopted air emission thresholds. Because the project does not exceed any SCAQMD adopted air quality thresholds the project would not conflict with SCAQMD’s goal of bringing the South

Coast Air Basin into attainment for all criteria pollutants and is consistent with the AQMP. The project's air quality emissions related to the AQMP would be less than significant. As a result, the project is consistent with the AQMP.

The project is zoned M-H, CZ Number 5239 and allows industrial and manufacturing uses such as agricultural uses, food products, textile products, lumber and wood products, paper products, chemicals and related products, rubber and plastic and synthetic products, leather products, metal products, primary metal industries, machinery, electrical equipment, transportation and related industries, engineering and scientific instruments, etc. In addition, the development standards for development within the M-H zone include a minimum lot size of 10,000 square feet with a minimum average width of 75 feet; minimum setbacks and landscaping, maximum building heights, masonry walls, parking, trash collection areas, outside storage and service areas, utility construction, mechanical equipment and lighting requirements.

The project proposes to develop an animal feed manufacturing and warehouse facility that includes office space. The proposed uses are compatible with the M-H, CZ Number 5239 zoning for the site and the project either meets or exceeds all of the required development standards.

Based on Map MA-1 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan the project site is located in Compatibility Zone C2. Per Table MA-2 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, the project is not a prohibited use in the C2 zone.

The project would be consistent with and not impact any applicable land use plans, policies and regulations regarding the development of the site to minimize environmental impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

b) No Impact. The development proposed for the project site is consistent with both the Light Industrial land use and M-H, CZ Number 5239 zoning for the site and meets the required development standards for the site based on Riverside County Ordinance No. 348.4896. The project would not divide or impact the established community adjacent to and surrounding the site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES: Would the project:

25. Mineral Resources

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

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

Findings of Fact:

a-b) No Impact. The Riverside County General Plan Figure OS-6 "Mineral Resources Area" identifies the project area as located in MRZ-3 Mineral Resource Zone. MRZ-3 is designated for areas where the significance of the mineral deposits is undetermined. Impacts related to the loss of availability of a known mineral resource that would be of value to the region or the residents of the state or a mineral resource recovery site delineated on a land use plan would not occur with the project.

There are no existing surface mines either on the project site, adjacent to the site or within in the immediate project vicinity. Therefore, the project would not result in the loss of a locally-important mineral resource designated on the Riverside County General Plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) No Impact. There are no existing surface mines either on the project site, adjacent to or within in the immediate project vicinity. Therefore, the project would not expose and impact any project employees to any hazards associated with any quarries or mines on or adjacent to the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE: Would the project result in:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map and March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

Findings of Fact:

a) Less Than Significant Impact. The project site is located approximately 3.2 miles south of the March Air Reserve Base. As shown in Map MA-1 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP) the project site is located within zone C2. Zone C2 zone is identified as being outside 60-CNEL contour, but regularly overflowed in mostly daytime flight training and single-event noise may be disruptive to noise sensitive land use activities. The project would not expose employees to excessive noise levels associated with operations at the March Air Reserve Base/Inland Port Airport. There are no other airports within two miles of the project that could impact the project due to airport noise.

b) No Impact. The project site is located approximately 3.5 miles northwest of the Perris Valley Airport, a privately-owned airport. The project is located outside the airspace protection area of the

Perris Valley Airport.⁵ Therefore, the project would not expose project employees to excessive noise associated with the operations at the Perris Valley Airport.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

Source(s): Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”), Star Milling Co. Project Noise Impact Analysis, Ganddini Group, December 27, 2018 – Appendix G.

Findings of Fact:

a) Less Than Significant With Mitigation Incorporated.

Construction

Riverside County Ordinance No.847 exempts private construction projects located within one-quarter (1/4) of a mile from an inhabited dwelling, provided that:

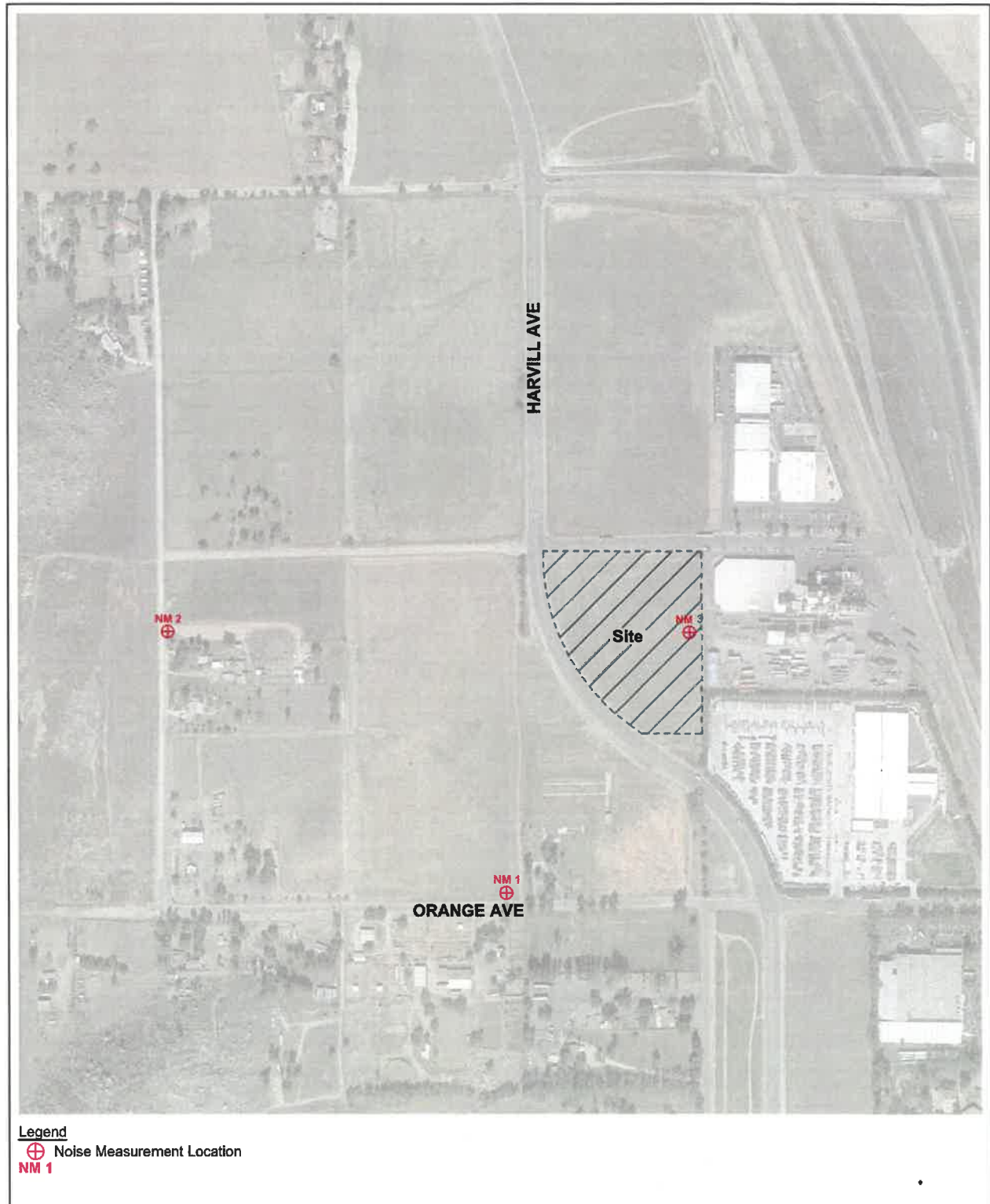
1. Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and
2. Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

There is an existing residence located less than one-quarter mile southwest of the project. A second residence is located west of the project and approximately one-quarter mile from the site. The ambient noise levels were taken near both the two residential units closest to the project as well as along the east project boundary adjacent to the existing manufacturing facility east of the project. Figure 8 shows the noise measurement locations and the measured noise levels are shown in Table 8. As shown, the measured ambient noise levels ranged from 47.2 to 66 dBA Leq.

**Table 8
Short-Term Noise Measurement Summary (dBA)
Daytime**

Site Locations	Time Started	Leq	Lmax	Lmin	L(2)	L(8)	L(25)	L(50)
NM 1	12:24 PM	50.9	62.5	40.7	59.6	56.8	47.9	44.3
NM2	12:54 PM	47.2	62.4	40.8	56.1	49.6	45.1	43.8
NM3	1:20 PM	66.0	81.7	52.3	78.8	65.4	56.2	55.0

⁵ Perris Valley Airport Compatibility Plan, Map PV-2 PPT 190002



Source: Ganddini Group Inc.

Figure 8
Noise Measurement Locations

The project noise analysis calculated the estimated construction noise levels to the closest residents southwest and west of the site using the Federal Highway Administration's Roadway Construction Noise Model (RCNM). The analysis estimated the unmitigated noise levels during construction could reach 87.3 dBA Leq and 91 dBA Lmax at the property line, 64.2 dBA Leq and 64.7 dBA Lmax at the single-family residence to the southwest and 60.3 dBA Leq and 60.4 dBA Lmax at the single-family residence to the west. Although construction noise would have a temporary or periodic increase in the ambient noise levels above the existing noise levels within the project vicinity, the noise levels would only occur during the hours of construction allowed by the Riverside County Ordinance No. 847.

As shown in Table 8, noise measurement 1 (NM1) was taken near the single-family residence southwest of the project site. With a measured ambient noise level of 50.9 dBA Leq and an anticipated construction noise level of 64.2 dBA Leq, the noise level at the yard of the single-family residence is anticipated to increase by up to 13.3 dB during project construction. Noise measurement 2 (NM2) was taken near the single-family detached residence west of the project site. With a measured ambient noise level of 47.2 dBA Leq and an anticipated construction noise level of 60.3 dBA Leq, noise levels at the yard of the single-family residence is anticipated to increase by up to 13.1 dB during project construction. Therefore, the calculated noise level increases would exceed the California Department of Transportation Traffic Noise Analysis Protocol 12 dBA Leq substantial noise level increase threshold. Mitigation Measures NOI-1 through NOI-7 would reduce construction noise levels to the residences closest to the project by approximately 10 dB and construction noise levels to these residents would be less than significant.

Operation

The General Plan Noise Element Policy N 4.1 establishes a noise standard for sensitive uses of 45 dBA 10-minute Leq between 10 pm and 7 am and 65 dBA 10-minute Leq between 7 am and 10 pm. The Noise Impact Analysis that was prepared for the project evaluated the project's long-term impacts to ambient noise levels at the nearest sensitive receptors, including project truck traffic on area roadways and on-site operations including resulting from on-site noise sources such as idling trucks, loading and unloading of materials and roof-top air conditioning units.

As shown in Table 9, the truck traffic noise levels generated by the project on Harvill Avenue, which is the main roadway for site ingress/egress would increase approximately 0.1 dBA CNEL and less than 3 dB, which is the threshold for noise sensitive receptors with ambient noise levels from 60 – 65 dBA. As a result, operational project generated truck traffic would not significantly impact any noise sensitive receptors.

**Table 9
Change in Existing Noise Levels Along Roadways as a Result of Project (dBA CNEL)**

Roadway	Segment	Distance from roadway centerline to right-of-way (feet)	Modeled Noise Levels (dBA CNEL)				
			Existing without Project at right-of-way	Existing Plus Project at right-of-way	Change in Noise Level	Exceeds Standards ⁶	Increase of 3 db or more
Harvill Avenue	Water St. to Cajalco Road	59	74.02	74.12	0.10	Yes	No
	Water St. to I-215	59	74.02	74.12	0.10	Yes	No

⁶ Per County of Riverside normally acceptable standards for single-family detached residential dwelling units – see Table 2 of project noise impact analysis.

The peak hour project operational noise was modeled using SoundPLAN. The on-site operational noise sources include the operation of roof-top air conditioning units, parking lot vehicle movements and loading/unloading activities. The results of the SoundPLAN model are shown in Figure 9.

The modeled peak hour operational noise levels of the project are calculated to reach 48 dBA Leq at the single-family detached residential dwelling southwest of the project and up to was 44 dBA Leq at the single-family residence west of the project. The project's peak hour operational noise levels would not exceed the County General Plan daytime noise standard of 65 dBA Leq at any sensitive receptor. The nighttime ambient noise levels are calculated to be 5 dB lower than the daytime ambient noise levels that were 46 to 42 dBA Leq. Thus, the peak hour operational noise levels may exceed the nighttime noise standard of 45 dBA Leq at the single-family residence southwest of the site by 3 dBA. However, the nighttime noise levels of 46 dBA Leq at this location currently exceed the County's nighttime noise standard of 45 dBA Leq.

The measured existing daytime noise level for the residences southwest and west of the project was 51 dBA Leq and 47 dBA Leq, respectively, and higher than the modeled peak hour project operational noise. Therefore, the peak hour project operational noise levels would not be readily audible to the noise sensitive receptors southwest and west of the project over the ambient daytime noise levels and the project would not increase the ambient noise levels to these noise receptors.

The peak hour operational noise levels of the project between the hours of 10:00 PM and 7:00 AM would result in a noise level increase of approximately 2 dB at the nearby noise sensitive receptors. However, the increased noise levels would not result in a substantial increase of 5 dB or more in the ambient noise levels during nighttime hours. Therefore, although the project's operational noise levels would slightly exceed the nighttime noise standard of 45 dBA Leq, the impact would not be significant because a noise level increase of 2 dB to noise sensitive receptors during nighttime hours would not be readily noticeable.

Based on the above noise analysis, the operational noise impacts of the project would not exceed noise standards and noise impacts would be less than significant with the incorporation of the recommended mitigation measures.

Mitigation:

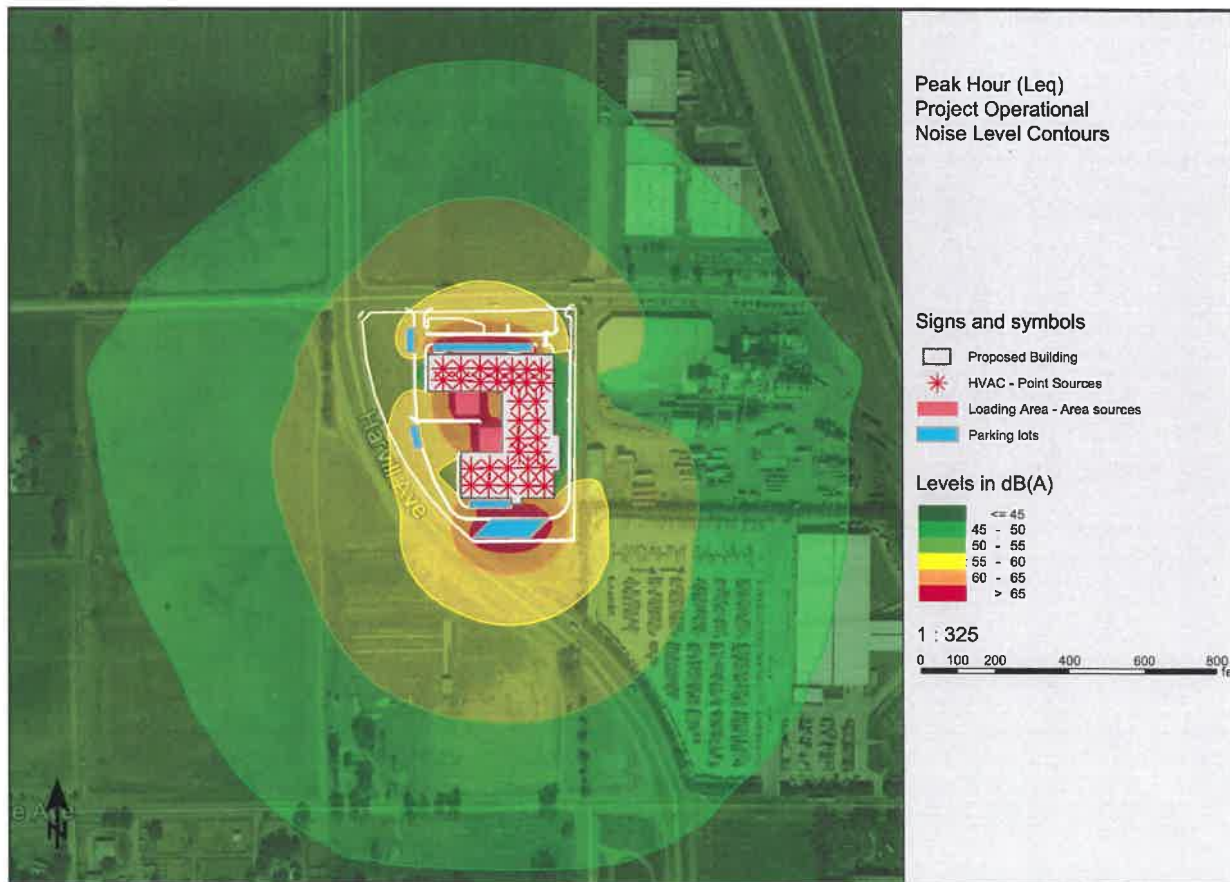
Mitigation Measure NOI-1: During project construction, contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.

Mitigation Measure NOI-2: During project construction all contractors shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

Mitigation Measure NOI-3: All equipment shall be shut off and not allowed to idle when not in use.

Mitigation Measure NOI-4: During project construction all contractors shall locate equipment staging in areas that shall create the greatest distance between the construction-related noise/vibration sources and sensitive receptors nearest the project site.

Mitigation Measure NOI-5: Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.



Source: Ganddini Group Inc.

Figure 9
Peak Hour (Leq) Project Operational
Noise Level Contours

Mitigation Measure NOI-6: The project developer shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.

Mitigation Measure NOI-7: During project construction all contractors shall limit haul truck deliveries to the same hours specified for construction.

Monitoring: On-going throughout project construction.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Phase I Cultural Resources Assessment, Star Milling Project, BCR Consulting, LLC, January 9, 2019, Appendix C.

Findings of Fact:

a) Less Than Significant Impact with Mitigation Incorporated. Based on Figure OS-8 of the Open Space Element of the Riverside County General Plan, the project is located in an area that is designated for the potential (High B) for the presence of paleontological resources. High B sensitivity indicates that excavation has the potential to impact paleontological resources at a depth at or below 4 feet. As a result, the project site was surveyed for the presence of paleontological resources and no paleontological resources were found during the on-site survey.

Because project excavation would extend more than 5 feet below the ground surface into native soils that could contain paleontologically sensitive deposits, the project has a potential to impact paleontological resources. Therefore, Mitigation Measures PAL-1, PAL-2 and Condition of Approval 060 – Planning-PAL. 1 is included to require preparation of a Paleontological Resource Impact Mitigation Plan (PRIMP) prior to construction excavation to mitigate any potential impacts to paleontological resources. Mitigation Measure PAL-1, PAL-2 and Condition of Approval 060 – Planning-PAL is included to provide a paleontological resource monitoring plan that requires on-site monitoring, provides procedures to follow for monitoring and fossil discovery, and requires a curation agreement with an appropriate, accredited institution. The implementation of Mitigation Measure PAL-1 and the County's standard condition of approval would reduce potential paleontological resources impacts to less than significant.

Mitigation:

Mitigation Measure PAL-1: Paleontological Resources. The project developer 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).

Mitigation Measure PAL-2: Paleontological Resources. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a

minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant to the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
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.

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

POPULATION AND HOUSING: Would the project:

29. Housing

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

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

c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Source(s): Riverside County General Plan Housing Element, California Employment Development Department Labor Market info (EDD, 2019), U.S. Census Factfinder (Census Factfinder 2015).

Findings of Fact:

a) No Impact. The project site is vacant and undeveloped. Therefore, the project would not displace any housing and would not necessitate the construction of replacement housing and no displaced people or housing impacts would occur.

b) No Impact. The project would employ approximately 30-45 people. As discussed in Section "22. a)" above, the project would employ approximately 30-45 people and approximately 25 of those employees would be moved to the project site from the existing Star Milling animal feed processing facility located adjacent to and east of the project. The approximately 5-20 new jobs are anticipated to be filled from the region, as the unemployment rate was 3.8 percent in November 2019 (State Employment Development Department, December 20, 2019). Therefore, it is anticipated that all people employed by the project currently live within commuting distance and as a result, the project would not generate a need for new housing.

However, should project employees relocate near the project site to work at the project, sufficient vacant housing is available within the region to fill new positions. The County of Riverside had a vacancy rate of 13.8 percent in 2018 (2018 American Community Survey State Department of Finance, February 2020). The vacancy rate for the City of Perris, the closest city to the project site, was 5.2 percent in January 2018 (2018 American Community Survey State Department of Finance, February 2020). The people that may relocate to the area once employed at the site would not create a significant demand for housing, including affordable housing for households earning 80 percent or less of the County's median income, because there is an adequate inventory of available housing in the project area. The project would not have any housing impacts.

c) No Impact. The project is consistent with the Light Industrial land use and Manufacturing-Heavy zoning designations for the site. Therefore, the development proposed for the site has been planned and anticipated by the Riverside County General Plan. As a result, the growth related to the development of the project site for employment generating uses is included in County General Plan planning and population projections. Therefore, the project would not impact an increase in the area population growth.

The project does not propose to extend any roads or other infrastructure that would directly or indirectly encourage population growth in the immediate project vicinity. Again, the project does not propose any use or infrastructure that is not planned for the site and the area by the Riverside County General Plan. Therefore, the project would not have any direct or indirect population growth impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES: Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

a) Less Than Significant Impact. The fire stations that would serve the project include:

- Riverside County Station 90, located at 333 Placentia Avenue, Perris, 1.8 miles east of the project.
- Riverside County Station 59, located at 21510 Pinewood Street, Mead Valley, 3.97 miles northwest of the project.

The project would be required to meet and comply with the California Fire Code per Riverside County Ordinance No. 787 and would be reviewed by the County's Department of Building and Safety to ensure that the project plans meet all applicable fire protection requirements.

The project would have an incremental increase in the demand for fire protection and emergency medical services during both construction and the life of the project. The two existing fire stations that would serve the project have the capacity to serve the project without the need to alter and expand the existing fire stations or require the construction of a new fire station that could cause environmental impacts.

Riverside County Ordinance 659 establishes and sets forth policies, regulations, and fees relating to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects. Ordinance 659 also establishes the authorized uses of the required fees. Because the project is located within the Mead Valley Area Plan, the project developer would be required to pay the required Fire Facilities Fee for Mead Valley prior to the issuance of a building permit. The fee would be used by the County to provide additional fire protection services as necessary to adequately serve the project with fire protection services.

Although the project would incrementally increase the demand for fire protection services by the Riverside County Fire Department during construction and the life of the project, payment of the required fire facilities fee per Ordinance 659 and compliance with all applicable fire codes per the California Fire Code would reduce fire protection impacts to less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

a) Less Than Significant Impact. The project site is served by the Riverside County Sherriff Station from its station that is located at 137 N. Perris Boulevard in the City of Perris and approximately 2.8 miles south of the site. The project would incrementally increase calls for service during both construction and the life of the project. Crime and safety issues during project construction may include: theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. Operation of the project is anticipated to generate a typical range of sheriff service calls, such as burglaries, thefts, and employee disturbances. Pursuant to the County’s existing permitting process, the Sheriff’s Department would review and approve the site plans to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment. Although the project is anticipated to incrementally increase calls for protection services by the sheriff department, the need for police services by the project would not result in the need for new or physically altered sheriff facilities.

Riverside County Ordinance 659 establishes and sets forth policies, regulations, and fees relating to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects. Ordinance 659 also establishes the authorized uses of the required fees. Because the project is located within the Mead Valley Area Plan, the project developer would be required to pay the required Public Facilities Fee for Mead Valley prior to the issuance of a building permit. The fee would be used by the County to provide additional sheriff services as necessary to adequately serve the project.

The project would incrementally increase the demand for sheriff protection services by the Riverside County Sheriff Department during construction and the life of the project. Payment of the required Public Facilities Fee per Ordinance 659 would reduce sheriff protection impacts to less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): Val Verde Unified School District

Findings of Fact:

a) No Impact. The proposed light industrial project would not directly generate any school students. Furthermore, as discussed in Section “29.c)” above, while some people that would be employed by the project may relocate to the area close to their work place, the actual number of employees that would move close to the project and within the Val Verde Unified School District is not anticipated to be significant. As a result, the project is not anticipated to increase the student population of any schools within the Val Verde Unified School District. Project employees would largely commute to the site from their current place of residence and not move and increase the local population or the student population. The project would be required by California Government Code Section 65995 et seq. to pay the applicable school mitigation impact fee for industrial development to the Val Verde Unified School District prior to the issuance of a building permit. The payment of the required state

fee would reduce and eliminate any impact by the project to area schools due to any incremental increase by the project in the student population to schools in the Val Verde Unified School District.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

Source(s): Riverside County General Plan

Findings of Fact:

a) No Impact. The project would not directly generate an increase in the use of or need for library services. As discussed in Section "29.c)" above, while some people that would be employed by the project may relocate to the area close to their work place, the actual number of employees that would move close to the project and require library services is not anticipated to be significant. As a result, the project is not anticipated to increase the use of and impact the local County library in the project vicinity. Project employees would largely commute to the project from their current place of residence and not move and increase the local population. Project employees would not use local libraries during their work hours. Rather, they would use libraries close to their place of residence either before or after work hours. Therefore, the project would not directly or indirectly increase the demand for and use of existing libraries in the project area.

Riverside County Ordinance 659 establishes and sets forth policies, regulations, and fees relating to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects. Ordinance 659 also establishes the authorized uses of the required fees. Because the project is located within the Mead Valley Area Plan, the project developer would be required to pay the required Public Facilities Fee for Mead Valley prior to the issuance of a building permit. This fee would be used by the County to provide additional libraries and/or library services as necessary to adequately serve the project. The project would not impact existing library facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

Source(s): Riverside County General Plan

Findings of Fact:

a) Less Than Significant Impact. The project could indirectly increase the need for emergency health services due to accidents or immediate health related issues while employees are at work. However, these irregular and infrequent emergency health needs would not significantly impact health care services.

As discussed in Section "29.c)" above, while some people that would be employed by the project may relocate to the area close to their work place, the actual number of employees that would move close to the project and require health services is not anticipated to be significant. As a result, the project is not anticipated to increase the use of and impact local health service facilities in the project vicinity. Project employees would largely commute to the project from their current place of residence and not

move and increase the local population. Therefore, the project would not directly generate a substantial new population that would require health services in the area. Overall, the indirect health care needs of the project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION: Would the project:

35. Parks and Recreation

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

Source(s): Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ordinance No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review; Riverside County Community & Cultural Services Division, County Service Areas, Mead Valley, <https://rivcoccsd.org/csa/>

Findings of Fact:

a) No Impact. The project is not required by the County and does not propose to develop any on-site recreational facilities. In addition, as discussed in Section “29.c)” above, while some people that would be employed by the project may relocate to the area close to their work place, the actual number of employees that would move close to the project and require the construction of new recreational facilities or the expansion of existing recreational facilities is not anticipated to be significant. As a result, the project is not anticipated to increase the use of and impact any existing recreational facilities in the project vicinity. Project employees would largely commute to the project from their current place of residence and not move and increase the local population. Thus, the project would not directly or indirectly increase the local population and create a demand for new or expanded recreational facilities.

Riverside County Ordinance 659 establishes and sets forth policies, regulations, and fees relating to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects. Ordinance 659 also establishes the authorized uses of the required fees. Because the project is located within the Mead Valley Area Plan, the project developer would be required to pay the required Public Facilities Fee and Regional Parks Fee for Mead Valley prior to the issuance of a building permit. These fees would be used by the County to provide additional public recreational facilities that could be used indirectly by project employees. Therefore, the project would not generate a substantial population that would require construction or expansion of recreational facilities and impacts would be less than significant.

b) No Impact. As discussed in Section “35.a)” above, while some people that would be employed by the project may relocate to the area close to their work place, the actual number of employees that would move close to the project is not anticipated to be significant. As a result, the project would not

directly or indirectly 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. As also discussed in Section "35.a)" above, payment of the Public Facilities Fee and Regional Parks Fee required by Riverside County Ordinance 659 prior to the issuance of a building permit would allow the County to provide additional park facilities when necessary to replace or repair deteriorated park facilities due to use indirectly by project employees. Therefore, the project would not directly or indirectly impact existing park or recreational facilities.

c) No Impact. The project is not located within a Community Service Area or recreation park district with a Community Park and Recreation Plan. Therefore, the project would not impact any park district or recreation plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

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

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

Findings of Fact:

a) No Impact. According to Figure 9, Mead Valley Area Plan Trails and Bikeway System of the Mead Valley Area Plan there are no regional or community trails adjacent to the site. As a result, the project is not required and does not propose to construct or expanded a county trail system. The project would not impact County trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION: Would the project:

37. Transportation

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

d) Cause an effect upon, or a need for new or altered maintenance of roads?

e) Cause an effect upon circulation during the project's construction?

f) Result in inadequate emergency access or access to nearby uses?

Source(s): Riverside County General Plan, Circulation Element; Mead Valley Area Plan, Star Milling Company Project Vehicle Miles Traveled (VMT) Memorandum, Ganddini Group, September 4, 2020, Appendix H.

Findings of Fact:

Traffic Threshold

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

a) Less Than Significant Impact. The project is estimated to generate 61 daily trips, including 10 a.m. peak hour and 10 p.m. peak hour trips.⁷ This trip generation assumes that of the 40 estimated project employees, approximately 25 existing employees at the Star Milling facility adjacent to and east of the site would be transferred to the project site with a new of 20 new employees. Thus, the estimated trip generation is based on 20 new employees since the 25 transferred employees are already commuting to the project vicinity. While the project would increase vehicles at the intersection of Harvill Avenue and Waters Road, the increase in daily vehicle trips would not significantly impact the intersection and reduce the current level of service (LOS) to LOS D or below. Therefore, the project would not significantly conflict with any program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, or pedestrian facilities.

b) No Impact. A VMT analysis was prepared for the project in compliance with CEQA Guidelines Section 15064.3. The County of Riverside draft Transportation Analysis Guidelines identify the following seven screening criteria to determine if a presumption of a non-significant transportation impact can be made based on the facts of the project:

- Small Projects
- Projects Near High Quality Transit
- Local-Serving Retail
- Affordable Housing
- Local Essential Service
- Map-Based Screening
- Redevelopment Projects

Small Projects (Unit-Based Screening Thresholds)

According to the County of Riverside TA Preparation Guide Appendix I, certain types of projects, because of their land use and size, are exempt from the requirement of preparing a Vehicle Miles Traveled (VMT) traffic impact analysis. The following types of development proposals are generally exempt from preparing a traffic VMT impact analysis:

- General Office 165,000 square feet (or less)
- Warehouse 208,000 square feet (or less)
- General Industrial 179,000 square feet (or less)

The project proposes to construct a 90,840 square foot industrial building. The proposed 90,840 square foot building is less than and below the 179,000 square foot general industrial threshold, which would require further analysis. Therefore, the project is estimated to result in a less than significant VMT impact based on California OPR recommended screening criteria that is incorporated into the draft County of Riverside Transportation Analysis Guidelines for small projects.

c) Less Than Significant Impact. The project proposes two driveways to the site at Water Street. An entrance to the site is proposed near the west project boundary and an exit is proposed near the east project boundary. Both driveways would be reviewed by the County's Transportation Department to

⁷ ITE Trip Generation Manual, 10th Edition, Land Use Code 110.

ensure that both driveways meet County driveway standards, including width and sight distance. Therefore, the project does not propose any geometric design hazards or dangerous intersections.

The manufacturing and warehouse uses proposed for the site are consistent with and allowed for the site by the M-H zoning and compatible with the adjacent and surrounding manufacturing, warehouse and vacant land uses. The project would have less than significant hazards due to a geometric design feature, dangerous intersection or incompatible land use.

d) Less Than Significant Impact. As discussed in Section “37.a)” above the project is estimated to generate 61 vehicle trips a day. This increase in daily traffic trips on the roads that would serve the project, including Waters Street and Harvill Avenue, would incrementally increase the need for increased road maintenance of the two roadways. In compliance with Riverside County Ordinance 659, the County would collect a Transportation – Roads, Bridges, and Major Improvements fee from the project developer that would be applied to road improvements and maintenance in the Mead Valley Area Plan where the project is located and include roads that would serve the project. In addition, property taxes that would be generated by the project could support regular road maintenance of the roads that serve the project. Therefore, through existing county funding sources the project would provide funding for roadway maintenance and improvements. Roadway maintenance and improvement impacts by the project would be less than significant.

e) Less Than Significant Impact. The project is anticipated to take approximately 12 months to construct and would use the local transportation system, including Water Street, Harvill Avenue, I-215 and other area roadways by workers commuting to the site, delivery of materials and supplies, etc. The transportation system serving the project has the capacity to accommodate the short-term project construction traffic without significantly impacting the circulation system. The project would not have any significant construction traffic impacts.

f) Less Than Significant Impact. All construction equipment and materials would be stored on-site during project construction. As a result, the project would not impact or prevent emergency equipment access to the site or impact emergency access to the properties east of the site. At the start of construction, the two project driveways at Water Street would be constructed to allow emergency vehicle access to the site. Once constructed, the two project driveways would continue to provide adequate emergency access to the site. The project would be required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with Ordinance No.787. In addition, the Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the Uniform Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). Therefore, the emergency access impacts of the project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact:

a) No Impact. The project site is surrounded by roadways, developed lands, and undeveloped land. There are no bike trails within or adjacent to the project site. Figure 9 Mead Valley Area Plan Trails and Bikeway System of the Mead Valley Area Plan does not show any bike trails on the roadways adjacent to the site. The closest bike trail to the project is located along Cajalco Expressway that is approximately one and a half miles to the north.

As discussed in Section "29.c" above, the project would not increase, either directly or indirectly, the local population and increase the use of the existing bike trail in Cajalco Expressway or the construction of new bike trails. Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of public facilities to address the needs of new development. As required by Riverside County Ordinance 659 the project developer would be required to pay a Regional Multipurpose Trails fee that could be used by the County to provide additional trails in the project area that could be used by project employees. However, project employees would not directly require the need for a bike trail adjacent to or in the immediate project vicinity. As a result, the project would not impact bike trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

39. Tribal Cultural Resources

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

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

Source(s): County Archaeologist, AB 52 Tribal Consultation

Findings of Fact:

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

tribal cultural resources. PRC Section 21074(b), (c). The lead agency may also in its discretion treat a resource as a TCR if it is supported with substantial evidence.

AB 52 also requires lead agencies offer California Native American tribes that are traditionally and culturally affiliated with the project area the opportunity to consultation on certain CEQA documents in order to protect TCRs.

a-b) Less Than Significant With Mitigation Incorporated. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on September 05, 2019. No response was received from the Cahuilla Band of Indians, Colorado River Indian Tribes (CRIT), Pala Band of Mission Indians, Soboba Band of Luiseño Indians or the Rincon Band of Luiseño Indians. Consultations were requested by the Morongo Band of Mission Indians who recommended tribal monitoring during ground disturbing activities. On October 12, 2019 Morongo closed consultation, deferring to other tribes.

The Temecula Band of Luiseño Indians (Pechanga) requested consultation in a letter dated October 4, 2019. The Phase I cultural study was provided to the tribe on January 29, 2019. On February 5, 2019 the conditions of approval were sent to the tribe and on May 18, 2020 the exhibits were provided to the tribe. In a May 20, 2020 telephone conference Pechanga representatives told Planning that the project was within a TCP and stated that there is a high potential for subsurface resources to be present. No detailed information was provided about this TCP such as a name or what the TCP consists of and no geographic boundaries were provided. No specific impacts that might be a result of this project were provided however, because the tribe feels the area is sensitive for subsurface previously unidentified resources, mitigation measures were recommended including having an archaeologist and Native American monitor present during ground disturbing activities. With the inclusion of mitigation measures TRI 2 and TRI 3 which require monitors be present during ground disturbing activities, potential impacts to previously unidentified resources would be less than significant.

Mitigation:

Mitigation Measure TRI-1: Tribal Cultural 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 as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

Mitigation Measure TRI-2: Cultural Resource Monitoring Program. Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor – An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training – The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources – In the event that previously unidentified potentially significant cultural resources are discovered, the

Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.

Mitigation Measure TRI-3: Native American Monitor. Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

Monitoring: By the Riverside County Department of Building and Safety through the plan check and construction permitting process and by the County qualified archaeologist, as described in Mitigation Measures TRI-1, TRI-2 and TRI-3.

UTILITIES AND SERVICE SYSTEMS: Would the project:

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

Source(s): Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015), Eastern Municipal Water District, will-serve letter dated November 8, 2019, Sambo Lay, MS, PE, Civil Engineer, Perris Valley Regional Water Reclamation Facility Fact Sheet. Accessed: <https://www.emwd.org/sites/main/files/file-attachments/pvrwrffactsheet.pdf>

Findings of Fact:

a) Less Than Significant Impact.

Water Infrastructure

There is an existing 8-inch water line in Water Street located adjacent to and north of the project site that would serve the project. The project proposes to construct a 2-inch on-site water line that would connect to the existing 8-inch water line in Water Street. The project would not require any upgrades, extensions or expansion to the existing 8-inch water line in Water Street for the project to be served with potable water. The construction of the proposed 2-inch on-site water line to connect to the existing water line in Water Street would not have any significant environmental impacts.

The Eastern Municipal Water District (EMWD) provides water to the project area. In addition to treated water that is delivered to EMWD by the Metropolitan Water District, EMWD operates two microfiltration plants that filter raw imported water to achieve potable water standards. The two treatment plants, the Perris Water Filtration Plant and the Hemet Water Filtration Plant, are located in Perris and Hemet, respectively. These two water treatment plants provide a portion of the water supplied by EMWD (UWMP 2015). EMWD has an adequate supply of water to serve the project and the project would not require EMWD to construct new or expanded their existing sources of water supply. In addition, the capacity of the regional water treatment facilities that would serve the project are adequate and new or expanded water treatment facilities would not be required by the project. Therefore, impacts to EMWD's water supplies and water service facilities would be less than significant.

Wastewater Treatment

There is an existing 8-inch sewer line in Water Street located adjacent to and north of the project site that would serve the project. The County would require the project to connect to the public sewer collection system in Water Street and would not allow the use of an on-site septic sewer system. The project proposes to construct an on-site 4-inch sewer line that would connect to the existing 8-inch sewer line in Water Street. The project would not require any upgrades, extensions or expansion to the existing 8-inch sewer line in Water Street. The construction of the required on-site sewer line to connect to the existing sewer line in Water Street would not have any significant environmental impacts.

Wastewater from the project would be treated at the Perris Valley wastewater treatment plant, which has a treatment capacity of 22 million gallons per day (mgd) and an average daily flow of 13.8 mgd (EMWD 2019). This facility has a planned ultimate capacity of 100 mgd. EMWD issued a letter dated November 8, 2019 stating that it is willing to provide sewer services to the project. Therefore, the wastewater treatment plant has adequate capacity, and would not require an expansion, to serve the project without any significant impacts.

Stormwater Drainage

The project proposes to construct two on-site infiltration basins that would capture and allow surface water runoff to percolate into the local groundwater basin. One basin is proposed in the northeast corner of the site adjacent to Water Street and a second basin is proposed along the west project

boundary in the northern area on of the site. The majority of on-site surface water would flow into the basin along the west project boundary and when surface water in that retention basin reaches a specific level, surface water would then flow by an underground storm drain to the retention basin in the northeast area of the site where water would either percolate and/or evaporate. During periods of high storm water flows, water that is not retained in the retention basin in the northeast corner of the site would flow by an underground storm drain into Water Street where it would then sheet flow in Water Street to the east the same as existing conditions. The project would not require the extension or expansion of any existing public storm drain facilities to serve the project.

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

The project meets and complies with the type of land use and density proposed for the site by the General Plan and thus, consistent with existing growth projections that are included in the UWMP projections for the site. In addition, the 2015 UWMP identifies water supply and demands through 2040 (268,200 AFY). EMWD issued a letter dated November 8, 2019 stating that it is willing to provide water services to the project. In addition, County Ordinance No. 859, requires compliance with the County’s Water Efficient Landscape Ordinance, which is verified through the plan check process. Therefore, the project is consistent with the future water demand estimates for the project site would not require EMWD to provide new or expanded water entitlements to serve the project. The potential water supply impacts of the project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

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

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

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

Findings of Fact:

a) Less Than Significant Impact. As discussed in Section “40.a)” above, the project would connect to the existing 8-inch public sewer line in Water Street adjacent to and north of the site. Wastewater generated by the project would be treated at the Perris Valley wastewater treatment plant, which has capacity to serve the project. The project would not require the expansion of the Perris Valley

treatment plant or the construction of a new wastewater treatment plant. The project proposes to construct a new 4-inch sewer line from the proposed building to the existing 8-inch sewer line in Water Street. The construction of the on-site sewer line would not have any significant environmental effects or impacts.

b) No Impact. As discussed in Sections “40.a)” and Section “41.b)” above, the EMWD Perris Valley wastewater treatment plant has an adequate treatment capacity to serve the project. The treatment plant has a capacity of 22 mgd and an average daily flow of 13.8 mgd. In addition, the facility has a planned ultimate capacity of 100 mgd. Therefore, the wastewater treatment plant has adequate capacity to serve the project in addition to meeting existing commitments. The project would have a less than significant impact to the wastewater treatment capacity of the Perris Valley wastewater treatment plant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

Findings of Fact:

a) Less Than Significant Impact. The closest landfill to the project is Badlands Sanitary Landfill that is located approximately 11 miles northeast of the site at 31125 Ironwood Avenue in Moreno Valley. The landfill is permitted to accept 4,800 tons per day of solid waste and operate through 2021 (CalRecycle 2020). In addition, the El Sobrante Sanitary Landfill, which is located at 10910 Dawson Canyon Road, is approximately 13 miles west of the project. The landfill is permitted to accept 16,054 tons per day of solid waste and is permitted to operate through 2050 (CalRecycle 2020). In November 2018, the El Sobrante Sanitary Landfill disposed an average of 11,154 tons per day; having an average daily additional capacity for 4,900 tons of solid waste.

Based on a solid waste generation of 1.42 pounds per 100 square feet per day⁸ the 90,840 square foot manufacturing building is estimated to generate approximately 1,290 pounds per day, or 6,450 pounds (3.22 tons) of solid waste per week (based on a five-day work week). Based on the current recycling requirements of AB 939, which requires the diversion of 50 percent of solid waste away from landfills, the project would result in 1.61 tons of solid waste per week that would be hauled to either the Badlands Sanitary Landfill and/or the El Sobrante Sanitary Landfill. Both landfills have adequate permitted capacity to accommodate the project’s solid waste.

As of January 1, 2020, AB 341 requires the diversion of 75 percent of solid waste from landfills. Therefore, per AB 341 the solid waste generated by the project that would be hauled to a landfill

⁸ <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates#Industrial>
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would be reduced to approximately 0.80 tons per week. The landfills that would serve the project have adequate capacity to serve the project and solid waste impacts would be less than significant.

b) No Impact. The project would be required to comply with all applicable regulations related to solid waste. All solid waste-generating activities within the County are subject to the requirements set forth in AB 341 that requires the diversion of 75 percent of the solid waste that would be generated by the project. All projects in the County undergo development review prior to the issuance of required permits, which would include an analysis of the project’s compliance with AB 341. Therefore, the project would not have any solid waste regulation compliance impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

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

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

Source(s): Riverside County General Plan

Findings of Fact:

a-f) Less Than Significant Impact. The project site is vacant, therefore there is not an existing demand for public utilities. The project would incrementally increase the demand for public utilities, including electricity, natural gas, communication systems, street lighting, maintenance of public facilities, and other governmental services. The project would connect to existing utilities adjacent to the site that are available in Water Street or within the Water Street right of way. All of the utilities that are required to serve the project are available adjacent to the site and their extension to the proposed building would not require the construction of new facilities that could cause significant environmental effects. The project would have less than significant impacts to public utilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 “Wildfire Susceptibility,” Mead Valley Area Plan, Figure 12 “Wildfire Susceptibility”; County of Riverside Multi-Jurisdictional Hazard Mitigation Plan, 2012; CAL Fire, California Fire Hazard Severity Zone Map Update Project, Accessed: <http://egis.fire.ca.gov/FHSZ/>, Eastern Municipal Water District Computer Model Test, January 3, 2020.

Findings of Fact:

a) Less Than Significant Impact. The California Fire Hazard Severity Zone Mapping⁹ shows that the project site is not within or adjacent to a Local Responsibility Area Very High Fire Severity Zone. The site is also not within or adjacent to a State Responsibility Area Very High Fire Severity Zone. As discussed in Section “21.c)” above, the County of Riverside has adopted a Multi-Jurisdictional Local Hazard Mitigation Plan to reduce the impact of a disaster by identifying hazards and developing ways to decrease their impact. As proposed, the project would not conflict with or significantly impact the ability of the County to implement the Multi-Jurisdictional Local Hazard Mitigation Plan.

Construction

The construction activities required to construct the project, including the staging and storage of construction equipment, building materials, supplies, etc. would occur on the project site and would not restrict or prevent access of any emergency vehicles to the project site or adjacent properties in the event of an emergency. Water Street and Harvill Avenue would remain open during project construction and continue to provide adequate emergency vehicle and personnel access to the project site and the immediate project vicinity to respond to a natural disaster or emergency. The project would have a less than significant impact to an emergency response in the immediate project vicinity.

Operation

The project proposes two points of site access to Water Street that would be available for emergency response to the site. The project would be permitted and approved in compliance with the California Fire Code and the Riverside County Ordinance No. 787, which provides requirements related to emergency access, reduction of fire potential including vegetation management, construction materials and methods, installation of automatic sprinkler systems, assurance of fire flows. Fire flow tests are conducted to determine if the water system that would serve a project has an adequate and acceptable water supply, water flow rate and water pressure for firefighting activities for an on-site fire. A water test was conducted for the project by Eastern Municipal Water District and the results provided in a computer water test dated January 3, 2020. Based on the fire flow test, the water system is capable to provide 3,250 gallons per minute (GPM) of water for 4 hours at a minimum of 20

⁹ <https://egis.fire.ca.gov/FHSZ/>
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pounds per square inch (PSI) and capable to serve the project. Project compliance with all applicable fire code and Riverside County Ordinance No. 787 regulations would not significantly impact the County's ability to implement its adopted emergency response and emergency evacuation Multi-Jurisdictional Local Hazard Mitigation Plan.

b) Less Than Significant Impact. The project site and the adjacent parcels are relatively flat and do not have any hills or steep slopes. As shown in Figure 14 Mead Valley Area Plan Steep Slope, the project site and surrounding properties has a slope angle of less than 15%. Per the County of Riverside General Plan Safety Element Figure S-8, the project site and surrounding area has a moderate wind susceptibility. The project would be required to comply with California Fire Code Chapter 47 and the Riverside County No. 787 Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, fire flows. The proposed building is metal and non-flammable. There are no factors, including slope or prevailing winds that would significantly impact and exacerbate wildfire risks and expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Thus, the project would not exacerbate wildfire risks and impacts would be less than significant.

c) Less Than Significant Impact. The project proposes to construct a metal building that would be nonflammable and would not exacerbate the fire risk to the environment. The project does not propose any site improvements, such as roads, fuel breaks, emergency water sources, or power lines that would exacerbate wildfire risk. The project would be required to meet and comply with all applicable regulations required by the California Fire Code Chapter 47 and Riverside County Ordinance No. 787 Fire Code to reduce potential on-site fire hazards. The project would have less than significant fire risks.

d) No Impact. There are no drainage courses or streams either on or adjacent to the project. In addition, the project site and the adjacent parcels are flat and do not contain any hills or steep slopes that could impact the project due to post-fire impact. Therefore, the project would not expose and impact 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) Less Than Significant Impact. As discussed in Section "44.a)" above, the project site is not located within or adjacent to a Very High Fire Hazard Severity Zone. The project would be required to comply with California Fire Code Chapter 47 and the Riverside County Ordinance No. 787, Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, fire flows. Project compliance with all applicable fire code and Riverside County Ordinance No. 787, Fire Code requirements would reduce potential wildland fire risks to less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE: Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source(s): Biological Technical Report for the Star Milling Development Project, Glenn Lukos Associates, Inc., Revised December 6, 2019, Phase I Cultural Resources Assessment, Star Milling Project, Assessor Parcel Number 317-270-017-6, Unincorporated Riverside County, California, BCR Consulting LLC, January 9, 2019.

Findings of Fact:

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

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

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

The development of the project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory with the implementation of the recommended mitigation measures.

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

Source(s): Previous Analysis.

Findings of Fact:

a) Less Than Significant Impact. As discussed above, all of the identified potential impacts associated with the development of the project as proposed would be less than significant or reduced

to a less than significant level with implementation of recommended mitigation measures along with existing plans, programs, and policies that would be required by the County of Riverside in conjunction with and part of the project approval process. The cumulative effect of the project, when taken into consideration with other development projects in the project vicinity, would be limited because the project would be consistent with the Riverside County General Plan and zoning ordinance, and would not result in substantial effects to any environmental resource topic, as described throughout this MND. Therefore, the project impacts would not be cumulatively considerable and cumulative impacts would be less than significant.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Previous Analysis

Findings of Fact:

a) Less Than Significant with Mitigation Incorporated. The project does not propose any use or any activity that would result in a substantial adverse effect on the public, either directly or indirectly that can't be adequately mitigated to less than significant. All resource topics associated with the proposed project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts or less-than-significant impacts with implementation of mitigation measures, standard conditions of approval, and existing plans, programs, or policies that are required by the County. Consequently, the proposed project would not result in environmental effects that would cause substantial adverse effects on human beings directly or indirectly, and impacts would be less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

Revised: 11/24/2020 3:55 PM

Y:\Planning Master Forms\Templates\CEQA Forms\EA-IS_Template.docx

5.0 MITIGATION MONITORING AND REPORTING PROGRAM

5.1 Introduction

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

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

5.2 Mitigation Monitoring and Reporting Program

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

Table 10 identifies project specific mitigation measures required by the County to mitigate or avoid significant adverse impacts associated with the implementation of the project, the timing of implementation, and the responsible party or parties for monitoring compliance. This MMRP also includes a column that will be used by the compliance monitor (individual responsible for monitoring compliance) to document when implementation of the measure is completed.

**Table 10
MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation Measure No.	Measure	Timing	Responsibility for Oversight of Compliance/Verification	Completion
Aesthetics				
	None			
Agriculture & Forest Resources				
	None			
Air Quality				
	None			
Biological Resources				
BIO-1	Pre-Construction Burrowing Owl Survey. A preconstruction burrowing owl survey shall be complete a maximum of 30 days prior to the start of construction. All areas of the site shall be included, as well as a visual survey of the undeveloped property around the site. The results shall be provided as a letter report. If burrowing owls are observed within the site, additional coordination with the MSHCP and/or CDFW would be required. No burrowing owls may be harmed, and no burrowing owl occupied burrows may be collapsed between February 1 and August 31 to avoid the nesting season. If burrowing owl are documented and need to be impacted, a Determination of Biological Equivalent or Superior Preservation Report, as required by the MSHCP shall be prepared.	Within 30 days prior to grading activities; Prior to the issuance of a grading permit.	Planning Department; Riverside County Environmental Programs Department (EPD)	
BIO-2	Nesting Birds Survey. If project activities occur during the nesting season, a nesting bird survey should be conducted by a qualified biologist at a maximum of one (1) week prior to start of grading or construction activities, whichever occurs	One week prior to the start of any grading or construction activities.	Planning Department; County qualified biologist; Riverside County Environmental Programs Department (EPD)	

first, to avoid taking of nesting birds, vegetation removal, and initial ground disturbance should it occur outside the nesting bird breeding season (February through August). If active nests of protected native species are located, construction work should be delayed until after the nesting season or until the young are no longer dependent upon the nest site. Construction near an active nest should be conducted at the discretion of a biological monitor utilizing appropriate buffers and other methods to minimize potential impacts.

Cultural Resources

CUL-1

Archaeological Resources. Prior to issuance of a grading permit: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor - An adequate

Prior to the issuance of a grading permit.

Building and Safety Department; Riverside County-qualified archaeologist

number of qualified archaeological monitors shall be onsite to ensure all earth-moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

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

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if

CUL-2	<p>circumstances are encountered that reduce the need for monitoring</p> <p>Artifact Disposition. Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. Historic Resources - all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines.</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</p>	Prior to grading permit final inspection.	Building and Safety Department; Riverside County-qualified archaeologist
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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.

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CUL-3	<p>Phase IV Monitoring Report. Upon completion of the implementation phase</p>	<p>Upon completion of the</p>	<p>Building and Safety Department; Riverside</p>
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	<p>(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 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.</p>	<p>implementation plan.</p>	<p>County-qualified archaeologist</p>	
Energy				
None				
Geology/Soils				
None				
Greenhouse Gas Emissions				
None				
Hazards and Hazardous Materials				
None				
Hydrology/Water Quality				
None				
Land Use/Planning				
None				
Mineral Resources				
None				
Noise				
NOI-1	<p>During project construction, contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.</p>	<p>On-going during construction.</p>	<p>Building and Safety Department;</p>	
NOI-2	<p>During project construction all contractors shall place all stationary construction equipment so that emitted</p>	<p>On-going during construction.</p>	<p>Building and Safety Department;</p>	

	noise is directed away from the noise sensitive receptors nearest the project site.			
NOI-3	All equipment shall be shut off and allowed to idle when not in use.	On-going during construction.	Building and Safety Department;	
NOI-4:	During project construction all contractors shall locate equipment staging in areas that shall create the greatest distance between the construction-related noise/vibration sources and sensitive receptors nearest the project site.	On-going during construction.	Building and Safety Department;	
NOI-5	Jackhammers, pneumatic equipment and all other portable stationary noise sources shall be shielded and noise shall be directed away from sensitive receptors.	On-going during construction.	Building and Safety Department;	
NOI-6:	The project developer shall mandate that the construction contractor prohibit the use of music or sound amplification on the project site during construction.	On-going during construction.	Building and Safety Department;	
NOI-7	During project construction all contractors shall limit haul truck deliveries to the same hours specified for construction.	On-going during construction.	Building and Safety Department;	
Paleontological Resources				
PAL-1	The project developer 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).	Prior to issuance of a grading permit.	Building and Safety Department; County-qualified paleontologist	
PAL-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	Prior to issuance of a grading permit.	Building and Safety Department; County-qualified paleontologist	

the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent

repository to receive any recovered fossil material. *Pursuant to the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

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.		
Population and Housing			
None			
Public Services			
None			
Recreation			
None			
Transportation			
None			
Tribal Cultural Resources			
TRI-1	<p>Tribal Cultural Resources. The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.</p> <ul style="list-style-type: none"> If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: <ul style="list-style-type: none"> 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 representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting 	<p>During ground disturbance activities.</p>	<p>Building and Safety Department; Riverside County-qualified archaeologist</p>

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

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

TRI-2

Cultural Resource Monitoring Program. Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional

Prior to issuance of a grading permit.

Building and Safety Department; Riverside County-qualified archaeologist

archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor - An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief

review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods.

The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery. The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring.

TRI-3

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

Prior to issuance of a grading permit.

Building and Safety Department; Riverside County-qualified 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.			
Utilities				
None				
Wildfire				
None				



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

Juan C. Perez
Agency Director



11/30/20, 12:53 pm

PPT190002

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT190002. 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 (PPT190002) 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. 190002 is a proposal for the construction of a 90,840 square foot structure to be utilized as a feed storage and production building. The structure will vary in height from 33 feet to 50 feet and will be comprised of painted metal vertical siding. The applicant is proposing to construct the structure in three phases. The first phase will consist of 28,750 square feet of warehouse and 5,000 square feet of office space. The second phase will consist of an addition of 20,300 square feet of warehouse, 21,220 square feet of manufacturing, and 1,570 square feet of employee welfare uses (restrooms and break room). The third phase is for the addition of 14,000 square feet for manufacturing. A total of 43 parking spaces will be provided.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:
1. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Development Phasing

If the project has been phased, all facilities meant to serve the first phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until a later or final phase.

Advisory Notification. 5 AND - Exhibits

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

Exhibit A (Site Plan), June 30, 2020
Parking Exhibit June 30, 2020

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Advisory Notification

Advisory Notification. 5 AND - Exhibits (cont.)

Exhibit B (Elevations), dated August 27, 2019.

Exhibit C (Floor Plans), dated May 28, 2019.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated September 30, 2020

Exhibit W (1.1, 1.2, & 1.3), dated November 10, 2020

Advisory Notification. 6 AND - Federal, State & Local Regulation Compliance

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

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

• The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 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)

BS-Plan Check

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BS-Plan Check

BS-Plan Check. 1 **Gen - Custom (cont.)**

BS-Plan Check. 1 **Gen - Custom**

BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Thank You.

CORRECTIONS:

- 1- It appears that the restrooms and the break room shall be constructed under phase II. if the phases shall not be occupied at the same time, each phase must has sufficient restrooms as required per CPC 422.1. Clarify of the floor plan exhibit.
- 2- Where parking serves more than one accessible entrance, parking spaces complying with Section 11B-502 shall be dispersed and located on the shortest accessible route to the accessible entrances.

NOTIFICATIONS:

ACCESSIBLE PATH OF TRAVEL:

Building Permit set must indicate required continuous accessible paved path of travel. The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that a site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

CODE/ORDINANCE REQUIREMENTS:

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

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

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or

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BS-Plan Check

BS-Plan Check. 1 Gen - Custom (cont.)

plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
 The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.
 The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.
 At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

E Health

E Health. 1 ECP COMMENTS

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

Flood

Flood. 1 Flood Hazard Report

Plot Plan (PP) 190002 proposes to construct a 90,000 square foot feed storage and production building on 7 acres in the north Perris Zoning Area. The project is located north of Orange Avenue, south of Water Avenue, east of Harvill Avenue, and west of Interstate 215. The applicant is proposing to construct the structure in three phases each adding additional warehouse area.

The project site is subject to offsite runoff (sheet flow) from the hills to the west with a tributary area of approximately 180-acres. A portion of these flows will be intercepted by Harvill Avenue, however some flows may overtop Harvill Road and impact the site. The finished floor of new buildings shall be constructed a minimum of 18-inches above the highest adjacent ground (or adjacent flowline) to protect from offsite flows as shown on the Preliminary Grading Plan. These floodproofing measures will protect the improvements from flooding however, a storm of unusual magnitude may still cause some damage. Slope protection shall be provided for fill exposed to erosive flows. Two (2) water quality basins are proposed by the applicant and are located in the northwest and north east corners of the project site. Proposed grading and onsite storm drains convey onsite runoff from the south and western portions of the site to the northwest basin. The northwest basin then drains to the north east basin which also detains flows from the eastern and northern portions of the project site.

The site is located within the bounds of the PERRIS VALLEY Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP/mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid directly to the District. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the

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Flood

Flood. 1 **Flood Hazard Report (cont.)**

building permits if grading permits are not issued. Personal or corporate checks will not be accepted for payment.

Plans showing the proposed structure elevated a minimum of 18-inches above the highest adjacent ground (or adjacent flowline) shall be submitted to the District for review prior to the issuance of permits. PP 190002 is not associated with any existing or proposed District maintained facilities, therefore the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP) if required.

Any questions pertaining to this project may be directed to Michael Venable at 951-955-1248 or mlvenabl@RIVCO.org.

Planning

Planning. 1 **15 - PLANNING - Landscape Requirement**

Landscape Requirement

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

The developer/ permit holder shall:

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

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

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

Planning. 2 **ALUC General Conditions**

Airport Land Use Commission (ALUC) Conditions:

- a. 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

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Planning

Planning. 2

ALUC General Conditions (cont.)

- b. 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:
- i. 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.
 - ii. 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.
 - iii. 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.
 - iv. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- c. 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.
- d. 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.
- e. A notice titled "Notice of Airport in Vicinity" shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
- f. Any 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.
- g. 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.

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Planning

Planning. 2 ALUC General Conditions (cont.)

h. This project has been evaluated for a 90,840 square foot animal food processing and warehouse facility, including 48,800 square feet of warehouse area, 35,220 square feet of manufacturing area, 5,000 square feet of office area, 1,570 square feet of break room area (and 250 non-occupant generating are). Any increase in building area or change in use other than for warehouse, office, and manufacturing uses will require an amended review by the Airport Land Use Commission.

i. 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.

j. The project shall not store food ingredients or finished products outdoors other than in sealed hard walled bins or containers so that there is no potential attraction for birds.

Planning. 3 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. 4 CALGreen Nonresidential Mandatory Measures

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 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. 6 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. 7 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 Compliance with Calif. Manual on Uniform Traffic Control Devices (cont.)

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. 8 Construction Noise

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

Planning. 9 Diesel Fueled Vehicles

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.

Planning. 10 Expiration Date Use Case

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Planning. 11 Fugitive Dust

The Project is required to comply with the provisions of the SCAQMD Rule 403 "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and construction equipment travel on unpaved roads. To comply with Rule 403, and prior to grading permit issuance, the County of Riverside shall verify that notes are specified on the Project's grading plans requiring Rule 403 compliance. Project construction

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11

Fugitive Dust (cont.)

contractors would be required to ensure compliance with the notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. To comply with Rule 403:

- In order to limit fugitive dust emissions, all clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines.
- The construction contractor(s) shall ensure that all distributed unpaved roads and disturbed areas within the Project site are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three (3) times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
- The construction contractor(s) shall ensure that traffic speeds on unpaved roads and the Project site area are reduced to 15 miles per hour or less.

Planning. 12

Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PPT190002 or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning PPT190002, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12 Hold Harmless (cont.)

Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 13 Industrial Occupant Change

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

Planning. 14 Landscape Requirements

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

The developer/ permit holder shall:

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

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

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

Planning. 15 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. 16 No Resident Occupancy

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

Planning. 17 Outside Storage

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17 **Outside Storage (cont.)**

No outside storage is proposed as a part of this development proposal. If future tenants desire to incorporate outside storage compliance with the applicable development standards will be required.

Planning. 18 **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. 19 **Review Fees**

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

Planning. 20 **SCAQMD Rule 1113**

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.

Planning. 21 **SCAQMD Rule 1186**

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.

Planning. 22 **SCAQMD Rule 402**

The Project is required to comply with the provisions of the SCAQMD Rule 402, "Nuisance" which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public.

Planning. 23 **Signage**

A sign proposal has not been submitted as a part of this Project. All signage shall be in compliance with Article XIX of Ordinance No. 348.

Planning-CUL

Planning-CUL. 1 **Human Remains**

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Planning-CUL

Planning-CUL. 1 Human Remains (cont.)

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

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. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours).

Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Planning-CUL. 2 UNANTICIPATED RESOURCES

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

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

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

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

Planning-GEO

Planning-GEO. 1 GEO190039 ACCEPTED

County Geologic Report GEO No. 190039, submitted for the project PPT190002, APN 317-270-017, was prepared by CW Soils, and is titled; "Revised Preliminary Geotechnical Interpretive Report, Proposed Storage Building, Assessor's Parcel Number 317-270-017-6, Southeast Corner of Water Street and Harvill Avenue, Perris Area, Riverside County, California, Project No. 18716-10," dated August 9, 2019.

GEO190039 concluded:

1. The subject property is not located within an Alquist-Priolo Earthquake Fault Zone, and no active

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Planning-GEO

Planning-GEO. 1 GEO190039 ACCEPTED (cont.)

faults are known to project through the proposed project.

2. A review of aerial photographs indicated no strong geomorphic expressions suggestive of faulting across the site.
3. The potential for design level earthquake induced liquefaction and lateral spreading to occur beneath the proposed structure is considered very low to remote due to the recommended compacted fill, relatively low groundwater level, and the dense nature of the deeper onsite soils.
4. No landslide debris was observed during our field exploration and no ancient landslides are known to exist onsite.
5. The potential for secondary seismic hazards such as seiche or tsunami is considered negligible due to site elevation and distance to an open body of water.
6. Since excessive withdrawal of fluids is not anticipated in the vicinity of the proposed project, the potential for subsidence is considered low to remote.
7. Onsite soils exhibit a very low expansion potential.

GEO190039 recommended:

1. In areas of planned grading and improvements, the site should be cleared of vegetation, roots, and any trash and debris, and these materials should be disposed of offsite.
2. In the areas to receive compacted fill, the removal of low density, compressible soils, such as topsoil and undocumented artificial fill, should continue until firm competent older alluvium is encountered.
3. Remedial removals are estimated to extend to a depth of 1 to 8 feet below existing grade.
4. Remedial grading should extend horizontally beyond the perimeter of the proposed structures a distance equal to the depth of compacted fill below the proposed footing or a minimum of 5 feet, whichever is greater.
5. Prior to placing compacted fills, the exposed bottom should be scarified to a depth of 6 inches or more, watered or air dried as necessary to achieve optimum moisture content and then compacted to a minimum of 90 percent of the maximum dry density.

GEO No. 190039 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190039 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1 RCTD - General

1. With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 RCTD - General (cont.)

the true meaning of the conditions shall be referred to the Transportation Department.

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

3. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

5. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

6. All corner cutbacks shall be applied per Standard 805, Ordinance 461

7. Ramps shall be constructed to comply ADA requirements at the NORTHEAST and SOUTHEAST corners of Water Street and Harvill Avenue intersection per Standard No. 403, sheets 1 through 7 of Ordinance 461.

8. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 60 - BS GRADE - Provide 12 inch wide concrete maintenance Not Satisfied

Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

060 - BS-Grade. 2 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 3 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 Elevate Finished Floor Not Satisfied

The finished floor of new structures shall be constructed a minimum of 18 inches above the highest adjacent flowline.

060 - Flood. 2 Mitcharge - Use Not Satisfied

This project is located within the limits of the Perris Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

060 - Flood. 3 Phasing Not Satisfied

If the development is built in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to the issuance of permits.

060 - Flood. 4 Submit Plans Not Satisfied

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4 Submit Plans (cont.) Not Satisfied

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

Planning

060 - Planning. 1 ALUC – Detention Basins Not Satisfied

Any 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/production 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. Construction Contractors shall prohibit truck drivers from idling more than five (5) minutes and

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 Warehouse – Grading Plan Notes (cont.) Not Satisfied
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 Cultural and Tribal Cultural Sensitivity Training Not Satisfied

The Project Archaeologist and a representative designated by the consulting Tribe(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

060 - Planning-CUL. 2 CULTURAL RESOURCE MONITORING PROGRAM Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

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Planning-CUL

060 - Planning-CUL. 2 CULTURAL RESOURCE MONITORING PROGRAM Not Satisfied

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

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

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 3 NATIVE AMERICAN MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for Native American Monitor(s).
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(s) 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. 4 PROJECT ARCHAEOLOGIST Not Satisfied

Prior to scheduling this project for a public hearing/action, the following cultural resources

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 4 PROJECT ARCHAEOLOGIST (cont.) Not Satisfied

(archaeological) study shall be submitted and approved by the County Archaeologist: A Phase I Cultural Resources/Archaeological Study is required for the CEQA review of this project. The report shall meet current Riverside County standards for such reports (Investigations Standard Scopes of Work:

http://rctlma.org/planning/content/devproc/culture/arch_survey_standards_phase1_2_3_4.pdf)

and be prepared by a County approved professional archaeologist currently listed on the County's Cultural Resources Consultant List posted on the TLMA – Planning website:

http://rctlma.org/planning/content/devproc/consult_lists/culture_consult_list.pdf

The consultant must conduct a systematic intensive pedestrian survey of the entire subject property. The Phase I study must include a records search table/exhibit, documentary evidence of NAHC contact and tribal scoping, a project plan/site exhibit/grading exhibit, and a completed and signed Level of Significance Checklist. The consultant must send a confidential appendix including all site records within the record search area to the County Archaeologist. The consultant must abide by all the requirements in the MOU with the County.

Submittal of older Phase I reports previously prepared for the project site may need to be updated to meet current requirements and to provide current information about any cultural resources identified on the property (including any potentially significant historical structures). The County Archaeologist will determine if older Phase I reports are sufficient or if they need updating.

The report shall be submitted digitally in a document with the ability to track changes and insert comments within the document. Upon review of the draft Phase I study, the County Archaeologist will determine the adequacy of the report and if accepted will clear the condition. Upon acceptance of the report, the consultant shall send one signed certified bound hard copy of the report and confidential appendixes and one digital copy in PDF format of the same. The County Archaeologist will determine if further work or studies are required based on the information contained within the Phase I study.

Planning-EPD

060 - Planning-EPD. 1 30-Day Burrowing Owl Preconstruction Survey - EPD Not Satisfied

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

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

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

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the

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Planning-EPD

060 - Planning-EPD. 2 MBTA Nesting Bird Surveys - EPD (cont.) Not Satisfied
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 Valentia Lopez at vslopez@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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60. Prior To Grading Permit Issuance

Planning-PAL

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

- 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)

Survey

060 - Survey. 1 RCTD - Prior to Road Construction Not Satisfied

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

060 - Survey. 2 RCTD - Right-of-Way Dedication Not Satisfied

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

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 - Revise Street Imp Plan Not Satisfied

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 RCTD - Revise Street Imp Plan (cont.) Not Satisfied

Prior to the submittal of the required street improvement plan per 90 trans. condition of approval, obtain the existing street improvement plans and show the revision on the plan or as directed by the Director of Transportation.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at :

<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

060 - Transportation. 3 RCTD - Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project 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. 4 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP REQUIII Not Satisfied

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

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

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

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition (cont.) Not Satisfied
shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

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

070 - Planning-CUL. 2 PHASE IV MONITORING REPORT Not Satisfied

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 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.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

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

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

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied
Building and Safety Department clearance.

E Health

080 - E Health. 1 Sewer Will Serve Not Satisfied
Provide will-serve letters for both sewer and potable water from Eastern Municipal Water District

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 to 4 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
3. If construction is phased, each phase shall provide an approved emergency vehicular access way for fire protection prior to any building construction. (CFC 501.4)
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 Office of the Fire Marshal. (CFC 501.4)
5. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1)
6. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)
7. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3)
8. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review.
The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.
9. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

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80. Prior To Building Permit Issuance

Fire

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

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Perris Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

080 - Flood. 2 Submit Plans Not Satisfied

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

Planning

080 - Planning. 1 ALUC – Detention Basins Not Satisfied

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.

080 - Planning. 2 ALUC – Noise Attenuation Not Satisfied

Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 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.

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Planning

080 - Planning. 4 Bike Racks Not Satisfied

Two (2) 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 B.

080 - Planning. 6 Conform to Elevations/Floor Plans Not Satisfied

Elevations and Floor Plans of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B and the floor plans shown on APPROVED EXHIBIT C.

080 - Planning. 7 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. 8 EV Charging Stations Not Satisfied

County Ordinance No.348, Section 18.12 c. (1) c. & d., states that all development projects that require twenty-five (25) to forty-nine (49) parking spaces shall designate two (2) parking spaces for electrical vehicles. Based on the parking spaces required the applicant would be required to provide two (2) 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. 9 Fee Status Not Satisfied

Prior to issuance of building permits for Plot Plan No. 190002, 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. 10 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. 11 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

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Planning

080 - Planning. 11 Roof Equipment Shielding (cont.) Not Satisfied
approval.

080 - Planning. 12 School Mitigation Not Satisfied
Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 13 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. 14 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/production 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")

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Planning

080 - Planning. 14 Warehouse – Building Plan Notes (cont.) Not Satisfied

080 - Planning. 15 Warehouse – Building Traffic Control Plan Not Satisfied

Prior to building permit issuance, a "Traffic Control Plan" shall be prepared, which details the locations of equipment staging areas, material stockpiles, proposed road closures, and hours of construction operations. This is in addition to a Traffic Impact Study as may be required for the environmental review process.

Survey

080 - Survey. 1 RCTD - Right-of-Way Dedication Not Satisfied

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

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Inspection Deposit Re Not Satisfied

Landscape Inspection Deposit Required

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

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied

Landscape Plot Plan/Permit Required

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

The developer/ permit holder shall:

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

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

Drawings shall be completed on County standard Transportation Department title block, plan sheet

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Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Requ Not Satisfied
format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

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

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Requiri Not Satisfied
Landscape Project Specific Requirements

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

The developer/ permit holder shall:

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

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable

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Transportation

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Project Specific Requi Not Satisfied

surfaces, even if that surface drains into a permeable area.

- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lessor water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 25% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
- Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

080 - Transportation. 4 RCTD - Annexation into L&LMD or Other District Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights of way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89 1 Consolidated by contacting the Transportation Department at (951) 955 6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping
- (2) Streetlights

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 RCTD - Annexation into L&LMD or Other District (cont.) Not Satisfied

(3) Graffiti abatement of walls and other permanent structure.

(4) Street sweeping along.

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

(1) Completed Transportation Department application.

(2) Appropriate fees for annexation.

(3) Two (2) sets of street lighting plans approved by Transportation Department.

(4) Streetlight Authorization form from SCE or other electric provider.

080 - Transportation. 5 RCTD - Landscaping Design Plans Not Satisfied

Landscaping within public road right of way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Harvill Avenue and Water Street and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Transportation. 6 RCTD - Lighting Plan Not Satisfied

A separate street 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. 7 RCTD - Utility Plan Not Satisfied

Proposed Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

080 - Transportation. 8 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 9 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 9 RCTD-USE-WQ - IMPLEMENT WQMP (cont.) Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

Waste Resources

080 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area Not Satisfied

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

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

080 - Waste Resources. 2 Gen - Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied

sub-grade and base of all paved areas.

3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

090 - E Health. 1 Gen - Custom Not Satisfied

Prior to building permit final, this facility shall be required to contact and have a review conducted by the Hazardous Materials Management Branch (HMMB). A business emergency plan for the storage of any hazardous materials, greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances will be required. If further review of the site indicates additional environmental health issues, HMMB reserves the right to regulate the business in accordance with applicable County Ordinances. Please contact HMMB at (951) 358-5055 to obtain information regarding any additional requirements.

Planning

090 - Planning. 1 Accessible Parking Not Satisfied

A minimum of two (2) accessible parking spaces for persons with disabilities, shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility.

The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____."

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

090 - Planning. 2 Curbs Along Planters Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2 Curbs Along Planters (cont.) Not Satisfied

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. 190002 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. 190002 is calculated to be approximately 6.74 gross acre site.

090 - Planning. 5 Parking Paving Material Not Satisfied

A minimum of 51 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 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. 7 Trash Enclosures Not Satisfied

Two (2) trash enclosures will be provided as shown on the APPROVED EXHIBIT A which are adequate to enclose a minimum of two bins per enclosure and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with 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.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 7 Trash Enclosures (cont.) Not Satisfied

090 - Planning. 8 Utilities Underground Not Satisfied

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

090 - Planning. 9 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 90 - TRANSPORTATION - Landscape Inspection and Drought Not Satisfied

Landscape Inspection and Drought Compliance

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

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 90 - TRANSPORTATION - Landscape Inspection and Drough Not Satisfied
good working order. The developer/permit holder's designated landscape representative and the
Transportation Department landscape inspector shall determine compliance with this condition and
execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check
fees shall be paid.

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

090 - Transportation. 2 RCTD - Complete Annexation into L&LMD or Other District Not Satisfied

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

A Streetlight Authorization form from SCE or other electric provider required in order to complete the
annexation process.

090 - Transportation. 3 RCTD - Existing Curb & Gutter Not Satisfied

On existing curb and gutter, new driveways (along Water Street), sidewalks (on Harvill Avenue and
Water Street), and/or drainage devices within the 59' half-width dedicated right-of-way (along Harvill
Avenue) and within existing County dedicated right-of-way along Water Street including sewer and
water laterals, shall be constructed in accordance with County standards, Ordinance 461. Such
construction shall be shown on existing street improvement plans and approved and permitted by the
Transportation Department or as directed by the Director of transportation.

Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies
and Guidelines" available on the Internet at:

<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

NOTE:

1. Driveways shall be constructed in accordance with County Standard No. 207A, Ordinance 461.
2. ADA compliance ramps shall be constructed at the NORTHEAST and SOUTHEAST corners of
Water Street and Harvill Avenue intersection per Standard No. 403, sheets 1 through 7 of Ordinance
461.
3. A 5' concrete meandering sidewalk (along Harvill Avenue) shall be constructed within the 27'
parkway per Standard No. 404, Ordinance 461 and as directed by the Director of Transportation.
4. A 6' concrete sidewalk (along Water Street) shall be constructed adjacent to the curblin within the
11' parkway.

Before you prepare the street improvement plan(s), please review the Street Improvement Plan

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD - Existing Curb & Gutter (cont.) Not Satisfied

Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 4 RCTD - Install Gate Not Satisfied

Proposed gates shall be installed 48 feet, minimum, radial from the flowline and as directed by the Director of Transportation.

090 - Transportation. 5 RCTD - Landscaping Installation Completion Not Satisfied

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

090 - Transportation. 6 RCTD - Payment of Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 7 RCTD - Streetlights Install Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 8 RCTD - Utility Install Not Satisfied

Proposed Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461. 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 street where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 9 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

Plan: PPT190002

Parcel: 317270017

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9 RCTD-USE-WQ - WQMP COMPLETION (cont.) Not Satisfied

Waste Resources

090 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area Inspection Not Satisfied

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

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

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

090 - Waste Resources. 3 Organics Recycling Not Satisfied

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

DATE: February 14, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section

P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Waste Resources Management Dept.
Riverside Transit Agency
County Service Area No. #103 c/o EDA
Riv. Co. Airport Land Use Commission
Mead Valley Municipal Advisory Council (MAC)
Board of Supervisors - Supervisor: 1st Dist.
Jeffries
Planning Commissioner: Shaffer

Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.
CALTRANS District # 8
Perris Sphere of Influence

PLOT PLAN NO. 190002 - CEQ190009 – Applicant: Star Milling, William Cramer Jr.– Engineer/Representative: PBLA Engineering, Steve Busby – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD: LI) – Location: North of Orange Avenue, south of Water Avenue, east of Harvill Avenue, and west of Interstate 215 – 6.74 Acres - Zoning: Manufacturing – Heavy (M-H) - **Plot Plan No. 190002** proposes to construct a 90,840 square foot, feed storage and production building. The structure will vary in height from 33 feet to 54 feet and will be comprised of painted metal vertical siding. The applicant is proposing to construct the structure in three phases. The first phase will consist of 29,200 square feet of warehouse and 5,000 square feet of office space. The second phase will consist of an addition of 14,800 square feet of warehouse, 26,200 square feet of manufacturing and 1,620 square feet of employee welfare uses (restrooms and break room). The third phase will consist of an addition of 14,000 square feet of manufacturing. A total of 51 parking spaces will be provided. APNs: 317-270-017 – **BBID: 753-774-591**

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on March 7, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

January 16, 2020

Ms. Deborah Bradford, 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

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1389MA19
Related File Nos.: PPT190002 (Plot Plan)
Compatibility Zone: Zone C2
APN: 317-270-017

Dear Ms. Bradford:

On January 9, 2020, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PPT190002 (Plot Plan), a proposal to construct a 90,840 square foot animal food processing and warehouse facility on 6.74 acres located on the southeast corner of Harvill Avenue and Water Street in the unincorporated community of Mead Valley, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions.

CONDITIONS:

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

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

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 lessees/tenants of the building, and shall be recorded as a deed notice.
6. Any detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. This project has been evaluated for a total of 90,840 square foot animal food processing and warehouse facility, including 48,800 square feet of warehouse area, 35,220 square feet of manufacturing area, 5,000 square feet of office area, 1,570 square feet of break room area (and 250 non-occupant generating area). Any increase in building area or change in use other than for warehouse, office, and manufacturing uses will require an amended review by the Airport Land Use Commission.
9. 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.
10. The project shall not store, process, or manufacture food ingredients or finished products outdoors so that there is no potential attraction for birds.

Supporting documentation was provided to the Airport Land Use Commission and is available online at www.rcaluc.org, click Agendas 1-9-20 Agenda, Bookmark Agenda Item No. 3.1.

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

Bradford, Deborah

From: Lopez, Valentina
Sent: Thursday, September 5, 2019 3:18 PM
To: anthonymad2002@gmail.com; CRITTHPO (CRITTHPO@crit-nsn.gov); culturaldirector@cahuilla.net; dcolocho@rincontribe.org; Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); emartinez@rincontribe.org; Joseph Ontiveros (jontiveros@soboba-nsn.gov); Juan Ochoa; JValdez (JValdez@soboba-nsn.gov); Molly Earp-Escobar (mescobar@pechanga-nsn.gov); sgaughen@palatribe.com; thpo@morongo-nsn.gov
Cc: Jones, David; Bradford, Deborah
Subject: AB52 Formal Notification PPT190002
Attachments: 8.5_ x 11_Aerial.pdf; 8.5_ x 11_Topo.pdf; AB52 Formal Notification.pdf

Good Morning,

Please find as an attachment, an AB52 notification for the above referenced project. Feel free to contact us with any questions.

Thank you-

Valentina Lopez OAIH
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-8632 office
(951) 955-1811 fax
vslopez@rivco.org



How are we doing? Click the link and tell us.

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

September 5, 2019

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPT190002)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code 19000

- 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. 190002 (2nd submittal)- CEQ190009 – Applicant: Star Milling, William Cramer Jr.– Engineer/Representative: PBLA Engineering, Steve Busby – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD: LI)

LOCATION: North of Orange Avenue, south of Water Avenue, east of Harvill Avenue, and west of Interstate 215 – 6.74 Acres - Zoning: Manufacturing – Heavy (M-H)

Plot Plan No. 190002 proposes to construct a 90,840 square foot, feed storage and production building. The structure will vary in height from 33 feet to 50 feet and will be comprised of painted metal vertical siding. The applicant is proposing to construct the structure in three phases. The first phase will consist of 28,750 square feet of warehouse, 5,000 square feet of office space, and 250 square feet restroom space. The second phase will consist of an addition of 20,050 square feet of warehouse, 21,220 square feet of manufacturing and 1,570 square feet of employee welfare uses (restrooms and break room). The third phase will consist of an addition of 14,000 square feet of manufacturing. A total of 51 parking spaces will be provided. APNs: 317-270-017 – Concurrent Cases: N/A

Sincerely,

Dave Jones, Chief Engineering Geologist
PLANNING DEPARTMENT

Project Planner: Deborah Bradford
Email CC: dbradford@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



JPT190002

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. 180033 / BBID 667-789-225

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Star Milling / William Cramer Jr

Contact Person: Paul Cramer E-Mail: paul-cramer@

Mailing Address: 24067 Water Street Starmilling.com
Perris City CA State 92570 ZIP

Daytime Phone No: (951) 657-3143 Fax No: (951) 943-2400

Engineer/Representative Name: PBLA Engineering

Contact Person: Steve Busby E-Mail: sbusby@pbla.biz

Mailing Address: 1481 Ford St., Suite 201
Redlands City CA State 92373 ZIP

Daytime Phone No: (888) 714-9642 Fax No: (714) 389-9191

Property Owner Name: Bill Cramer

Contact Person: Bill Cramer E-Mail: bill-cramere

Mailing Address: 24067 Water St. Starmilling.com
Perris City CA State 92570 ZIP

Daytime Phone No: (951) 657-3143 Fax No: (951) 943-2400

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.)

<u>William R Cramer Jr</u> PRINTED NAME OF PROPERTY OWNER(S)	<u>[Signature]</u> SIGNATURE OF PROPERTY OWNER(S)
_____	_____
PRINTED NAME OF PROPERTY OWNER(S)	SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 317-270-017

Approximate Gross Acreage: 6.74

General location (nearby or cross streets): North of Orange Ave, South of Water Ave, East of Harvill Ave, West of I-215.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Establish a feed storage and production building.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): *348.4835 Section 12.2.*

Number of existing lots: *1 Subsections B.2.a.4, B.1.07, B.2.u.*

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	<i>90,840</i>	<i>54'9"</i>	<i>1</i>	<i>Feed Storage and production</i>	
2					
3					
4					
5					
6					
7					
8					
9					
10					

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	<i>114,363</i>	<i>Pavement</i>
2	<i>5,863</i>	<i>Landscape</i>
3	<i>34,976</i>	<i>Basin</i>
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:

Pre-Application Review No. 180033/
BBID: 667-789-225

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

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

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

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

If yes, indicate the type of report(s) and provide a signed copy(ies): Grading Plan, WQMP
Geological Study, Phase I Report, AQ, GCC, HRA Impact Analysis
 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: Star Milling Co

Address: 24067 Weber St

Phone number: 951 - 657 - 3143

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 317 - 270 - 017

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: Star Milling Co Date 1/25/18

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

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

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

Owner/Authorized Agent (1) [Signature] Date 1/28/19

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

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

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

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

Project File No.	PRE-APPLICATION REVIEW No 1K0033	
Project Name:	STAR MILLING	
Project Location:	SOUTHEAST CORNER OF WATER ST AND HARVILL AVE.	
Project Description:	CONSTRUCT A 90,793 ANNUAL FEED STORAGE + PRODUCTION FACILITY	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹Land area is based on acreage disturbed
²Descriptions of SIC codes can be found at <http://www.osha.gov/pls/imis/sicsearch.html>.

DETERMINATION: Check the box for the applicable determination.

If any question answered "YES" Project requires a project-specific WQMP.

If all questions answered "NO" Project requires incorporation of Site Design and source control BMPs Imposed through Conditions of Approval or permit conditions.



COUNTY OF RIVERSIDE

Transportation and Land Management Agency



Transportation Department

Community Development/Planning

Building and Safety Department

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 Star Milling Co hereafter "Applicant" and W. Van Cramer Jr Property Owner".

Description of application/permit use:

Establish a feed storage and production building

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessor's Parcel Number(s): 317-270-017

Property Location or Address:

North of Orange Ave, South of Uaber Ave, East of Hurvill

2. PROPERTY OWNER INFORMATION:

Property Owner Name: William R Cramer Jr Phone No.: 951-657-3143

Firm Name: Star Milling Co Email: paul-cramer@starmilling.com

Address: 24067 Wabn St
Parris Ct 92570

3. APPLICANT INFORMATION:

Applicant Name: Star Milling Co Phone No.: 951-657-3143

Firm Name: Paul Cramer Email: paul-cramer@starmilling.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 2/5/19

Print Name and Title: Paul Cramer Dir of Sales

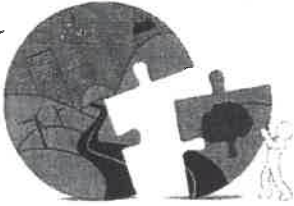
Signature of Property Owner: [Signature] Date: 2/5/19

Print Name and Title: William R Cramer Jr

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.

William R. Cramer - 6-5-2019 / Janet R. Cramer 6-5-2019
Property Owner(s) Signature(s) and Date

William R. Cramer Jr / Janet R. Cramer
PRINTED NAME of Property Owner(s)

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

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

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

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

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

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

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

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

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

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

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

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A 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. 190002 – Intent To Adopt A Mitigated Negative Declaration – CEQ190009 – Applicant: Star Milling/William Cramer Jr.– Engineer/Representative: PBLA Engineering/Steve Busby – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Orange Avenue, southerly of Water Avenue, easterly of Harvill Avenue, and westerly of Interstate 215 – 6.74 Acres – Zoning: Manufacturing – Heavy (M-H) – REQUEST: Plot Plan No. 190002 proposes to construct a 90,840 sq. ft., feed storage and production building. The structure will vary in height from 33 feet to 50 feet and will be comprised of painted metal vertical siding. The applicant is proposing to construct the structure in three (3) phases. The first phase will consist of 29,200 sq. ft. of warehouse and 5,000 sq. ft. of office space. The second phase will consist of an addition of 14,800 sq. ft. of warehouse, 26,200 sq. ft. of manufacturing, and 1,620 sq. ft. of employee welfare uses (restrooms and break room). The third phase will consist of an addition of 14,000 sq. ft. of manufacturing. A total of 51 parking spaces will be provided. APN: 317-270-017.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 14, 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 is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Director for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Director and retained for the official record.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 21, 2020 ,

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

APN (s) or case numbers PPT190002 for

Company or Individual's Name RCIT - GIS ,

Distance buffered 1200'

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

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

TITLE: GIS Analyst

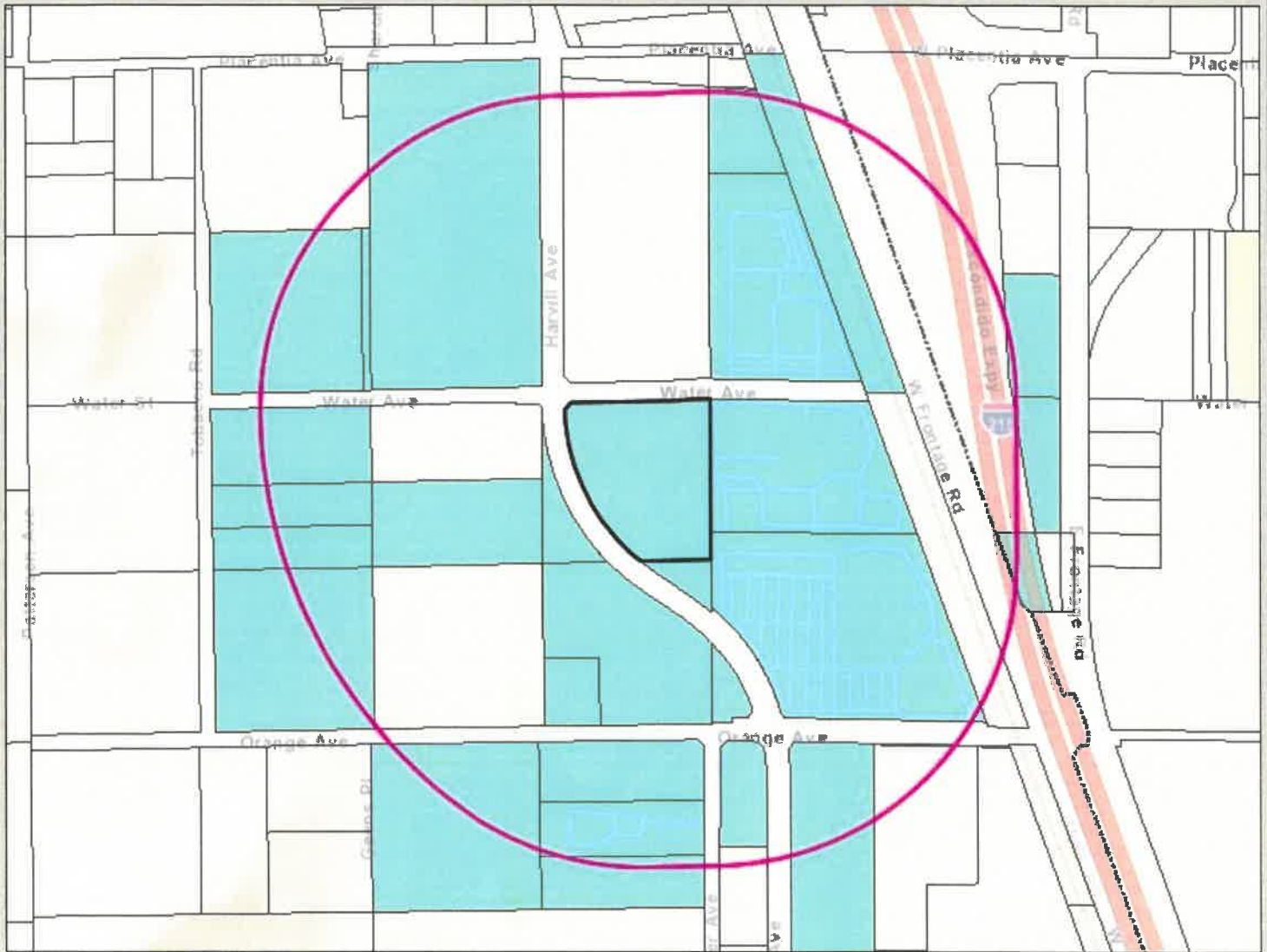
ADDRESS: 4080 Lemon Street 9TH Floor

 Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PPT190002 (1200 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 10/21/2020 11:41:52 AM

© Riverside County RCIT

305060043
SWIFT TRANSPORTATION OF ARIZONA
20002 N 19TH AVE
PHOENIX AZ 85027

305090040
RIVERSIDE COUNTY TRANSPORTATION
4080 LEMON ST 3RD FLR
RIVERSIDE CA 92502

305060039
GRISWOLD INDUSTRIES
1701 PLACENTIA AVE
COSTA MESA CA 92627

317260015
JEAN PIERRE ESQUIRE
43800 CORONADO DR
TEMECULA CA 92592

317270004
MALCOLM W. SETON
20860 TOBACCO RD
PERRIS CA 92570

305060013
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

305090046
STATE OF CALIF
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

305090047
STAR MILLING CO
P O BOX 1987
PERRIS CA 92572

305090060
EARTHSHINE
15421 CHEMICAL LN
HUNTINGTON BEACH CA 92649

317270016
MCSHANE CORP
9550 W HIGGINS RD STE 200
ROSEMONT IL 60018

322240016
WALTER MACIAS
19317 WINTER ROCK CT
PERRIS CA 92570

317270006
MCSHANE CORP
9500 W BRYN MAWR AVE 200
ROSEMONT IL 60018

317260016
THRIFTY OIL CO
13116 IMPERIAL HWY
SANTA FE SPGS CA 90670

317270011
DAN C. CEDERBURG
23672 ORANGE AVE
PERRIS CA 92570

317270014
REDEVELOPMENT AGENCY COUNTY OF
3133 MISSION INN MS 2600
RIVERSIDE CA 92507

305060025
RIVERSIDE COUNTY TRANSPORTATION COMM
4080 LEMON ST 3RD FL
RIVERSIDE CA 92502

305090049
ROBERT D. AUST
P O BOX 51118
MORENO VALLEY CA 92517

305100043
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

305100062
SALVATION ARMY
180 E OCEAN BLV 3RD FL
LONG BEACH CA 90802

317260034
COUNTY OF RIVERSIDE
3403 10TH ST NO 500
RIVERSIDE CA 92501

317270002
SSR INV CO
1930 ALPHA AVE
SOUTH PASADENA CA 91030

317270017
WILLIAM R. CRAMER
42105 ROCKVIEW DR
HEMET CA 92544

322240017
JOSE TRUJILLO
21063 WEBSTER AVE
PERRIS CA 92570

305100056
TRAMCO INC
P O BOX 1569
CORDOVA AK 99574

317270003
JO YOUNG PARK
20800 TOBACCO RD
PERRIS CA 92570

317270009
JESSICA LOAN TRAN
10586 W PICO BLVD STE 278
LOS ANGELES CA 90064

317270013
ROBERT D. AUST
PO BOX 51118
RIVERSIDE CA 92517

322240018
SABINO GUTIERREZ
14117 COUNTY ROAD 511
VENUS TX 76084

322240019
JAMES A. FLORES
23805 ORANGE AVE
PERRIS CA 92570

Star Milling
Atten: Paul Cramer
24067 Water Street
Perris, CA 92570

Star Milling
Atten: Paul Cramer
24067 Water Street
Perris, CA 92570

Star Milling
Atten: Bill Cramer
24067 Water Street
Perris, CA 92570

Star Milling
Atten: Bill Cramer
24067 Water Street
Perris, CA 92570

PBLA Engineering
Atten: Steve Busby
1481 Ford St., Suite 201
Redlands, CA 92373

PBLA Engineering
Atten: Steve Busby
1481 Ford St., Suite 201
Redlands, CA 92373

City of Perris
Development Services Dept.
135 N. D Street
Perris, CA 92570

City of Perris
Development Services Dept.
135 N. D Street
Perris, CA 92570

Pechanga Band of Luiseño Mission
Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

Pechanga Band of Luiseño Mission
Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

ICG Inc.
Atten: Matt Evans
4195 Chino Hills Pkwy Suite, 222
Chino Hills, CA 91709

ICG Inc.
Atten: Matt Evans
4195 Chino Hills Pkwy Suite, 222
Chino Hills, CA 91709

Phil Martin & Associates
1809 E. Dyer road, Suite 301
Santa Ana, CA 92705

Phil Martin & Associates
1809 E. Dyer road, Suite 301
Santa Ana, CA 92705

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand

Interim Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

PPT190002; CEQ190009MND

Project Title/Case Numbers

Deborah Bradford, Project Planner
County Contact Person

(951) 955-6646
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Perris Valley QOZB; c/o Paul Cramer
Project Applicant

Address

Project Location: north of Orange Avenue, south of Water Avenue, east of Harvell Avenue, and west of Interstate 215.

Project Description: PLOT PLAN NO. 190002 is a proposal for the construction of a 90,840 square foot structure to be utilized as a feed storage and production building. The structure will vary in height from 33 feet to 50 feet and will be comprised of painted metal vertical sliding. The applicant is proposing to construct the structure in three phases. The first phase will consist of 28,750 square feet of warehouse and 5,000 square feet of office space. The second phase will consist of an addition of 20,300 square feet of warehouse, 21,220 square feet of manufacturing, and 1,570 square feet of employee welfare uses (restrooms and break room). The third phase is for the addition of 14,000 square feet for manufacturing. A total of 43 parking spaces will be provided.

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on December 14, 2020, and has made the following determinations regarding that project:

1. The Project **WILL NOT** have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures **WERE** made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program **WAS** adopted for this project.
5. A Statement of Overriding Consideration **WAS NOT** adopted for this project.
6. Findings **WERE** made pursuant to the provisions of CEQA.

This is to certify that the Final Mitigated Negative Declaration (MND) is available to the General Public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: CEQ190006

FOR COUNTY CLERK'S USE ONLY

**INVOICE (INV-00128574)
FOR RIVERSIDE COUNTY**

**County of Riverside
Transportation & Land Management Agency**



BILLING CONTACT / APPLICANT

Paul Cramer
Perris Valley QOZB, LLC
42105 Rockview Dr
Hemet, Ca 92544

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00128574	11/02/2020	11/02/2020	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW200047	0451 - CF&W Trust ND/MND	\$2,406.75
	0452 - CF&W Trust Record Fees	\$50.00

SITE ADDRESS		
23901 Water St Perris, CA 92570	SUB TOTAL	\$2,456.75

TOTAL DUE	\$2,456.75
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PAYMENT OPTIONS		Note: A 2.28% transaction service fee will be applied to Credit Card payments.
Online Payments	Go to: RivCoPlus.org	E-Checks and Credit Cards are accepted on-line.
Credit Card Payment by Phone	(760) 863-7735	Please have your invoice number ready for reference.
Payment by US Postal Mail Service	County of Riverside Attn: Accounts Receivables P.O. Box 1605 Riverside, CA 92502	Reference your invoice number on your check or include a copy of the invoice.
Payment by FedEx, UPS or similar courier	County of Riverside Attn: Accounts Receivables 4080 Lemon St., 14th Fl. Riverside, CA 92501	Reference your invoice number on your check or include a copy of the invoice.

Note that this invoice is used for both initial and supplemental payment requests. On Deposit Based Fee (DBF) cases and permits all work will cease when the balance is negative. If you have already made an initial payment and you are receiving an additional invoice, your case or permit has a low or negative balance. Work cannot resume until you have provided additional funds. If you would like to review a full statement of costs to date, e-mail your request to, TLMABilling@rivco.org and include the reference number(s), which is your case number and department in the subject line.