



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

1:30 P.M.

SEPTEMBER 14, 2015

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center
4080 Lemon Street
1st Floor, Conference Room 2A
Riverside, CA 92501

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.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

1.1 **NONE**

2.0 PUBLIC HEARING – CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter:

2.1 **NONE**

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

- 3.1 **PLOT PLAN NO. 25396** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Eli Shapiro – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road, more specifically 19631 Temescal Canyon Road. – 0.55 Acres Gross – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office and retail showroom facility. The project also proposes to construct a 3,000 sq. ft. storage building and 14 parking spaces. The facility supports a sales office along with a display area for the sale of flooring, cabinets and countertop materials. The project also proposes an emergency service for water damage

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

FINAL 09-03-15

claims. The storage building will be utilized for storing trucks used to respond to water damage claims as well as to store emergency materials such as sandbags, plywood, etc. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.


4.0 SCOPING SESSIONS:

- 4.1 **ENVIRONMENTAL IMPACT REPORT NO. 546 FOR GENERAL PLAN AMENDMENT NO. 1152, CHANGE OF ZONE NO. 7873, TENTATIVE PARCEL MAP NO. 36962 AND PLOT PLAN NO. 25837** – EA42803 – Applicant: Trammel Crow Southern California Development – Engineer/Representative: Henry-Ann Company, Mike Bastian – First Supervisorial District – Mead Valley Zoning District and North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD:BP) (0.25 – 0.60 FAR) and Rural Community: Very Low Density Residential (RC:VLDR) (1 Ac. Min.) – Location: Southerly of Oleander Avenue, westerly of Harvill Avenue, northerly of Redwood Drive, and easterly of Day Street – 33.62 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R-½), Light Agriculture – 1 Acre Minimum (A-1-1), and Industrial Park (I-P) – **REQUEST:** The Scoping Session is to consider the potential environmental impacts of the proposed project which includes the following components. The General Plan Amendment proposes to change the Land Use Designation of the portion of the project site designated Community Development: Business Park (CD:BP) to Community Development: Light Industrial (CD: LI). The Change of Zone proposes to change the existing zoning of the areas of the project site zoned Light Agriculture – 1 Acre Minimum (A-1-1) and Rural Residential – ½ Acre Minimum (R-R-½) to Industrial Park (I-P). The Tentative Parcel Map proposes to merge three contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 555,615 square foot warehouse / distribution center with 73 truck loading bays, 135 truck trailer parking stalls, 188 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. Project Planner: Mark Corcoran at (951) 955-3025 or email mcorcora@rctlma.org.
- 4.2 **ENVIRONMENTAL IMPACT REPORT NO. 546 FOR GENERAL PLAN AMENDMENT NO. 1151 – CHANGE OF ZONE NO. 7872 – TENTATIVE PARCEL MAP NO. 36950 – PLOT PLAN NO. 25838** – EA42802 – Applicant: Trammel Crow Southern California Development – Engineer/Representative: Henry-Ann Company, Mike Bastian – First Supervisorial District – Mead Valley Zoning District, and North Perris Zoning Area – Mead Valley Area Plan – General Plan: Community Development: Light Industrial (CD:LI) (0.25 – 0.60 FAR), and Community Development: Business Park (CD:BP) (0.25 – 0.60 FAR) – Location: Southerly of Oleander Avenue, westerly of Harvill Avenue, northerly of Redwood Drive, and easterly of Day Street – 37.08 Gross Acres – Zoning: Industrial Park (I-P), Manufacturing – Medium (M-M), and Rural Residential (R-R) – **REQUEST:** The Scoping Session is to consider the potential environmental impacts of the proposed project which includes the following components. The General Plan Amendment proposes to change the Land Use Designation of the southwest quarter of the project site from Community Development: Business Park (CD:BP) to Community Development: Light Industrial (CD:LI). The Change of Zone proposes to change the existing zoning of the areas of the project site zoned Manufacturing – Medium (M-M) and Rural Residential (R-R) to Industrial Park (I-P). The Tentative Parcel Map proposes to merge four contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 702,645 square foot warehouse / distribution center with 109 truck loading bays, 320 parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. Project Planner: Mark Corcoran at (951) 955-3025 or email mcorcora@rctlma.org.

5.0 PUBLIC COMMENTS:

301
Agenda Item No.:
Area Plan: Temescal Canyon
Zoning District: El Cerrito
Supervisory District: Second
Project Planner: Damaris Abraham
Director's Hearing: September 14, 2015

PLOT PLAN NO. 25396
Environmental Assessment No. 42606
Applicant: Eli Shapiro
Engineer/Representative: Sam Akbarpour


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office and retail showroom facility. The project also proposes to construct a 3,000 sq. ft. storage building and 14 parking spaces. The facility supports a sales office along with a display area for the sale of flooring, cabinets and countertop materials. The project also proposes an emergency service for water damage claims. The storage building will be utilized for storing trucks used to respond to water damage claims as well as to store emergency materials such as sandbags, plywood, etc.

The project is located southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road, more specifically 19631 Temescal Canyon Road.

ISSUES OF POTENTIAL CONCERN:

The Planning Department has received letters from the surrounding neighbors raising concerns about the aesthetic impact of the proposed steel storage building. The building will be painted neutral colors so that it can blend in with the surrounding area. In addition, the facility is proposed to be landscaped and a row of trees is proposed to be planted at the rear of the property in order to provide additional screening for the residences located southwest of the project site.

In addition, an email dated September 10, 2014 from El Cerrito Development Observers raising concerns about fire hazards in the El Cerrito area. The project has been reviewed by the Fire Department and has been conditioned to meet the current building codes.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) to the north and east
Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) to the southwest |
| 3. Existing Zoning: | General Commercial (C-1/C-P) |
| 4. Surrounding Zoning: | General Commercial (C-1/C-P) to the north and east
One-Family Dwellings – 20,000 Sq. Ft. Minimum |



- | | |
|----------------------------|---|
| | (R-1-20000) to the southwest |
| 5. Existing Land Use: | Commercial office |
| 6. Surrounding Land Use: | Commercial uses to the north and east
Single family residences to the southwest |
| 7. Project Data: | Total Acreage: 0.55 Acres
Total Building Square Footage: 4,997
Total Parking: 14 spaces |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42606**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE **PLOT PLAN NO. 25396**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) on the Temescal Canyon Area Plan.
2. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The project is proposing to convert an existing building into an office and retail showroom facility and is also proposing to construct a storage building. The facility will support a sales office as well as provide an emergency service for water damage claims.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) to the north and east and Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) to the southwest.
4. The zoning for the subject site is General Commercial (C-1/C-P).
5. The proposed use, an office and household good sales, is a permitted use, subject to approval of a plot plan in the C-1/C-P zone, in accordance with Section 9.1.a. (36) and (58) of Ordinance No. 348.
6. Section 9.1.g. provides that any use not specifically listed in Subsections a., b., and d. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
7. The proposed use, an emergency service for water damage claims is substantially the same in character and intensity as ambulance services (Section 9.1.a. (1) of Ordinance No. 348) which is

a permitted use in the C-1/C-P zone with an approved plot plan. The emergency service for water damage is substantially the same in character and intensity as ambulance services because both services respond to emergency situations and operate twenty-four hours seven days a week. Additionally, the emergency service for water damage will have less noise impacts than ambulance services because there will be no sirens used on the vehicles.

8. The proposed use, an office, household good sales, and an emergency service for water damage claims, is consistent with the development standards (for lot size, setbacks, height requirements, parking areas, and screening) set forth in the C-1/C-P zone.
 - a. There is no minimum lot area requirement for C-1/C-P zone.
 - b. The existing 1,997 sq. ft. building is 15 feet high and the proposed 3,000 sq. ft. storage building is 24 feet high. Both buildings do not exceed 50 feet in height.
 - c. Since both buildings do not exceed 35 feet in height, there are no yard requirements.
 - d. Parking areas meet Section 18.12 requirements of Ordinance No. 348.
 - e. All roof mounted mechanical equipment will be screened from ground elevation view to minimum sight distance of 1,320 feet.
9. The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the north and east and One-Family Dwellings – 20,000 Sq. Ft. Minimum (R-1-20000) to the southwest.
10. Similar uses have been constructed and are operating in the project vicinity.
11. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
12. This project is within the City Sphere of Influence of Corona. A copy of the proposal was transmitted to the City of Corona on August 29, 2013 with a request for comments. No comments have been received from the City staff regarding this project.
13. Environmental Assessment No. 42606 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Hydrology/Water Quality

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Commercial (C-1/C-P) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, 2 letters and 1 email, in opposition have been received.
2. The project site is not located within:
 - a. An Airport Influence area;
 - b. A Fault Zone;
 - c. A Flood Zone;
 - d. A High Fire area; or,
 - e. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
 - a. An area susceptible Subsidence;
 - b. The City of Corona Sphere of Influence;
 - c. An area with moderate liquefaction potential; and,
 - d. The Boundaries of the Corona-Norco Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 277-151-003.

DA:da

Y:\Planning Case Files-Riverside office\PP25396\DH-PC-BOS Hearings\DH-PC\PP25396.Staff Report.docx

Date Prepared: 11/19/14

Date Revised: 08/24/15

PP25396



- Legend**
- RCLIS Parcels
 - City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
 - lines
 - waterbodies
 - Lakes
 - Rivers

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Notes



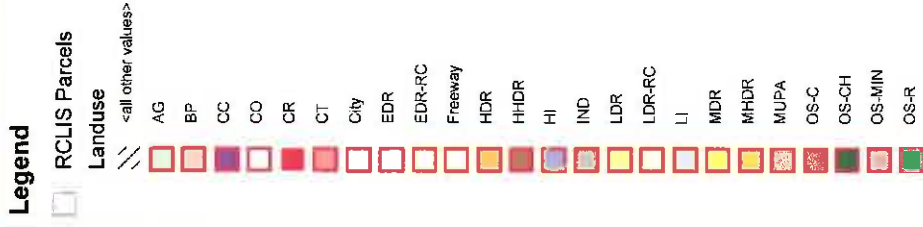
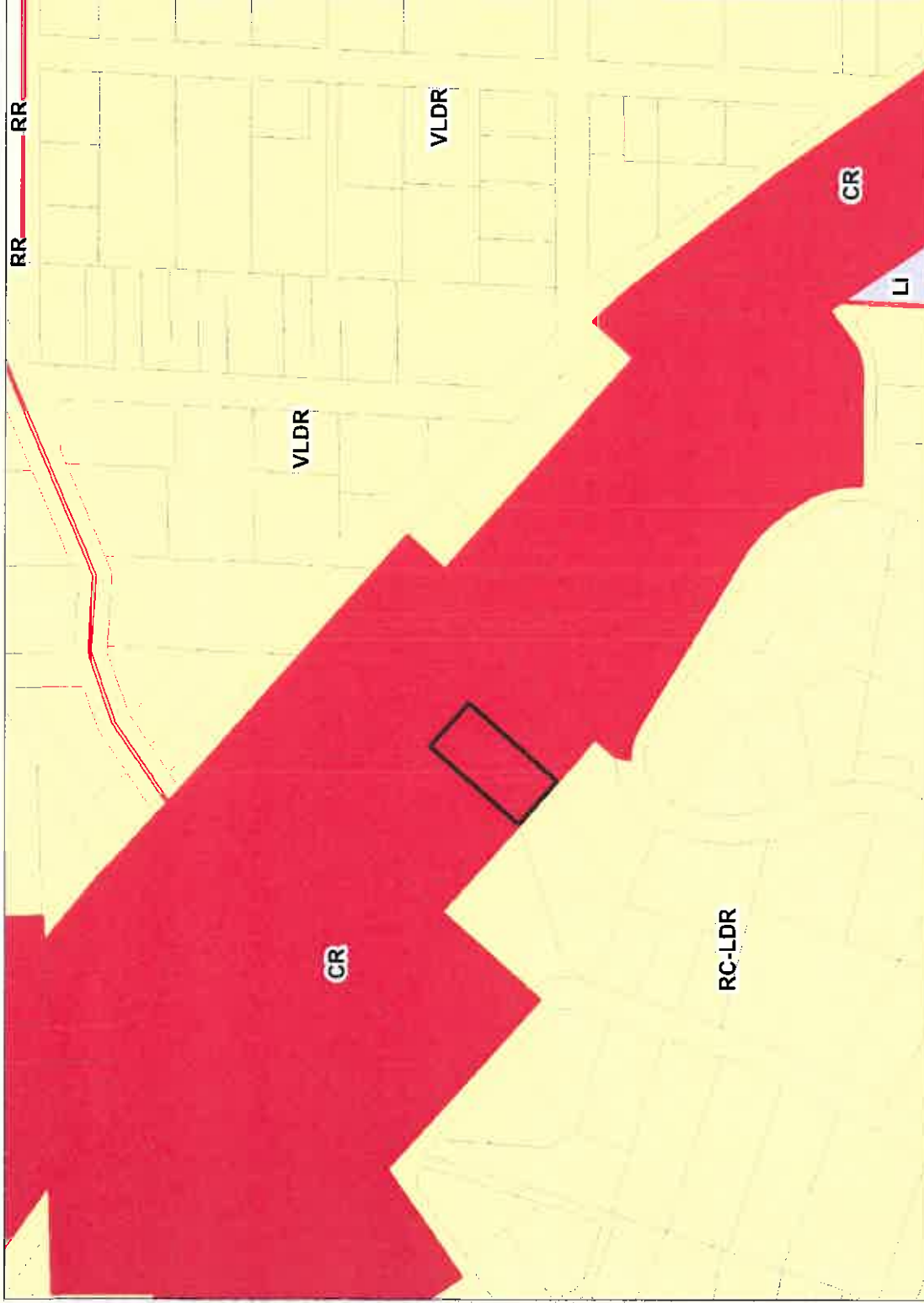
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PP25396



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PP25396



Legend	
	RCLIS Parcels
Zoning	
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	A-1-1/2
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	A-1-15
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	A-1-2 1/4
	A-1-20
	A-1-30000
	A-1-4
	A-1-40
	A-1-5
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570 CHARRO WAY
NEEDHAM, CA 93444

REVISIONS

CASE: PP25396 AMD. #1
EXHIBIT: B&C (Sheets 1-5)
DATE: 10/28/14
PLANNER: D. ABRAHAM

Drawn by: J. J. J. J.
10/28/14
11/1/14

Normal V. Hous

STORAGE BUILDING - FLOOR PLAN PLOT PLAN 25396 at 19631 TEMESCAL CANYON RD., CORONA, CA

A-1

NOTE	AREA TABULATION
1. SEE THE MEZANINE FLOOR PLAN FOR DETAILS.	OFFICE 132 S.F.
2. MEZANINE FLOOR PLAN IS NOT TO SCALE.	CLERK ROOMS 281 S.F.
3. MEZANINE FLOOR PLAN IS NOT TO SCALE.	WAREHOUSE AREA 2,536 S.F.
4. MEZANINE FLOOR PLAN IS NOT TO SCALE.	TOTAL BUILDING AREA 3,000 S.F.
5. MEZANINE FLOOR PLAN IS NOT TO SCALE.	MEZANINE STORAGE AREA 500 S.F.

WALL LEGEND
1. INSULATED METAL BUILDING WALL PANEL SYSTEM, PER SPEC. BUILDING MANUAL.
2. 1/2" MIN. THICK CONCRETE WALL.
3. 1/2" MIN. THICK CONCRETE WALL, 1/2" MIN. THICK CONCRETE SLAB ON GRADE.
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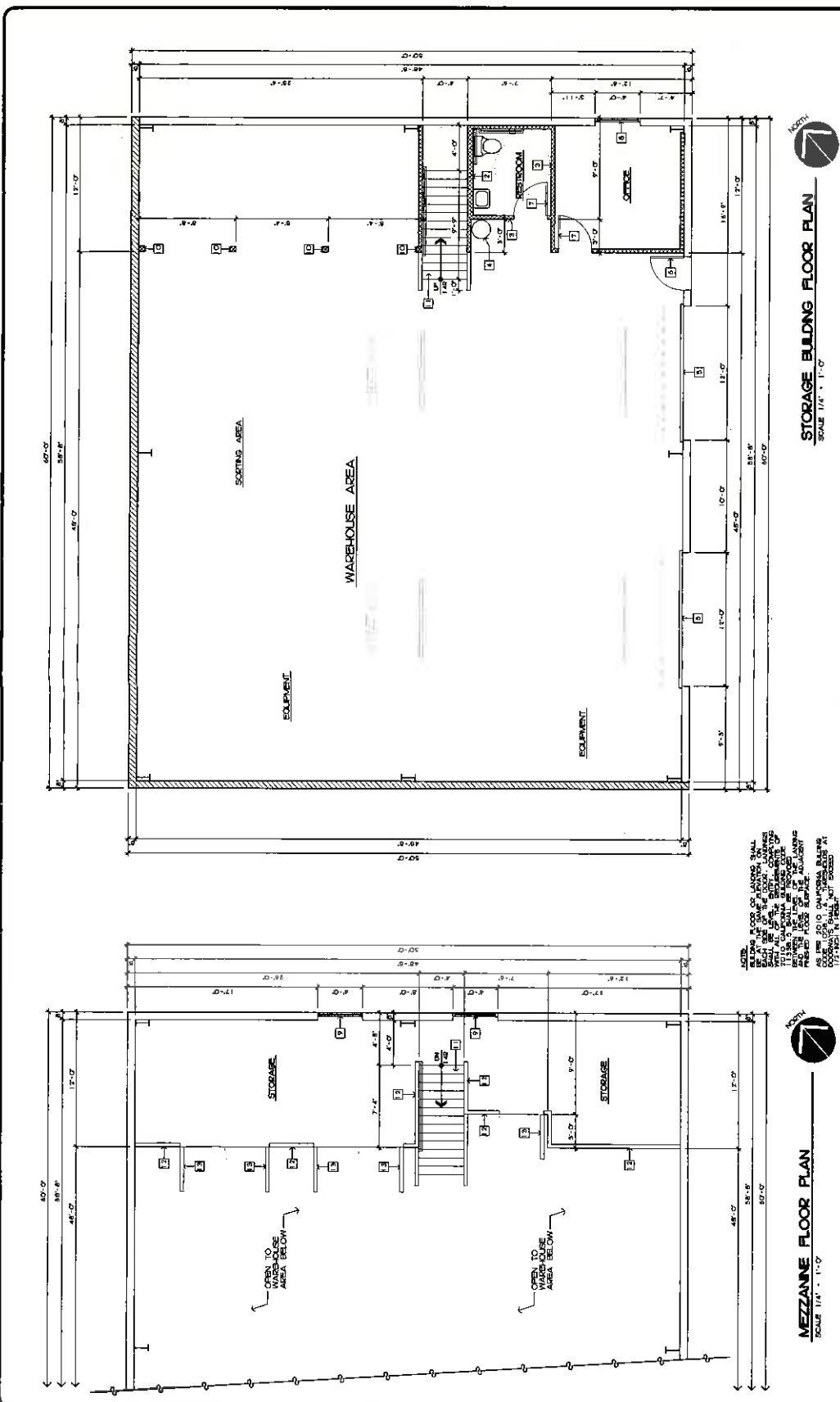
FLOOR PLAN NOTES
1. LOCATION OF 100 AMP ELECTRICAL PANEL.
2. PROVIDE STAIN-ANT INFLATED WITH WALL.
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STORAGE BUILDING - EXTERIOR ELEVATIONS

PILOT PLAN 25396 at

19631 TEMESCAL CANYON RD., CORONA, CA



DETAILS
1400 W. 4TH ST.
SANTA ANA, CA 92701
(714) 440-0000

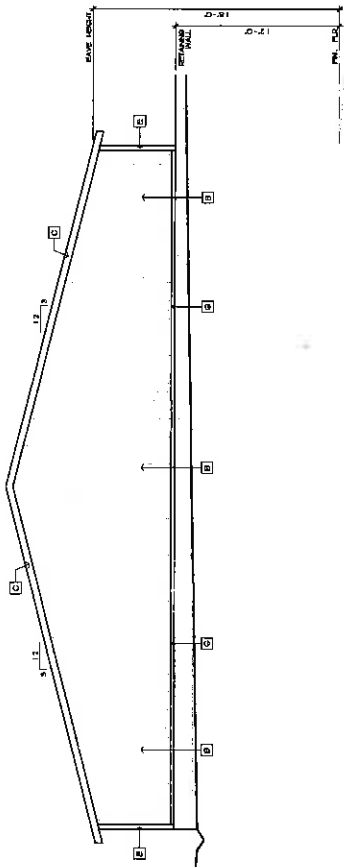
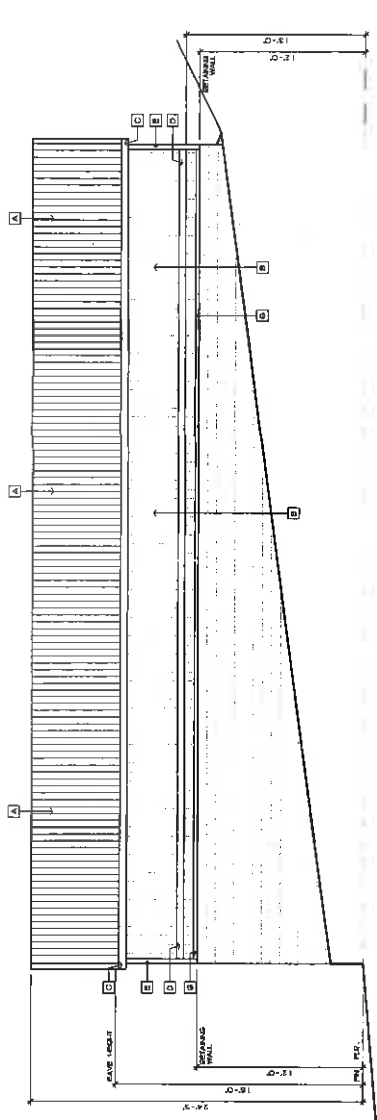
November 19, 1992

REVISIONS	BY	DATE

A.3

EXTERIOR ELEVATION NOTES

1. ALL WALLS: 1/2" MIN. THICK, UNPAINTED ROOF PANELS.
2. PER STEEL BUILDING MANUFACTURER'S RECOMMENDATIONS, PER STEEL BUILDING MANUFACTURER'S RECOMMENDATIONS, PER STEEL BUILDING MANUFACTURER'S RECOMMENDATIONS.
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9. 1/2" MIN. THICK, UNPAINTED ROOF PANELS.
10. 1/2" MIN. THICK, UNPAINTED ROOF PANELS.



REAR ELEVATION - WEST

SCALE 1/4" = 1'-0"

REVISIONS	BY



1450 W. 8th St.
 Corona, CA 92622
 (951) 461-3620
 Norman V. Perez

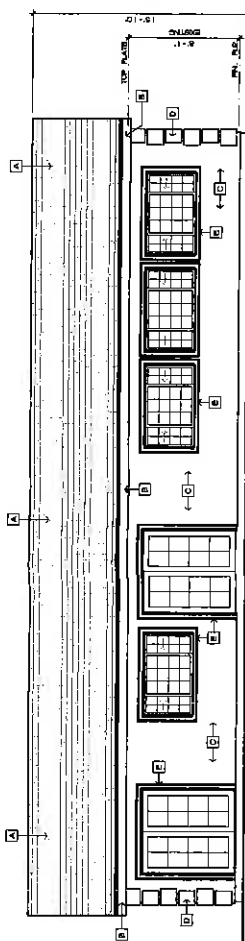
19631 TEMESCAL CANYON RD., CORONA, CA
 PLOT PLAN 25396 at

EXISTING OFFICE BUILDING - EXTERIOR ELEVATIONS

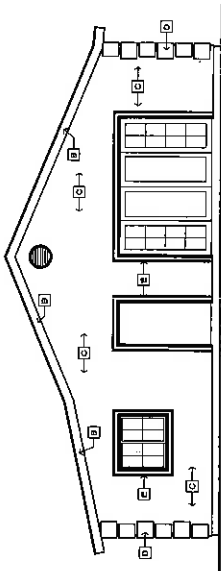
DATE	BY	DATE	BY

A.5

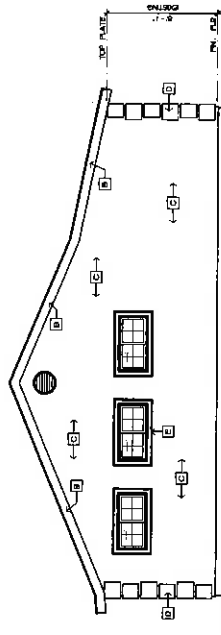
- EXTERIOR ELEVATION NOTES
- 1. EXTERIOR ROOF MATERIAL: CLAY TILE
 - 2. 2x4 WOOD FRAMING
 - 3. 7/8" THICK PLASTER WALL FINISH
 - 4. PLASTER FINISH OVER POLYMER CONCRETE
 - 5. PLASTER FINISH OVER POLYMER CONCRETE



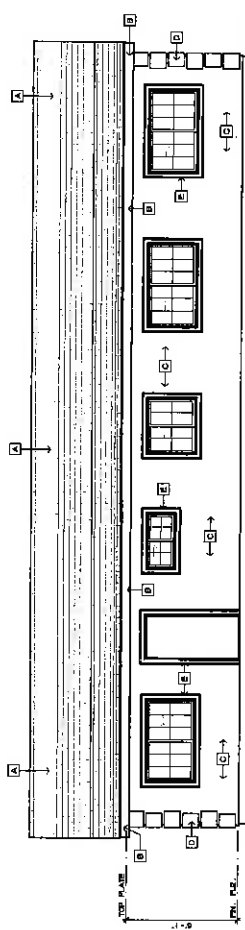
FRONT ELEVATION
SCALE 1/4" = 1'-0"



LEFT ELEVATION
SCALE 1/4" = 1'-0"

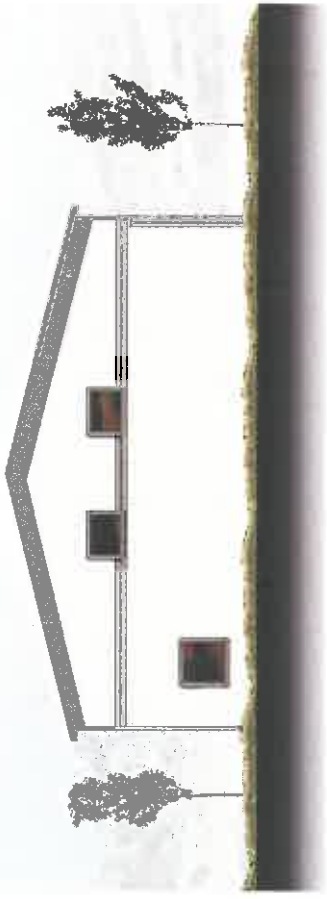
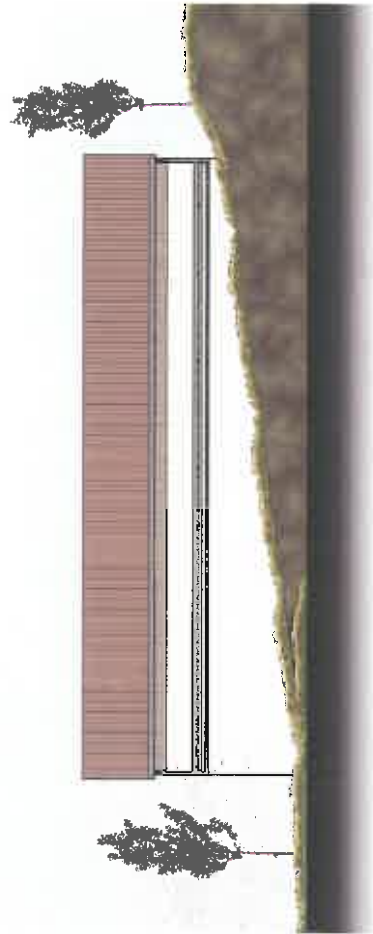


RIGHT ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"

DATE 10-20-14 PROJECT # 14-28





COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42606
Project Case Type (s) and Number(s): Plot Plan No. 25396
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: Eli Shapiro
Applicant's Address: 226 Rochester St, Costa Mesa, CA 92627
Engineer's Name: Sam Akbarpour
Engineer's Address: 400 S. Ramona Ave., Suite 202, Corona, CA 92879

I. PROJECT INFORMATION

A. Project Description: The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office and retail showroom facility. The project also proposes to construct a 3,000 sq. ft. storage building and 14 parking spaces. The facility supports a sales office along with a display area for the sale of flooring, cabinets and countertop materials. The project also proposes an emergency service for water damage claims. The storage building will be utilized for storing trucks used to respond to water damage claims as well as to store emergency materials such as sandbags, plywood, etc.

B. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area: 0.55 gross acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 0.55	Lots: 1	Sq. Ft. of Bldg. Area: 4,997	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 277-151-003

E. Street References: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 6 West, Section 8

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site currently contains an existing building that will be converted to an office/retail showroom facility and it is surrounded by commercial uses to the north and east and single family residences to the southwest.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) general plan land use designation. The proposal meets all other applicable land use policies.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including fault zone, high liquefaction, dam inundation zone, high fire hazard area, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is proposing to convert an existing 1,997 sq. ft. building to an office and retail showroom facility and to construct a 3,000 sq. ft. storage building. There are no impacts to housing as a direct result of this project at this time.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Temescal Canyon

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

D. Land Use Designation(s): Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio)

E. Overlay(s), if any: Not Applicable

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) to the north and east and Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) to the southwest.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: General Commercial (C-1/C-P)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned General Commercial (C-1/C-P) to the north and east and One-Family Dwellings – 20,000 Sq. Ft. Minimum (R-1-20000) to the southwest.

II. 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 checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

III. 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

August 7, 2015
Date

Damaris Abraham
Printed Name

For Steve Weiss, AICP, Planning Director

IV. 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"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) According to the GIS Database, the project is located outside the 45-mile radius defined by Ordinance No. 655 and the 30-mile radius defined by the General Plan as the Mt. Palomar Special

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Lighting Areas, and, therefore, is not subject to any special lighting policies that protect the Mt. Palomar Observatory.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are 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: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project may result in a new source of light which would accompany any new limited commercial development; however the new source of light is not anticipated to be of significant levels due to the size of the project. Therefore, the impact is considered less than significant.

b) The proposed project will introduce new sources of nighttime lighting into the area. However, this project has been conditioned to have any outside lighting hooded and directed so not to shine directly upon adjoining property or public right-of-way thus reducing the amount of light that may interfere with the adjacent residential uses to the southwest. (COA 10.PLANNING.6) Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

☐ ☐ ☐ ☒

d) Involve other changes in the existing environment which, due to their location or nature, could result in

☐ ☐ ☐ ☒

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

Source: GIS database, and Project Application Materials.

Findings of Fact:

- a) The project is located on land designated as "Urban-Built Up Land" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- b) According to GIS database, the project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, and C/V); therefore will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Therefore, there is no impact.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

- a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board has adopted the 2003 Air Quality Management Plan (AQMP). The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Temescal Canyon Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residences, which are considered sensitive receptors; however, the project is not expected to generate substantial point source emissions. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be not significant.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are 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 Game 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, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

☐ ☐ ☐ ☒

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) 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: GIS database, WRCMSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Criteria Area or cell. Therefore, the impact is considered less than significant.

b-c) The project has been previously disturbed, however because the project site supports suitable bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted by a qualified biologist and results of the survey shall be provided in writing to the Environmental Programs Division for review and approval prior to issuance of a grading permit. (COA 60.EPD.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

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

e) The proposed project does not contain any riparian or riverine habitat. Therefore, will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. Therefore, there is no impact.

f) The project does not contain, nor propose to develop on wetlands; therefore will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

Mitigation: Removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted by a qualified biologist and results of the survey shall be provided in writing to the Environmental Programs Division for review and approval prior to issuance of a grading permit. (COA 60.EPD.1)

Monitoring: Monitoring shall be conducted through the Building and Safety Plan Check Process.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review

Findings of Fact:

a-b) Site disturbance has already occurred from grading for the use of the existing building on site and it is not anticipated that the proposed project will alter or destroy a historical site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.2) Therefore, the project will not alter or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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destroy a historic site or cause a substantive adverse change in the significance of a historical resource.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review

Findings of Fact:

a-b) Site disturbance has already occurred from grading for the use of the existing building on site and it is not anticipated that the proposed project will alter or destroy an archaeological site. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.2) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.3) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, GIS database, County Geologist review

Findings of Fact:

a) The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The proposed project site/earthmoving activities could potentially impact this resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Mitigation: Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.1) A copy of the Paleontological Monitoring Report prepared for site grading operations at this site shall be submitted to the County Geologist prior to grading final inspection. (COA 70.PLANNING.1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

GEOLOGY AND SOILS Would the project

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

☐ ☐ ☒ ☐

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) 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: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure,

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review

Findings of Fact:

a) According to GIS database, the project site is located in an area with moderate liquefaction potential. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are 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?

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Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to General Plan the project site is not 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. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

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Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas", County Geologist review

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

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Source: Project Application Materials, County Geologist review

a) The project site is not subject to other geologic hazards such as seiche, mudflow or a volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

- a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.
- b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.
- c) The project does not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 1802.3.2 of the California Building Code (2007), creating substantial 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: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.
- b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.
- c) The project is not proposing the use of septic systems. Full sewer service will be provided. Therefore, the project will have no significant impact.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

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b) Result in any increase in water erosion either on or off site?

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Source: Building and Safety Grading review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. 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: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

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

Source: Project application materials

Findings of Fact:

a) A greenhouse gas (GHG) study was performed by Urban Crossroads for proposed Plot Plan No. 25382, dated September 27, 2013. Analysis in this study was performed using CalEEMod (v2013.2.1) GHG modeling software developed by the South Coast Air Quality Management District (SCAQMD). The results of the study found that annual GHG emissions at project buildout would be 196.37 metric tons per year (MTY) of CO₂-equivalents (CO₂e) for the development and operation of commercial office building of 10,500 square feet, with 19,600 square feet of asphalt paving for parking, driveways and road/access ways, plus associated landscaping, on a 2.20-acre gross site with 2,400 cubic yards of earthwork (cut and fill). The CalEEMod modeling for this project encompassed: Office Park, 10,500 sf, (0.24 acres); and Parking Lot, 49 spaces, 19,600 sf, (0.44 acres). No industrial boilers, furnaces or other large combustion sources requiring an SCAQMD permit to operate are included as part of the project.

The 196.37 MTY total is below the threshold of 3,000 MT CO₂e per year for residential, commercial and mixed use projects, as established in the County Climate Action Plan (CAP) that on June 19, 2012, the Riverside County Board of Supervisors directed be integrated into the County General Plan.

Based on the above sample case data, the project at issue, PP25396, can reasonably be found to also fall below the 3,000 MTY screening threshold since it proposes development of a smaller scope than that modeled for the sample case. Specifically, this project proposes only 1,997 square feet of commercial office building floor area and 9,000 square feet of asphalt pavement for parking, access ways and roadways on a total development footprint of only 0.47 acres gross with a total of only 2,000 cubic yards of balanced cut and fill. The project does include any industrial boilers, kilns, furnaces or other combustion sources requiring a SCAQMD permit to operate and does not involve any unusual conditions, requirements or development plans that would invalidate the applicability of the above sample case study.

Hence, for the above reasons, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions.

b) The project is consistent with the existing Riverside County General Plan land use designation on the parcel of Commercial-Retail (CR) for the site and does not propose to amend the General Plan. Hence, the project is consistent with the assumptions and policies proposed in the draft Riverside County CAP and it does not represent development in excess of the CAP's "Business As Usual" (BAU) scenario.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Further, it implements the policies of the draft CAP and ensures the project is an improvement over BAU conditions by requiring the following qualitative measures to reduce the project's greenhouse gas emissions.

a. Mandatory compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.

b. Mandatory compliance with the "efficiency measures" required for "small projects" pursuant to the draft CAP (specifically, per the Screening Tables, page 5) shall be required through their inclusion in the project Conditions of Approval. These two "efficiency measures" are:

i. The project shall achieve energy efficiency of at least 5% greater than 2010 Title 24 requirements.

ii. The project shall implement water conservation measures that comply with the California Green Building Code in effect as of January 2011. This shall be achieved through mandatory compliance with County Ordinance No. 859, the Water-Efficient Landscaping Standards.

As a result of implementation of, and compliance with, the above measures, the project will reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County (including the draft CAP) and the State, AB 32 in particular. These measures ensure that the project will not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions and will not hinder County attainment goals. For these reasons, the project's effect on the attainment of these plans will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. 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"/>
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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"/>
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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create a significant hazard to the public or the environment?

Source: Project Application Materials, Department of Environmental Health Review and Fire Department Review

Findings of Fact:

a-b) The project is proposing to convert an existing 1,997 sq. ft. building to an office and retail showroom facility and to construct a 3,000 sq. ft. storage building. The project is not anticipated to create a significant hazard to the public or the environment transport, use, or disposal of hazardous materials or 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. Therefore, the impact is considered less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project is located within one-quarter mile of an existing school. However, the project is proposing to convert an existing 1,997 sq. ft. building to an office and retail showroom facility and to construct a 3,000 sq. ft. storage building and will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project will have less than significant impact.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to the General Plan, the project site is not located in a high fire area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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b) Violate any water quality standards or waste discharge requirements?

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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Transportation Department Review

Findings of Fact:

a) The site is located on a ridge and as such receives little offsite runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. (COA 10.FLOOD RI. 1) Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b) In order to mitigate for water quality impacts the project shall provide best management treatment practices. The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans and a copy of the project specific WQMP shall be submitted for review. (COA 60.BS GRADE.11) Therefore, the impact is considered less than significant with mitigation incorporated.

c) The proposed project is located within the boundaries of the City of Corona Department of Water and Power. At this time, the City has not indicated that the proposed project would have the potential to deplete groundwater or interfere with groundwater recharge. Therefore, the impact is considered less than significant.

d) The site is located on a ridge and as such receives little offsite runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. (COA 10.FLOOD RI. 1) Therefore, the project shall not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The impact is considered less than significant.

e-f) The project proposed project will not place housing or structures within a 100-year flood hazard area. Therefore, there is no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The proposed project will include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs). Prior to grading permit issuance, BMP improvement plans and any other necessary documentation shall be submitted for review. (COA 60. BS GRADE. 11) Therefore, the impact is considered less than significant with mitigation incorporated.

Mitigation: A copy of the BMP improvement plans along a copy of the project specific WQMP shall be submitted to the Transportation for review and approval. The applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. (COA: 60.BS GRADE.11, 60.BS GRADE.12, 60.TRANS.2, 60.TRANS.3, 70.TRANS.1, 90.BS GRADE.1, 90.BS GRADE.2, 90.TRANS.7, 90.TRANS.8)

Monitoring: Monitoring shall be conducted by the Transportation Department and by the Department of Building and Safety plan check process.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

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

- a) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff.
- c) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The project is proposing to convert an existing 1,997 sq. ft. building to an office and retail showroom facility and to construct a 3,000 sq. ft. storage building. The project site is currently designated Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) on the Temescal Canyon Area Plan. The development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses are allowed within the Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) Land Use designation. The proposed project is in conformance with the land use designation; therefore shall not result in the substantial alteration of the present or planned land use of an area. Therefore, there is no significant impact.

b) The project is located within the City of Corona sphere of influence. The project has been transmitted to the City of Corona. No information provided suggested that the proposed project would affect land uses within Corona or adjacent city or county boundaries. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?				
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The proposed project is consistent with the site's existing zoning of General Commercial (C-1/C-P). The proposed use, an office and household good sales, is a permitted use, subject to approval of a plot plan in the C-1/C-P zone, in accordance with Section 9.1.a. (36) and (58) of Ordinance No. 348. The proposed use, an emergency service for water damage claims is substantially the same in character and intensity as ambulance services (Section 9.1.a. (1) of Ordinance No. 348) and is a permitted use, subject to approval of a plot plan in the C-1/C-P zone.

b) The surrounding zoning is General Commercial (C-1/C-P) to the north and east and One-Family Dwellings – 20,000 Sq. Ft. Minimum (R-1-20000) to the southwest. The project will be compatible with the surrounding zoning classifications.

c) The project site is designated Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) and surrounding properties are designated Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) to the north, south, and east and Community Development: Business Park (CD: BP) (0.25-0.60 Floor Area Ratio) to the west. There are existing commercial uses to the north and east of the project site. The project is proposing landscaping along the rear property line which will serve as a buffer between the proposed project and the existing residence to the southwest. Therefore, the project is compatible with existing and planned surrounding land uses.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. 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?

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA ☒ A ☐ B ☐ C ☐ D ☐

b) For a project within the vicinity of a private airstrip,

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would the project expose people residing or working in the project area to excessive noise levels?

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent a railroad line. The project has no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

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Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to Temescal Canyon Road. However, the project is a commercial office and retail showroom facility that does not create a noise sensitive use. The existing highway noise will not have a significant impact on the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.

c) The project will not cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

d) Persons might be exposed to ground-borne vibration or ground-borne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

- a) The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.
- d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no significant impact.
- e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.
- f) Development of the project site will have a less than significant impact on inducing substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 public services:

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Corona-Norco Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Corona-Norco Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.17) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include 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) Is the project 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: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no significant impact.

c) The project is not located within a County Service Area. In addition, this is a commercial project, and as such, is not required to pay Quimby fees. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts to recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the perform-				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
ance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Transportation Department Review

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The Transportation Department has determined that the project is exempt from traffic study requirements (COA 10.TRANS.3). The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no significant impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no significant impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no significant impact.

g) The project could cause an effect upon circulation during the project's construction; this impact will be temporary in nature. The impact is considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no significant impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts to bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a) The project will receive potable water service from the City of Corona, Department of Water and Power. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

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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?

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Source: Department of Environmental Health (DEH) Review

Findings of Fact:

a) The City of Corona, Department of Water and Power will service the project with sewer services. The Riverside County Department of Health has reviewed this project. The project will not require or will not result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-c) The project will require utility services in the form of Electricity, Natural gas, and Communications systems. Utility service infrastructure is available to the project site and the project site and the project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site.

e-f) Street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads.

g) The project will not require additional governmental services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

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Source:

a) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?

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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Not Applicable

Location Where Earlier Analyses, if used, are available for review: Not Applicable

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25396

Parcel: 277-151-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to convert an existing 1,997 sq. ft. building to an office and retail showroom facility. The project also proposes to construct a 3,000 sq. ft. storage building and 14 parking spaces. The facility supports a sales office along with a display area for the sale of flooring, cabinets and countertop materials. The project also proposes an emergency service for water damage claims. The storage building will be utilized for storing trucks used to respond to water damage claims as well as to store emergency materials such as sandbags, plywood, etc.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25396 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25396, Exhibit A, Amended No. 1, dated June 8, 2015.

APPROVED EXHIBIT A-1 = Plot Plan No. 25396, Exhibit A-1, Amended No. 1, dated June 8, 2015.

APPROVED EXHIBIT B&C = Plot Plan No. 25396, Exhibit B&C (Sheets 1-5), Amended No. 1, dated October 28, 2014.

APPROVED EXHIBIT L = Plot Plan No. 25396, Exhibit L, Amended No. 1, dated October 28, 2014.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 3 USE - OBEY ALL GDG REGS (cont.) RECOMMND

Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded, but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CITY OF CORONA-WATER AND SEWER RECOMMND

Plot Plan 25396 is proposing to receive potable water and sanitary sewer service from the City of Corona, Department of Water and Power. It is the responsibility of this facility to ensure that all requirements to obtain water and sewer service are met with the City of Corona, Department of Water and Power as well as all other applicable agencies. Any existing septic system(s) and/or well(s) shall be properly removed or abandoned under permit

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10. GENERAL CONDITIONS

10.E HEALTH. 1 CITY OF CORONA-WATER AND SEWER (cont.) RECOMMND
with the Department of Environmental Health.

10.E HEALTH. 2 USE - NO NOISE REPORTS RECOMMND

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

10.E HEALTH. 3 ENV CLEANUP PROGRAM-COMMENTS RECOMMND

If previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required. For further information, please contact Riverside County Department of Environmental Health, Environmental Cleanup Programs at (951) 955-8980.

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY. Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been

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10. GENERAL CONDITIONS

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM. (cont.)

RECOMMND

identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within 45 days. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE

RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2001 cfc Article 81 compliance. Complete Article 81 information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC 2013 Edition and NFPA 13, 2013 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR

RECOMMND

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

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must

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10. GENERAL CONDITIONS

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW (cont.) RECOMMND

be available before any combustible material is placed on the job site.

10.FIRE. 5 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be located at the entrance to the project.

10.FIRE. 7 USE-#89-RAPID ENTRY BOX RECOMMND

Rapid entry key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

PP 25396 is a proposal to convert an existing building to an office/retail showroom facility, also proposing a 3000 sq. ft. of storage building with 15 parking spaces in the El Cerrito area, east of the I-15 FWY. The site is located southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito road.

The proposed project is located on a ridge and as such, receives little offsite runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

A preliminary Water Quality Management Plan (WQMP) received by the District on August 8, 2013, will be reviewed and approved by the Transportation Department.

PLANNING DEPARTMENT

10.PLANNING. 2 USE - INADVERTANT ARCHAEO FIND RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

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

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10. GENERAL CONDITIONS

10.PLANNING. 2

USE - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

If during ground disturbance activities, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

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

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

10.PLANNING. 5 USE - FEES FOR REVIEW

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - FEES FOR REVIEW (cont.) RECOMMND

with.

10.PLANNING. 6 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 7 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B&C.

10.PLANNING. 8 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 9 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 8:00a.m. to 5:00p.m., Monday through Friday, with the exception after hour pick up of the emergency trucks by an on call employee, in order to reduce conflict with adjacent residential zones and/or land uses. The emergency trucks shall at no time use flashing lights or sirens while at the project site.

10.PLANNING. 10 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), professional busines office 1 space/200 sq. ft. of net leasable floor area and 1 space/1000 sq. ft. of storage area.

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

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.

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - RECLAIMED WATER RECOMMND

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.

10.PLANNING. 20 USE - NO RESIDENT OCCUPANCY RECOMMND

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.

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 23 USE - NOISE MONITORING REPORTS RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 25 USE - CAUSES FOR REVOCATION RECOMMND

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.

10.PLANNING. 26 USE - CEASED OPERATIONS RECOMMND

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.

10.PLANNING. 32 USE - PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval.
Prior to the installation of any on-site advertising or
directional signs, a signing plan shall be submitted to
and approved by the Planning Department pursuant to the
requirements of Section 18.43.B and D (Substantial
Conformance-uncirculated) of Ordinance No. 348.

10.PLANNING. 33 USE - BUSINESS LICENSING RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

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,

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO (ORD 461) (cont.) RECOMMND

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

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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.

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 4 USE - SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - SUBMIT FINAL WQMP (cont.) RECOMMND

the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific. However, in order to meet the requirements of a Final Project Specific WQMP, the report must be completed in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality measures.

10.TRANS. 5 USE - 100YR SUMP OUTLET RECOMMND

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

10.TRANS. 6 USE - PERP DRAINAGE PATTERNS RECOMMND

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

10.TRANS. 7 USE - INCREASED RUNOFF RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 7 USE - INCREASED RUNOFF (cont.) RECOMMND

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

10.TRANS. 8 USE - ONSITE ESMNT RECOMMND

Onsite drainage facilities located outside the road right-of-way shall be contained within drainage easements. Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

10.TRANS. 9 USE - OFFSITE ESMNT RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

10.TRANS. 10 USE - WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

10.TRANS. 11 USE - LC LANDSCAPE REQUIREMENT RECOMMND

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

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10.TRANS. 11 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed n accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS RECOMMND

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.

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

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

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 USE - EXISTING GRDG TO CODE

RECOMMND

Prior to issuance of a grading permit, the grading plan shall indicate the existing grading and the soils report shall provide recommendations for bringing the existing grading into compliance with the California Building Code and Ordinance 457.

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEYS

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

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:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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

Information to be contained in the PRIMP, at a minimum and in addition to other industry 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 PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25396, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

60.TRANS. 2 USE - PRIOR TO ROAD CONSTRUCT

RECOMMND

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

60.TRANS. 3 USE - SUBMIT WQMP AND PLANS

RECOMMND

The project specific Final WQMP, improvement plans, grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to the issuance of grading permits. All submittals shall be date stamped by a registered engineer.

60.TRANS. 4 USE - WQMP MAINT DETERMINATION

RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE - WQMP MAINT DETERMINATION (cont.) RECOMMND

maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP. The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

TRANS DEPARTMENT

70.TRANS. 1 USE - IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 2 USE - ESTABLISH MAINT ENTITY

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT

RECOMMND

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.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND
and Safety Department clearance.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE* ACCESSIBILITY COMPLIANCE RECOMMND
The building plans shall contain a plancheck approved site plan in compliance with all accessible path of travel requirements per 2013 (or current adopted building code) CBC chapter 11b requirements.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND
Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND
The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B&C.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B&C.

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 16 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Resources shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated August 30, 2013, summarized as follows:

1. Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

2. Prior to issuance of a building permit, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by demolition, 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16 USE - WASTE MGMT. CLEARANCE (cont.) RECOMMND

materials and solid waste disposal must be kept.
Arrangements can be made through the franchise hauler.

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No.
25396, 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.

TRANS DEPARTMENT

80.TRANS. 1 USE - IRREVOCABLE DEDICATION RECOMMND

Prior to the issuance of any building permit, the project
proponent shall file and complete an Irrevocable Offer of
Dedication (IOD) for road rights-of-way with the Survey
Division. The IOD shall be for an additional 24' of road
right-of-way along the project's frontage of Temescal
Canyon Road. The IOD shall include a provision as follows:

"At the time the County of Riverside accepts the herein
described Irrevocable Offer of Dedication; upon request
of the Director of Transportation and at the owner's
expense, the owner shall demolish/relocate any and all
encroachments and/or structures immediately. Any
requirements for a new Water Quality Management Plan that
may apply shall be provided by the owner at his/her
expense. No additional encroachments shall be allowed
within the herein described dedication."

or as approved by the Director of Transportation.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

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) Streetlights.
- (2) Street sweeping.

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

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

80.TRANS. 3 USE - LIGHTING PLAN

RECOMMND

A separate street light plan and/or a separate bridge light plan is required for this project. Street (and/or bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

80.TRANS. 4 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - UTILITY PLAN (cont.)

RECOMMND

461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 6 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

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

80.TRANS. 7

USE - LC LANDSCAPE SECURITIES

RECOMMND

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

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7

USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

NOTE:

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

80.TRANS. 8

USE - LC LNDSCPNG PROJ SPECIFC

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

1. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. 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.
2. Project shall prepare water use calculations as outlined in Ord 589.3.
3. Project shall use point source irrigation type, except as needed within stormwater BMP areas as noted in an approved WQMP document.
4. Trees shall be hydrozoned separately.
5. Hydroseeding is not permitted in stormwater BMP areas, container stock will be required.
6. Project shall use County standard details for which the application is available in County Standard Detail Format.
7. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.
8. Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D

RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES

RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - WQMP ANNUAL INSP FEE

RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

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90.BS GRADE. 6 USE - REQ'D GRADING INSP'S

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving

b.Precise Grade Inspection

c.Inspection of completed onsite storm drain facilities

d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PARKS DEPARTMENT

90.PARKS. 1 USE - TRAIL MARKER

RECOMMND

The applicant shall provide a marker for the historical trial Butterfield Overland Mail Route which runs in front of the property. The Butterfield Overland Mail Co. used the route from 1858 to 1861 under contract with the U.S. Postal Department, providing transportation of U.S. mail between St. Louis, Mo., and San Francisco, Calif., the first transcontinental mail service.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of fourteen (14) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

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90.PLANNING. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of one (1) accessible parking space 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.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS

RECOMMND

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 BLDG FINAL INSPECTION

90.PLANNING. 15 USE - TRASH ENCLOSURES

RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block, 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.

90.PLANNING. 16 USE - EXISTING STRUCTURES

RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE

RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 19 USE - WALL & FENCE LOCATIONS

RECOMMND

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

90.PLANNING. 22 USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from the Riverside County Waste Resources shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated August 30, 2013, summarized as follows:

1. Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County

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90.PLANNING. 22 USE - WASTE MGMT. CLEARANCE (cont.) RECOMMND

Waste Management Department.

2. Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 27 USE - ORD 810 O S FEE RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 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. 25396 is calculated to be 0.47 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF) RECOMMND

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

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90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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. 25396 has been calculated to be 0.47 net acres.

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

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 USE-STREETLIGHT AUTHORIZATION

RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 3 USE - STREETLIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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90.TRANS. 3 USE - STREETLIGHTS INSTALL (cont.) RECOMMND

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).

90.TRANS. 4 USE - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

90.TRANS. 5 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

(1) Streetlights.

(2) Street sweeping.

90.TRANS. 6 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending

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90.TRANS. 6 USE - IMP PLANS (cont.) RECOMMND

a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

90.TRANS. 7 USE - IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

90.TRANS. 8 USE - BMP MAINT AND INSPECTION RECOMMND

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

90.TRANS. 9 USE - FACILITY COMPLETION RECOMMND

The Transportation Department will not release occupancy permits prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

90.TRANS. 10 USE - LC LNDSCP INSPECT DEPOSIT RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event

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90.TRANS. 10 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 11 USE LNDSCPE INSPCTN RQRMNTS RECOMMND

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 12 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside

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90.TRANS. 12

USE - LC COMPLY W/ LNDSCP/ IRR (cont.)

RECOMMND

County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 11, 2015

TO
Riv. Co. Fire Dept.

PLOT PLAN NO. 25396, AMENDED NO. 1 – EA42606 – Applicant: Eli Shapiro – Engineer/Representative: Sam Akbarpour – Second/Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road – 0.55 Acres Gross - Zoning: General Commercial (C-1/C-P) - REQUEST: The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office/retail showroom facility. The project also proposes to construct 3,000 sq. ft. storage building and 15 parking spaces. – APN: 277-151-003

Please review the attached map(s) and/or exhibit(s) for the above-described project ASAP. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

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.

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 28, 2014

TO

Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Plan Check
Riv. Co. Trans. Dept. – Landscaping Section -Mark Hughes

PLOT PLAN NO. 25396, AMENDED NO. 1 – EA42606 – Applicant: Eli Shapiro – Engineer/Representative: Sam Akbarpour – Second/Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road – 0.55 Acres Gross - Zoning: General Commercial (C-1/C-P) - REQUEST: The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office/retail showroom facility. The project also proposes to construct 3,000 sq. ft. storage building and 15 parking spaces. – APN: 277-151-003

Please review the attached map(s) and/or exhibit(s) for the above-described project by November 20, 2014. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

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.

LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 27, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomson

PLOT PLAN NO. 25396, AMENDED NO. 1 – EA42606 – Applicant: Eli Shapiro – Engineer/Representative: Sam Akbarpour – Second/Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road – 0.55 Acres Gross - Zoning: General Commercial (C-1/C-P) - REQUEST: The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office/retail showroom facility. The project also proposes to construct 3,000 sq. ft. storage building and 15 parking spaces. – APN: 277-151-003

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comments on April 24, 2014.** All LDC Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Geology, Landscaping, Transportation, Env. Health, Fire, Bldg. & Safety – Plan Check & Parks.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at dabraham@rctlma.org / **MAILSTOP# 1070.**

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.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 7, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Public Health-Michael Osur
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
2nd District Supervisor - Tavaglione

2nd District Planning Commissioner - Sloman
City of Corona
Corona-Norco Unified School District
Western Municipal Water District
Southern California Edison
Southern California Gas Co.

PLOT PLAN NO. 25396 – EA42606 – Applicant: Eli Shapiro – Engineer/Representative: Sam Akbarpour – Second/Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road – 0.55 Acres Gross - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office/retail showroom facility. The project also proposes to construct 3,000 sq. ft. storage building and 15 parking spaces. – APN: 277-151-003

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on August 29, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham, Project Planner**, at (951) 955-5719 or email at **DABRAHAM@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: 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.

June 16, 2014

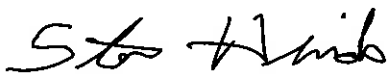
TO: Damaris Abraham, Project Planner

RE: Plot Plan No. 25396 (new one story storage building 3,000 sq. ft.)

A noise study is not required based on the attached diagram, distance to the nearest sensitive receptors and distance to the main roadway. However, with the construction activities near existing sensitive receivers the following applies:

1. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
2. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers, in other words, appropriate noise attenuating devices.
3. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.
4. Equipment must be maintained so that parts of vehicles and their loads are secured from rattling and banging
5. Idling equipment should be turned off when not in use.

Please contact me if you have any questions.


Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist



August 30, 2013



Damaris Abraham, Project Planner
Riverside County Planning Department
P.O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan (PP) 25396 – Convert an Existing Building to an Office/Retail Showroom and Construct a Storage Building (APN: 277-151-003)

Dear Ms. Abraham:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road in the Temescal Canyon Area Plan. In order to mitigate the potential solid waste impacts of PP 25397 and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the Department recommends that the following conditions be made a part of any Conditions of Approval for PP 25396:

1. **Prior to issuance of a building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by demolition, 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.

4. **Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.**
5. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.
6. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. **A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:**
 - **Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.**
 - **Subscribe to a recycling service with their waste hauler.**
 - **Provide recycling service to their tenants (if commercial or multi-family complex).**
 - **Demonstrate compliance with the requirements of California Code of Regulations Title 14.**

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

7. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Damaris Abraham, Project Planner
PP 25396
August 30, 2013
Page 3

8. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,

A handwritten signature in black ink, appearing to be 'SKM', with a long horizontal flourish extending to the right.

Sung Key Ma
Urban/Regional Planner IV

PD #142186

LAW OFFICES OF
EDWARD T. WEBER
www.eweberlegal.com

Reply to:

Inland Empire

11801 Pierce Street, Suite 200
Riverside, California 92505
Phone: (951) 323-5809

Orange County

17155 Newhope Street, Suite H
Fountain Valley, California 92708
Phone: (657) 235-8359

August 29, 2014

Riverside County Planning Department

Re: 19631 Temescal Canyon Road, Riverside County
Proposed Building of a Warehouse

To Whom it May Concern:

Our office has been contacted by concerned residents of the "El Cerrito" area in Riverside County. The issue is surrounding the building of a warehouse which if built in the proposed fashion would be an eye sore to the neighborhood surrounding this proposed structure.

We would like to submit on their behalf a signed letter addressing their concerns.

Our office does not formerly represent the concerned residents and we are simply acting as a delivery agent.

Law Offices of Edward T. Weber

To: The Riverside County Planning Department
From: Concerned Residents of the El Cerrito Community
Re: The Architectural Non-conforming Proposed Warehouse at
19631 Temescal Canyon Road

We live in El Cerrito and do not want the proposed warehouse at 19631 Temescal Canyon Road to be built without architectural modifications.

The commercial properties on the left and right side of the proposed warehouse do not have steel roofs or steel walls on their existing structures. Our homes are behind the proposed warehouse and do not have steel roofs or steel walls. The existing office building at 19631 Temescal Canyon Road does not have a steel roof or steel walls.

We want the proposed warehouse to architecturally look like the existing office building at 19631 Temescal Canyon Road. The existing office building has shingles on the roof, stucco on the walls, strongly accented window openings, and modified corners; therefore, the proposed warehouse should have shingles on the roof, stucco on the walls, a few accented window openings, and modified corners.

If the proposed warehouse is built without the above mentioned modifications, then it will not compliment or conform to the other existing structures as stated above and will set a horrible standard for future developments.

Michael Herrera 7660 Marilyn Dr.
Andrew W. Ellis 7828 Marilyn Dr.

Larry R. Brumm 7801 MARILYN DR.

Tommy Smith 7681 MARILYN DR.
Jill Phillips 7640 Marilyn Dr.

Bob McArthur 7573 MARILYN DR.

Doug I. Ward 7580 Marilyn Dr.

Joan Castro 19900 WASHINGTON ST.

John Velarde 19833 Grandview Dr.

Gwen Hazel 19801 Grandview Dr.

Bob Long 19740 KATY WAY

Marsha McConnell 19861 Grant St

To: Riverside County Planning Department

ATTN: Ms ABRAHAM

RE: The proposed "warehouse" at 19631 Temescal Canyon Road in the community of El Cerrito.

We the undersigned share property lines with the property located at 19631 Temescal Canyon Road in the community of El Cerrito.

We want the proposed "warehouse" to look like, or look very similar to the existing office building. A mismatched steel structure with some ^{NON-UNIFORM} ~~uniform~~ block walls located on our main street would look terrible, devalue our properties, and set a degrading precedent for future developments within our small community of El Cerrito.

Darrell Miner 7834 Marilyn Dr 8/3/14
Tom Moore 7840 MARLYN DR 8-3-14

P.S. THE EXISTING OFFICE BUILDING HAS STUCCO ON THE WALLS & SHINGLES ON THE ROOF; THEREFORE, THE PROPOSED "WAREHOUSE" SHOULD DEFINATELY HAVE STUCCO ON THE WALLS & SHINGLES ON THE ROOF.

Darrell Miner

Tom Moore

Abraham, Damaris

From: Concerned Residents <elcerritodevelopmentobservers@gmail.com>
Sent: Wednesday, September 10, 2014 10:30 AM
To: Abraham, Damaris
Subject: Fire Protection

Recently and unfortunately there was a fire in El Cerrito, that burned homes, destroyed property and sent two firefighters to the hospital. We hope that both of the firefighters have completely recovered from their injuries.

Currently there is a proposal in the Riverside County Planning Department, that may allow the construction of a new warehouse at 19631 Temescal Canyon Road.

There are several homes that are directly uphill from the proposed warehouse. Because fire travels very fast uphill please require the proposed warehouse to be built and operated in such a manner that there will be a maximum amount of fire protection for our uphill homes.

Concerned,

El Cerrito Development Observers



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- ☒ PLOT PLAN ☐ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

PROPOSED LAND USE: _____

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP25396 DATE SUBMITTED: 7/11/13

APPLICATION INFORMATION

Applicant's Name: Eli Shapiro E-Mail: Shap.snap@gmail.com

Mailing Address: 226 Rochester St
Costa Mesa CA 92627
City State ZIP

Daytime Phone No: (951) 733 7331 Fax No: (951) 270 5303

Engineer/Representative's Name: Sam Akbarpour E-Mail: Sam@Sukeengineers.com

Mailing Address: 400 S. Ramon Ave
Corona CA 92879
City State ZIP

Daytime Phone No: (951) 279 4041 Fax No: (951) 279 2830

Property Owner's Name: Edward Shapiro E-Mail: ed-shapiro200@yahoo.com

Mailing Address: 570 Chorro Way
Murfreesboro CA 93444
City State ZIP

Daytime Phone No: (805) 929 2047 Fax No: (951)

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

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Eli Shapiro
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Edward Shapiro
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Mari Shapiro
PRINTED NAME OF PROPERTY OWNER(S)

Mari Shapiro
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 277-151-003

Section: 8 Township: T4SR6W Range: 456W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 0.55

General location (nearby or cross streets): North of El Cajalco, South of El Cerrito, East of I-15, West of Lake Matthews

Thomas Brothers map, edition year, page number, and coordinates: page 773 Grid J4

Project Description: (describe the proposed project in detail)

Flatten back of Property, new 3000 SF steel storage/warehouse with roll up doors, Add parking between existing front and new steel warehouse, Add retaining walls and fencing to secure property, upgrade existing building ADA compliance, Pave property in asphalt or concrete, landscape property, Add lighting and security.

Related cases filed in conjunction with this application:

Is there a previous application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. 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 copy: water quality

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No ☒

Is sewer service available at the site? Yes ☒ No ☐

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 710 yds.

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes ☐ No ☒

Import _____ Export 700yds Neither _____

What is the anticipated source/destination of the import/export? Danvers Canyon

What is the anticipated route of travel for transport of the soil material? Tanvers Canyon Rd.

How many anticipated truckloads? 24 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 169,777.6 sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☒

Is the project located within 1000 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 Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes ☐ No ☒

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes ☐ No ☒

Does the project area exceed one acre in area? Yes ☐ No ☒

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

☐ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Whitewater River

Santa Ana water shed

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

☒ The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

☐ 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 following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside


Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1)



Date

6/24/13

Applicant (2)

Date

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes ☐ No ☒

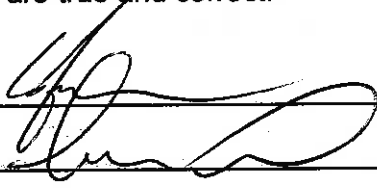
APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes ☐ No ☒

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

Owner/Authorized Agent (1)



Date

6/24/12

Owner/Authorized Agent (2)



Date

6/1/13

**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 the project shown below:

PLOT PLAN NO. 25396 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Eli Shapiro – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD:CR) (0.25-0.35 Floor Area Ratio) – Location: Southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road, more specifically 19631 Temescal Canyon Road. – 0.55 Acres Gross - Zoning: General Commercial (C-1/C-P) - **REQUEST:** The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office and retail showroom facility. The project also proposes to construct a 3,000 sq. ft. storage building and 14 parking spaces. The facility supports a sales office along with a display area for the sale of flooring, cabinets and countertop materials. The project also proposes an emergency service for water damage claims. The storage building will be utilized for storing trucks used to respond to water damage claims as well as to store emergency materials such as sandbags, plywood, etc.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
SEPTEMBER 14, 2015
RIVERSIDE COUNTRY ADMINISTRATIVE CENTER
4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Damaris Abraham, at 951-955-5719 or email plange@rctlma.org or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/6/2015,

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

APN (s) or case numbers PP 25396 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

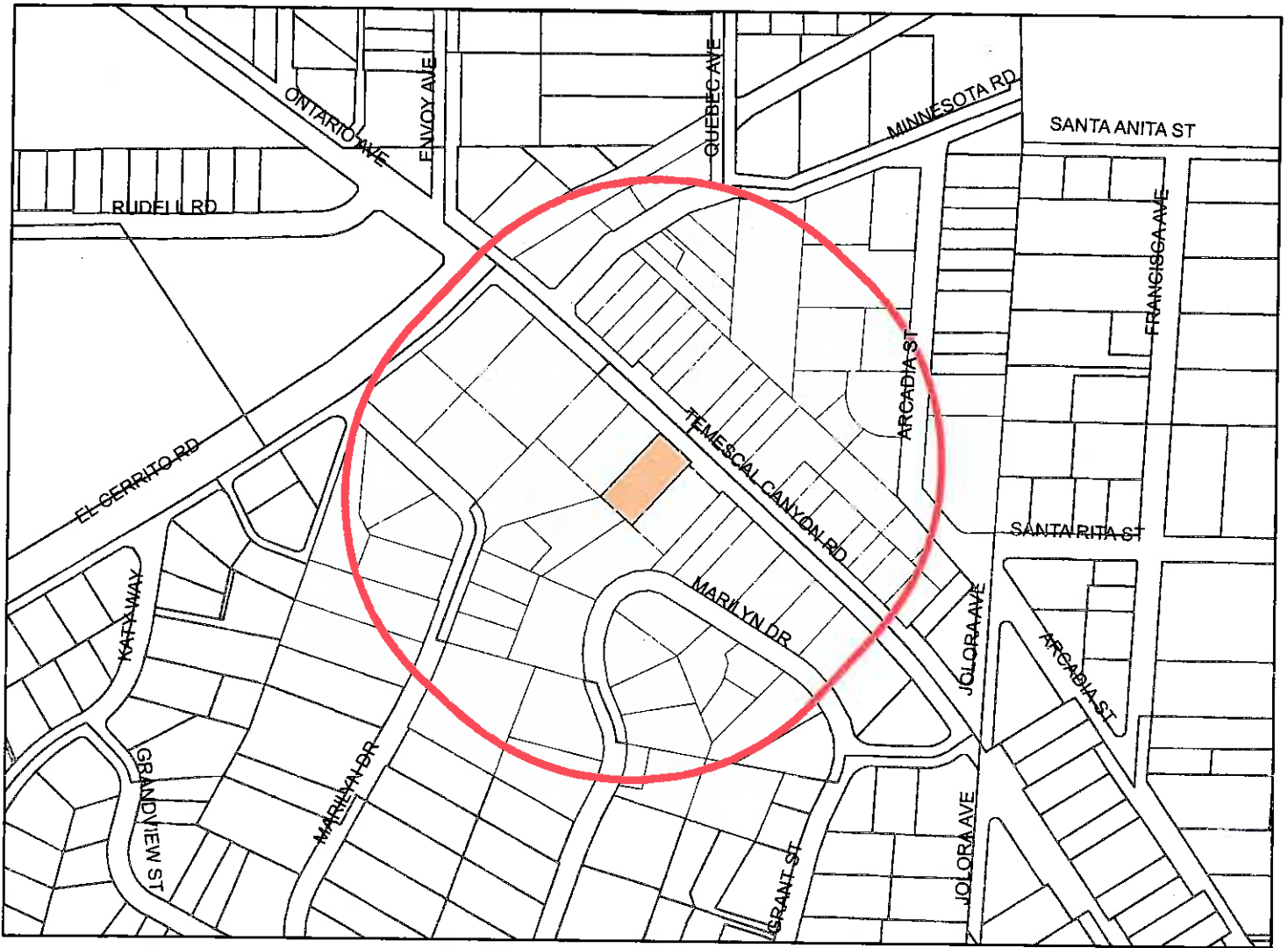
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*1-2-15
Expires
2/6/2016*

PP25396 (600 feet buffer)



Selected Parcels

277-121-013	277-152-006	277-122-005	277-151-020	277-141-005	277-122-004	277-110-005	277-162-003	277-151-019	277-141-002
277-110-002	277-122-002	277-151-014	277-152-001	277-152-003	277-110-010	277-110-011	277-110-050	277-110-051	277-110-040
277-141-004	277-151-003	277-122-009	277-152-007	277-122-003	277-110-021	277-110-024	277-110-066	277-152-005	277-122-014
277-151-004	277-151-005	277-151-006	277-151-007	277-151-008	277-122-010	277-122-011	277-121-008	277-122-013	277-152-008
277-143-004	277-152-002	277-122-007	277-162-001	277-162-002	277-110-012	277-143-010	277-151-010	277-110-006	277-110-017
277-110-015	277-110-001	277-121-009	277-121-010	277-143-009	277-110-020	277-110-022	277-122-008	277-143-008	277-110-036
277-152-004	277-161-007	277-151-018	277-151-015	277-141-003	277-151-001	277-151-002	277-110-008	277-110-009	277-122-001
277-121-007	277-151-017	277-110-004	277-143-005	277-151-009	277-144-003	277-161-008	277-110-039	277-151-016	277-151-013
277-143-007	277-110-007	277-110-025	277-110-034						



375 187.5 0 375 Feet

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.

ASMT: 277110001, APN: 277110001
LAWRENCE HAYDEN
7891 MINNESOTA RD
CORONA, CA. 92881

ASMT: 277110002, APN: 277110002
CONCHITA VICKERS
8061 SANTA ANITA ST
CORONA CA 92881

ASMT: 277110004, APN: 277110004
ROGELIO WENCES
19601 ARCADIA ST
CORONA, CA. 92881

ASMT: 277110005, APN: 277110005
GUADALUPE SALGADO, ETAL
19587 ARCADIA ST
CORONA, CA. 92881

ASMT: 277110006, APN: 277110006
LINDA ROSALES, ETAL
C/O LINDA M ROSALES
19837 ARCADIA ST
CORONA, CA. 92881

ASMT: 277110007, APN: 277110007
TRICIA GUNN
PMB 105-130
2621 GREEN RIVER RD
CORONA CA 92882

ASMT: 277110009, APN: 277110009
RICHARD TAMPLIN
19006 CONSUL AVE
CORONA CA 92881

ASMT: 277110010, APN: 277110010
DEMIRAL SOLIMAN
2900 GARRETSON AVE
CORONA CA 92881

ASMT: 277110011, APN: 277110011
DEMIRAL SOLIMAN
28678 LA AZTECA
LAGUNA NIGUEL CA 92677

ASMT: 277110012, APN: 277110012
JUANITA ROMERO, ETAL
C/O JUANITA M ROMERO
19654 TEMESCAL CANYON RD
CORONA, CA. 92881

ASMT: 277110015, APN: 277110015
MAGDA ARIAS, ETAL
19690 TEMESCAL CANYON RD
CORONA CA 92881

ASMT: 277110017, APN: 277110017
MAGDA ARIAS, ETAL
1509 JADESTONE
CORONA CA 92882

ASMT: 277110020, APN: 277110020
MARK SAUER
19720 TEMESCAL CYN
CORONA CA 92881

ASMT: 277110022, APN: 277110022
MARK SAUER
19720 TEMESCAL CANYON RD
CORONA, CA. 92881

ASMT: 277110024, APN: 277110024
PHYLLIS JENSEN, ETAL
7486 SMERBER RD
CORONA CA 92879

ASMT: 277110066, APN: 277110066
JACQUELINE FLORES, ETAL
19670 TEMESCAL CANYON RD
CORONA, CA. 92881

ASMT: 277110025, APN: 277110025
GUILLERMINA ZAPATA, ETAL
19741 ARCADIA ST
CORONA, CA. 92881

ASMT: 277121007, APN: 277121007
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 277110034, APN: 277110034
CYNTHIA FOWLER, ETAL
19660 ARCADIA ST
CORONA, CA. 92881

ASMT: 277121008, APN: 277121008
TAVA KING, ETAL
C/O TAVA KING
2927 MASONWOOD DR NW
KENNESAW GA 30152

ASMT: 277110036, APN: 277110036
LEE CRUZ, ETAL
19650 ARCADIA ST
CORONA, CA. 92881

ASMT: 277121010, APN: 277121010
MARJAN MALIK
1000 TRAIL VIEW LN
CORONA CA 92881

ASMT: 277110039, APN: 277110039
SHAWN BRAWNER
43189 BUSINESS PARK DR
TEMECULA CA 92590

ASMT: 277121013, APN: 277121013
SUSANNA CHU, ETAL
1749 CALUMOS AVE
GLENDALE CA 91208

ASMT: 277110040, APN: 277110040
DANA CATALANO, ETAL
4079 SHADY RIDGE CIR
CORONA CA 92881

ASMT: 277122001, APN: 277122001
RIGOBERTO AGUILAR
7865 MINNESOTA RD
CORONA, CA. 92881

ASMT: 277110051, APN: 277110051
VICKY WOODLAND, ETAL
19760 TEMESCAL CANYON RD
CORONA, CA. 92881

ASMT: 277122002, APN: 277122002
CONTINENTAL CORP
P O BOX 2409
RIVERSIDE CA 92516



ASMT: 277122003, APN: 277122003
CRISTINA ROJAS, ETAL
7847 MINNESOTA RD
CORONA, CA. 92881

ASMT: 277141002, APN: 277141002
BARBARA HERNANDEZ, ETAL
956 FORD ST
CORONA CA 92879

ASMT: 277122007, APN: 277122007
JOANNE VELARDE
19833 GRANDVIEW DR
CORONA CA 92881

ASMT: 277141004, APN: 277141004
JALEH SHAMUILIAN, ETAL
5040 GATEWAY RD
ALTA LOMA CA 91701

ASMT: 277122008, APN: 277122008
MARGRET LOPEZ, ETAL
19594 TEMESCAL CANYON RD
CORONA, CA. 92881

ASMT: 277141005, APN: 277141005
MARION HERNANDEZ, ETAL
3510 ANDOVER
CORONA CA 92879

ASMT: 277122009, APN: 277122009
ALLAN WOHL, ETAL
6 WOLFE CANYON RD
KENTFIELD CA 94904

ASMT: 277143004, APN: 277143004
JAVIER AGUILERA
7369 MARILYN DR
CORONA, CA. 92881

ASMT: 277122010, APN: 277122010
MARIA OLOFSSON, ETAL
19612 TEMESCAL CANYON RD
CORONA, CA. 92881

ASMT: 277143005, APN: 277143005
RONALD PADDOCK
7351 MARILYN DR
CORONA, CA. 92881

ASMT: 277122013, APN: 277122013
GWENDOLYN CARONE, ETAL
23152 SOMERSET CIR
DANA POINT CA 92629

ASMT: 277143007, APN: 277143007
PEGGY MILLER, ETAL
7265 MARILYN DR
CORONA, CA. 92881

ASMT: 277122014, APN: 277122014
GARY UNDERWOOD
280 W ASHBY APPLE DR
PAYSON AZ 85541

ASMT: 277143008, APN: 277143008
VALERIE THOMPSON, ETAL
7301 MARILYN DR
CORONA, CA. 92881

ASMT: 277143009, APN: 277143009
SHEILA RASMUSSEN, ETAL
7329 MARILYN DR
CORONA, CA. 92881

ASMT: 277151009, APN: 277151009
ROSIE MARTINEZ
1080 1ST ST
NORCO CA 92860

ASMT: 277143010, APN: 277143010
KIMBERLY CARDE, ETAL
PO BOX 79078
CORONA CA 92877

ASMT: 277151010, APN: 277151010
JOSEPH HERNANDEZ
16143 GREENS CT
CHINO HILLS CA 90255

ASMT: 277144003, APN: 277144003
SALVADOR MOLINA
7360 MARILYN DR
CORONA, CA. 92881

ASMT: 277151013, APN: 277151013
BARBARA MOORE, ETAL
7840 MARILYN DR
CORONA, CA. 92881

ASMT: 277151002, APN: 277151002
BETTY FLYNN, ETAL
19540 CARMELITA AVE
CORONA CA 92881

ASMT: 277151014, APN: 277151014
TERESA MINER, ETAL
7834 MARILYN DR
CORONA, CA. 92881

ASMT: 277151003, APN: 277151003
MARY SHAPIRO, ETAL
570 CHARRO WAY
NIPOMO CA 93444

ASMT: 277151015, APN: 277151015
KISHWAR HUSAIN, ETAL
2618 MOCKINGBIRD LN
CORONA CA 92881

ASMT: 277151004, APN: 277151004
MARIA RANDALL, ETAL
2248 BURNING TREE DR
CORONA CA 92882

ASMT: 277151016, APN: 277151016
STEVEN STRUTHERS
7300 MARILYN DR
CORONA, CA. 92881

ASMT: 277151008, APN: 277151008
CARYOL GORDON, ETAL
P O BOX 401
CORONA CA 92878

ASMT: 277151017, APN: 277151017
DEBRA SELL, ETAL
7310 MARILYN DR
CORONA, CA. 92881



ASMT: 277151018, APN: 277151018
NORMA GUTIERREZ
7320 MARILYN DR
CORONA, CA. 92881

ASMT: 277152005, APN: 277152005
MARIA ROMO, ETAL
7873 MARILYN DR
CORONA, CA. 92881

ASMT: 277151019, APN: 277151019
CASA REAL PROP
1411 POMONA RD STE D
CORONA CA 92882

ASMT: 277152006, APN: 277152006
FELIPE GARCIA, ETAL
7885 MARILYN DR
CORONA, CA. 92881

ASMT: 277151020, APN: 277151020
SYNTHIA ELLIS, ETAL
7828 MARILYN DR
CORONA, CA. 92881

ASMT: 277152007, APN: 277152007
COREEN SCHWENK, ETAL
P O BOX 1613
CORONA CA 92878

ASMT: 277152001, APN: 277152001
MARTA BOURNE, ETAL
7793 MARILYN DR
CORONA, CA. 92881

ASMT: 277152008, APN: 277152008
MARY HILDEBRAND, ETAL
1590 HEARTLAND WAY
CORONA CA 92881

ASMT: 277152002, APN: 277152002
KRISTINE WAGONER, ETAL
7801 MARILYN DR
CORONA, CA. 92881

ASMT: 277161007, APN: 277161007
NICHOLAS OGLESBY
7780 MARILYN DR
CORONA, CA. 92881

ASMT: 277152003, APN: 277152003
TANYA ANDERSON, ETAL
7831 MARILYN DR
CORONA, CA. 92881

ASMT: 277161008, APN: 277161008
GUADALUPE TORRES, ETAL
7750 MARILYN DR
CORONA, CA. 92881

ASMT: 277152004, APN: 277152004
JOHN MESAROS, ETAL
7861 MARILYN DR
CORONA CA 92881

ASMT: 277162002, APN: 277162002
DAVID SEMPLE, ETAL
41650 VISTA MONTANA
HEMET CA 92544



ASMT: 277162003, APN: 277162003
JULIE PERKINS, ETAL
19819 GRANT ST
CORONA, CA. 92881

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

The Gas Company
7000 Indiana Ave., #105
Riverside, CA 92506

City of Corona
Community Development
400 S. Vicentia Ave.
Corona, CA 92882

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

Applicant:
Eli Shapiro
226 Rochester Street
Costa Mesa, CA 92627

Engineer:
Sam Akbarpour
400 S. Ramona Ave, Ste 202
Corona, CA 92879

Owner:
Edward Shapiro
570 Charro Way
Nipomo, CA 93444

Applicant:
Eli Shapiro
226 Rochester Street
Costa Mesa, CA 92627

Engineer:
Sam Akbarpour
400 S. Ramona Ave, Ste 202
Corona, CA 92879

Owner:
Edward Shapiro
570 Charro Way
Nipomo, CA 93444



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25396

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

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

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: August 7, 2015

Applicant/Project Sponsor: Eli Shapiro Date Submitted: July 11, 2013

ADOPTED BY: Planning Director

Person Verifying Adoption: Damaris Abraham 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

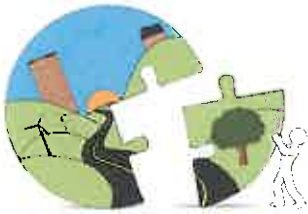
For additional information, please contact Damaris Abraham at 951-955-5719.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP25396\DH-PC-BOS Hearings\DH-PC\PP25396.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42606 ZCFG5982

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
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.

EA42606/Plot Plan No. 25396

Project Title/Case Numbers

Damaris Abraham
County Contact Person

(951) 955-5719
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Eli Shapiro
Project Applicant

226 Rochester St, Costa Mesa, CA 92627
Address

The project is located southwesterly of Temescal Canyon Road, northeasterly of Marilyn Drive, and southeasterly of El Cerrito Road, more specifically 19631 Temescal Canyon Road.

Project Location

The Plot Plan proposes to convert an existing 1,997 sq. ft. building to an office and retail showroom facility. The project also proposes to construct a 3,000 sq. ft. storage building and 14 parking spaces. The facility supports a sales office along with a display area for the sale of flooring, cabinets and countertop materials. The project also proposes an emergency service for water damage claims. The storage building will be utilized for storing trucks used to respond to water damage claims as well as to store emergency materials such as sandbags, plywood, etc.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on September 14, 2015, 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 the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.00 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

September 14, 2015

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 8/10/2015

Y:\Planning Case Files-Riverside office\PP25396\DH-PC-BOS Hearings\DH-PC\PP25396 NOD Form.docx

Please charge deposit fee case#: ZEA42606 ZCFG5982

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1306506

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SHAPIRO ELI \$50.00
paid by: CK 152
EA42606
paid towards: CFG05982 CALIF FISH & GAME: DOC FEE
at parcel: 19631 TEMESCAL CANYON RD COR
appl type: CFG3

By _____ Jul 11, 2013 12:40
BNTHOMAR posting date Jul 11, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1402434

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SHAPIRO ELI
paid by: CK 18143
EA42606
paid towards: CFG05982 CALIF FISH & GAME: DOC FEE
at parcel: 19631 TEMESCAL CANYON RD COR
appl type: CFG3

\$2,181.25

By _____ Mar 12, 2014 11:37
MGARDNER posting date Mar 12, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1506329

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SHAPIRO ELI \$28.75
paid by: RC 4287
EA42606
paid towards: CFG05982 CALIF FISH & GAME: DOC FEE
at parcel: 19631 TEMESCAL CANYON RD COR
appl type: CFG3


By _____ Jun 04, 2015 14:31
ADANIELS posting date Jun 04, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$28.75

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 4.17
Area Plan: Mead Valley
Zoning District: Mead Valley
Zoning Area: North Perris
Supervisory District: First
Project Planner: Mark Corcoran
Director's Hearing Date: September 14, 2015

GENERAL PLAN AMENDMENT NOS. 1151
and 1152, CHANGE OF ZONE NOS. 7872 and
7873, PARCEL MAP NOS. 36950 and 36962,
PLOT PLAN NOS. 25837 and 25838
ENVIRONMENTAL IMPACT REPORT NO. 546
Applicant: Trammel Crow So. Cal. Dev.
Engineer/Representative: Henry-Ann Co.


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT SCOPING SESSION STAFF REPORT

PURPOSE OF SCOPING SESSION:

Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act ("CEQA") Guidelines, the County of Riverside has conducted an initial study (see attached) and has concluded that implementation of the proposed Project could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an environmental impact report ("EIR") for the Project is warranted.

As part of the Notice of Preparation (NOP) process, the applicant has requested a Scoping Session to brief the Planning Director, the public, and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the Environmental Impact Report (EIR). The Scoping Session is not a public hearing on the merits of the proposed project, and the Planning Director will not be taking an action on the project. Additionally, the public will be asked to limit their testimony to identifying issues regarding the project's potential environmental impacts. The EIR consultant will not be required to provide an immediate response to any concerns raised but will be requested to compile and address any concerns expressed at the Scoping Session through revisions to the proposed project and/or completion of the Final Environmental Impact Report, prior to the formal public hearing on the proposed project.

The NOP period began on August 31, 2015 and will run for thirty (30) consecutive days which is scheduled to conclude on September 30, 2015.

LOCATION:

The project site is located in the Community of Mead Valley in the Mead Valley Area Plan in Western Riverside County; more specifically, southerly of Oleander Avenue, westerly of Harvill Avenue, northerly of Redwood Drive, and easterly of Day Street.

EXISTING CONDITIONS:

The proposed project site is relatively flat with elevations ranging from 1,555 feet above mean sea level (AMSL) at the northeastern portion of the Phase I project site to 1,667 feet AMSL at the western boundary of the Phase II project site. As shown on Exhibit 1, *Vicinity Map*, the overall project site consists of primarily vacant, undeveloped land, with the exception of a mobile home and a concrete pad that is used for storage of construction equipment in the southwestern portion of the Phase I project site. The vacant areas are regularly maintained for weed abatement and wildfire suppression and rock

outcroppings are present. Several unimproved, unpaved roadways occur throughout the western and southeastern portions of the site. The overall project site is transected in a north to south direction by Decker Road, an unimproved, unpaved roadway, which separated the Phase I project site from the Phase II project site.

PROJECT DESCRIPTION:

The proposed project includes the construction of two warehouse/distribution centers on approximately 70.70 acres in three phases. Phase I of the project will include a Plot Plan for the construction of a 702,645 square foot warehouse/distribution center with 109 truck loading bays, 258 truck trailer parking stalls, 320 automobile parking stalls, and all other necessary and required improvements to the project site and adjacent roadways. Phase I will also include: a General Plan Amendment to change a portion of the project site's land use designation from Community Development: Business Park (CD: BP) to Community Development: Light Industrial (CD: LI), a Change of Zone to change the site's zoning classification from Manufacturing - Medium (M-M) or Rural Residential (R-R) to Industrial Park (I-P), and a Parcel Map to consolidate the four existing contiguous parcels totaling 37.08 gross acres into a single parcel.

Phase II of the project will include a Plot Plan for the construction of a 555,615 square foot warehouse/distribution center with 73 truck loading bays, 135 truck trailer parking stalls, 188 automobile parking stalls, and all other necessary and required improvements to the project site and adjacent roadways. Phase II will also include: a General Plan Amendment to change the portion of the site designated Community Development: Business Park (CD: BP) to Community Development: Light Industrial (CD: LI), a Change of Zone to change the project site's zoning classification from Rural Residential - ½ Acre Minimum (R-R-½) to Industrial Park (I-P), and a Parcel Map to consolidate three existing contiguous parcels totaling 33.62 into a single parcel.

Phase III of the project will be processed in the future because it requires a Foundation General Plan Amendment which can only be processed during an Eight-Year General Plan Review Cycle. The next Eight-Year General Plan Review Cycle is in 2016. Phase III will include a Plot Plan for the addition of 29 truck loading bays to the 555,615 square foot warehouse/distribution center and 56 truck trailer parking stalls to the Phase II project site. Phase III will also include a General Plan Amendment to change the portion of the site designated Rural Community: Very Low Density Residential (RC: VLDR) to Community Development: Light Industrial (CD: LI), and a Change of Zone to change the portion of site zoned Light Agriculture, One Acre Minimum (A-1-1) to Industrial Park (I-P).

The EIR for the proposed project will study the potential environmental impacts as they relate to the entire project including Phase I, II, and III.

SUMMARY PROJECT DATA:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #2): | Community Development: Business Park (CD: BP), Community Development: Light Industrial (CD: LI), and Rural Community: Very Low Density Residential (RC: VLDR) |
| 2. Surrounding General Plan Land Use (Ex. #2): | Community Development: Business Park (CD: BP), Community Development: Light Industrial (CD: LI), and Rural Community: Very Low Density Residential (RC: VLDR) |
| 3. Proposed Zoning: | Industrial Park (I-P) |

- | | |
|----------------------------------|--|
| 4. Surrounding Zoning (Ex. #3): | Industrial Park (I-P), Light Agriculture - 1 Acre Minimum (A-1-1), Manufacturing - Medium (M-M), Manufacturing - Service Commercial (M-SC), and Rural Residential - 1/2 Acre Minimum (R-R-1/2) |
| 5. Existing Land Use (Ex. #1): | Vacant, Equipment Storage |
| 6. Surrounding Land Use (Ex. #1) | Single Family Residential and undeveloped land to the south, Public Facilities and undeveloped land to the west, Industrial Park and undeveloped land to the north, and undeveloped land to the east |
| 7. Project Data: | Total Acreage: 70.70
Total Proposed Lots: 2
Proposed Min. Lot Size: 33.62
Schedule: E |
| 8. Environmental Concerns: | See attached Environmental Assessment |

The EIR Consultant has identified the following potentially significant impacts which will be addressed in the EIR:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

ENVIRONMENTAL IMPACT REPORT:

Per the California Environmental Quality Act (CEQA), an environmental Impact report is an informational document which, when its preparation is required by the lead agency, shall be considered by every public agency prior to its approval or disapproval of a project. The purpose of an environmental impact report is to provide public agencies and the public with detailed information about the effect a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.

The EIR will be prepared for the proposed project. The Draft EIR will respond to comments received during the Notice of Preparation period including those made by reviewing agencies in addition to those received at the Scoping Session. The Draft EIR will be circulated for Notice of Completion review and public comment period for at least 45 days. Comments received during that circulation period will be addressed in the Final EIR prior to scheduling a public hearing on this item.

PUBLIC HEARING:

No public hearing on the proposed project has been scheduled at this time. A public hearing on this matter will not be scheduled until staff has concluded review of the proposed project, the zoning ordinance and verified that an adequate and complete response to comments have been incorporated in the Draft EIR.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. A High Fire Area; and
 - c. An area that has a high potential for liquefaction to occur.
3. The project site is located within:
 - a. The boundaries of the Val Verde Unified School District;
 - b. March Air Reserve Base Airport Influence Area;
 - c. The city of Perris sphere of influence; and
 - d. Riverside County Service Area 152.
4. The subject site is currently designated as Assessor's Parcel Numbers 314-040-001, -002, -003, -008, and 314-020-010, -017, -019.
5. This EIR was filed with the Planning Department on August 17, 2015

Vicinity Map

Exhibit 1



- Legend**
- RCLIS Parcels
 - City Boundaries
 - Cities
 - roadsanno
 - highways
 - Hwy
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylinel
 - waterbodies
 - Lakes
 - Rivers

Notes

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



0 940 1,880 Feet

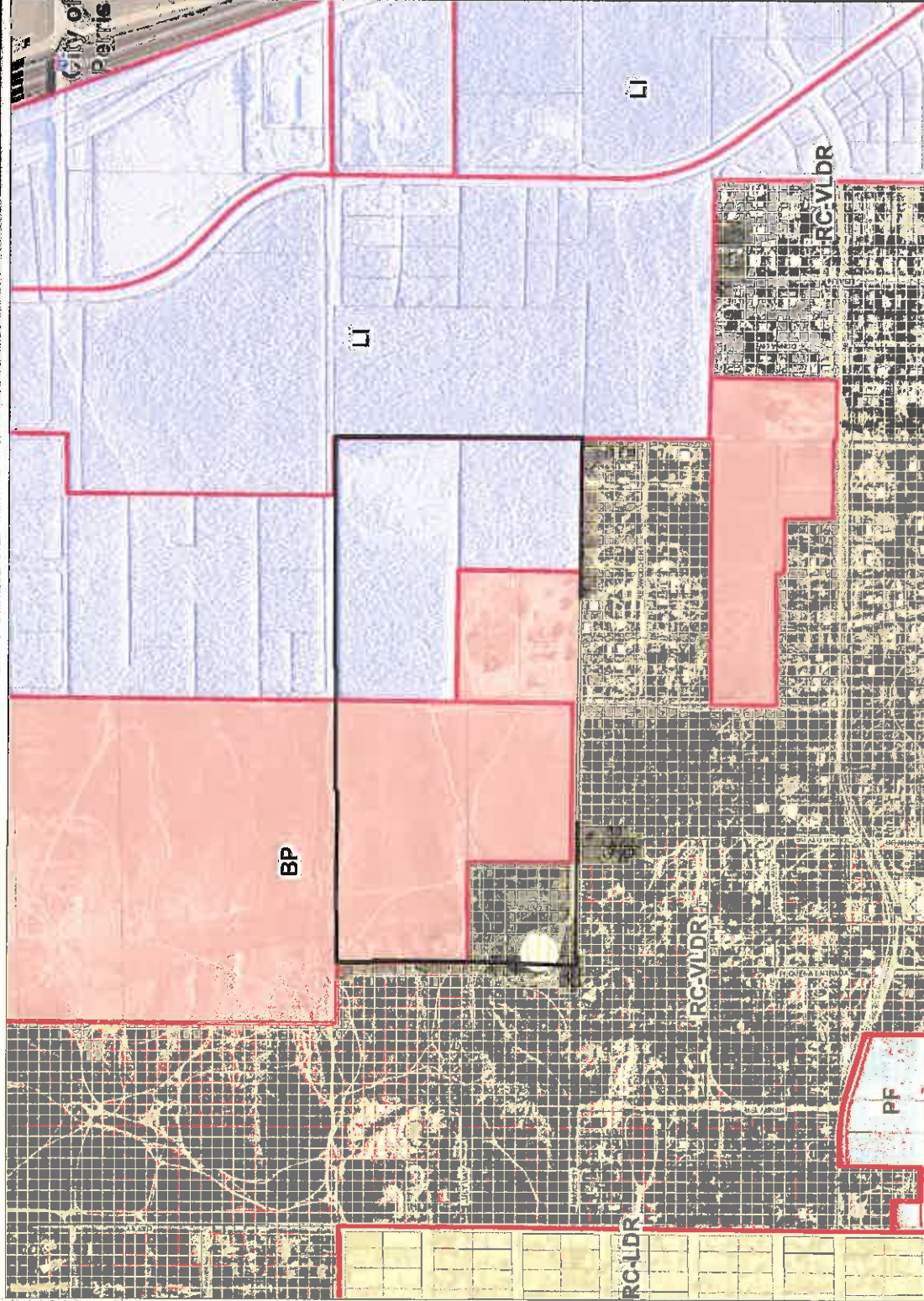


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General Plan Land Use Map

Exhibit 2



Legend	
	RCLIS Parcels
Landuse	
	<all other values>
	AG
	BP
	CC
	CO
	CR
	CT
	City
	EDR
	EDR-RC
	Freeway
	HDR
	HHDR
	Hi
	IND
	LDR
	LDR-RC
	LI
	MDR
	MHDR
	MUPA
	OS-C
	OS-CH
	OS-MIN
	OS-R



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

0

940 Feet

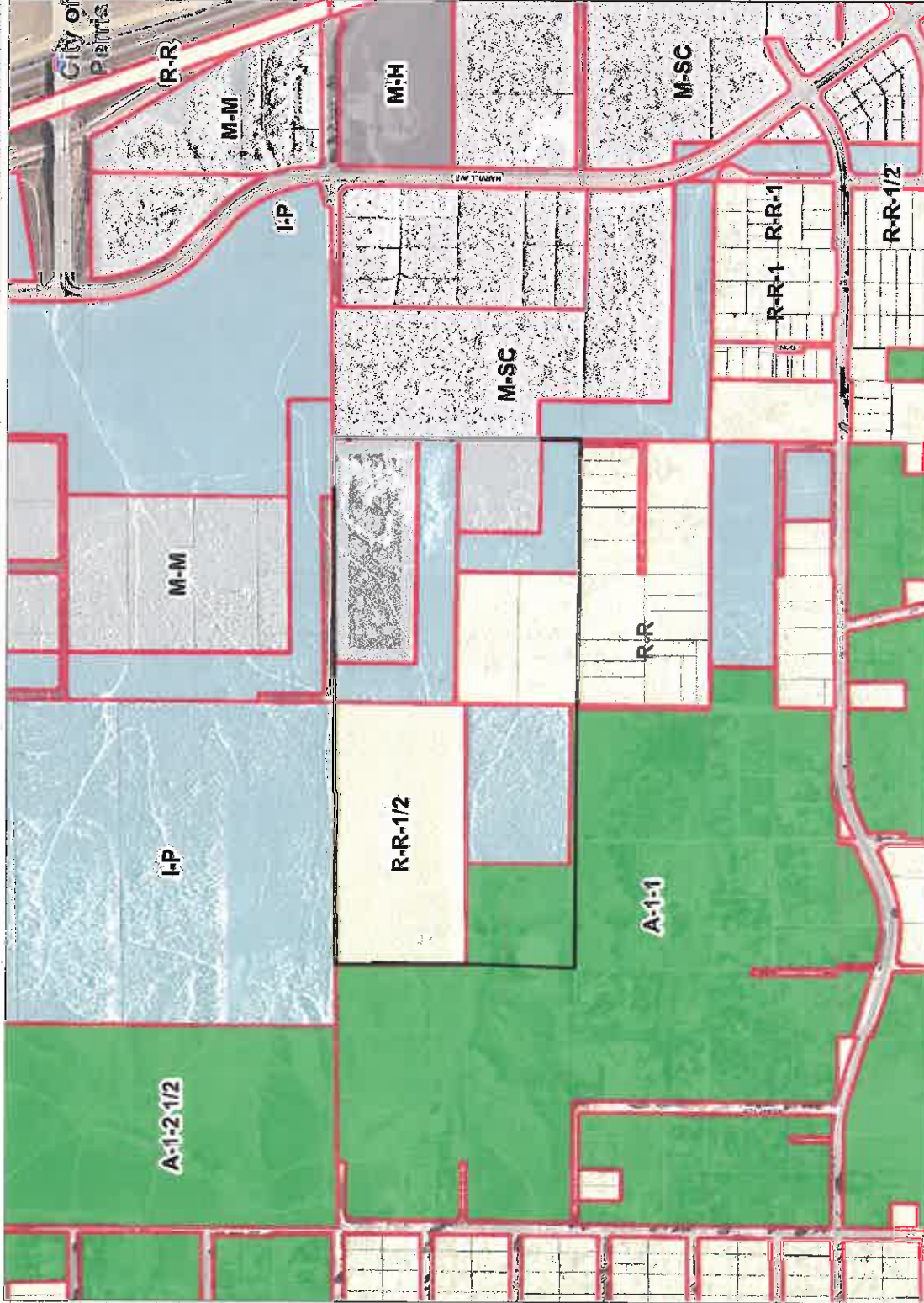


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Notes

Zoning Exhibit 3



Legend	
	RCLIS Parcels
Zoning	
	<all other values>
	A-1
	A-1-1
	A-1-1 1/2
	A-1-1/2
	A-1-10
	A-1-15
	A-1-2
	A-1-2 1/2
	A-1-2 1/4
	A-1-20
	A-1-30000
	A-1-4
	A-1-40
	A-1-5
	A-2
	A-2-1
	A-2-10
	A-2-2
	A-2-2 1/2
	A-2-20
	A-2-5
	A-D
	A-P
	A-P-10

Notes

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



0 940

1,880 Feet



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Riverside County
California Environmental Quality Act (CEQA)
Initial Study

KNOX BUSINESS PARK

Lead Agency

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

Project Applicant

Trammell Crow So Cal Development Services, Inc.
3501 Jamboree Road, Suite 230
Newport Beach, CA 92660

CEQA Consultant

T&B Planning, Inc.
17542 East 17th Street, Suite 100
Tustin, CA 92780

Lead Agency Discretionary Permits

General Plan Amendment Nos. 1151 and 1152, Change of Zone Nos. 7872 and 7873, Lot Line
Adjustment No. 5524, Tentative Parcel Map Nos. 36950 and 36962, and Plot Plan Nos. 25837 and 25838

DRAFT: August 17, 2015

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1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 Document Purpose and Scope

The California Environmental Quality Act (CEQA) is a statewide environmental law contained in Public Resources Code §§21000-21177. CEQA applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the physical environment. In compliance with CEQA Guidelines §15063, this Initial Study (IS) assesses the potential of the proposed Knox Business Park project to impact the environment. The Project proposes the construction and operation of two (2) business park buildings south of Oleander Avenue immediately east and west of Decker Road. Proposed Building D would have a maximum building area square footage of 702,645 s.f. and proposed Building E would have a maximum building area of 555,615 s.f. Associated improvements to the property would include loading docks, surface parking areas, drive aisles, roadway improvements, utility infrastructure, landscaping, exterior lighting, signage, and water quality detention basins, as well as off-site connections to existing utility infrastructure.

As part of Riverside County's permitting process, the proposed Project is required to undergo an initial environmental review pursuant to CEQA Guidelines §15063. This IS is a preliminary analysis prepared on behalf of and representing the independent judgment of the Riverside County Planning Department, acting in its capacity as the CEQA Lead Agency, to determine the level of environmental review and analysis that will be required for the Project. The results of the IS determine which type of CEQA compliance document will be prepared, which could consist of either an environmental impact report (EIR); mitigated negative declaration (MND); negative declaration (ND); addendum to a previously-prepared EIR; or a tiered analysis that relies on the findings and conclusions of a previously-prepared EIR.

1.2 Potential Environmental Effects

The analysis presented in this IS indicates that the proposed Project has the potential to result in one or more significant direct, indirect, and/or cumulative environmental effects to the following environmental subjects:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/ Hazardous Materials
- Hydrology/ Water Quality
- Land Use/ Planning
- Noise
- Population/ Housing
- Public Services
- Recreation (Trails)
- Transportation/Traffic
- Utilities/ Service Systems
- Energy Conservation
- Mandatory Findings of Significance

Based on the analysis provided in the Environmental Checklist portion of this IS, the proposed Project has the potential to result in significant effects on the environment for which feasible mitigation measures may not be available to reduce all of those effects to below the thresholds of significance applied by Riverside County. Accordingly, and pursuant to CEQA Guidelines §15063(b)(1), an EIR is required and will address the subjects listed above in detail.

2.0 PROJECT DESCRIPTION AND SETTING

2.0 PROJECT DESCRIPTION AND SETTING

2.1 Project Overview

The proposed Project involves the development of two properties located south of Oleander Avenue and both east and west of Decker Road, totaling approximately 65.6 acres in unincorporated Riverside County, California. The Building D property is located on approximately 34.5 acres east of Decker Road, and the Building E property is located on 31.1 acres west of Decker Road. For purposes of evaluation herein, both properties are collectively referred to as the “Project Site.”

Development of the two properties would involve the construction and operation of two business park buildings. Building D, located east of Decker Road, would contain a maximum of 702,645 s.f. of building space (677,645 s.f. of warehouse floor space served by loading docks, 10,000 s.f. of mezzanine office space, and 15,000 s.f. of ground floor office space). Building E, located west of Decker Road, would contain a maximum of 555,615 s.f. of building space (530,615 s.f. of warehouse floor space served by loading docks, 10,000 s.f. of mezzanine office space, and 15,000 s.f. of ground floor office space). Remaining areas of each of the two building sites would consist of drive aisles, utility infrastructure, landscaping, and other improvements. The Project Applicant is proposing to construct the buildings on a speculative basis, meaning that the proposed buildings’ future occupants are not yet known. This IS evaluates the potential environmental effects that could result from the development of the Project Site as proposed. Applications under review by Riverside County for the Building D property include: General Plan Amendment No. 1151 (GPA 1151), Change of Zone No. 7872 (CZ 07872), Tentative Parcel Map No. 36950 (TPM 36950), and Plot Plan No. 25838 (PP 25838). Applications under review by Riverside County for the Building E property include: General Plan Amendment No. 1152 (GPA 1152), Change of Zone No. 7873 (CZ 07873), Tentative Parcel Map No. 36962 (TPM 36962), Lot Line Adjustment No. 5524 (LLA 5524), and Plot Plan No. 25837 (PP 25837). For purposes of this Initial Study, “the Project” refers to all of the planning, construction, and operational activities that are reasonably foreseeable from Riverside County’s potential approval of these applications.

2.2 Project Location

The Project Site is located in western Riverside County, California, west of the cities of Moreno Valley and Perris and southeast of the City of Riverside. As shown on Figure 2-1, *Regional Map*, the Project Site is located approximately 0.4 mile west of Interstate 215 (I-215) and the City of Perris, 5.8 miles south of State Route 60 (SR-60), and 2.5 miles southeast of the City of Riverside. At the local scale, the Site is located south of Oleander Avenue, north of Redwood Drive, and east and west of Decker Road (see Figure 2-2, *Vicinity Map*).

The eastern portion of the Project Site occupies the northwest corner of the northeastern portion of Section 2, Township 4 south, Range 4 West, while the western portion of the Site occupies the northeastern corner of the northwest corner of Section 2, Township 4 South, Range 4 West (San Bernardino Baseline and Meridian). The Project Site occupies Assessor Parcel Numbers (APN) 314-020-(010 and 017), and 314-040-(001, 002, 003, and 008) and a portion of 314-020-019.

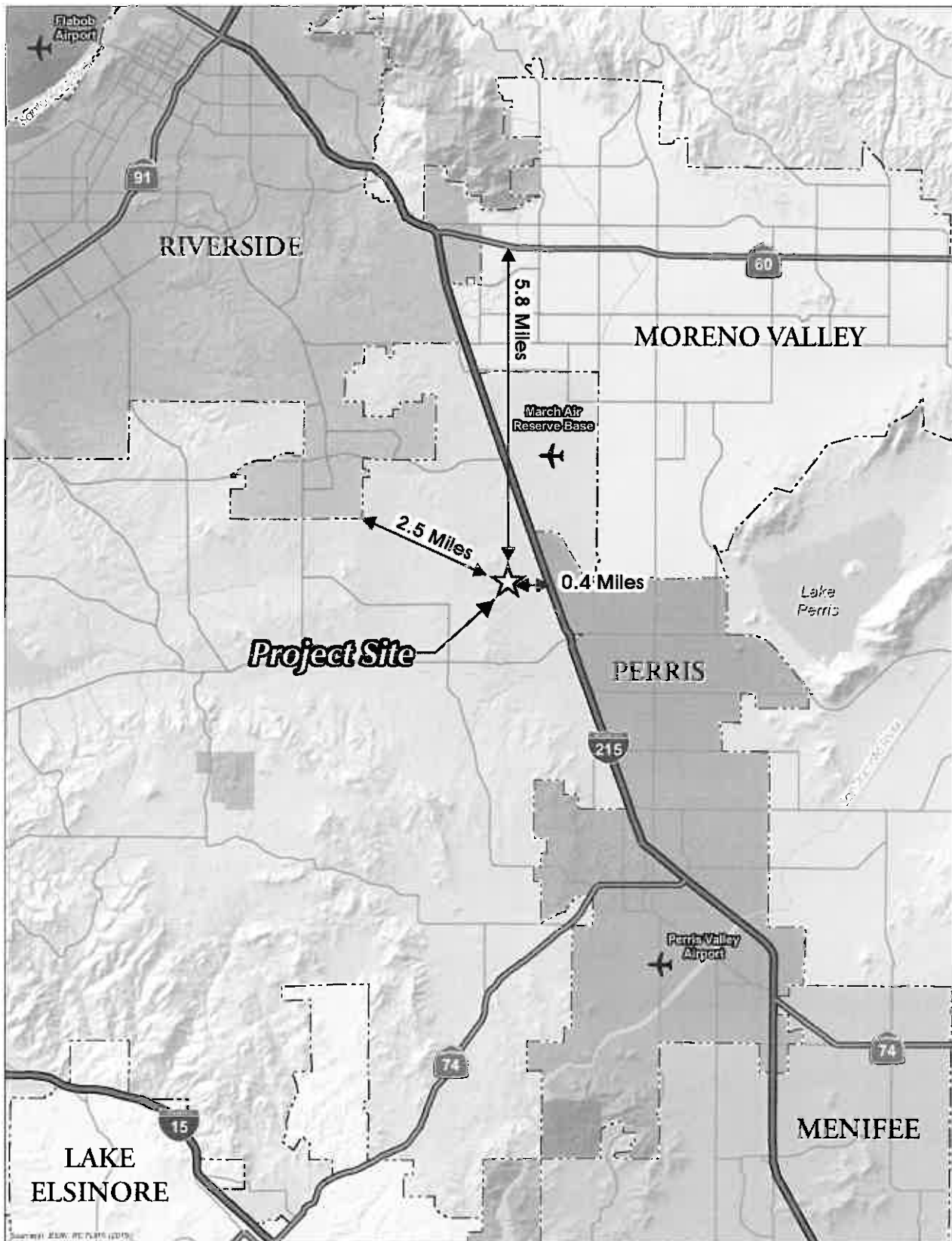


Figure 2-1



REGIONAL MAP

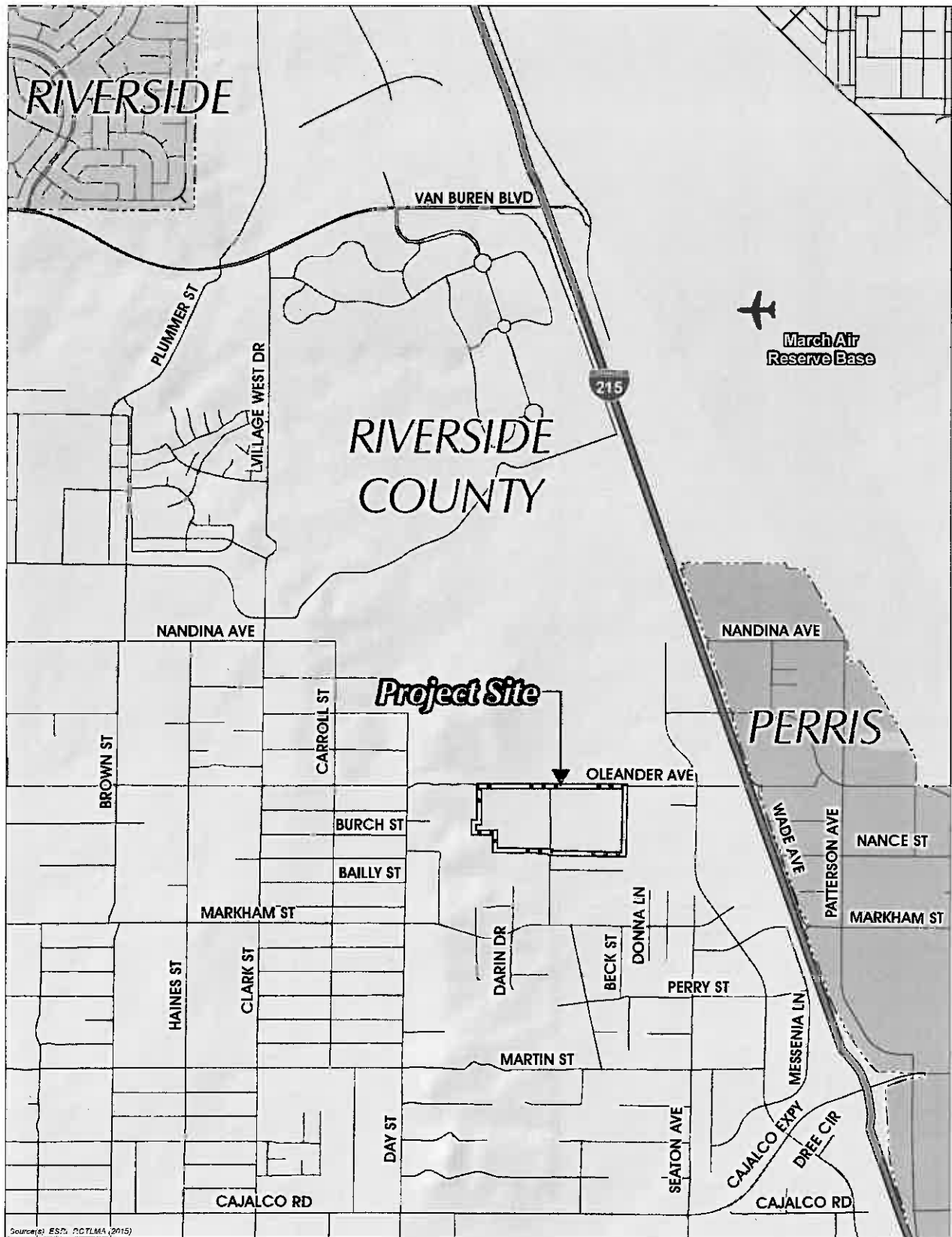


Figure 2-2



VICINITY MAP

2.3 Environmental Setting and Surrounding Land Uses

As shown on Figure 2-3, *USGS Topographic Map*, the Project Site is relatively flat with elevations ranging from 1,555 feet above mean sea level (AMSL) at the northeastern portion of the Building D Site to 1,667 feet AMSL at the western boundary of the Building E Site. As shown on Figure 2-4, *Aerial Photograph*, the Project Site consists primarily of vacant, undeveloped land, with exception of a mobile home and a concrete pad that is used for the storage of construction equipment in the southwestern portion of the Building D Site. The vacant areas are regularly maintained for weed abatement and wildfire suppression purposes and rock outcroppings are present. Several unimproved dirt roadways occur throughout the western and southeastern portions of the Site. The Project Site is transected in a north to south direction by Decker Road, an unimproved dirt roadway, which separates the Building E Site and the Building D Site.

The Project Site is located in a portion of Riverside County around the I-215 corridor that is developing as an employment center, containing business park, distribution warehousing, e-commerce, and light industrial land uses. Under existing conditions, and as shown on Figure 2-5, *Surrounding Land Uses*, lands north of the Project Site are largely undeveloped, with exception of a recently-constructed industrial warehouse building located north of the Project Site's northeastern corner. To the east are undeveloped lands, several scattered single family homes and an additional industrial warehouse building located along the eastern edge of Harvill Avenue. To the south of the Building D Site (i.e., east of Decker Road) are several large lot single family homes. To the south of the Building E Site (i.e., west of Decker Road) is a grove of trees and scattered large-lot single family residences. Near the southwest corner of the property is an existing water tank. To the west of the Project Site are undeveloped lands, beyond which are large lot single family homes.

2.4 Existing General Plan Designations and Zoning

The Riverside County General Plan designates approximately ten acres in the southwest portion of the Building D Site and approximately 30 acres of the Building E Site for "Business Park (BP)" land uses, and approximately four acres of the Building E Site for "Rural Community – Very Low Density Residential (RC-VLDR)." The remainder of the Project Site is designated for "Light Industrial (LI)" land uses. The BP land use designation allows for employee-intensive uses, including research & development, technology centers, corporate offices, "clean" industry, and supporting retail uses. The RC-VLDR designation allows for single family homes on minimum 1-acre lots. The LI land use designation allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. (Riverside County, 2003a, p. LU-42)

The Project Site contains four different zoning designations under existing conditions. The Building D Site is zoned for "Manufacturing – Medium (M-M)," "Rural Residential (R-R)," and "Industrial Park (I-P)." The Building E Site is zoned for "Rural Residential ½ Acre Lot Sizes (R-R-1/2)," "Industrial Park (I-P)," and "Light Agriculture (A-1-1)". The R-R-1/2 zoning designation allows for single family residential development on minimum ½-acre lot sizes and limited agricultural uses. The M-M zoning designation allows for limited agricultural uses, medium-intensity manufacturing and commercial uses with approval of a plot plan, and more intensive manufacturing uses with approval of a conditional use permit. The A-1-1 zoning designation allows for light agricultural uses. The R-R zoning designation allows for single family dwellings and small-scale agricultural uses. The I-P zoning designation allows for industrial and manufacturing uses with approval of a plot plan, and certain specified service and commercial uses with approval of a plot plan.

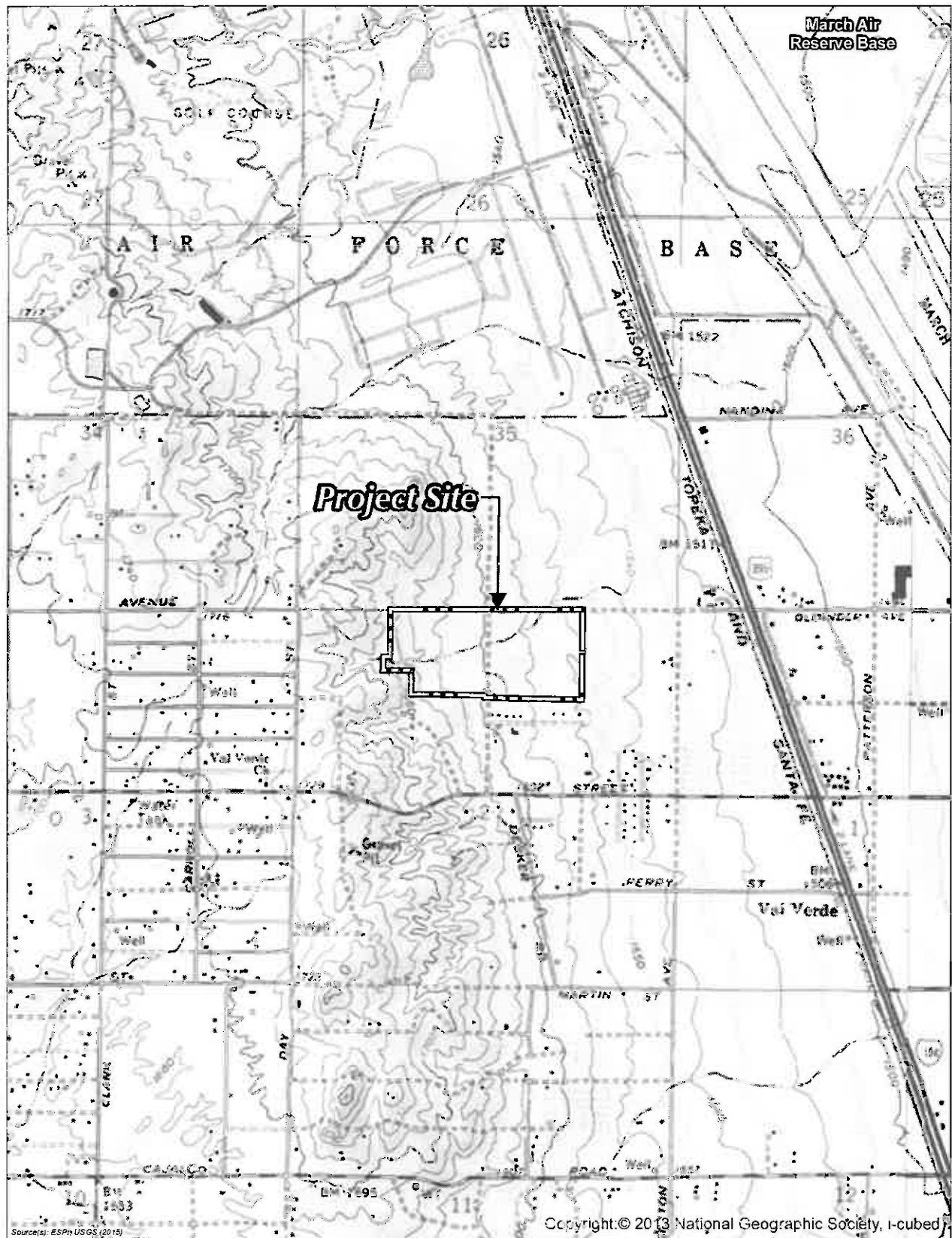


Figure 2-3



USGS TOPOGRAPHIC MAP



Figure 2-4



AERIAL PHOTOGRAPH



Figure 2-5



SURROUNDING LAND USES

2.5 Description of the Proposed Project

The proposed Project consists of applications for General Plan Amendment Nos. 1151 and 1152, Change of Zone Nos. 7872 and 7873, Lot Line Adjustment No. 5524, Tentative Parcel Map Nos. 36950 and 36962, and Plot Plan Nos. 25837 and 25838. Approval of these applications would allow for development of the subject properties with two business park buildings. Associated improvements to the property would include loading docks, surface parking areas, drive aisles, roadway improvements, utility infrastructure, landscaping, exterior lighting, signage, and water quality detention basins. The Project also includes public street dedications and would require connections to off-site utility lines. Provided below is a detailed description of the Project's discretionary approvals.

2.5.1 Building D Applications

☐ **General Plan Amendment No. 1151**

The Building D Site is designated "Community Development-Light Industrial (CD-LI)" and "Community Development-Business Park (CD-BP)" by the Riverside County General Plan under existing conditions. General Plan Amendment No. 1151 would change the land use designation of the portion of the property currently designated CD-BP to CD-LI, so that the entire Building D Site is designated CD-LI.

☐ **Change of Zone No. 7872**

The Building D Site is zoned "Manufacturing – Medium (M-M)," "Rural Residential (R-R)," and "Industrial Park (I-P)" under existing conditions. Change of Zone No. 7872 would change the zoning designation of the portions of the property currently zoned M-M and R-R to I-P, so that the entire Building D Site is zoned I-P.

☐ **Tentative Parcel Map No. 36950**

Proposed Tentative Parcel Map No. 36950 (TPM36950) would combine the property's four existing parcels into one 34.55 net-acre parcel. Figure 2-6, *Building D: Tentative Parcel Map No. 36950*, illustrates the parcel configuration, proposed roadway cross sections for Old Oleander Avenue and Decker Road, and the location of on-site utilities including storm drains, sewer lines, water lines, and fire service lines. Frontage improvements to Old Oleander Road and Decker Road along the Project Site's frontage are proposed, as well as connections to existing off-site utilities.

☐ **Plot Plan No. 25837**

Plot Plan No. 25837 would provide for the development of one building containing 702,645 s.f. of building space (677,645 s.f. of warehouse floor space, 10,000 s.f. of mezzanine office space, and 15,000 s.f. of ground floor office space). Loading bays would be positioned on the eastern and western sides of the building. The northeastern and northwestern corners of the building are designed to contain office space. Paved parking areas on the Building D Site would accommodate truck trailers and passenger vehicles. The Plot Plan also indicates the proposed location of a water quality detention basin, along the eastern property line. Access to Building D would be provided by three driveways that are proposed to connect to Old Oleander Road.

2.5.2 Building E Applications

☐ **General Plan Amendment No. 1152**

The Building E Site is designated “Community Development-Business Park (CD-BP)” and “Rural-Community-Very Low Density Residential (RC-VLDR)” by the Riverside County General Plan under existing conditions. General Plan Amendment No. 1152 would change the land use designation of the portion of the property currently designated CD-BP to “Community Development-Light Industrial (CD-LI)”. In addition, the Project Applicant intends to file a General Plan Amendment application in the future to change the portion of the property currently designated RC-VLDR to CD-IP, so that the entire Building E Site is designated CD-LI.

❑ Change of Zone No. 7873

The Building E Site is zoned “Rural Residential ½ Acre Lot Sizes (R-R-1/2),” “Industrial Park (I-P),” and “Light Agriculture (A-1-1)” under existing conditions. Change of Zone No. 7873 would change the zoning designations on the portions of the property current zoned R-R-1/2 to I-P. In addition, the Project Applicant intends to file a Change of Zone application in the future to change the portion of the property currently zoned A-1-1 to I-P so that the entire Building E Site is zoned I-P.

❑ Tentative Parcel Map No. 36962

Tentative Parcel Map No. 36962 (TPM36962) proposes to combine the property’s three existing parcels into one 31.12 net-acre parcel. Figure 2-7, *Building E: Tentative Parcel Map No. 36962*, illustrates the parcel configuration, roadway cross sections for Old Oleander Avenue and Decker Road, as well as the location of on-site utilities including storm drains, sewer lines, water lines, and fire service lines. Frontage improvements to Old Oleander Road and Decker Road would occur, as well as connections to existing off-site utilities.

❑ Plot Plan No. 25838

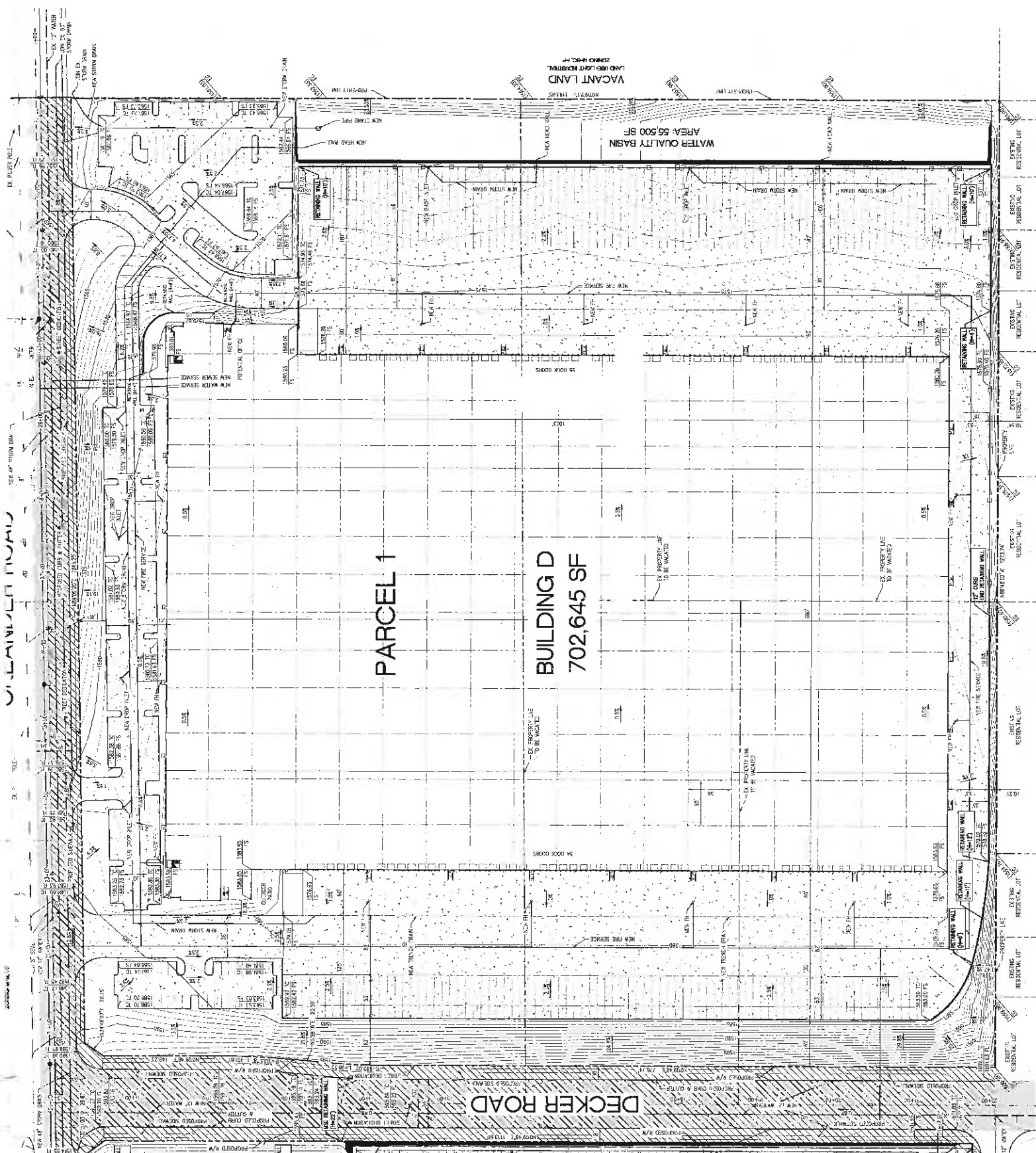
Plot Plan No. 25838 would provide for the development of one building containing 555,615 s.f. of building space (530,615 s.f. of warehouse floor space, 10,000 s.f. of mezzanine office space, and 15,000 s.f. of ground floor office space). Loading bays would be positioned on the eastern and western sides of the building. The northeastern and northwestern corners of the building are designed to contain office space. Paved parking areas on the Building E Site would accommodate truck trailers and passenger vehicles. The Plot Plan also indicates the proposed location of a water quality detention basin, along the eastern property line. Access to Building E would be provided by three driveways that are proposed to connect to Old Oleander Road.

❑ Lot Line Adjustment No. 5224

Proposed Lot Line Adjustment No. 5524 (LLA05524) would adjust the western parcel line for APN 314-020-017 to include an irregularly-shaped, approximately 4.2-acre portion of an abutting parcel (APN 314-020-019). With approval of proposed LLA05524, APN 314-020-017 would comprise approximately 13.6 acres and APN 314-020-019 would comprise approximately 15.0 acres.

2.6 Other Discretionary Actions

In addition to the Riverside County actions described above, permits and approvals may be required from other public entities, including, but not limited to, the Riverside County Airport Land Use Commission (ALUC), the Santa Ana Regional Water Quality Control Board (RWQCB), the Riverside County Flood Control and Water Conservation District (RCFCWCD), and the Eastern Municipal Water District (EMWD).



3.0 ENVIRONMENTAL CHECKLIST

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42802

Project Case Type (s) and Number(s): General Plan Amendment Nos. 1151 and 1152, Change of Zone Nos. 7872 and 7873, Lot Line Adjustment No. 5524, Tentative Parcel Map Nos. 36950 and 36962, and Plot Plan Nos. 25837 and 25838

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Matt Straite, Riverside County Planning Department

Telephone Number: (951) 955-8631

Applicant's Name: Trammell Crow So Cal Development Services, Inc.

Applicant's Address: 3501 Jamboree Road, Suite 230, Newport Beach, CA 92660

Representative's Name: T&B Planning, Inc.

Representative's Address: 17542 East 17th Street, Suite 100, Tustin, CA 92780

I. PROJECT INFORMATION

A. Project Description:

Building D Applications:

- 1) General Plan Amendment No. 1151 would change the land use designation of the portion of the property currently designated CD-BP to CD-LI, so that the entire Building D Site is designated CD-LI.
- 2) Change of Zone No. 7872 would change the zoning designation of the portions of the property currently zoned M-M and R-R to I-P, so that the entire Building D Site is zoned I-P.
- 3) Tentative Parcel Map No. 36950 would combine four existing parcels east of Decker Road into one 34.55 net-acre parcel. The Parcel Map also indicates the location and type of proposed utilities, roadway frontage improvements to Old Oleander Road and Decker Road, and connections to existing off-site utilities.
- 4) Plot Plan No. 25837 would allow development of property with one business park building providing 702,645 s.f. of building space with loading bays positioned on the east and west sides of the building. The northeastern and northwestern corners of the building are designed to contain office space. Paved parking areas would accommodate truck trailers and passenger vehicles. The Plot Plan also indicates the proposed location of a water quality detention basin, along the eastern property line. Access to Building D would be provided by three driveways that are proposed to connect to Old Oleander Road.

Building E Applications

- 1) General Plan Amendment No. 1152 would change the land use designation of the portion of the property currently designated CD-BP to CD-LI. In addition, the Project Applicant intends to file a General Plan Amendment application in the future to change the portion of the property currently designated RC-VLDR to CD-IP, so that the entire Building E Site is designated CD-LI.

- 2) Change of Zone No. 7873 (CZ07873) would change the zoning designations on the portions of the property current zoned R-R-1/2 to I-P. In addition, the Project Applicant intends to file a Change of Zone application in the future to change the portion of the property currently zoned A-1-1 to I-P so that the entire Building E Site is zoned I-P.
- 3) Lot Line Adjustment No. 5524 (LLA05524) would adjust the western parcel line for APN 314-020-017 to include an irregularly-shaped, approximately 4.2-acre portion of an abutting parcel (APN 314-020-019). With approval of proposed LLA05524, APN 314-020-017 would comprise approximately 13.6 acres and APN 314-020-019 would comprise approximately 15.0 acres.
- 4) Tentative Parcel Map No. 36962 (TPM36962) would combine three existing parcels west of Decker Road into one 31.12 net-acre parcel. The Parcel Map also indicates the location and type of proposed utilities, roadway frontage improvements to Old Oleander Road and Decker Road, and connections to existing off-site utilities.
- 5) Plot Plan No. 25838 (PP25838) would allow development of the property with one business park building providing 555,615 s.f. of building space with loading bays positioned on the east and west sides of the building. The northeastern and northwestern corners of the building are designed to contain office space. Paved parking areas would accommodate truck trailers and passenger vehicles. The Plot Plan also indicates the proposed location of a water quality detention basin, along the eastern property line. Access to Building E would be provided by three driveways that are proposed to connect to Old Oleander Road.

B. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

C. Total Project Area: 65.6 acres

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 65.6	Lots: 0	Sq. Ft. of Bldg. Area: 1,258,260	Est. No. of Employees: 1,223
Other: N/A			

D. Assessor's Parcel No(s): 314-020-(010 and 017), and 314-040-(001, 002, 003, and 008) and a portion of 314-020-019.

E. Street References: South of Oleander Avenue, north of Redwood Drive, and east and west of Decker Road.

F. Section, Township & Range Description or reference/attach a Legal Description: The eastern portion of the Project Site occupies the northwest corner of the northeastern portion of Section 2, Township 4 south, Range 4 West, while the western portion of the Project Site occupies the northeastern corner of the northwest corner of Section 2, Township 4 South, Range 4 West (San Bernardino Baseline and Meridian).

G. Brief description of the existing environmental setting of the project site and its surroundings: The Project Site is comprised of two properties: the Building D Site and the Building E Site. Except for a mobile home and a concrete pad that is used as a construction equipment storage area in the southwestern portion of the Building D Site, the Project Site consists primarily of vacant, undeveloped land that is routinely disturbed as part of on-going weed abatement and wildfire suppression activities.

The Project Site is transected in a north to south direction by Decker Road, an unimproved dirt roadway. The Project Site is relatively flat with elevations ranging from 1,555 feet above mean sea level (AMSL) at the northeastern portion of the Building D Site to 1,667 feet AMSL at the western boundary of the Building E Site.

The Project Site is located in a portion of Riverside County around the I-215 corridor that is developing as an employment center containing business park, distribution warehousing, e-commerce, and light industrial land uses. Under existing conditions, areas north of the Project Site are largely undeveloped, with exception of a recently-constructed industrial warehouse building located north of the Project Site's northeastern corner. To the east are undeveloped lands, several scattered single family homes, and an industrial warehouse building located along the eastern edge of Harvill Avenue. To the south of the Building D Site (i.e., east of Decker Road) are several large lot single family homes. To the south of the Building E Site (i.e., west of Decker Road) is a grove of trees and scattered large-lot single family residences. Near the southwest corner of the property is an existing water tank. To the west of the Project Site are undeveloped lands, beyond which are large lot single family homes.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project Site is located within the Mead Valley Area Plan (MVAP) of the County of Riverside's General Plan. The Site falls within the March Air Reserve Base Airport Influence Area and does not fall within any General Plan Policy Overlay Area. Riverside County's General Plan and the MVAP identify the Project Site for "Business Park (BP)," "Rural Community – Very Low Density Residential (RC-VLDR)," and "Light Industrial (LI)" land uses. Additional discussion of the Project's consistency with the General Plan Land Use Element shall be provided in the required EIR.
- 2. Circulation:** The proposed Project will be reviewed by the Riverside County Transportation Department for conformance with County Ordinance No. 461 (Road Improvement Standards and Specifications). Adequate circulation facilities exist or are planned to serve the proposed Project. The proposed Project adheres to all applicable circulation policies of the Riverside County General Plan. An EIR will be prepared that will identify any consistencies with the General Plan Circulation Element.
- 3. Multipurpose Open Space:** The Project Site is not identified for conservation by either the General Plan Land Use Element or the Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As part of the Project's discretionary review process, the Project's design will be reviewed for consistency with applicable MSHCP criteria. The required EIR shall include a comprehensive analysis of potential conflicts with the MSHCP and the General Plan goals and policies related to multipurpose open space.
- 4. Safety:** The Project Site is not located in a high fire area. Additionally, the majority of the Project Site is not identified as being susceptible to liquefaction hazards, with the exception of the extreme northeast corner which is identified as having a "moderate" susceptibility to liquefaction. The future workers at the Project Site would not be subjected to any emergency response deficiencies due to Project design and all required development impact fees that are used to fund emergency services would be paid by the Project as required by the County. The Project Site also is located within the Airport Influence Area (AIA) for the March Air Reserve Base. An EIR will be

prepared that will identify any inconsistencies with General Plan objectives and policies related to public safety. (RCIT, 2015)

5. **Noise:** The Project Site is located within the AIA for the March Air Reserve Base, which may subject future Project workers to airport-related noise. Additionally, the Project Site is located in close proximity to I-215. Furthermore, future Site operations and truck trips that would be associated with the Project would have the potential to generate operational noise that affects nearby sensitive receptors (i.e., residential uses to the south and west of the Project Site). An EIR will be prepared that will provide an acoustical analysis and identify any inconsistencies related to General Plan goals and policies that address environmental noise.
6. **Housing:** No housing is proposed by this Project, nor will the Project displace any existing housing. The Project would not conflict with General Plan Housing Element objectives and policies.
7. **Air Quality:** The proposed Project would be required to control fugitive dust emissions during grading and construction activities and to reduce air pollutant emissions to the greatest feasible extent in accordance with SCAQMD requirements. Long-term operation of the Project has the potential to violate SCAQMD thresholds of significance for daily air pollutant emissions. A Project-specific air quality impact analysis and diesel health risk assessment shall be prepared, the results of which will be documented in the required EIR. The required EIR also will identify any inconsistencies related to applicable Riverside County General Plan Air Quality Element policies.

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

C. Foundation Component(s): Community Development (CD) and Rural Community (RC)

D. Land Use Designation(s): Existing: Business Park (CD-BP), Light Industrial (CD-LI), and Very Low Density Residential (RC-VLDR); Proposed: Light Industrial (CD-LI)

E. Overlay(s), if any: None

F. Policy Area(s), if any: March Air Reserve Base Airport Influence Area

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:

1. **Area Plan(s):** Mead Valley Area Plan to the north, east, south, and west.
2. **Foundation Component(s):** Community Development to the east and north; Rural Community to the south and west.
3. **Land Use Designation(s):** Business Park (CD-BP) and Light Industrial (CD-LI) to the north; CD-LI to the east; Very Low Density Residential (RC-VLDR) to the south; and RC-VLDR to the west.
4. **Overlay(s) and Policy Area(s), if any:** March Air Reserve Base Airport Influence Area

H. Adopted Specific Plan Information

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

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Manufacturing – Medium (M-M), Rural Residential (R-R), Industrial Park (I-P), Rural Residential ½ Acre Lot Sizes (R-R-1/2), and Light Agriculture (A-1-1)

J. Proposed Zoning, if any: Industrial Park (I-P)

K. Adjacent and Surrounding Zoning: Industrial Park (I-P) and Manufacturing–Medium (M-M) to the north; Manufacturing – Service Commercial (M-SC) and I-P to the east; Rural Residential (R-R) and Light Agriculture (A-1-1) to the south; and A-1-1 to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use / Planning | <input checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Other: Energy Conservation |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Geology / Soils | <input checked="" type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" 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

Matt Straite

Printed Name

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

AESTHETICS Would the project:

1. Scenic Resources

a) Have a substantial effect upon a scenic highway corridor within which it is located?



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?



Sources: California Department of Transportation (CalDOT, 2013); Mead Valley Area Plan, Figure 9 (Riverside County, 2003b); Google Earth (Google Earth, 2015).

Findings of Fact:

a) According to the California Department of Transportation, the only designated scenic highways within Riverside County are State Route 62 (SR 62), State Route 74 (SR 74), and State Route 243 (SR 243) (CalDOT, 2013). The Project Site is located approximately 5.3 miles north of SR 74, approximately 38 miles west of SR 62, and approximately 22.8 miles west of SR 243. Due to distance and intervening development and topography, and based on a viewshed analysis conducted by T&B Planning, Inc. using Google Earth Pro, the Project Site is not visible from any of these designated scenic routes (Google Earth, 2015). According to MVAP Figure 9, *Mead Valley Area Plan Scenic Highways*, the Cajalco Expressway is designated as a "County Eligible" scenic route from Interstate 215 (I-215) to the east (Riverside County, 2003b, Figure 9). Although the Cajalco Expressway is not an officially designated scenic highway corridor, the Google Pro viewshed analysis indicated that the Project Site is visible from portions of the Cajalco Expressway located east of I-215; accordingly, the required EIR shall evaluate the Project's potential to degrade views from the Cajalco Expressway.

b) There are no unique or landmark features on the Project Site. Under existing conditions, portions of the Project Site (i.e., the southwestern corner of the Building D Site and western portion of the Building E Site) contain mature trees. Additionally, portions of the Project Site contain rock outcroppings, notably within the northwest corner of the Building E Site and the southwest corner of the Building D Site. The remaining portions of the Project Site have little topographic relief and no recognizable scenic resources. The required EIR shall evaluate whether implementation of the proposed Project and elimination of the existing trees and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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rock outcroppings on portions of the site would substantially degrade the visual quality of the site or its surroundings. (Google Earth, 2015)

There are no prominent scenic vistas or views open to the public available at the Project Site. The surrounding area contains urban development, the March Air Reserve Base (ARB), and industrial lands to the east and north, and rural residential uses to the south and west. The only potential scenic resources identified by MVAP Figure 2, *Mead Valley Area Plan Physical Features*, are the Gavilan Hills, located approximately 3.5 miles southwest of the Project Site. Due to intervening development and topography, and based on a viewshed analysis conducted by T&B Planning using Google Earth Pro, the Gavilan Hills are not prominently visible from the Project Site. Accordingly, the proposed Project would not obstruct any prominent scenic vista or view open to the public, and no further analysis of this topic is required. (Google Earth, 2015)

The Project proposes two Plot Plans (PP25837 and PP25838) that address architectural and landscaping characteristics of the proposed development. Proposed building surfaces would consist of concrete tilt-up panels and low-reflective, green glass. The two proposed buildings would be surrounded along roadway perimeters with screen walls and/or landscaping, which would screen any potential elements of the Project that could be perceived as aesthetically offensive and open to public view, including views from rural residential areas to the west and south. Nonetheless, the required EIR shall evaluate whether the Project's proposed design and landscaping characteristics are adequate to ensure that implementation of the proposed Project would not result in an aesthetically offensive site open to public review.

Mitigation: Potentially significant impacts to scenic resources will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

2. Mt. Palomar Observatory

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

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Sources: Riverside County Ordinance No. 655 (Regulating Light Pollution) (Riverside County, 1988); MVAP Figure 6, *Mead Valley Area Plan Mt. Palomar Nighttime Lighting Policy* (Riverside County, 2003b); Riverside County General Plan Program EIR Section 4.4, "Aesthetics/Visual Resources" (Riverside County, 2003c).

Findings of Fact: According to the MVAP, the Project Site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area (Riverside County, 2003b, Figure 6). All projects within Zone B of the Mt. Palomar Nighttime Lighting Policy Area are required to adhere to the requirements of Riverside County Ordinance No. 655, which controls artificial lighting sources to protect the Observatory. Ordinance No. 655 requires the use of low-pressure sodium lamps that are shielded and identifies timing restrictions based on the type of lighting source (Riverside County, 1988). Thus, with mandatory compliance to Ordinance No. 655, the proposed Project would result in less than significant impacts to the Mt. Palomar Observatory (Riverside County, 1988).

Mitigation: No mitigation is required.

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

3. Other Lighting Issues Would the project:

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: On-site Inspection; Project Application Materials; Riverside County Ordinance No. 655 (Regulating Light Pollution) (Riverside County, 1988); Riverside County Ordinance No. 915 (Regulating Outdoor Lighting) (Riverside County, 2012); Riverside County General Plan Program EIR Section 4.4 "Aesthetics/Visual Resources" (Riverside County, 2003c).

Findings of Fact:

a) The Project Site does not contain any artificial light sources or sources of glare under existing conditions. The proposed Project would include exterior lighting ancillary to the proposed business park buildings and parking areas. As noted above under the discussion of Issue 2, the Project would be required to comply with the provisions of Ordinance No. 655 relating to Mt. Palomar Nighttime Lighting Policy Area Zone B, which requires the use of shielded light fixtures and identifies timing restrictions based on the type of lighting source (Riverside County, 1988). The Project also would be required to comply with Riverside County Ordinance No. 915 (Regulating Outdoor Lighting), which specifies that, with certain exceptions, all "...outdoor luminaires in [sic] shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way" (Riverside County, 2012). Mandatory compliance with the County's Municipal Code would ensure that the proposed Project does not produce a new source of substantial light or glare from artificial lighting sources that would adversely affect day or nighttime views in the area.

With respect to daytime glare impacts, the Project's building surfaces are proposed to consist of concrete tilt-up panels and low-reflective, blue glass. While window glazing has a potential to result in minor glare effects, such effects would not adversely affect daytime views of any surrounding properties, including motorists on adjacent roadways, because the buildings would be surrounded along roadway perimeters with screen walls and/or landscaping. Additionally, areas proposed for window glazing would be minimal as shown on the Project's application materials. Solar panel arrays have the potential to be placed on portions of the building roofs. The installation of solar panels could cause glare impacts to adjacent properties, including the March Air Reserve Base. The potential for glare occurrence from solar panels would be rare, because the angle of most roof mounted solar panels are directed into the sky and not at adjacent properties, and panels are absorptive, not reflective. Regardless, the potential glare impact associated with solar panel installations is regarded as a potentially significant impact which warrants analysis in the required EIR.

b) As indicated under the discussion and analysis of Threshold 3.a), the Project would be required to demonstrate compliance with Riverside County Ordinance Nos. 655 and 915, which generally would preclude significant lighting impacts to surrounding properties. Nonetheless, due to the proximity of existing rural residential uses to the south and west of the Project Site, there is a potential that artificial lighting associated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the Project could result in adverse effects to nearby residential uses. Accordingly, the required EIR shall analyze the potential for the Project to expose residential uses to unacceptable artificial lighting levels.

Mitigation: Potentially significant light and glare impacts will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

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?

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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?

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c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

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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?

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Sources: Riverside County GIS (RCIT, 2015); California Department of Conservation Farmland Mapping and Monitoring Program (FMMP, 2015); Riverside County Ordinance No. 625 (Agricultural Activities for Nuisance Defenses) (Riverside County, 1994); Google Earth (Google Earth, 2015); Project Application Materials.

Findings of Fact:

a) According to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency (and as reported by Riverside County GIS), the Project Site contains land defined by the FMMP as "Other Lands" and "Farmland of Local Importance." There are no portions of the Project Site that contain Prime Farmland, Farmland of Statewide Importance, or Unique Farmland ("Farmland"). There are no areas surrounding the Project Site that contain Farmland, as areas surrounding the Project Site are designated as "Farmland of Local Importance," "Urban and Built Up Land," and "Other Lands." (RCIT, 2015; FMMP, 2015) Accordingly, the Project has no potential to result in direct or indirect impacts to Farmland. No impact would occur and no further discussion or analysis of this topic is required.

b) The southeast corner of the Building E Site is zoned "Light Agriculture (A-1-1)". The lands immediately to the west and south of the Building E also are zoned "Light Agriculture (A-1-1)." However, no property in the surrounding area is being used for agricultural production. According to mapping information available from Riverside County GIS, the Project Site is not included within any active Agricultural Preserves. The nearest Agricultural Preserve ("Woodcrest 5") occurs approximately 2.1 miles west of the Project Site. Thus, due to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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distance and intervening topography, the Project would have no potential to conflict with this existing Agricultural Preserve. Because the proposed Project would have the potential to conflict with existing agricultural zoning, further analysis shall be provided in the Project's required EIR.

c) Properties immediately to the west and south of the Project Site are zoned "Light Agriculture (A-1-1)," although are not used for agricultural production. In the unlikely event that agricultural activity commences on these properties and continues for at least three years before the Project Site is developed, the proposed Project would be required to comply with Riverside County Ordinance No. 625.1 (Riverside County Right-to-Farm Ordinance) (Riverside County, 1994). Ordinance 625.1 specifies that if any agricultural operation has been in place for at least three years and is not considered a nuisance operation at the time the operation began, no change in surrounding land uses may cause said operation to become a nuisance. Mandatory compliance with Ordinance 625.1, if necessary, would ensure that any potential conflicts between the proposed Project and existing agriculturally zoned property within 300 feet of the Project Site do not occur, thereby resulting in a less-than-significant impact to existing agriculturally zoned properties located in the Project site's vicinity. With mandatory compliance to Ordinance No. 625, as would be required by the County, impacts would be less than significant. Accordingly, no further discussion of this topic is required.

d) Due to the lack of agricultural activity and Farmland in the Project vicinity, the Project has no potential to result in changes to the existing environment which, due to their location or nature, could result in the conversion of Farmland to a non-agricultural use. No further discussion or analysis of this topic is required.

Mitigation: Potentially significant agricultural impacts will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

FOREST RESOURCES Would the project:

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas" (Riverside County, 2003a); Google Earth (Google Earth, 2015); Riverside County GIS (RCIT, 2015); Project Application Materials.

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

a) The Project Site is not zoned as forest land. There are no lands within the Project Site's vicinity that are zoned for forest land, timberland, or Timberland Production (RCIT, 2015). As such, there is no potential for the Project to conflict with or cause the rezoning of such lands. No impacts would occur and no additional analysis of this topic is required.

b) The Project Site does not contain forest land. There are no forest lands within the Project Site's vicinity (Google Earth, 2015; Riverside County, 2003a, Figure OS-3). As such, there would be no potential for the proposed Project to cause the loss of forest land or the conversion of forest land to non-forest use. No impacts would occur and additional analysis of this topic is not required.

c) Due to the absence of forest lands on the Project Site and in its vicinity, there is no potential for the proposed Project to cause changes in the existing environment which, due to their location or nature, could result in the conversion of forest land to non-forest use. No impacts would occur and no additional analysis of this topic is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: South Coast Air Quality Management District Final 2012 Air Quality Management Plan (SCAQMD, 2013); Riverside County General Plan Program EIR Section 4.5 "Air Quality" (Riverside County, 2003c).

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

a) The Project Site is located in the South Coast Air Basin (SCAB) and air quality in the SCAB is regulated by the South Coast Air Quality Management District (SCAQMD). Standards for air quality are documented in the SCAQMD's 2012 Air Quality Management Plan (AQMP) (SCAQMD, 2013). The proposed Project would result in the emission of air pollutants into the SCAB during short-term construction and long-term operation. The pollutant levels emitted by the Project's construction and operational activities have the potential to exceed the daily significance thresholds established by the SCAQMD, thereby potentially conflicting with or obstructing implementation of the SCAQMD's 2012 AQMP. As such, an air quality technical report shall be prepared and the required EIR shall evaluate the proposed Project's potential to conflict with the adopted SCAQMD's 2012 AQMP.

b) According to the SCAQMD, the SCAB currently does not meet state or federal criteria for ozone (8-hour standard) or particulate matter (<2.5 microns, or PM_{2.5}), and does not meet the state criteria for ozone (1-hour standard) or particulate matter (<10 microns, or PM₁₀) (CARB, 2014). Development of proposed Project has the potential to violate daily air pollutant emission significance thresholds established by the SCAQMD's AQMP, particularly related to Project construction emissions and mobile source emissions associated with the Project's long-term operation. The Project also has the potential to cumulatively contribute to the SCAB's existing air quality violations. Accordingly, an air quality technical report shall be prepared and Project-related air emissions shall be modeled using the SCAQMD's California Emissions Estimator Model (CalEEMod™). The purpose of this model is to estimate construction-source and operational-source air quality emissions for criteria pollutants from direct and indirect sources. The required EIR shall quantify the Project's expected pollutant levels and evaluate the proposed Project's potential to violate local air quality standards and/or contribute substantially to an existing or projected air quality violation.

c) As noted above under the discussion of Threshold 6.b), the SCAB does not meet state or federal criteria for ozone (8-hour standard) or PM_{2.5}, and does not meet the state criteria for ozone (1-hour standard) or PM₁₀ (CARB, 2014). Development of the proposed Project could cumulatively contribute to a net increase of these criteria pollutants in the region. Therefore, an air quality technical report shall address the Project's potential to result in a cumulatively considerable increase of pollutants for which the SCAB is designated with a non-attainment status, the results of which shall be documented in the required EIR.

d) The Project has the potential to expose nearby sensitive receptors to air quality pollutants during the Project's construction and long-term operations. Known sensitive receptors located within one mile of the Project Site include rural residential uses to the west and south of the Project Site, and an existing school (Tomas Rivera Middle School) located approximately 0.98 mile southwest of the Project Site (Google Earth, 2015). Construction of the Project would generate short-term air pollutant emissions that could potentially impact these sensitive receptors. These near-term impacts shall be evaluated in a Project-specific air quality technical report and the required EIR. Additionally, the Project has the potential to expose nearby sensitive receptors to diesel particulate matter emissions from mobile sources associated with long-term Project operations (i.e., diesel-fueled vehicles and equipment). Therefore, a diesel health risk assessment shall be prepared that evaluates impacts to the maximum exposed sensitive receivers in the immediate vicinity of the Project Site and its primary truck route. The health risk assessment also shall evaluate the Project's potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards. This information shall be disclosed in the required EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The Project proposes to develop the subject property as a business park, which would not contain sensitive receptors or land uses that may be considered point source emitters; therefore, no impact would occur.

f) The Project could produce odors during proposed construction activities resulting from construction equipment exhaust, application of asphalt, and/or the application of architectural coatings; however, standard construction practices would minimize the odor emissions and their associated impacts and any odors emitted during construction would be temporary and intermittent in nature. Construction activities would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance. For these reasons, the proposed Project would not create objectionable odors affecting a substantial number of people during construction, and short-term impacts would be less than significant.

During long-term operation, the property would contain two business park buildings, the operating characteristics of which are not typically associated with objectionable odors. The temporary storage of refuse associated with the proposed Project's long-term operational use could be a potential source of odor; however, Project-generated refuse is required to be stored in covered containers and removed at regular intervals in compliance with Riverside County's solid waste regulations, thereby precluding any significant odor impact. Furthermore, the proposed Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance, during long-term operation. As such, long-term operation of the proposed Project would not create objectionable odors affecting a substantial number of people. Impacts would be less than significant.

Mitigation: Potentially significant air quality impacts will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

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 Game or U. S. Wildlife Service?



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County GIS (RCIT, 2015); Western Riverside County Multiple Species Habitat Conservation Plan (Riverside County, 2003d); RCIP Conservation Summary Report Generator (Riverside County, 2015a); On-site Inspection; County General Plan Program EIR Section 4.6 "Biological Resources" (Riverside County, 2003c); Riverside County Ordinance No. 810 (Riverside County, 2003e); Oak Tree Management Guidelines (Riverside County, 1993); Riverside County Ordinance No. 559 (Riverside County, 2000a).

Findings of Fact:

a) The Project Site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats in Western Riverside County. According to Riverside County GIS and the MSHCP Conservation Summary Report Generator, the Project Site is not located within any MSHCP Criteria Cells; thus, the Project Site is not targeted for conservation under the MSHCP. The nearest area subject to a MSHCP Criteria Cell is located approximately 1.2 miles south of the Project Site (Cell No. 2334). (RCIT, 2015; Riverside County, 2015a) Additionally, according to the MSHCP Conservation Summary Report Generator, the Project Site is not located in a special linkage area, nor is the Project Site located within the Criteria Area Species Survey Area (CASSA) for amphibian species, mammals, or narrow endemic plants (pursuant to MSHCP Section 6.3.2). Additionally, the Project Site is not located within any narrow endemic plant species survey areas (pursuant to MSHCP Section 6.3.2), nor is the Project Site subject to the MSHCP Urban/Wildland Interface Guidelines (pursuant to MSHCP Section 6.1.4), because the Project Site is not located near any MSHCP conservation areas. However, the Project Site is located within the CASSA for the burrowing owl, pursuant to MSHCP Section 6.3.2. (Riverside County, 2015a) In addition, it is possible that the Project Site may contain riparian/riverine areas or vernal pools. Accordingly, biological technical reports shall be prepared to determine Project consistency with the provisions of MSHCP Section 6.3.2 as it pertains to the burrowing owl and MSHCP Section 6.1.2 as it pertains to riparian/riverine areas and vernal pools. The required EIR shall disclose the results of the biology studies, and shall evaluate the Project's consistency with applicable MSHCP requirements.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project Site also is located in the Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan (HCP) and lies within the known range of this species (NatureServe, 2008; RCIT, 2015). Impacts to SKR habitat throughout the HCP area are mitigated by complying with Riverside County Ordinance No. 663, which requires a per-acre local development mitigation fee (Riverside County, 1996).

b & c) The Project Site consists of undeveloped land that is routinely disturbed (i.e., disced) as part of weed abatement and wildfire suppression activities. The property has the potential to support sensitive species such as small mammals and migratory birds including the western burrowing owl. Because the Project Site has the potential to contain species and/or habitat that supports 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. Fish and Wildlife Service, the EIR shall evaluate the proposed Project's potential to impact such species that may be present on the site. A qualified biologist shall evaluate the site's existing biological resources and determine the presence or absence of any sensitive species. The results of the biological resources assessment(s) shall be disclosed and evaluated in the required EIR.

d) Although the Project Site is not targeted as a wildlife corridor by the MSHCP, there is a potential that the Project Site could support potential live-in and/or marginal habitat for reptile, bird, and/or mammal movement at a local scale. If the Project Site facilitates movement on a local scale, such movement likely occurs with species adapted to urban environments due to the development and disturbances in the vicinity of the Project Site. Nonetheless, the required biological resources assessment shall evaluate whether the proposed Project has the potential to substantially interfere with the movement of any resident or migratory wildlife species. The results of the biological resources assessment shall be disclosed in the required EIR.

e & f) The Project Site consists of undeveloped land that is routinely disturbed (i.e., disced) as part of weed abatement and wildfire suppression activities. A site-specific biological technical report shall be prepared to determine the presence or absence of riparian habitats and other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service, including federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). The results of the investigations shall be incorporated into the required EIR and any potentially significant impacts to waters of the U.S. or wetland habitats shall also be evaluated.

g) Other than the County's MSHCP, which is addressed above under the discussion of Threshold 7.a), the only local policies or ordinances protecting biological resources within the Project area are County Ordinance No. 559 (Regulating the Removal of Trees) and the County's Oak Tree Management Guidelines. Trees occur within the southwestern portion of the Building D Site and the western end of the Building E Site. The required biological survey shall evaluate whether the on-site trees are subject to the County's Oak Tree Management Guidelines. Additionally, the required EIR shall evaluate whether the Project would conflict with either the Oak Tree Management Guidelines or Ordinance No. 559 due to the removal of the site's existing trees.

Mitigation: Potentially significant impacts to biological resources will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CULTURAL RESOURCES Would the project:

8. Historic Resources

a) Alter or destroy an historic site?

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b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

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Sources: Draft County General Plan Update EIR No. 521, Section 4.9 "Cultural Resources" (Riverside County, 2015d)

Findings of Fact:

a & b) According to Figure 4.9.2, *Historical Resources*, of the County's Draft EIR No. 521, which was prepared in association with County General Plan Update No. 960 and contains the most recent information regarding historical sites and resources in Riverside County, there are no known historical sites or resources on the Project Site (Riverside County, 2015d, Figure 4.9.2). Additionally, under existing conditions, the only structure on the Project Site is the existing mobile home located in the southwest corner of the Building D Site, which appears to be modern and does not appear to meet the definition of an historical resource pursuant to California Code of Regulations (CCR) Section 15064.5.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.

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b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?

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c) Disturb any human remains, including those interred outside of formal cemeteries?

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d) Restrict existing religious or sacred uses within the potential impact area?

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e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?

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Sources: Project Application Materials; County General Plan Figure OS-6 "Relative Archaeological Sensitivity of Diverse Landscapes" (Riverside County, 2003a); Riverside County General Plan Program EIR Section 4.7, "Cultural Resources" and Figure 4.7.1, "Archaeological Sensitivity Areas" (Riverside County, 2003c); Senate Bill 18 (SB 18, 2004); Assembly Bill 52 (AB 52, 2014); Riverside County GIS (RCIT, 2015).

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

a & b) The potential exists for archaeological sites and/or resources to occur on the site and beneath the site's surface (Riverside County, 2003c, p. 4.7-26). A site-specific archaeological resources evaluation shall be conducted to determine whether unique archaeological resources occur on-site. The archaeological resources evaluation also shall establish mitigation measures to ensure that any unique archaeological resources that are present are mitigated to a level below significance if feasible. In addition, consultation with the Native American community is required to occur in accordance with California Senate Bill 18 (SB-18) and Assembly Bill 52 (AB-52). The findings of the site-specific archaeological resources evaluation and the results of the Native American consultation process shall be documented in the required EIR.

c) The Project Site does not contain a known cemetery. While not anticipated, in the unlikely event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. Mandatory compliance with these provisions of California state law would ensure that impacts to human remains, if unearthed during construction activities, would be appropriately treated and ensure that potential impacts are less than significant. No further analysis is required on this subject.

d) According to Riverside County GIS, the Project site is not located on Tribal Lands. However, as depicted in County of Riverside General Plan No. 521 Figure 4.9.1, Riverside County contains traditional tribal areas. Thus, there is a potential that existing religious or sacred uses could be present within the proposed Project's impact footprint. Accordingly, a site-specific cultural resources assessment shall be conducted to determine whether religious or sacred sites are known on the site or have been previously recorded within close proximity of the site. In addition, Native American consultation is required to occur in accordance with SB-18 and with AB-52 to determine the Project's potential to restrict religious or sacred uses. The findings of the site-specific archaeological resources evaluation and the results of the Native American consultation process shall be documented in the required EIR.

e) As discussed above, according to Riverside County GIS, the Project site is not located on Tribal Lands. However, as depicted in County of Riverside General Plan No. 521 Figure 4.9-1, Riverside County contains traditional tribal areas. Pursuant to AB-52, the Project will be required to comply with all Native American consultation requirements outlined in AB 52. Accordingly, a site-specific cultural resources assessment shall be conducted to discuss the Project's potential impacts to the significance of a tribal cultural resource as defined in Public Resources Code 21074 and documentation will be provided in the EIR.

Mitigation: Potentially significant impacts to archaeological resources will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

10. Paleontological Resources

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Riverside County GIS (RCIT, 2015); Riverside County General Plan Program EIR Section 4.7 "Cultural Resources" (Riverside County, 2003c).

Findings of Fact: According to Riverside County GIS, the majority of the Project Site is identified as low potential for paleontological sensitivity. A small portion of the extreme northeastern corner of the Building D Site (approximately 0.3 acre) is identified as having a "High Sensitivity (High B)" for paleontological resources, which indicates possible occurrence of fossils at a specified depth below the surface (generally, at or below four feet of depth) (Riverside County, 2003c, p. 4.7-16). Due to the potential presence of previously undiscovered paleontological resources to be discovered on a portion of the Project Site, the required EIR shall evaluate whether the project would directly or indirectly destroy unique paleontological resources.

Mitigation: Potentially significant impacts to paleontological resources will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

GEOLOGY AND SOILS Would the project:

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

Sources: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones" (Riverside County, 2003a); Riverside County GIS (RCIT, 2015); Riverside County General Plan Program EIR Section 4.10, "Geology and Slope Stability," and Figure 4.10.1, "Alquist-Priolo Earthquake Hazard Zone Map" (Riverside County, 2003c); Riverside County GIS (RCIT, 2015).

Findings of Fact:

a) According to the Riverside County General Plan, the Project Site is not located within an Alquist-Priolo Fault Zone (Riverside County, 2003a, Figure S-2). The nearest fault zone to the Project Site is the San Jacinto Fault Zone, located approximately 9.3 miles east of the Project Site (RCIT, 2015). Although the Project Site is not located within an Alquist-Priolo fault zone, as with all areas of Southern California, the site is located in an area subject to seismic hazards associated with strong ground shaking resulting from activity on local and regional faults. As such, the Project Site has a risk of being exposed to strong ground motion within the anticipated design life of the proposed Project. This risk is not substantially different than that for other properties in the Southern California area. (Riverside County, 2003c, pp. 4.10-31 through 4.10-37) Nonetheless, the future buildings and workers on the Project Site have the potential to be exposed to ground shaking associated with seismic events. Seismic ground shaking shall be evaluated in a Project-specific geotechnical assessment and the findings summarized in the required EIR. The geotechnical analysis shall consider the Project's adherence to the standards and requirement detailed in the California Building

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Standards Code (CCR Title 24), Riverside County Building Code, and/or applicable professional engineering standards appropriate for the Project's seismic zone.

b) The Project Site is not mapped as being located within an Alquist-Priolo Zone or a Riverside County Fault Hazard Zone. The nearest Alquist-Priolo Zone is approximately 4.2 miles northeast of the Project Site. The nearest fault zone to the Project Site is the San Jacinto Fault Zone, located approximately 9.3 miles east of the Project Site. (Riverside County, 2003a, Figure S-2; RCIT, 2015) Therefore, the potential for the Project Site to be subject to a known earthquake fault that would cause ground rupture is very low to non-existent, and no further analysis of earthquake-induced fault rupture associated with the Alquist-Priolo Earthquake zones is required.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

12. Liquefaction Potential Zone

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



Sources: Riverside County General Plan Program EIR Section 4.10.3 "Areas Susceptible to Liquefaction" (Riverside County, 2003c); Riverside County GIS (RCIT, 2015).

Findings of Fact: According to Riverside County GIS, the majority of the Project Site is not susceptible to liquefaction. However, approximately 4.1 acres in the northeast corner of the Building D Site is identified as having a "moderate" susceptibility to liquefaction hazards. The potential for the Project to be affected by liquefaction will be analyzed in a site-specific geotechnical evaluation, which will be summarized in the required EIR. The EIR also will take into consideration the Project's compliance with the California Building Standards Code (CCR, Title 24) during construction and site preparation recommendations that will be specified in the geotechnical report prepared for the Project with respect to avoiding structural damage as a result of the potential occurrence of liquefaction.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?



Sources: Riverside County General Plan Figure S-2, "Earthquake Fault Study Zones," and Figures S-13 through S-21 (showing General Ground Shaking Risk) (Riverside County, 2003a); Riverside County General Plan Program EIR Section 4.10.3 (Riverside County, 2003c); Riverside County GIS (RCIT, 2015).

Findings of Fact: The Project Site is located in an area that is subject to ground shaking resulting from seismic activity on local and regional faults (Riverside County, 2003c, p. 4.10-31 and Figures S-13 through S-21). Although there are no active or potentially active faults within the boundaries of the Project Site, the site is located near active fault zones, including a segment of the San Jacinto fault zone (RCIT, 2015; Riverside County, 2003a, Figure S-2). As such, future buildings and workers on the site have the potential to be exposed to ground shaking associated with seismic events. This risk is similar to the ground shaking risks posed to all development projects in the Southern California area. (Riverside County, 2003c, p. 4.10-31) Nonetheless, a Project-specific geotechnical assessment shall be prepared and the findings shall be summarized in the required EIR. The EIR shall consider the Project's adherence to the standards and requirement detailed in the California Building Standards Code (CCR Title 24), Riverside County Building Code, and/or applicable professional engineering standards appropriate for the Project's seismic zone.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

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?



Sources: Riverside County GIS (RCIT, 2015); Riverside County General Plan Figure S-4, *Earthquake-Induced Slope Instability Map*, Figure S-5, *"Regions Underlain by Steep Slope"* (Riverside County, 2003a); Riverside County General Plan Program EIR Section 4.10 "Geology and Slope Stability"; Google Earth (Google Earth, 2015).

Findings of Fact: The Project Site and surrounding areas consist of gently sloping topography with no large hillsides subjected to rockfall hazards. Although there are rock outcroppings on the site, they are at ground level and have no potential to create falling hazards (Google Earth, 2015; Riverside County, 2003a, Figures S-4 and S-5). The potential for lateral spreading, collapse, or other hazards associated with unstable soils is unknown. Accordingly, a site-specific geotechnical evaluation shall be prepared to document whether such conditions exist on the site. The results of the evaluation shall be documented in the required EIR.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

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?



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Riverside County GIS (RCIT, 2015); Riverside County General Plan Figure S-7, "Documented Subsidence Areas" (Riverside County, 2003a); Riverside County General Plan Program EIR Section 4.10, "Geology and Slope Stability" and Figure 4.10.5, "Areas of Documented or Susceptible to Subsidence" (Riverside County, 2003c).

Findings of Fact: According to Riverside County GIS and General Plan EIR Figure 4.10.5, approximately 3.8 acres of the northeastern portion of the Building D Site is classified as being "susceptible" to subsidence hazards (RCIT, 2015; Riverside County, 2003a, Figure S-7). Thus, a site-specific geotechnical investigation shall be prepared for the Project to identify more precisely identify the soil type underlying the Project Site and to identify design specifications and recommendations for reducing the potential for ground subsidence. The results of the report shall be summarized and incorporated in the required EIR and any impacts associated with soil subsidence will be disclosed.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

16. Other Geologic Hazards

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

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Sources: Project Application Materials; Riverside County General Plan Program EIR Section 4.10, *Geology and Slope Stability* (Riverside County, 2003c); Riverside County General Plan Figure S-5, "Regions Underlain by Steep Slope" (Riverside County, 2003a); Riverside County General Plan Amendment No. 960, Figure S-10, "Dam Inundation Zones" (Riverside County, 2015c); Google Earth (Google Earth, 2015).

Findings of Fact: The Pacific Ocean is located more than 35 miles from the Project Site and is separated from the Project Site by the Santa Ana Mountains, a major topographic feature; thus, there is no potential for tsunamis to impact the Project. No steep hillsides subject to mudflow and no volcanoes are located on or near the site. (Google Earth, 2015; Riverside County, 2003a, Figure S-5) The nearest large body of surface water is the Perris Reservoir, located approximately 4.1 miles east of the Project Site; however, the Project Site is not located within the dam inundation zone for the Perris Reservoir, indicating the Project Site would not be subject to any seiche hazards associated with the Perris Reservoir (Riverside County, 2015c, Figure S-10). Therefore, there is no potential for impacts associated with seiches, mudflows, and/or volcanic hazards, and no further analysis is required on this subject.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?

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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Sources: Project Application Materials; Google Earth (Google Earth, 2015).

Findings of Fact:

a) Under existing conditions, the Project Site consists of gently sloping topography, with elevations ranging from 1,555 feet above mean sea level (AMSL) at the northeastern portion of the Building D Site to 1,667 feet AMSL at the western boundary of the Building E Site (Google Earth, 2015). These conditions would generally be maintained by the proposed Project, although some grading would be necessary to accommodate level development pads and site drainage. With implementation of the proposed Project, the Project Site's topography would consist of a generally eastern sloping topography with a high elevation 1,650 feet AMSL in the southwestern portion of the Building E Site to 1,561 feet AMSL in the northeastern corner of the Building D Site. Additionally, the rock outcroppings that occur on portions of the site would be eliminated as part of the Project, although the removal of these rock outcroppings would not substantially change the site's topography or ground surface relief features.

b) The Project includes two Tentative Parcel Maps. The required EIR shall evaluate the slopes identified as part of the tentative parcel maps, which include a manufactured slope along the Building E Site's western boundary. The slopes along the Building D Site's western boundary and the slopes along the Building E Site's western boundary are proposed to be higher than 10 feet. The Project also includes water quality detention basins surrounded by slopes on each of the building sites. Therefore, the slopes included as part of the proposed Project shall be evaluated as part of a site-specific geotechnical study, the results of which shall be disclosed in the required EIR.

c) The Project Site contains a septic system on the Building D site. The septic system shall be removed in accordance with all applicable rules and regulations. The new business park buildings shall all be connected to the new sewer system constructed by the Developer. As such, the Project has no potential to negate subsurface sewage disposal systems, and further analysis of this topic is not required.

Mitigation: Potentially significant impacts associated with slopes will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

18. Soils	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Project Application Materials; On-site Inspection; Riverside County General Plan Program EIR Section 4.10 "Geology and Slope Stability" (Riverside County, 2003c); Riverside County Ordinance No. 754 (Riverside County, 2006); Riverside County GIS (RCIT, 2015); California Regional Water Control Board, Santa Ana Region (RWQCB), Order No. R8-2010-00033 (RWQCB, 2010).

Findings of Fact:

a) Development of the Project Site would remove the site's existing vegetative cover during grading and construction and expose the underlying soils, which would increase the rate of water runoff and increase erosion susceptibility, thereby resulting in potential short-term soil erosion impacts. In the long-term, development of the subject property would increase the extent of impervious surface cover and landscaping on the Project Site, thereby reducing the potential for erosion and loss of topsoil. As such, the required EIR will analyze the potential for soil erosion during grading operations. The analysis will consider the Project's required adherence to standard regulatory requirements including but not limited to Riverside County Ord. 754.1 (Stormwater Management/Discharge Controls) and the requirements imposed by Riverside County's National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (State Water Resources Control Board Order No. R8-2010-0033) and a Project-specific Water Quality Management Plan (WQMP) that includes Best Management Practices (BMPs) to minimize water pollutants including sedimentation in stormwater runoff (RWQCB, 2010). The required EIR shall evaluate the Project's potential to result in substantial soil erosion and the loss of topsoil. Mitigation measures, if required, will be specified in the required EIR.

b) The potential for expansive soils to be located on the Project Site shall be explored as part of a site-specific geotechnical evaluation. The required EIR shall document the findings of the geotechnical evaluation, and, if necessary, shall impose mitigation measures to ensure that the recommendations of the geotechnical evaluation are adhered to during Project construction.

c) The Project proposes to install a domestic sanitary sewer system that would connect to Eastern Municipal Water District (EMWD) facilities for the purpose of treating wastewater generated by the Project (RCIT, 2015). As such, there is no potential for impacts related to septic systems or alternative wastewater disposal systems and a significant impact would not occur; no further analysis of this subject is required.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?



b) Result in any increase in water erosion either on or off site?



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Riverside County General Plan Program EIR Section 4.10 "Geology and Slope Stability" (Riverside County, 2003c); Riverside County Ordinance 754.1 (Riverside County, 2006); California Regional Water Control Board, Santa Ana Region (RWQCB), Order No. R8-2010-00033 (RWQCB, 2010).

Findings of Fact:

a & b) During construction of the Project, existing vegetative cover will be removed and soils will be exposed with the potential to result in on- and off-site erosion. Build-out of the property would convert existing permeable surfaces to impermeable surfaces resulting in little to no on-site erosion; however, the rate and quantity of runoff could increase, which could potentially affect downstream receiving waters and result in off-site water erosion. The potential for off-site rivers, streams, or lakes to be affected by sediment originating from the site during Project construction shall be analyzed in greater detail in the required EIR.

The required EIR also shall evaluate the potential for long-term erosion and address Project design features (such as detention basins) that are intended to reduce water flow velocities to pre-development conditions. The analysis shall consider the Project's required adherence to standard regulatory requirements including but not limited to Riverside County Ord. 754.1 (Stormwater Management/Discharge Controls), the requirements imposed by Riverside County's National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (State Water Resources Control Board Order No. R8-2010-0033, and the required Project-specific Water Quality Management Plan (WQMP) that will include Best Management Practices (BMPs) to minimize sedimentation in stormwater runoff (Riverside County, 2006; RWQCB, 2010). The EIR also will consider the County requirement for the preparation of a Storm Water Pollution and Prevention Plan (SWPPP) for controlling construction-related sediment. Mitigation measures, if required, will be specified in the required EIR.

Mitigation: Potentially significant impacts due to erosion will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

20. 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?

Sources: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map" (Riverside County, 2003a); Riverside County Ordinance No. 460, Section 14.2 (Riverside County, 2014); Riverside County Ordinance No. 484.2 (Riverside County, 2000b); Riverside County General Plan Program EIR Section 4.10 "Geology and Slope Stability" and Figure 4.10.6 "Wind Hazard Areas" (Riverside County, 2003c).

Findings of Fact: According to the Riverside County General Plan, the Project Site is located in an area with a "Moderate" susceptibility to wind erosion (Riverside County, 2003a, Figure S-8). During construction, existing vegetative cover would be removed from the Project Site, soils would be exposed, and the potential for wind-induced erosion and blowsand would increase, resulting in a potentially significant short-term impact. Following development of the proposed Project, soils on the site would be covered with impervious surfaces

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and landscaping and no longer exposed to wind; thus, wind erosion and the loss of topsoil would be substantially reduced as compared to existing conditions. Nevertheless, the required EIR shall analyze the potential short-term impacts associated with wind erosion and blowsand during Project construction as well as describe the Project's proposed design features that would protect the Project from long-term wind erosion impacts.

Mitigation: Potentially significant impacts due to wind erosion and blowsand shall be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

GREENHOUSE GAS EMISSIONS Would the project:

21. 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?



Sources: Project Application Materials; Assembly Bill 32 (AB 32, 2006); Senate Bill 97 (SB 97, 2007); Executive Order No. S-3-05 (EO S-3-05, 2005).

Findings of Fact:

a) Greenhouse gas (GHG) emissions associated with the proposed Project would primarily be associated with Project-related traffic. In addition, Project-related construction activities, energy consumption, water consumption, and solid waste generation also would contribute to the Project's overall generation of GHGs. Specifically, Project-related construction and operational activities would result in the emissions of carbon dioxide (CO₂), nitrogen dioxide (NO₂), and methane (CH₄), which are GHGs. Riverside County is in the process of preparing a Climate Action Plan (CAP), but a CAP is not yet approved. In the absence of an approved CAP, Riverside County does not have adopted thresholds of significance for GHG emissions. Significance of the proposed Project's GHG impacts will thus be based on consistency with Assembly Bill 32 (AB 32, 2006) and Executive Order No. S-3-05 (EO S-3-05, 2005). Due to the Project's potential to emit considerable amounts of GHGs, a Project-specific GHG emissions report shall be prepared for the Project. The results of the GHG emissions report shall be documented in the required EIR.

b) As noted above under this discussion of Threshold 21.a), Riverside County has not yet adopted a CAP and there are no other local GHG reduction plans applicable to the Project. AB 32 and Executive Order S-3-05 are the primary policies/regulations adopted in the State of California to reduce GHG emissions. Thus, the proposed Project's potential to result in a significant impact related to GHG emissions is based on its consistency with those policies and regulations. The required EIR shall document the findings of the Project-specific GHG emissions report and shall evaluate the Project for consistency with applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Potentially significant impacts associated with greenhouse gas emissions shall be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

22. 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?

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☐

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?

☒
☐
☐
☐

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

☐
☐
☐
☒

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐
☐
☐
☒

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?

☐
☐
☐
☒

Sources: Project Application Materials; California Health and Safety Code, Division 20, Chapter 9.95; Riverside County Ordinance No. 348 (Riverside County, 2015b); Riverside County Department of Environmental Health (DEH) Hazardous Waste Permit Application Form (DEH, 2012a); DEH Hazardous Materials Business Emergency Plan and Chemical Inventory Forms (DEH, 2012b); EnviroStar Database (EnviroStar, 2015); Google Earth (Google Earth, 2015); Riverside County GIS (RCIT, 2015).

Findings of Fact:

a) The Project Site consists primarily of vacant undeveloped land that is routinely disturbed (i.e., disced); however, the southwestern portion of the Building D Site contains a mobile home, a concrete building pad/foundation, and appears to be used for the storage of construction equipment. The northeastern portion of the Building D Site was previously used as a stockpile site. Based on the current and past uses of the site, it is possible that hazardous materials may be present on the property above detectable levels. Additionally, a septic system serving the existing mobile home shall be removed. (Google Earth, 2015) Accordingly, site-specific environmental assessment technical reports shall be prepared to evaluate the site's existing conditions with regards to the potential presence of hazardous materials. The results of the site-specific technical report shall be disclosed and evaluated in the required EIR.

During construction of the proposed Project, a limited amount of hazardous materials would be transported to, stored, and used on the property (fuel, paint, etc.), that are typical in a construction operation and do not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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create a significant hazard to the public or environment. The specific businesses or tenants that would occupy the Project's proposed buildings are not known at this time. As part of the Project's changes of zone, the entire site would be designated for "Industrial Park" land uses. Based on the list of land uses permitted under the County's I-P zoning designation, it is possible that hazardous materials could be used during the course of daily operations (Riverside County, 2015b, Article X). Future tenant(s) are required to comply with all federal, state, county, and local hazardous materials regulations, as overseen and enforced by the California Department of Toxic Substances Control, the Riverside County Department of Environmental Health (DEH) and the Riverside County Fire Department. Per the requirements of the Riverside County DEH and the California Health and Safety Code (HSC), Chapter 6.95, Sections 25500 - 25532, a Hazardous Materials Business Emergency Plan must be prepared by any business that handles specified amounts of hazardous materials or a mixture containing a hazardous material. Furthermore, the DEH requires a permit for all facilities that generate, store, accumulate, consolidate, treat, or dispose of hazardous waste (DEH, 2012a). Each application for a permit is required to include a hazardous materials management plan (HMMP) (DEH, 2012b). With mandatory adherence to federal, state, county, and local requirements associated with hazardous material transport, storage, and use, any potential impact to the public or environment would be reduced to below a level of significance.

b) Refer to response to Threshold 22.a), above.

c) The Project Site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and at Project build-out, the proposed Project would be required to maintain adequate access for emergency vehicles. Accordingly, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, and further analysis of this subject is not required.

d) The nearest existing school to the Project Site is the Tomas Rivera Middle School, located approximately 0.98 mile southwest of the Project Site (Google Earth, 2015). Additionally, there are no schools planned within 0.25 mile of the Project Site (RCIT, 2015). Accordingly, the Project has no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and further analysis of this topic is not required.

e) The Project Site is not located on the list of hazardous materials sites pursuant to Government Code Section 65962.5, (EnviroStar, 2015). No impact would occur.

Mitigation: Potentially significant impacts to hazards and hazardous materials will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

23. Airports	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
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"/>

Sources: Riverside County General Plan Figure S-19 "Airport Locations" (Riverside County, 2003a); Riverside County GIS (RCIT, 2015); Riverside County Airport Land Use Commission, March Air Reserve Base (MARB) Land Use Compatibility Plan (LUCP) (RCALUC, 2014); Riverside County General Plan (Riverside County, 2003a, Appendix E).

Findings of Fact:

a, b, & c) The Project Site is located approximately 1.1 miles west of the nearest runway at the March Air Reserve Base (MARB). According to the Land Use Compatibility Plan (LUCP) for the MARB, the Project Site is located in Compatibility Zone C2, which is identified as a flight zone corridor (meaning a designated path in the region where planes fly overhead). Within this compatibility zone, the LUCP indicates that the maximum number of persons per acre should not exceed an average of 200, or a maximum of 500 persons on any given acre. The LUCP also specifies certain review, notification, and disclosure requirements for new land uses within Compatibility Zone C2. (RCALUC, 2014) Based on the estimated employment generation rates specified in proposed General Plan Amendment No. 960, the Project is expected to provide up to 1,223 new employees, which would result in an average of 18.7 employees per acre over the 65.6-acre site if all employees were present at any given time (Riverside County, 2003a, Appendix E). There are no components of the Project that would result in the clustering of employees such that there would be more than 200 employees on average per acre or more than 500 employees on any given acre on-site. Additionally, the Project proposes to develop the site with two business park buildings, which are not noise-sensitive land uses, nor would either of the buildings proposed by the Project be comprised of any design elements that would pose a hazard to flight. As such, the Project would be consistent with the MARB LUCP. Nonetheless, the Project would require review by the Riverside County Airport Land Use Commission (ALUC). As such, the required EIR shall discuss the airport-related hazards affecting the site, and shall document the findings and conclusions reached by the ALUC during their review of the proposed Project.

d) There are no known private airstrips or heliports located in the vicinity of the Project Site; therefore, further analysis of this topic is not required.

Mitigation: Potentially significant impacts due to airport-related hazards will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Riverside County GIS (RCIT, 2015); Mead Valley Area Plan Figure 11, *Wildfire Susceptibility* (Riverside County, 2003b); Google Earth (Google Earth, 2015).

Findings of Fact: According to the MVAP and Riverside County GIS, the Project Site is not located in an area that is susceptible to wildfire hazards (RCIT, 2015; Riverside County, 2003b, Figure 11). The Project Site and surrounding areas contain relatively little topographic relief and a paucity of flammable vegetation, due largely to the presence of development and/or routine weed abatement to preclude fire hazards (Google Earth, 2015). Furthermore, the nearest wildland region where land is substantially undeveloped is located approximately 4.0 miles to the southwest and is separated by intervening development. Accordingly, impacts due to the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, would be less than significant, and further discussion and analysis of this topic is not required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY/ WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

Sources: Riverside County General Plan Program EIR Section 4.17 "Water Resources" (Riverside County, 2003c); Riverside County General Plan Figure S-9 "100 & 500 Year Flood Hazard Zones" (Riverside County, 2003a); Eastern Municipal Water District (EMWD) Urban Water Management Plan (UWMP) (EMWD, 2011); Riverside County Ordinance 754.1 (Riverside County, 2006); California Regional Water Quality Control Board, Santa Ana Region (RWQCB), Order No. R8-2010-0033 (RWQCB, 2010); RWQCB, 2010 Section 303(d) List of Water Quality Impaired Segments (RWQCB, 2011a); Riverside County GIS (RCIT, 2015); Industrial General Permit (SWRCB, 2014); Draft General Plan Amendment No. 960 (Riverside County, 2015c, Mead Valley Area Plan, Figure 11)

Findings of Fact:

a) The Project would involve mass grading of the Project Site which would alter the existing drainage patterns of the building sites. Construction grading activities involving soil disturbance would temporarily expose surficial soils with the potential for on-site erosion during a rainstorm event. In the long-term, development of the property would introduce impervious surfaces and landscaping, thereby increasing the rate and volume of stormwater runoff and potentially resulting in off-site erosion downstream. Conversely, the conversion of pervious to impervious surfaces would also reduce the potential for on-site erosion and loss of topsoil in the long-term. To fully and more accurately determine the extent of potential erosion or siltation on- or off-site, a site-specific hydrology studies shall be prepared for each of the proposed buildings. The hydrology studies shall evaluate the difference between existing and post-development drainage conditions and shall analyze the incremental increase in stormwater runoff (if any) generated by the increase in impervious surfaces resulting from development of the site. The results of the studies shall be summarized and incorporated into the required EIR. The required EIR also shall evaluate the potential for long-term erosion and address Project design features (such as detention basins) that are intended to reduce water flow velocities to pre-development conditions. The analysis shall consider the Project's required adherence to standard regulatory requirements including but not limited to Riverside County Ord. 754.1 (Stormwater Management/Discharge Controls), the requirements imposed by Riverside County's National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (State Water Resources Control Board Order No. R8-2010-0033), and the required Project-specific Water Quality Management Plans (WQMP) that will include Best Management Practices (BMPs) to minimize sedimentation in stormwater runoff (Riverside County, 2006; RWQCB, 2010). The EIR also will consider the County requirement for the preparation of a Storm Water Pollution and Prevention Plan (SWPPP) for controlling construction-related sediment (RWQCB, 2010). Mitigation measures, if required, will be specified in the required EIR.

b) The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project Site is located within the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB). Water quality information for the Santa Ana River is contained in the Santa Ana RWQCB's Santa Ana River Basin Water Quality Control Plan (updated June 2011) and the Integrated Regional Water Management Plan (IRWMP) for the Santa Ana River Watershed (also

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referred to as “One Water One Watershed,” dated February 4, 2014), prepared by the Santa Ana Watershed Project Authority (SAWPA). (RWQCB, 2011b; SAWPA, 2014)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The Project Site is located within the Santa Ana River Watershed. Receiving waters for the property’s drainage are San Jacinto Reaches 1 through 3; Lake Elsinore; Temescal Creek Reaches 1a through 6; Santa Ana Reaches 1 through 3; the Prado Basin Management Zone; Tidal Prism of Santa Ana River and Newport Slough; Pacific Ocean Nearshore Zone; and Pacific Ocean Offshore Zone. The EPA-approved 303(d) List Impairment for Temescal Creek, Reach 6 is indicator bacteria. The EPA-approved 303(d) List Impairment for Temescal Creek, Reach 1 is pH. EPA-approved 303(d) List Impairments for Santa Ana River, Reach 3 are copper, lead, and pathogens. The EPA-approved 303(d) List Impairment for Santa Ana River, Reach 2 is indicator bacteria. EPA-approved 303(d) List Impairments for the Newport Slough includes enterococcus, fecal coliform, and total coliform. The remaining receiving waters have no EPA-approved 303(d) impairments. (RWQCB, 2011a)

Construction of the Project would generate potential water quality pollutants such as silt, debris, chemicals paints, and other solvents. As such, short-term water quality impacts have the potential to occur during Project construction in the absence of any protective or avoidance measures. Pursuant to the requirements of the Santa Ana Regional Water Quality Control Board (RWQCB) and Riverside County, the Project would be required to obtain a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, soil stockpiling, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the Santa Ana RWQCB’s *Santa Ana River Basin Water Quality Control Program*. Compliance with the NPDES permit and the *Santa Ana River Basin Water Quality Control Program* involves the preparation and implementation of Storm Water Pollution Prevention Programs (SWPPPs) for construction-related activities, including grading. The SWPPPs would specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. The Project’s compliance with the NPDES and SWPPP shall be fully analyzed and disclosed in the required EIR. (RWQCB, 2010; RWQCB, 2011a)

Under long-term operating conditions, water runoff from developed areas of the Project Site may contain urban pollutants such as petroleum products, fertilizers, pesticides, soils, etc., which can degrade water quality if discharged from the site, including downstream receiving waters that are identified as impaired. To address potential pollutants, the Project would be required to implement Water Quality Management Plans (WQMPs), pursuant to the requirements of the RWQCB Order No. R8-2010-0033 (RWQCB, 2010). Preliminary WQMP shall be prepared for the two proposed buildings, which shall identify structural and programmatic controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. The required EIR shall evaluate the measures identified in the preliminary WQMP to determine whether the measures identified therein are sufficient to prevent substantial amounts of pollutants of concern for receiving waters.

In addition to the WQMP, the NPDES program also requires certain land uses (e.g., industrial uses) to prepare a SWPPP for operational activities and to implement a long-term water quality sampling and monitoring

program, unless an exemption has been granted. On April 1, 2014, the California State Water Resources Control Board adopted an updated new NPDES permit for storm water discharge associated with industrial activities (referred to as the "Industrial General Permit"). The new Industrial General Permit, which is more stringent than the existing Industrial General Permit, becomes effective on July 1, 2015. Once the new NPDES Industrial General Permit becomes effective on July 1, 2015, the Project would be required to prepare SWPPPs for operational activities and implement a long-term water quality sampling and monitoring program or receive an exemption. The required EIR shall also disclose the requirements of the new Industrial General Permit and evaluate its effectiveness in preventing pollution from impacting impaired and non-impaired receiving waters. (SWRCB, 2014)

c) The Project does not propose the installation of any water wells that would directly extract groundwater. According to information available from SAWPA, the eastern portions of the Building D Site are located within a groundwater bearing zone (SAWPA, 2014, Figure 3-5). Proposed increases in impervious surfaces that would occur with development of the site could reduce the amount of water reaching underground aquifers. The required EIR shall analyze the potential impacts to the groundwater table as a result of the Project's water demand and the increase in impervious surfaces on the Project Site.

d) Under existing conditions, runoff on the Project Site sheet flows towards the northeast corner of the site towards an existing drainage swale located on the north side of Oleander Avenue. In the absence of an adequately designed stormwater system specific to the Project, the potential exists for the Project to exceed the capacities of existing or planned storm drainage systems and to degrade water quality from the discharge of urban pollutants. A hydrology study shall be prepared for the Project to determine pre- and post-development drainage flows and to identify design specifications of the Project's storm drain system for collecting, treating, and conveying Project related stormwater prior to discharge from the site. The study shall take into consideration the flow capacity of the existing and planned storm water drainage systems off-site. The results of the study shall be summarized and incorporated into the required EIR.

e) & f) The proposed Project consists of the development of two business park buildings. Housing is not proposed as part of the Project. According to Riverside County GIS and draft General Plan Amendment No. 960 (which reflect the most recent flood mapping information from the Federal Emergency Management Agency [FEMA]), the Project Site is not located within an area subject to 100-year flood hazards. The nearest 100-year flood hazard area is located approximately 0.25 mile northwest of the Project Site. (RCIT, 2015; Riverside County, 2015c, Mead Valley Area Plan, Figure 11). Accordingly, the Project has no potential to place housing or structures within any flood hazard zones. Therefore, no further analysis of these topics is required.

g) There are no conditions associated with the proposed Project beyond what is described above that could result in the substantial degradation of water quality. Nonetheless, the required EIR shall evaluate the Project's potential to result in other adverse effects to water quality.

h) A detention basin is proposed on each of the proposed building sites, which could hold standing water and attract vectors (e.g., mosquito formation). BMPs and other features are required to be identified as part of Project-specific hydrology studies and preliminary WQMPs. The required EIR shall evaluate whether the on-site detention facilities and BMPs would create conditions that could produce vector control issues or odors, and shall identify mitigation measures as appropriate to reduce such impacts to less than significant levels.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Potentially significant impacts to hydrology and water quality will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Mead Valley Area Plan Figure 10, "Flood Hazards" (Riverside County, 2003b); Riverside County GIS (RCIT, 2015); Riverside County General Plan Program EIR Section 4.9 "Flood and Dam Hazards" (Riverside County, 2003c).

Findings of Fact:

a & b) Hydrology studies will be required for each building site to evaluate the difference between existing and post-development drainage conditions and to identify design specifications of the Project's storm drain system for collecting, treating, and conveying Project related stormwater prior to discharge. Although the Project has the potential to alter the existing drainage pattern of the site, change absorption rates, and contribute to additional surface runoff, actual flooding on- or off-site is not likely to occur due to the proposed construction of on-site detention basins and storm drain facilities as would be required by Riverside County. Nevertheless, the required EIR will incorporate the findings of the hydrology studies and evaluate the proposed drainage system for the Project and its potential to result in flooding on- or off-site as well as its impact on absorption rates.

c) According to the MVAP, the Project Site and surrounding area are not subject to dam inundation hazards (Riverside County, 2003b, Figure 10). Accordingly, no impact would occur and further analysis of this subject is not required.

d) The largest body of water near the Project Site is the Perris Reservoir, located approximately 4.1 miles east of the Project Site; however, Project runoff would not be directed towards the Perris Reservoir. Rather, runoff from the site would be conveyed in a general south/southwest direction towards Lake Elsinore located

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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approximately 12.5 miles to the southwest of the Project Site. Any changes in the rate or amount of runoff leaving the site in its post-development condition shall be documented in the Project's required hydrology study. The required EIR shall evaluate whether changes in the rate or amount of runoff would adversely affect water levels at Lake Elsinore or at any other downstream tributary.

Mitigation: Potentially significant impacts to hydrology and water quality will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?



b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?



Sources: Riverside County General Plan and Mead Valley Area Plan (Riverside County, 2003a; Riverside County, 2003b); Riverside County GIS (RCIT, 2015); City of Perris General Plan Land Use Map (Perris, 2013); City of Perris General Plan Land Use Element (Perris, 2005); Project Application Materials

Findings of Fact:

a) The Riverside County General Plan assigns three land uses to the Project site: "Community Development-Light Industrial (CD-LI)," (25.91 net acres of the Building D property) "Community Development-Business Park (CD-BP)," (8.65 net acres of the Building D property and 26.94 net acres of the Building E property) and "Rural Community – Very Low Density Residential (RC-VLDR)," (4.2 net acres of the Building E property). The Project proposes to change the land use designations so that the entire site is designated CD-LI. This change may represent a substantial alteration of the site's planned land use. The required EIR shall analyze and determine whether adverse physical effects would result from the alteration of present and planned land uses on the site.

b) The Project Site is located within the City of Perris' sphere of influence (SOI). However, the City of Perris General Plan Land Use Element and General Plan Land Use Plan do not identify land use designations for property within its SOI (Perris, 2005; Perris, 2013). Nonetheless, the Project would affect existing land uses in the City of Perris SOI, and the required EIR shall analyze and determine whether adverse physical effects would result from the alteration of present and planned land uses on the site.

Mitigation: Potentially significant impacts to land use/planning will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

28. Planning

a) Be consistent with the site's existing or proposed



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
zoning?				
b) Be compatible with existing surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan Land Use Element (Riverside County, 2003a); Project application materials; Riverside County GIS (RCIT, 2015); Riverside County Ordinance No. 348 (Riverside County, 2015b).

Findings of Fact:

a) The southwestern portion of the Building D Site and the northwestern portion of the Building E Site are zoned for "Rural Residential (R-R and R-R-1/2)." The southwest portion of Building E is zoned for "Light Agriculture (A-1-1)" The northeastern and east-central portions of the Building D Site are zoned for "Manufacturing – Medium (M-M)." The southern portion of the Building E Site, as well as the northwest, central, and southeast portions of the Building D Site, are zoned for "Industrial Park (I-P)." The Project proposes to change the site's existing zoning designations to I-P, which will be evaluated in the EIR. The required EIR shall discuss potential physical environmental effects associated with the change in the site's existing zoning.

b) Zoning designations for properties that surround the Project Site include the following: I-P and Manufacturing – Medium (M-M) to the north; Manufacturing – Service Commercial (M-SC) and I-P to the east; Rural Residential (R-R) and Light Agriculture (A-1-1) to the south; and A-1-1 to the west. Of these zoning designations, the Project's proposed business park buildings would be compatible with the surrounding M-M, M-SC, and I-P zoning designations, as all of these zoning designations are intended to support light industrial or business park land uses. However, the proposed Project is potentially incompatible with the R-R and A-1-1 zoning designations to the south and west of the site. (Riverside County, 2015b) Accordingly, the required EIR shall evaluate the Project's potential to create physical environmental effects associated with the zoning designations of adjacent properties.

c) Land north of the Project Site is largely undeveloped, with exception of a recently-constructed industrial warehouse building located north of the Project Site's northeastern corner. To the east of the Project Site are undeveloped lands, several scattered single family homes, and an industrial warehouse building located along the eastern edge of Harvill Avenue. To the south of the Building D Site (i.e., east of Decker Road) are several large lot single family homes. To the south of the Building E Site (i.e., west of Decker Road) is a grove of trees and scattered large-lot single family residences. Near the southwest corner of the property is a water tank site. To the west of the Project Site are undeveloped lands, beyond which are large lot single family homes. (Google Earth, 2015) The Project's potential to conflict with existing land uses

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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surrounding the Project Site, particularly lands located to the south and west of the Project Site, shall be evaluated in the required EIR.

The Riverside County General Plan identifies planned land uses throughout the County. Existing General Plan land use designations surrounding the Project Site include the following: Business Park (BP) and Light Industrial (LI) to the north/northeast; LI to the east/southeast; Rural Community–Very Low Density Residential (RC-VLDR) to the south/southwest; and RC-VLDR to the west/northwest. The Project's proposed business park uses would be compatible with the business park and light industrial land uses planned to the north, northeast, east, and southeast. However, the Project has the potential to conflict with planned rural housing to the northwest, west, southwest, and south. (RCIT, 2015) The Project's potential to create physical environmental effects associated with the adjacent planned land uses also shall be evaluated in the required EIR.

d) A Project-specific land use analysis is required in the EIR to determine if the proposed Project is consistent with applicable policies from the Riverside County General Plan, the MVAP (including policy areas), the Western Riverside County MSHCP, the Southern California Association of Government's (SCAG) Comprehensive Plan and Guide, and the SCAQMD AQMP.

e) Areas to the north, northeast, east, and southeast of the Project Site are developed with or planned for Business Park and Light Industrial uses. Areas to the south/southwest and west/northwest contain existing or planned residential uses. The proposed Project would have no potential to disrupt or divide the physical arrangement of existing communities because the Project Site is located on the northern edge of the existing residential development, the eastern edge of vacant land designated for residential areas, and southern edge of land designated for and developed with industrial and business park uses. Accordingly, no impact would occur, and further discussion and analysis of this topic is not required.

Mitigation: Potentially significant impacts to land use/planning will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

MINERAL RESOURCES Would the project

29. 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?

☐
☐
☐
☒

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?

☐
☐
☐
☒

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

☐
☐
☐
☒

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

☐
☐
☐
☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Riverside County General Plan Chapter 3 and Figure OS-5 "Mineral Resources Area" (Riverside County, 2003a); Mead Valley Area Plan (Riverside County, 2003b); Riverside County GIS (RCIT, 2015); California Geological Survey Mineral Land Classification Map (CGS, 2008); Google Earth (Google Earth, 2015).

Findings of Fact:

a) & b) According to Figure OS-5 of the Riverside County General Plan and mapping information available from the California Geological Survey (CGS), the Project Site is located within the "MRZ-3" Mineral Resource Zone. This category represents "Areas containing known or inferred mineral occurrences of undetermined mineral resource significance." (CGS, 2008; Riverside County, 2003a, Figure OS-5) The site's existing zoning does not allow for the extraction of mineral resources, therefore any "known or inferred mineral occurrences of undetermined mineral resource significance" are not available. Accordingly, implementation of the proposed Project would not 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. In addition, the County General Plan and MVAP do not identify any locally-important mineral resource recovery sites on-site or within close proximity to the site (Riverside County, 2003a; Riverside County, 2003b). Accordingly, no further analysis of these subjects is required.

c) & d) According to Riverside County GIS records, there have been no surface mining permits issued within the Project vicinity, indicating that there are no existing surface mines in the Project vicinity (RCIT, 2015). Additionally, there are no State classified or designated areas for mineral resources within the Project vicinity (CGS, 2008). There are no mines or quarries proposed by the Project nor are any known to exist on the site or in the surrounding area (Google Earth, 2015). Due to the lack of surface mines in the Project vicinity, the Project would not expose people or property to hazards resulting from past or present mining activities, nor would the Project be an incompatible use with any proposed or existing surface mines. As such, no further analysis of this subject is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

NA ☐ A ☒ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan Table N-1, *Land Use Compatibility for Community Noise Exposure*, and Figure S-19, *Airport Locations* (Riverside County, 2003a); March Air Reserve Base Land Use Compatibility Plan, Map MA-1, "Compatibility Map" (RCALUC, 2014); Riverside County GIS (RCIT, 2015).

Findings of Fact:

a) The Project Site is located within Compatibility Zone C2 of the March Air Reserve Base/Inland Airport Land Use Compatibility Plan (ALUCP). According to Table MA-1 of the ALUCP ("Compatibility Zone Factors"), Compatibility Zone C2 includes lands within the 60 dBA CNEL noise contour, and may be subject to single-noise events that are disruptive to noise-sensitive land use activities. (RCALUC, 2014, Map MA-1 and Table MA-1) However, the Project proposes to develop the site with business park uses, which are not considered noise-sensitive receptors. According to the General Plan, industrial and manufacturing uses are considered "normally acceptable" at noise levels up to 75 dBA CNEL (Riverside County, 2003a, Table N-1). Accordingly, impacts associated with airport-related noise would not occur, and no further discussion or analysis of this issue is required.

b) The Project Site is not located near any private airstrips; accordingly, no further analysis of this issue is required (RCIT, 2015).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Sources: Riverside County General Plan Noise Element (Riverside County, 2003a); Mead Valley Area Plan Figure 7, *Circulation* (Riverside County, 2003b); Riverside County GIS (RCIT, 2015); Draft EIR No. 521 (Riverside County, 2015d).

Findings of Fact: The Project does not propose the use of rail and would not generate railroad noise. Accordingly, no impact would occur, and further analysis of this subject is not required. Project Site is located approximately 1,400 feet west of an existing rail spur line, which connects to a north-south rail corridor that runs adjacent to I-215 (RCIT, 2015; Riverside County, 2003b, Figure 7). The Project proposes to develop the site with business park uses, which are not noise sensitive receptors and thus could not be adversely affected by noise from off-site rail spur activity. According to the General Plan, business park uses are considered "normally acceptable" at noise levels up to 75 dBA CNEL (Riverside County, 2003a, Table N-1). According to General Plan Draft EIR No. 521, which contains current information about noise levels associated with rail lines throughout the County, land uses located more than 800 feet and less than 1,600 feet from existing rail corridors would be subject to noise levels between 65 dBA and 70 dBA.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA <input type="checkbox"/>	A <input type="checkbox"/>	B <input checked="" type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: Project Application Materials; Riverside County General Plan Program EIR Section 4.13, "Noise" (Riverside County, 2003c); Riverside County General Plan Noise Element (Riverside County, 2003a); Google Earth (Google Earth, 2015).

Findings of Fact: The Project Site is located 0.4 mile west of I-215, which is the only major highway corridor in the Project vicinity (Google Earth, 2015). According to the General Plan EIR, land uses that are greater than 1,228 feet and less than 2,645 feet from a freeway corridor would be subject to noise levels ranging from 55 dBA to 60 dBA (Riverside County, 2003c, Figure 4.13.9). According to the General Plan, industrial and manufacturing uses are considered "normally acceptable" at noise levels up to 75 dBA CNEL (Riverside County, 2003a, Table N-1). Accordingly, no impact from highway noise would occur, and further analysis of this topic is not required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: Project Application Materials;

Findings of Fact: The Project does not contain any other aspects that would qualify as "other noise" that have not been addressed by the other thresholds. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County General Plan, Table N-1, *Land Use Compatibility for Community Noise Exposure* (Riverside County, 2003a); Project Application Materials; Riverside County General Plan Program EIR Section 4.13, *Noise* (Riverside County, 2003c), Riverside County Ordinance No. 847 (Riverside County, 2007).

Findings of Fact:

a) Development of the site as proposed by the Project would generate increased vehicular traffic which has the potential to cause an increase in ambient noise levels. On-site operational activities associated with the two proposed business park buildings have the potential to increase ambient noise levels due to potential truck traffic, as well as the operational uses permitted by the I-P zoning designation. A site-specific acoustical study shall be prepared for the proposed Project to identify potential increases in ambient noise and to analyze the potential for Project-related noise to increase ambient noise to a level that would be considered substantial and permanent compared to existing conditions and/or would result in noise levels in excess of those permitted by the County's General Plan Noise Element. The results of the acoustical study shall be summarized and incorporated into the required EIR.

b) During Project-related construction activities, there would be a temporary or periodic increase in ambient noise levels in the Project vicinity above existing levels due to temporary construction traffic and the temporary and periodic operation of construction equipment. Riverside County Ordinance No. 847 regulates noise throughout unincorporated Riverside County, but explicitly exempts construction-related noise provided construction does not occur between the hours of 6:00 pm and 6:00 am during the months of June through September or between the hours of 6:00 pm and 7:00 am during the months of October through May (Riverside County, 2007). Regardless, a site-specific acoustical study shall be prepared for the Project to identify the potential for temporary or periodic increases in ambient noise levels that would be considered substantial compared to existing conditions. The results of the acoustical study shall be summarized and incorporated into the required EIR.

c) Project-related construction activities, as well as long-term operational activities (including proposed building operations and the projected increases in vehicular travel along area roadways), may expose persons in the vicinity of the Project Site to noise levels in excess of standards established by the County's General Plan and Ordinance No. 847, *Regulating Noise*, of the County's Municipal Code. An acoustical analysis shall be prepared and the required EIR shall analyze the potential for the Project to expose people, on- or off-site, to noise levels in excess of established noise standards.

d) Construction activities on the Project Site may produce groundborne vibration or groundborne noise levels during earthwork/grading and/or during the operation of heavy machinery. The required EIR shall analyze the potential of the Project to expose persons to excessive groundborne vibration during construction and operation.

Mitigation: Potentially significant impacts to noise will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION HOUSING Would the project				
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Project Application Materials; Riverside County GIS (RCIT, 2015); Riverside County General Plan (Riverside County, 2003a); Draft General Plan Amendment No. 960 (Riverside County, 2015c); California Department of Finance, *Income, Poverty and Employment Statistics (2013)* (CDF, 2013); Riverside County Redevelopment Agency (RCRA), *Redevelopment Plan for Redevelopment Project Areas Nos. 5-1986 & 5-1987, Merger & Amendment (Mead Valley Community)* (RCRA, 2002)

Findings of Fact:

a & c) Under existing conditions, there is one mobile home on-site. As such, implementation of the proposed Project would not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. No further analysis of this topic is required.

b) The Project proposes to develop the site with two business park buildings. Based on the estimated employment generation rates specified in proposed General Plan Amendment No. 960, the Project is expected to accommodate approximately 1,223 employees (Riverside County, 2003a, Appendix E). The additional job opportunities offered by the Project would not create the need for new housing construction in areas not already planned for housing development by Riverside County and local governments in the surrounding area. Also, according to information from the California Department of Finance (CDF), the civilian labor force participation rate in Riverside County is 60.3% (CDF, 2013); new job opportunities are needed for the existing population of Riverside County. For these reasons, the proposed Project would not create a demand for additional housing.

d) The Project Site is located within the Mead Valley Sub-Area of the I-215 Corridor Redevelopment Area (RCRA, 2002). However, the Riverside County Redevelopment Agency was dissolved as of February 1, 2012; and thus, the Project has no potential to adversely impact a County redevelopment area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The Project Site is a proposed business park that would not generate a residential population. Thus, no impact associated with population projects would occur.

f) The Project proposes two business park buildings that would provide jobs. Based on the estimated employment generation rates specified in proposed General Plan Amendment No. 960, the Project is expected to result in up to 1,223 new employees. Additionally, the Project would install infrastructure improvements such as paved roads and access to improved and expanded water and sewer lines that could indirectly induce growth in the local area. The potential for the Project to induce substantial population growth shall be evaluated in the required EIR.

Mitigation: Potentially significant impacts to population and housing will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

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 public services:

36. Fire Services



Sources: Riverside County General Plan Safety Element (Riverside County, 2003a); Riverside County Ordinance No. 659 (Riverside County, 2015e).

Findings of Fact: The Project Site would be served by the Mead Valley Fire Station No. 59, located at 21510 Pinewood Street, approximately 2.6 roadway miles southwest of the Project Site. The Riverside County Fire Protection Master Plan would require that the Project achieve an Urban-Category II level of service, which requires a fire station to be within three roadway miles of all areas of the Project and a full first alarm assignment team operating on the scene of a fire within 15 minutes of a dispatch. As such, the Project Site is adequately served by existing fire protection services. However, the Project has the potential to cumulatively affect service response times in the local area by increasing the service area population, which could in turn result in the need for new or expanded fire protection facilities. As such, the required EIR shall determine the adequacy of existing fire protection facilities to service the proposed Project and shall evaluate whether the Project would necessitate the development of new or physically altered government facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.

Mitigation: Potentially significant impacts to public services will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
37. Sheriff Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County General Plan (Riverside County, 2003a); RCIP General Plan EIR (Riverside County, 2003c); California Department of Finance, *Income, Poverty and Employment Statistics (2013)* (CDF, 2013).

Findings of Fact: As indicated in the discussion of Threshold 35.b), the Project is expected to result in up to 1,223 new employees (Riverside County, 2003a, Appendix E; CDF, 2013). As such, the Project would result in an incremental demand for sheriff services. Pursuant to Mitigation Measure 4.15.C of EIR No. 441, which was certified for the adoption of the 2003 RCIP General Plan, the County requires 1.5 sworn peace officers per 1,000 population; 1 supervisory officer and one support staff per every seven sworn officers; and one patrol vehicle per every 3 sworn officers (Riverside County, 2003c, pp. 4.15-8 through 4.15-9). As such, the required EIR shall determine the adequacy of existing sheriff service facilities to service the proposed Project and shall evaluate whether the project would necessitate the development of new or physically altered government facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.

Mitigation: Potentially significant impacts to public services will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Sources: Riverside County GIS (RCIT, 2015); Riverside County General Plan (Riverside County, 2003a, Appendix E); Riverside County General Plan EIR (Riverside County, 2003c); Draft General Plan Amendment No. 960 (Riverside County, 2015c); California Department of Finance, *Income, Poverty and Employment Statistics (2013)* (CDF, 2013); Senate Bill No. 50 (SB 50, 1998); Ordinance No. 575 (Riverside County, 1984).

Findings of Fact: The Project proposes to develop the site with two business center buildings, which would not generate a direct need for new or expanded school services. Accordingly, the Project would result in less-than-significant impacts due to the need for new or expanded school facilities, and no mitigation would be required. Accordingly, no further analysis of this subject is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Draft General Plan Amendment No. 960 (Riverside County, 2015c); California Department of Finance, *Income, Poverty and Employment Statistics (2013)* (CDF, 2013); Riverside County General Plan (Riverside County, 2003a); Riverside County General Plan EIR (Riverside County, 2003c).

Findings of Fact: The Project proposes to develop the site with two business park buildings, which would not generate a direct need for new or expanded library services. Accordingly, the Project would result in less-than-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant impacts due to the need for new or expanded library facilities, and no mitigation would be required. Accordingly, no further analysis of this subject is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan (Riverside County, 2003a).

Findings of Fact: The Project proposes to develop the site with two business park buildings, which would not generate a direct need for new or public health and human services. Accordingly, the Project would result in less-than-significant impacts due to the need for new or expanded public health facilities, and no mitigation would be required. Accordingly, no further analysis of this subject is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: Riverside County GIS (RCIT, 2015); Ordinance No. 460, Section 10.35, *Regulating the Division of Land – Park and Recreation Fees and Dedications* (Riverside County, 2014); Riverside County Ordinance No. 659, *Establishing Development Impact Fees* (Riverside County, 2015e); Parks & Open Space Department Review.

Findings of Fact:

a & b) The Project proposes to develop the Project Site with two business park buildings. The Project does not propose any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities. Accordingly, implementation of the proposed Project would not directly result in the increased use or substantial physical

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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deterioration of an existing neighborhood or regional park; thus, a less than significant impact would occur and no further analysis of this subject is required.

c) According to Riverside County GIS, the Project Site is located within CSA 117; however, CSA 117 was established for street lighting services, and does not address recreational facilities. The Project Site also is not located in any recreation and parks districts. Because the Project proposes non-residential development, Quimby fees would not be required of the Project. Accordingly, no impact would occur, and no further analysis of this subject is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails



Source: GPA 960 – Draft Mead Valley Area Plan (Riverside County, 2015c).

Findings of Fact: According to General Plan Amendment 960, which incorporates trails requirements from approved County Design Guidelines, community trails are planned along Oleander Avenue and Decker Road within and adjacent to the Project Site (Riverside County, 2015c, Mead Valley Area Plan, Figure 9). The required EIR shall evaluate whether the Project would conflict with any planned recreational trail alignments within the Project area, and also shall evaluate the physical impacts to the environment resulting from the construction of such trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation



a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Project Application Materials; Riverside County Congestion Management Program (RCTC, 2011); March Air Reserve Base Land Use Compatibility Plan (RCALUC, 2014); Google Earth (Google Earth, 2015); Riverside County Transportation Department, *Traffic Impact Analysis Preparation Guide* (Riverside County, 2008).

Findings of Fact:

a) The proposed Project would attract vehicular traffic to the local and regional roadway network, which has the potential to adversely affect the performance of the circulation system, on a direct and/or cumulative level. A site-specific traffic study shall be prepared according to the Riverside County Transportation Department *Traffic Impact Analysis Preparation Guide* (Riverside County, 2008). The traffic study shall quantify the volume of vehicular traffic anticipated to travel to and from the Project Site. Given the property's location, it is anticipated that a majority of the proposed Project's truck traffic would route northeast toward the Harley Knox Boulevard interchange at I-215. The traffic study shall model the effects of Project-related traffic on the local circulation system, taking all modes of transportation into account. The traffic analysis study area for local roads will be defined as intersections of collector roads or higher that receive 50 or more Project-related peak hour trips in accordance with the Riverside County Transportation Department *Traffic Impact Analysis Preparation Guide* (Riverside County, 2008). The required EIR shall disclose the findings of the site-specific traffic study and evaluate the Project's potential to conflict with applicable plans, ordinances, and policies that establish a minimum level of performance for the local circulation system.

b) Traffic generated by the proposed Project has the potential to impact the Riverside County Congestion Management Program (CMP) roadway network. Nearby facilities with the potential to be impacted by Project-related traffic includes Van Buren Boulevard, Alessandro Boulevard, and I-15 (RCTC, 2011, Exhibit 2-1). Potential affects to the CMP roadway system shall be evaluated in a site-specific traffic study, and the results

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of this study shall be used in the required EIR to determine the Project's consistency with the Riverside County CMP, including applicable level of service standards and travel demand/congestion management measures.

c) The Project Site is located within Zone C2 of the March Air Reserve Base land use compatibility zones. According to the Riverside County Airport Land Use Compatibility Plan Policy Document, Zone C2 does not pose a substantial risk except where hazards to flight (e.g., tall buildings over 70 ft. in height, etc.) and highly noise sensitive outdoor non-residential uses are proposed (RCALUC, 2014, Table MA-2). The proposed Project would involve the construction of two business park buildings that would be approximately 50 feet in height, which is below the 70 ft. height criterion that triggers airspace review by the ALUC. The Project does not propose any land uses with a potential to conflict with aircraft operations. Accordingly, the Project would not have an adverse effect on air traffic patterns, including an increase in traffic levels or a change in location that results in substantial safety risks. As such, additional analysis of this issue is not required.

d) As noted under c), above, the proposed Project would have no impact to air traffic. Additionally, there are no waterborne traffic routes or rail lines in the Project vicinity that could be affected by the proposed Project (the rail line located adjacent to Interstate 215 would not be impacted by the Project). As such, no impact would occur and additional analysis is not required on this subject.

e) Based on a review of the proposed Project's application materials, the County of Riverside determined that no unsafe design features or incompatible uses are proposed as part of the Project. Furthermore, all proposed improvements within the public right-of-ways would be installed in conformance with City design standards. Accordingly, the proposed Project would not create or substantially increase safety hazards. The impact would be less than significant.

f) The proposed Project would install public roadway improvements that would require long-term maintenance. There are no components of the proposed Project that would require altered maintenance of public roads, such that environmental degradation would occur. Accordingly, the impact would be less than significant and further analysis of this issue is not required.

g) There are no improved roadway facilities traversing the Project Site under existing conditions Both Decker Road and Oleander Avenue are unpaved roadways (Google Earth, 2015). Regardless, analysis of the Project's construction-related impacts shall be included in the required EIR to evaluate the Project's potential to affect local circulation during construction.

h) The proposed Project would not affect any local area roadways that serve as emergency access routes during near-term construction or long-term operation. During the course of the County of Riverside's required review of the Project's applications, the Project's design would be reviewed to ensure that adequate access to and from the site and around the proposed buildings is provided for emergency vehicles. With required adherence to Riverside County requirements for emergency vehicle access, no impacts would occur and further analysis of this issue is not required.

i) According to draft Mead Valley Area Plan Figure 8, *Trails and Bikeway System*, which is part of General Plan Amendment 960 (and thus, reflects trails requirements pursuant to County adopted design guidelines), the Project Site does not abut any roadways that are planned for designated bicycle routes (Riverside County, 2015c). Trails would be constructed and appropriate easements offered along the Project's frontage with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Oleander Avenue and Decker Road to implement the County's pedestrian circulation network designations of "Community Trail." Bus service in the Project vicinity is provided along Route 22 via Oleander Avenue (RTA, 2015). The nearest stop to the Project Site is located at the intersection of Clark Street and Oleander Avenue approximately 1.0 mile west of the Project Site (Google Earth, 2015). Implementation of the proposed Project would not affect the operation of the bus route. There is no potential that the Project could conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. As such, a less-than-significant impact would occur and additional analysis of this issue is not required.

Mitigation: Potentially significant impacts to transportation/traffic will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: General Plan Amendment 960, Mead Valley Area Plan, Figure 8 (Riverside County, 2015c).

Findings of Fact: According to draft MVAP Figure 8, which is part of General Plan Amendment 960 (and reflects the most current trail alignment associated with County approved Design Guidelines), the only trail alignments planned in the Project area are Community Trails along Oleander Avenue and Decker Road, which are not intended for use as bike trails (Riverside County, 2015c). Accordingly, the proposed Project would not conflict with any policies supporting the creation of bike trails, and further analysis of this issue is not required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY/ SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Sources: EMWD Service Area (EMWD, 2015); Riverside County General Plan (Riverside County, 2003a).

Findings of Fact:

a) The Project site is in the service area of EMWD (EMWD, 2015). The proposed Project would install connections to existing EMWD water conveyance lines. Off-site improvements also may be necessary to provide adequate service to the site. The required EIR shall describe the Project's proposed water and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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wastewater conveyance facilities, and shall evaluate whether the construction of such facilities would result in significant environmental effects.

b) The operation of two business park buildings on the Project Site would result in an increase in potable water demand from the local water purveyor, EMWD. Pursuant to CEQA Guidelines Section 15155(a)(1), the proposed Project is considered a "water-demand project" because it involves industrial development that would occupy more than 40 acres of land and that would include more than 650,000 s.f. of building area. The Project also may increase the site's demand for potable water as compared to what is anticipated in the EMWD's 2010 Urban Water Management Plan (UWMP). In order to evaluate whether EMWD's current and planned water supplies are adequate to serve the Project, a Water Supply Assessment (WSA) shall be prepared for the Project. The results of the WSA shall be documented in the required EIR.

Mitigation: Potentially significant impacts to utility and service systems will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

46. Sewer

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



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: EMWD Service Area (EMWD, 2015)

Findings of Fact:

a & b) Wastewater service is provided to the Project Site by EMWD (EMWD, 2015). The proposed Project would install connections to EMWD wastewater conveyance lines. Off-site improvements also may be necessary to provide adequate service to the site. The required EIR shall evaluate whether the Project's demand for sewer service and/or the construction of necessary infrastructure would result in impacts to the environment, including capacity of the receiving wastewater treatment facility.

Mitigation: Potentially significant impacts to utility and service systems will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Project Application Materials

Findings of Fact:

a & b) The construction and operation of two business park buildings on the Project site would generate solid waste requiring off-site disposal. The required EIR shall evaluate whether the Project's incremental contribution of solid waste to landfill facilities would result, on a direct or cumulative basis, in an exceedance to the available capacity of the landfills. The required EIR also shall evaluate whether any new or expanded solid waste facilities would be required to serve the Project. The required EIR also shall evaluate whether the Project complies with federal, state, and local statutes and regulations related to solid wastes.

Mitigation: Potentially significant impacts to utility and service systems will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

48. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a – f) Development of the Project Site with two business park buildings would require the construction of a variety of utilities on- and/or off-site, including electrical, natural gas, communications systems, storm water drainage facilities, street lighting, and other facilities. The environmental impacts associated with on- or off-site construction of these facilities will be evaluated in the required EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Potentially significant impacts to utility and service systems will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?



Source: Riverside County General Plan Program EIR Section 4.8 "Energy".

Findings of Fact: There are no adopted energy conservation plans that are applicable to the proposed Project. Nonetheless, the required EIR shall evaluate whether the Project would involve the wasteful, inefficient, and/or unnecessary consumption of energy during construction and/or long-term operation.

Mitigation: Although significant impacts are not anticipated, measures to reduce the Project's energy consumption may be identified in the required EIR in conformance with CEQA Guidelines Appendix F.

Monitoring: Monitoring for any energy conservation measures shall be set forth in the required EIR.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, 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?



Sources: Project Application Materials

Findings of Fact: The proposed Project has the potential to alter the quality of the existing physical environment. The introduction of two business park buildings to the area restrict the range of sensitive animal species with a potential to occur on-site and/or could reduce habitat for sensitive plant or animal species. A site-specific biological investigation will be conducted to determine whether any sensitive animals, sensitive plant species, and/or sensitive plant communities occur on the Project Site. With respect to archeological and paleontological resources, conversion of the site from undeveloped to developed property has the potential to impact and possibly eliminate important examples of the major periods of California prehistory. No historic resources are known to be present on the site. These issues shall be evaluated in the required EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Project Application Materials

Findings of Fact: The proposed Project has the potential to result in cumulatively considerable impacts, particularly with respect to the following issue areas: air quality; biological resources; greenhouse gas emissions; circulation and traffic; land use and planning; hydrology and water quality; noise; and public services. The required EIR shall evaluate the Project's potential to result in cumulatively significant impacts.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials

Findings of Fact: The potential for the proposed Project to directly or indirectly affect human beings shall be evaluated in the required EIR.

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:

County General Plan Program EIR, October 7, 2003

General Plan Amendment No. 960, Draft EIR No. 521, February 2015

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505
<http://www.rctlma.org/genplan/default.aspx>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. AUTHORITIES CITED

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4.0 REFERENCES

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NOTICE OF SCOPING SESSION

THIS SUPERSEDES THE PREVIOUS VERISON **(Correcting Time of Meeting)**

A SCOPING SESSION has been scheduled before the **RIVERSIDE COUNTY PLANNING DIRECTOR** in order to bring together and resolve the concerns of affected federal, state and local agencies, the proponent of the proposed project, and other interested persons; as well as inform the public of the nature and extent of the proposed project indicated below, and to provide an opportunity to identify the range of actions, alternatives, mitigation measures, and significant effects to be analyzed in depth in the EIR and help eliminate from detailed study issues found not to be important.

The Scoping Session is **not** a public hearing on the merit of the proposed project and **NO DECISION** on the project will be made. **Public testimony is limited to identifying issues regarding the project and potential environmental impacts.** The project proponent will not be required to provide an immediate response to any concerns raised. The project proponent will be requested to address any concerns expressed at the Scoping Session, through revisions to the proposed project and/or completion of a Final Environmental Impact Report, prior to the formal public hearing on the proposed project. Mailed notice of the public hearing will be provided to anyone requesting such notification.

ENVIRONMENTAL IMPACT REPORT NO.: **546**

ENVIRONMENTAL IMPACT REPORT NO. 546 FOR GENERAL PLAN AMENDMENT NO. 1152, CHANGE OF ZONE NO. 7873, PARCEL MAP NO. 36962 AND PLOT PLAN NO. 25837 – EA42803 – Applicant: Trammel Crow Southern California Development – Engineer/Representative: Henry-Ann Company, Mike Bastian – First Supervisorial District – Mead Valley Zoning District and North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR) and Rural Community: Very Low Density Residential (RC: VLDR) (1 Ac. Min.) – Location: Southerly of Oleander Avenue, westerly of Harvill Avenue, northerly of Redwood Drive, easterly of Day Street – 33.62 Gross Acres – Zoning: Rural Residential - ½ Acre Minimum (R-R-½), Light Agriculture – 1 Acre Minimum (A-1-1), and Industrial Park (I-P) – **REQUEST:** Scoping session to consider the potential environmental impacts of the proposed project which includes the following components. The General Plan Amendment proposes to change the Land Use Designation of the portion of the project site designated Community Development: Business Park (CD: BP) to Community Development: Light Industrial (CD: LI). The Change of Zone proposes to change the existing zoning of the areas of the project site zoned Light Agriculture – 1 Acre Minimum (A-1-1) or Rural Residential – ½ Acre Minimum (R-R-½) to Industrial Park (I-P). The Parcel Map proposes to merge three contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 555,615 square foot warehouse / distribution center with 73 truck loading bays, 135 truck trailer parking stalls, 188 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. There will be an additional phase of development occurring on this site, please see the staff report for details.

ENVIRONMENTAL IMPACT REPORT NO. 546 FOR GENERAL PLAN AMENDMENT NO. 1151 – CHANGE OF ZONE NO. 7872 – PARCEL MAP NO. 36950 – PLOT PLAN NO. 25838 – EA42802 – Applicant: Trammel Crow Southern California Development – Engineer/Representative: Henry-Ann Company, Mike Bastian – First Supervisorial District – Mead Valley Zoning District, and North Perris Zoning Area – Mead Valley Area Plan – General Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR), and Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR) – Location: Southerly of Oleander Avenue, westerly of Harvill Avenue, northerly of Redwood Drive, easterly of Day Street – 37.08 Gross Acres – Zoning: Industrial Park (I-P), Manufacturing - Medium (M-M), and Rural Residential (R-R) – **REQUEST:** Scoping session to consider the potential environmental impacts of the proposed project which includes the following components. The General Plan Amendment proposes to change the Land Use Designation of the southwest quarter of the project site from Community Development: Business Park (CD: BP) to Community Development: Light Industrial (CD: LI). The Change of Zone proposes to change the existing zoning of the areas of the project site

zoned Manufacturing – Medium (M-M) or Rural Residential (R-R) to Industrial Park (I-P). The Parcel Map proposes to merge four contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 702,645 square foot warehouse / distribution center with 109 truck loading bays, 320 parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets.

TIME OF SCOPING SESSION: **1:30 p.m.** or as soon as possible thereafter.
DATE OF SCOPING SESSION: September 14, 2015
PLACE OF SCOPING SESSION: County Administrative Center
First Floor Conference Room A
4080 Lemon Street
Riverside, CA 92501

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Mark Corcoran
P.O. Box 1409, Riverside, CA 92502-1409

For further information regarding this project, please contact project planner, Mark Corcoran at (951) 955-3025, or e-mail mcorcora@rctlma.org.

PROPERTY OWNERS CERTIFICATION FORM

I Mark Corcoran certify that on August 17, 2015 the attached property owners list was prepared by the Riverside County Planning Department, APN(s) or case numbers PP25837 and PP25837 for Company or Individual Name the Riverside County Planning Department, Distance buffered 600 Feet.

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.

NAME: Mark Corcoran

TITLE: Project Planner

ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

TELEPHONE: 951-955-3025