



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

1:30 P.M.

NOVEMBER 9, 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. 17968, REVISED PERMIT NO. 2** – Consider an Addendum to an certified EIR – Applicant: Knabe Parcel Partners, LLC – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) – Location: Southerly of Stellar Court and easterly of Interstate 15 – 1.98 Gross Acres – Zoning: Specific Plan No. 176 (Wild Rose), Planning Area III-3 – **REQUEST:** The Revised Permit modifications to a previously approved industrial building. The Plot Plan permitted the construction of three (3) industrial buildings (Buildings A, B, and C). Buildings A and B have already been constructed. This revised permit is for Building C which is not yet constructed. This project proposes to increase the square footage for Building C footprint from 29,052 sq. ft. to 32,430 sq. ft. (an increase of 3,378 sq. ft.) and revise the floor plan and the parking spaces. The building will be utilized as material inventory and equipment storage facility with a 3,284 sq. ft. ground floor office, 6,000 sq. ft.

manufacturing area, 23,146 sq. ft. warehouse area, and a 2,943 sq. ft. mezzanine office for a plumbing contractor business. The project also includes 61 standard parking spaces and three (3) accessible parking spaces, and landscaping. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

4.0 PUBLIC COMMENTS:

3.1
Agenda Item No.:
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisory District: First
Project Planner: Damaris Abraham
Director's Hearing: November 9, 2015

PLOT PLAN NO. 17968
REVISED PERMIT NO. 2
Environmental Assessment No. 42733
Applicant: Knabe Parcel Partners, LLC
Representative: Trip Hord Associates



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The revised permit to the approved plot plan proposes modifications to a previously approved industrial building. The plot plan permitted the construction of three (3) industrial buildings (Buildings A, B, and C). Buildings A and B have already been constructed. This revised permit is for Building C which is not yet constructed. This project proposes to increase the square footage for Building C footprint from 29,052 sq. ft. to 32,430 sq. ft. (an increase of 3,378 sq. ft.) and revise the floor plan and the parking spaces. The building will be utilized as material inventory and equipment storage facility with a 3,284 sq. ft. ground floor office, 6,000 sq. ft. manufacturing area, 23,146 sq. ft. warehouse area, and a 2,943 sq. ft. mezzanine office for a plumbing contractor business. The project also includes 61 standard parking spaces and three (3) accessible parking spaces, and landscaping.

The proposed project site is located southerly of Stellar Court and easterly of Interstate 15.

BACKGROUND:

Plot Plan No. 17968 proposed the construction of three (3) industrial buildings with a total of 124,847 sq. ft. with 292 parking spaces on 6.8 acres in the Wild Rose Specific Plan (SP176). Building A is 60,055 sq. ft., Building B is 34,480 sq. ft., and Building C is 29,052 sq. ft. and was approved by the Planning Director on December 16, 2002.

Plot Plan No. 17968, Substantial Conformance No. 1 proposed the construction of a metal canopy over loading docks located east side of Building A and construct a concrete block wall west side of Building C that was to be removed prior to building construction and was approved administratively on September 4, 2003.

Plot Plan No. 17968, Revised Permit No. 1 revised a portion of Building B and converted it into covered storage and was approved on January 26, 2004.

Plot Plan No. 17968, Substantial Conformance No. 6 proposed the conversion of the existing approximately 60,000 square foot warehouse building (Building A) into light electronic manufacturing warehouse (30,000 square foot office space and 30,000 square foot manufacturing) and proposed the installation of a small water cooling tower (10 x 10) outside the building and was approved administratively on July 15, 2009.

Plot Plan No. 17968, Substantial Conformance No. 7 proposed a 6 foot high wrought iron fence which 102 feet long with a 24 foot double gate for Building A and was approved administratively on November 4, 2009.

Buildings A and B have already been constructed. This revised permit is for Building C which is not yet constructed.

The project is located within Specific Plan No. 176 (Wild Rose), Planning Area III-3. Environmental Impact Report No. 429 was previously prepared for this specific plan that assessed and identified all environmental impacts. The proposed project is utilizing an addendum to the existing Environmental Impact Report No. 429 for its environmental review per the requirements of the California Environmental Quality Act, with the addition of two environmental review components: Greenhouse Gas Emissions and Forest Resources.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to the north and east Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) to the south and west |
| 3. Existing Zoning: | Specific Plan No. 176 (Wild Rose), Planning Area III-3 |
| 4. Surrounding Zoning: | Specific Plan No. 176 (Wild Rose), Planning Area III-3 to the north, east, and west Specific Plan No. 176 (Wild Rose), Planning Area III-4 to the south |
| 5. Existing land use: | Two industrial buildings |
| 6. Surrounding land use: | Industrial buildings to the north, south, east, and west |
| 7. Project Data: | Total Acreage: 1.98 Total building square footage (Building C): 35,392 Total number of parking for Bldg. C: 59 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

CONSIDER an **ADDENDUM TO CERTIFIED ENVIRONMENTAL IMPACT REPORT NO. 429**, based on the findings incorporated in the initial study (EA42733) and the conclusion that none of the conditions described in CEQA Guidelines Section 15162 exist; and,

APPROVE **PLOT PLAN NO. 17968, REVISED PERMIT NO. 2**, 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: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) in the Temescal Canyon Area Plan.
2. The Light Industrial land use designation allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The project is for material inventory and equipment storage facility for plumbing contractor business.
3. The project is surrounded by properties that are designated Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) to the north and east and Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) to the south and west.
4. The project site is within Planning Area III-3 of Specific Plan No. 176, as amended by Amendment No. 3. Uses permitted within Planning Area III-3 are set forth in Article XIa, section 11.26 of Ordinance No. 348 (Manufacturing-Medium (M-M) zoning).
5. The proposed material inventory and equipment storage facility for plumbing contractor business constitutes warehousing and distribution, which is a permitted use, subject to approval of a plot plan, in accordance with Section 11.26.b.1.n. (8) of Ordinance No. 348.3594.
6. The proposed use is consistent with the development standards as set forth in Specific Plan No. 176 (Wild Rose), Planning Area III-3:
 - a. The lot size is 1.98 acres which exceeds the required 10,000 sq. ft. minimum lot size requirement.
 - b. A minimum of 10 percent of the site proposed for development will be landscaped and irrigated.
 - c. A minimum of 10 foot strip adjacent to street right-of-way lines will be landscaped and irrigated.
 - d. The building is setback at least 10 ft. from the street.
 - e. The building height does not exceed 50 feet.
 - f. Outside storage and service areas will be screened from view from the street.
 - g. Parking areas meet Section 18.12 requirements of Ordinance No. 348.
 - h. Utilities will be installed underground.
 - i. Lighting fixtures will be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.
7. The project site is surrounded by properties which are zoned Specific Plan No. 176 (Wild Rose), Planning Area III-3 to the north, east, and west and Specific Plan No. 176 (Wild Rose), Planning Area III-4 to the south.
8. The project site is located within a criteria cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). However, this project area has already gone through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process through the previously approved Specific Plan No. 176 (Wild Rose).
9. This project is within the City Sphere of Influence of Corona. A copy of the proposal was transmitted to the City of Corona on October 30, 2014 with a request for comments. No comments have been received from the City staff regarding this project.

10. Pursuant to CEQA Guidelines 15162, the Riverside County Planning Department has determined that the proposed project would not have a significant effect on the environment and an addendum is appropriate because all potentially significant effects have been adequately analyzed in an earlier Environmental Impact Report pursuant to applicable legal standards; and have been avoided or mitigated pursuant to that earlier Environmental Impact Report, including revisions or mitigation measures that are imposed upon the proposed project, but minor changes to the project and surrounding circumstances have occurred.
- a. Substantial changes are not being proposed which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
 - b. No substantial changes have occurred with respect to the circumstances under which the project is being undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
 - c. No 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 completed shows any of the following: (A) that the project will have one or more significant effects not discussed in the previous EIR, (B) that any significant effects previously examined will be substantially more severe than shown in the previous EIR, (C) that any 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, (D) there are no mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR that would substantially reduce one or more significant effects of the environment.
 - d. The project is proposing to increase the square footage of the project building footprint (Building C) by 3,378 sq. ft., revise the floor plan to decrease the warehousing area from 26,215 sq. ft. to 23,146 sq. ft. and add a 6,000 sq. ft. manufacturing area which resulted in the decrease of the required parking spaces for Building C from 84 spaces to 64 spaces. No other changes are proposed. No new substantial changes are proposed in the project which will require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - e. The project is proposing to increase the square footage of the project building footprint (Building C) by 3,378 sq. ft., revise the floor plan to decrease the warehousing area from 26,215 sq. ft. to 23,146 sq. ft. and add a 6,000 sq. ft. manufacturing area which resulted in the decrease of the required parking spaces for Building C from 84 spaces to 64 spaces. No new substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,
 - f. The project is proposing to increase the square footage of the project building footprint (Building C) by 3,378 sq. ft., revise the floor plan to decrease the warehousing area from 26,215 sq. ft. to 23,146 sq. ft. and add a 6,000 sq. ft. manufacturing area which resulted in the decrease of the required parking spaces for Building C from 84 spaces to 64 spaces. No

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 Environmental Impact Report, was certified.

- g. Since the time of the certification of Environmental Impact Report No. 429, there have been two additions to CEQA Guidelines and reviewable impacts; Greenhouse Gas emissions and Forest Resources. An addendum to EIR No. 429 was prepared as part of this project, which includes analysis of potential project impacts relating to Greenhouse Gas emissions and Forest Resources. The addendum revealed that these two new environmental categories will have a less than significant impact and no impact, respectively.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD:LI) (0.25-0.60 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 Planning Area III-3 of Specific Plan No. 176, as amended by Amendment No. 3, 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 compatible with the present and future logical development of the area.
5. Some changes or additions are necessary to the previously prepared EIR, but none of the conditions in State CEQA Guidelines section 15162 have occurred, and an addendum is the appropriate environmental document for reviewing those changes.
6. The proposed project will not have a significant effect on the environment.
7. 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, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. Airport Influence Area;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area; or,
 - c. A County Service Area.
3. The project site is located within:
 - a. The City of Corona Sphere of Influence;
 - b. The Corona Norco Unified School District;
 - c. An area for very low, low to moderate liquefaction area;
 - d. A high fire and State Responsibility Area;
 - e. An area with low paleontological sensitivity; and,
 - f. The parcel is in or partially in Stephen's Kangaroo Rat Fee Area.

4. The subject site is currently designated as Assessor's Parcel Number 283-440-016.

BB:bb/da

Y:\Planning Case Files-Riverside office\PP17968R2\DH-PC-BOS Hearings\DH-PC\PP17968R2 Staff Report Amd#1.DA.docx

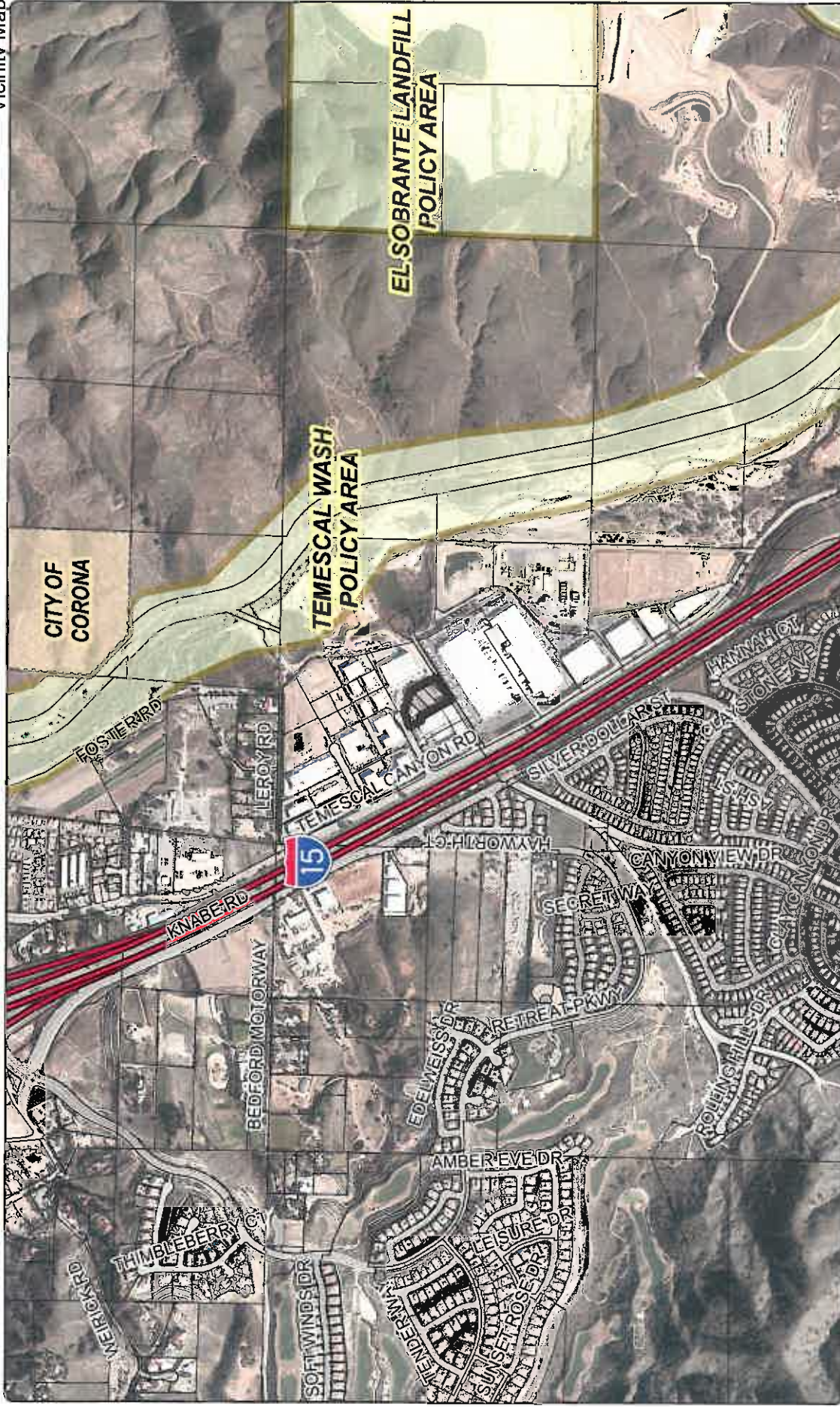
Date Prepared: 05/11/15

Date Revised: 10/30/15

Supervisor Jeffries
District 1

Zoning Area: Glen Ivy

A vertical scale bar labeled "Feet" with markings at 0, 600, 1,200, and 2,400.



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than that is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Poway at (951) 955-1200 (Western County) or in Palm Desert at (760) 865-8277 (Eastern County) or visit <http://riversideinfo.org/planning/exchange>.

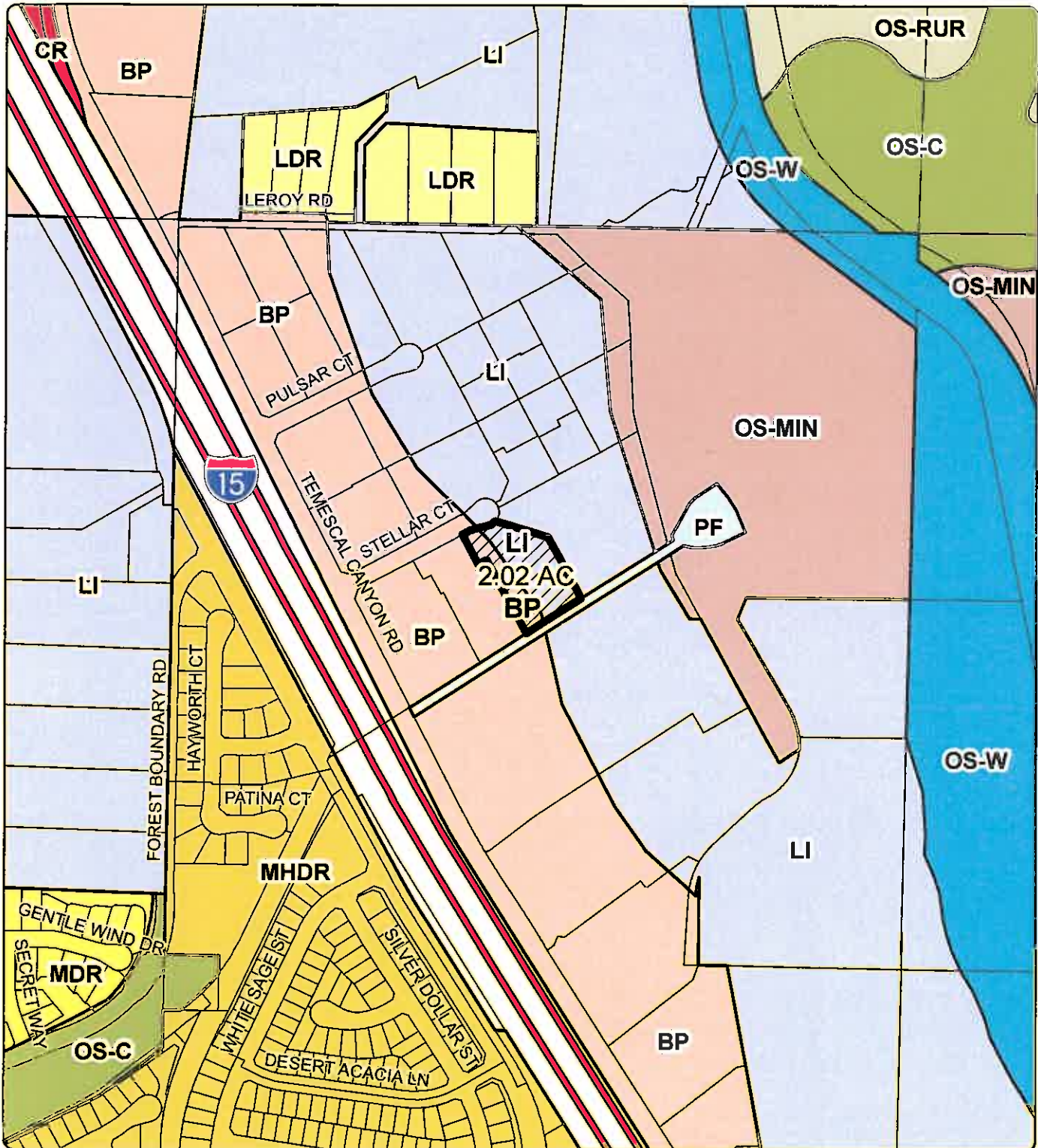
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP17968R2

Supervisor Jeffries
District 1

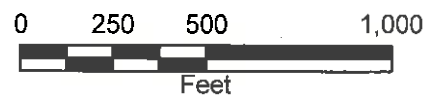
EXISTING GENERAL PLAN

Date Drawn: 10/24/13
Exhibit 5



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



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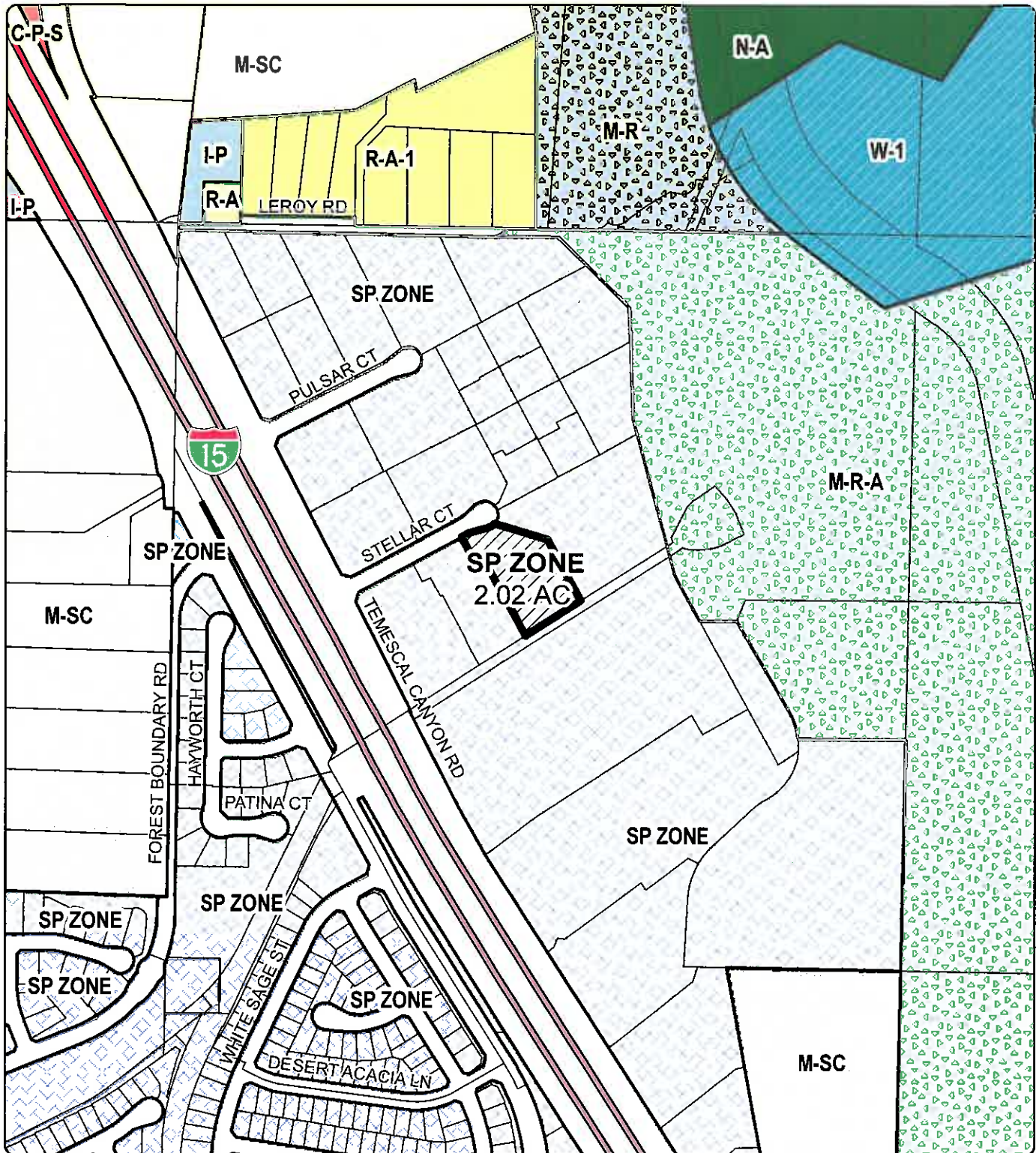
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP17968R2

EXISTING ZONING

Supervisor Jeffries
District 1

Date Drawn: 05/14/2015
Exhibit 2



Zoning Area: Glen Ivy

Author: Vinnie Nguyen

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RIVERSIDE COUNTY PLANNING DEPARTMENT

PP17968R2

LAND USE

Supervisor Jeffries
District 1

Date Drawn: 10/24/13
Exhibit 1



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-3277 (Eastern County) or Website <http://planning.netbma.org>

NORTH ENTRY ELEVATION

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

SCALE: 1" = 10'-0"
DATE: 04-13-2015
PROJ #: 2014-07

| | | |
|--------------|-------------|---|
| DATE: | BY: | REVISION: |
| | | |
| SAMPLE | DRAWN | REVISIONS FOR CONCEPTUAL LANDSCAPE PLAN |
| CONTRACT NO. | PROJECT NO. | REVISION NO. 00-000-001 |

SHAW PROPERTIES
PLOT PLAN REVIEW - EXHIBIT 'B' ELEVATIONS
STELLAR COURT
COUNTY OF RIVERSIDE, CALIFORNIA

**CALVERT
ARCHITECTURAL
GROUP, INC.**
PLANNING
ARCHITECTURE
INTERIORS
7 MISS 944-7024
P 003 555-1477

APPLICATION INFORMATION:

| | | |
|--|--|--|
| James Clark, SUNNY VACATIONS 10000 W. 10TH AVE., SUITE 200 DENVER, CO 80202 tel 303-751-4400 ext 201 | LEAD CHAIRMAN 20000 E. ILLINOIS CHICAGO, ILL 60648 tel 312-461-1100 DARYL MCKINLEY, INC. 2000 W. 10TH AVE., SUITE 200 DENVER, CO 80202 tel 303-751-4400 ext 201 | ROBERT MORGENTHAU 1001 CALVERT WASHINGTON, DC 20004 tel 202-462-1100 WILLIAM L. JONES, JR., M.D. 1000 W. 10TH AVE., SUITE 200 DENVER, CO 80202 tel 303-751-4400 ext 201 |
|--|--|--|

REGISTRATION: 1988
TERRY HOGG, ASSOCIATES
P.O. BOX 115
DENVER, CO 80202
tel 303-751-4400 ext 201

ADDITIONAL PARTICIPANTS: 1988-1989
tel 303-751-4400 ext 201

CASE: P17968R2, AMD, #1
EXHIBIT B
DATE: 08/24/15
PLANNER: B. BOOTH



SCALE: 1/16" = 1'-0"
DATE: 04-13-2015
PROJ #: 2014-07

| DATE | BY | REVISION |
|----------|------|--|
| 04/13/15 | DAVE | REVISION FOR CONCEPTUAL LANDSCAPE PLAN |
| 04/13/15 | DAVE | REVISION FOR FOOTING & R/F |
| 04/13/15 | DAVE | REVISION FOR EXISTING |

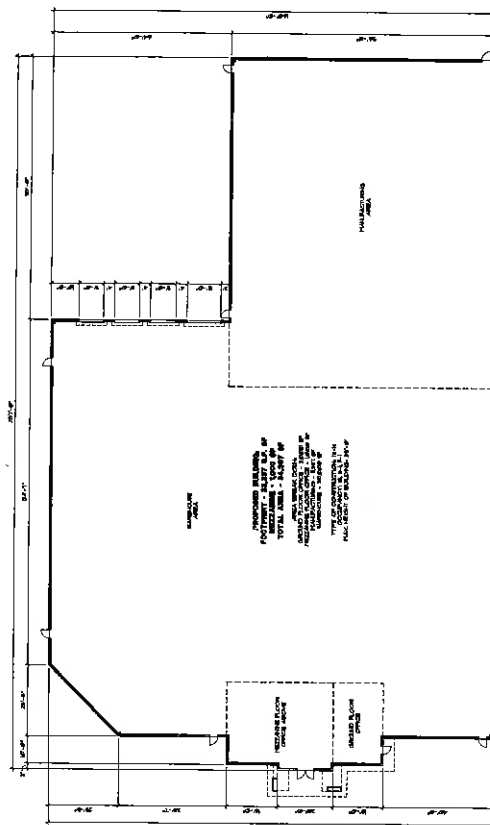
STELLAR COURT
COUNTY OF RIVERSIDE, CALIFORNIA
PLOT PLAN REVIEW - EXHIBIT 'C' FLOOR PLAN

**CALVERT
ARCHITECTURAL
GROUP, INC.**

ARCHITECT
PLANNING
ENGINEERING
LANDSCAPE ARCHITECTURE
INTERIOR DESIGN
P.O. BOX 1000
RIVERSIDE, CA 92502
TEL: 951-509-1000
WWW.CALVERTARCH.COM

APPLICATION INFORMATION:

PROJECT NAME: STELLAR COURT
PROJECT ADDRESS: 1000 STELLAR COURT, RIVERSIDE, CA 92502
PROJECT OWNER: STELLAR COURT DEVELOPMENT, LLC
PROJECT MANAGER: JAMES H. HARRIS, JR., P.E.
PROJECT ENGINEER: JAMES H. HARRIS, JR., P.E.
PROJECT ARCHITECT: CALVERT ARCHITECTURAL GROUP, INC.
PROJECT LANDSCAPE ARCHITECT: CALVERT ARCHITECTURAL GROUP, INC.
PROJECT INTERIOR DESIGNER: CALVERT ARCHITECTURAL GROUP, INC.
PROJECT DATE: 04/13/15
PROJECT SHEET: 01 OF 01
PROJECT SCALE: 1/16" = 1'-0"



CASE: P17968R2, AMD. #1
EXHIBIT C
DATE: 08/24/15
PLANNER: B. BOOTHE

COUNTY OF RIVERSIDE, CALIFORNIA

CONTROLLER SCHEDULE - NEW PLANTING

[illegible]

CONTROLLER SCHEDULE - EST'D PLANTING

[illegible]

VICINITY MAP - NTS

LEGAL DESCRIPTION

45. ROW SECTION 27: PARCEL 1 IS SHOWN ON EXHIBIT FOR LOT LINE ADJUSTMENT NO. 4545 RECORDED ON MARCH 11, 2003 AS INSTRUMENT NO. 2003-169882. PARCEL 7 OF MAP NO. 24834-2, FIELD IN BOOK 188 OF MAP NO. 24834-2, PARCEL 6, PARCEL 188, PARCELS 27 THROUGH 181 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOSE COUNTY.

APPLICATION INFORMATION

COMPANY: QUINN JOHNSON
 CITY: STAMFORD
 ADDRESS: 1300 BERTER STREET NORTH, SUITE 200
 COUNTRY: WASHINGTON, D.C.
 PHONE: 442-840-6000 EXT. 5

COMPANY: TRIP HORN ASSOCIATES
 CITY: P.O. BOX 1235
 ADDRESS: RIVERSIDE, CA 92502
 COUNTRY: 951-404-8619 / 408-519-553-5729

COL HALLMAN
MAYNORTH 7030
EDWARD DAVIS

20275 KNAISE RD.
CORONA, CA 91718
831-803-6235

ABULATIONS

| IN 1950 | | IN 1955 | |
|-------------------|-------------|-------------------|-------------|
| of Soil Area = | 66,430.0 a. | of Soil Area = | 66,430.0 a. |
| of Paving Area = | 41,318.0 a. | of Paving Area = | 41,318.0 a. |
| of Sealing Area = | 33,597.0 a. | of Sealing Area = | 33,597.0 a. |
| IN 1960 | | | |
| of Soil Area = | 66,430.0 a. | of Soil Area = | 66,430.0 a. |
| of Paving Area = | 41,318.0 a. | of Paving Area = | 41,318.0 a. |
| of Sealing Area = | 33,597.0 a. | of Sealing Area = | 33,597.0 a. |
| IN 1965 | | | |
| of Soil Area = | 66,430.0 a. | of Soil Area = | 66,430.0 a. |
| of Paving Area = | 41,318.0 a. | of Paving Area = | 41,318.0 a. |
| of Sealing Area = | 33,597.0 a. | of Sealing Area = | 33,597.0 a. |

LANDSCAPE MAINTENANCE INFO.

- MAINTENANCE SCHEDULES**
 Industry conditions may be factored in as part of the business's declassification process.
 Transformers and be subjected to various wear (efficiency), regular maintenance schedules still include, but not be taken to regular adjusting, and reporting inspection equipment, resulting in economic benefits, sealing and protecting for them, accordingly much, further, planning, and applying to all maintenance items.
 whenever possible, report of irrigation equipment shall be done with the company's standard intervals or their equivalent.
- A landscape irrigation audit schedule was required in chapter 20.00 of Title 20, and may be recommended. The maximum period between audits shall be

WATER AUDIT

THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A CRYPTED IRRIGATION AUDITOR AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE.

- [illegible]

WATER PURVEYOR

SEE LAKE WATER DISTRICT
2846 TEMESCAL CANYON RD.
ORDINA, CA 92683
(51) 277-1414

WATER CONSERVATION STATEMENT

The Landscape Architect agrees to submit a complete Landscape Construction Submittal Package that complies with Ordinance 320.22, Ordinance 346, including but not limited to, street parking and loading requirements in conformance with the conditions of approval and with the approved Landscape Concept plan thereby accepting the criteria for the efficient use of water in this irrigation design plan. Should these conditions be released, these plans may be subject to change based on the latest ordinances.













CASE:PP17968R2,AMD.#1
EXHIBIT:L (Sheets 1-5)
DATE:08/24/15
PLANNER:B. BOOTHE

[illegible]

| | CPM | PIPE SIZE |
|-------------------------|---------|-----------|
| HIGH WATER ZONE (3%) | 375 ± | 3/4" |
| MEDIUM WATER ZONE (51%) | 5,225 ± | 3/4" |
| LOW WATER ZONE (46%) | 5,310 ± | 1" |
| | | 1 1/2" |
| | | 2" |
| | | 3" |
| | | 4" |
| | | 6" |
| | | 8" |
| | | 10" |
| | | 12" |
| | | 14" |
| | | 16" |
| | | 18" |
| | | 20" |
| | | 22" |
| | | 24" |
| | | 26" |
| | | 28" |
| | | 30" |
| | | 32" |
| | | 34" |
| | | 36" |
| | | 38" |
| | | 40" |
| | | 42" |
| | | 44" |
| | | 46" |
| | | 48" |
| | | 50" |
| | | 52" |
| | | 54" |
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| | | 58" |
| | | 60" |
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| | | 66" |
| | | 68" |
| | | 70" |
| | | 72" |
| | | 74" |
| | | 76" |
| | | 78" |
| | | 80" |
| | | 82" |
| | | 84" |
| | | 86" |
| | | 88" |
| | | 90" |
| | | 92" |
| | | 94" |
| | | 96" |
| | | 98" |
| | | 100" |

[illegible]

| SYM. | BOTANICAL NAME | COMMON NAME | SIZE | QTY | PLANT FACTOR |
|------|----------------|-------------|------|-----|--------------|
|------|----------------|-------------|------|-----|--------------|

| TREES | | SHRUBS | | HERBACEOUS | | FERNS | |
|---|------------------------|---|--------------|---|-------------------|---|---------|
|  | Canadian "Sweet" Birch |  | Prickly Pear |  | Shallow Root Herb |  | 24" Box |
|  | Over-ripe "Wet" |  | Alpine Pine |  | |  | 40" Box |
|  | Pine spruce |  | |  | | | 24" Box |
|  | Mountain spruce | | | | | | 12" Box |
| | Common spruce | | | | | | 5 Gal. |
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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42733
Project Case Type (s) and Number(s): Plot Plan No. 17968, Revised Permit No. 2
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Bahelila Boothe
Telephone Number: (951) 955-8703
Applicant's Name: Knabe Parcel Partners, LLC
Applicant's Address: P.O. Box 309, Corona, CA 92878
Engineer's Name: Trip Hord Associates
Engineer's Address: P.O. Box 1235 Riverside, CA 92502

I. PROJECT INFORMATION

- A. Project Description:** The Revised Permit to the approved Plot Plan proposes modifications to a previously approved industrial building. The Plot Plan permitted the construction of three (3) industrial buildings (Buildings A, B, and C). Buildings A and B have already been constructed. This revised permit is for Building C which is not yet constructed. This project proposes to increase the square footage for Building C footprint from 29,052 sq. ft. to 32,430 sq. ft. (an increase of 3,378 sq. ft.) and revise the floor plan and the parking spaces. The building will be utilized as material inventory and equipment storage facility with a 3,284 sq. ft. ground floor office, 6,000 sq. ft. manufacturing area, 23,146 sq. ft. warehouse area, and a 2,943 sq. ft. mezzanine office for a plumbing contractor business. The project also includes 61 standard parking spaces and three (3) accessible parking spaces, and landscaping.

The project is located within Specific Plan No. 176 (Wild Rose), Planning Area III-3. Environmental Impact Report No. 429 was previously prepared for this specific plan that assessed and identified all environmental impacts. The proposed project is utilizing an addendum to the existing Environmental Impact Report No. 429 for its environmental review per the requirements of the California Environmental Quality Act, with the addition of two environmental review components: Greenhouse Gas Emissions and Forest Resources.

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

- C. Total Project Area:** 1.98 gross acres

| | | | |
|-------------------------------|----------------|-------------------------------|------------------------------------|
| Residential Acres: | Lots: 1 | Units: | Projected No. of Residents: |
| Commercial Acres: | Lots: | Sq. Ft. of Bldg. Area: | Est. No. of Employees: |
| Industrial Acres: 1.98 | Lots: | Sq. Ft. of Bldg. Area: | Est. No. of Employees: |
| Other: | | | |

- D. Assessor's Parcel No(s):** 283-440-016

- E. Street References:** Southerly of Stellar Court and easterly of Interstate 15.

- F. Section, Township & Range Description or reference/attach a Legal Description:**
Township 2 South, Range 6 West, section 27

- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently contains two industrial buildings and is surrounded by industrial buildings to the north, south, east, and west.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) and Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) land use designation and other applicable land use policies within the General Plan.
- 2. Circulation:** The proposed project has been reviewed by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the project. The proposed project complies with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The project site is located within a criteria cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). However, this project area has already gone through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process through the previously approved Specific Plan No. 176 (Wild Rose).
- 4. Safety:** The proposed project is within a high fire hazard area and State Responsibility Area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, 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 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 proposed project is in conformance with the Housing Element of the General Plan.
- 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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Adopted Specific Plan (SP176), Planning Area III-3

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 Adopted Specific Plan (SP176 Wild Rose), Planning Area

III-3 (Industrial) to the north, east and west, Adopted Specific Plan (SP176 Wild Rose), Planning III-4 (Industrial) to the south.

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Specific Plan No. 176 (Wild Rose)

2. **Specific Plan Planning Area, and Policies, if any:** Planning Area III-3

I. **Existing Zoning:** Specific Plan No. 176 (Wild Rose), Planning Area III-3

J. **Proposed Zoning, if any:** Not Applicable

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Specific Plan No. 176 (Wild Rose), Planning Area III-3 to the north, east, and west and Specific Plan No. 176 (Wild Rose), Planning Area III-4 to the south.

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 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 type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input 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

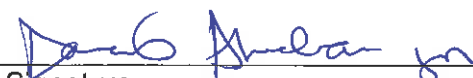
- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant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

September 29, 2015
Date

Bahelila Boothe
Printed Name

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 project site is vacant and has been previously graded. There are no trees, outcroppings, rocks or unique landmark features within the project that would make the site a scenic resource. The proposed project will not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

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

Findings of Fact:

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

a) According to GIS database, the project site is located 51.55 miles away from Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and is not subject to any special lighting policies that protect the Mt. Palomar Observatory. The project will have no significant impact.

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?

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☒

b) Expose residential property to unacceptable light levels?

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☒

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The project proposes lighting; however, the potential environmental impacts of the project were fully studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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?

☐
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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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☐
☒

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

Source: GIS database, and Project Application Materials.

Findings of Fact:

a-d) Potential impacts to Agricultural Resources were studied fully studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

☐ ☐ ☐ ☒

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

Findings of Fact:

a) The project will not 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) The project will not result in the loss of forest land or conversion of forest land to non-forest use.

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

☐ ☐ ☐ ☒

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|---------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | | | | |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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:

a-f) Potential impacts to Air Quality were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service? | <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 |
|--|--------------------------------------|--|---------------------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: GIS database, WRCMSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

a-g) Potential impacts to Biological Resources were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: Project Application Materials

Findings of Fact:

a-b) Potential impacts to Historic Resources were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials

Findings of Fact:

a-d) Potential impacts to Archaeological Resources were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) Potential impacts to Paleontological Resources were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|---------------------------------------|-------------------------------------|
| 11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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"/> |

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist Comments

Findings of Fact:

a-b) Potential impacts to Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 12. Liquefaction Potential Zone | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Be subject to seismic-related ground failure, including liquefaction? | | | | |

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction

Findings of Fact:

a) Potential impacts to Liquefaction were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 13. Ground-shaking Zone | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Be subject to strong seismic ground shaking? | | | | |

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)

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

Findings of Fact:

Potential impacts to Ground-shaking were certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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?

☐
☐
☐
☒

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

Findings of Fact:

a) Potential Landslide Risk impacts were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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?

☐
☐
☐
☒

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

a) Potential impacts to Ground Subsidence were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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

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?

☐ ☐ ☐ ☒

Source: Project Application Materials

a) Potential impacts to Other Geologic Hazards were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

c) Result in grading that affects or negates subsurface sewage disposal systems?

☐ ☐ ☐ ☒

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

Findings of Fact:

a-c) Potential impacts to Slopes were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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?

☐ ☐ ☐ ☒

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|---------------------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

a-c) Potential impacts to Soils were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 19. Erosion | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a-b) Potential impacts to Erosion were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 20. Wind Erosion and Blowsand from project either on or off site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | | | | |

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

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

Findings of Fact:

a) Potential impacts to Erosion were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <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, PP17968R2 Greenhouse Gas Analysis, prepared by Urban Crossroads, dated August 12, 2015

Findings of Fact:

a) The PP17968R2 Greenhouse Gas Analysis, prepared by Urban Crossroads, dated August 12, 2015, indicates that the project's annual GHG emissions will be 407.51 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is below the threshold of 3,000 MTY CO₂e per year for mixed use projects proposed by the South Coast Air Quality Management District. This project total includes both direct (amortized construction, area source, and potential increases to mobile) and indirect (electricity and energy to deliver water for landscaping and process waste water) GHG emissions. Therefore, the project would not result in significant generation of greenhouse gases, either directly or indirectly, and would 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 Light Industrial (LI) 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.

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.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--|---------------------------------------|--------------|
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b. Mandatory compliance with the "efficiency measures" required for "small projects" pursuant to the draft CAP 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?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

Source: Project Application Materials

Findings of Fact:

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

a-e) Potential impacts to Hazards and Hazardous Materials were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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

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

a-d) Potential impacts to Airports were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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

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

Findings of Fact:

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

a) Potential impacts due to a Hazardous Fire Area were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 operation of which could result in significant environmental effects (e.g. increased vectors or odors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a-h) Potential impacts to Water Quality were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR

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

No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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?

☐
☐
☐
☒

b) Changes in absorption rates or the rate and amount of surface runoff?

☐
☐
☐
☒

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)?

☐
☐
☐
☒

d) Changes in the amount of surface water in any water body?

☐
☐
☐
☒

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

Findings of Fact:

a-d) Potential impacts to Water Quality were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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?

☐
☐
☐
☒

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

☐
☐
☐
☒

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

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

Findings of Fact:

a) The project proposes to construct a 32,430 square foot material inventory and equipment storage facility with 3,284 sq. ft. ground floor office, 6,000 sq. ft. manufacturing area, 23,146 sq. ft. warehouse area, and a 2,943 sq. ft. mezzanine office with 64 space parking spaces. The project is consistent with the light industrial (LI) land use designation, as reflected in the adopted Specific Plan No. 176 approved Land Use Plan, and with all other policies of the County General Plan. 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. A copy of the development proposal was transmitted to the City staff for their review and comment. No response from the City staff has been received.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?

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

b) Be compatible with existing surrounding zoning?

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

c) Be compatible with existing and planned surrounding land uses?

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

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 Specific Plan No. 176 (Wild Rose), Planning Area III-3 which has Manufacturing-Medium (M-M) zoning classification as the "base zone". The proposed material inventory and equipment storage facility for plumbing contractor business (warehousing and distribution), is a permitted use, subject to approval of a plot plan in the M-M zone.

b) The project site is surrounded by properties which are zoned Specific Plan No. 176 (Wild Rose), Planning Area III-3 to the north, east and west, and Specific Plan No. 176 (Wild Rose), Planning Area III-4 to the south. 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) to the north and east and Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) to the south and west. The project site is surrounded by Industrial buildings to the

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

north, south, east, and west. The project is proposing the construction of a material inventory and equipment storage facility for plumbing contractor business (warehousing and distribution). 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?

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

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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

c) 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-d) Potential impacts to Mineral Resources were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <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 |
|--|--------------------------------------|--|---------------------------------------|-------------------------------------|
| NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> | | | | |
| b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> | | | | |

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

Findings of Fact:

a-b) Potential impacts to Airport Noise were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 31. Railroad 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"/> |

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

Findings of Fact: Potential impacts to Railroad Noise were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 32. Highway 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"/> |

Source: On-site Inspection, Project Application Materials

Findings of Fact: Potential impacts to Highway Noise were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 33. Other Noise | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> | | | | |

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | | |
| 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a-d) Potential impacts due to Noise Effects on or by the Project were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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 |
|---|--------------------------------------|--|---------------------------------------|-------------------------------------|
| POPULATION AND HOUSING Would the project | | | | |
| 35. Housing | | | | |
| a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a-f) Potential impacts to Housing were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan Safety Element

Findings of Fact:

Potential impacts to Fire Services were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002.

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

The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan

Findings of Fact:

Potential impacts to Sheriff Services were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

Potential impacts to Schools were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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

Source: Riverside County General Plan

Findings of Fact:

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

Potential impacts to Libraries were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

Source: Riverside County General Plan

Findings of Fact:

Potential impacts to Health Services were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 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-b) Potential impacts to Parks and were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR

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

No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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"/> |
|--------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Riverside County General Plan

Findings of Fact: Potential impacts to Recreational Trails were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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

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? | <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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Cause an effect upon, or a need for new or altered maintenance of roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Cause an effect upon circulation during the project's | <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 |
|---|--------------------------------------|--|---------------------------------------|-------------------------------------|
| construction? | | | | |
| 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

Findings of Fact:

a-i) Potential impacts to Circulation were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will have the same level of traffic as anticipated in the EIR and not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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"/> |
|------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Riverside County General Plan

Findings of Fact: Potential impacts to Bike Trails were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--|---------------------------------------|--------------|
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) Potential impacts to water were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will use the same amount of water as previously anticipated and reviewed in the EIR and not result in any new significant environmental impacts not previously identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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?

☐
☐
☐
☒

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: Department of Environmental Health (DEH) Review

Findings of Fact:

a-b) Potential impacts to Sewer were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will utilize the same wastewater requirements as previously analyzed in EIR No. 429, will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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?

☐
☐
☐
☒

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

☐
☐
☐
☒

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--|---------------------------------------|--------------|
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ment Plan)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) Potential impacts to Solid Waste were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will have the same solid waste impacts previously anticipated and analyzed in EIR No. 429, will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

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

Source: Riverside County General Plan

Findings of Fact:

a-g) Potential impacts to Utilities were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will have the same utilities requirements previously anticipated and analyzed in EIR No. 429, will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <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 |
|--------------------------------------|--|---------------------------------------|--------------|
|--------------------------------------|--|---------------------------------------|--------------|

Source:

a) Potential impacts to Energy Conservation were studied in certified EIR No. 429, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 25, 2002. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 429, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 429. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>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)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

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

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <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 |
|--------------------------------------|--|---------------------------------------|--------------|

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: Specific Plan No. 176 (Wild Rose), Environmental Impact No. 429

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

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

Page: 1

PLOT PLAN:TRANSMITTED Case #: PP17968R2

Parcel: 283-440-016

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP -PRECEDENCE

INEFFECT

If any of the following conditions of approval differ from the specific plan text or exhibits, the conditions enumerated herein shall take precedence.

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a Revised Permit to the approved Plot Plan proposes modifications to a previously approved industrial building. The Plot Plan permitted the construction of three (3) industrial buildings (Buildings A, B, and C). Buildings A and B have already been constructed. This revised permit is for Building C which is not yet constructed. This project proposes to increase the square footage for Building C footprint from 29,052 sq. ft. to 32,430 sq. ft. (an increase of 3,378 sq. ft.) and revise the floor plan and the parking spaces. The building will be utilized as material inventory and equipment storage facility with a 3,284 sq. ft. ground floor office, 6,000 sq. ft. manufacturing area, 23,146 sq. ft. warehouse area, and a 2,943 sq. ft. mezzanine office for a plumbing contractor business. The project also includes 61 standard parking spaces and three (3) accessible parking spaces, and landscaping.

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

10. EVERY. 2 SP -COMPLY W/ORDS AND LAWS

INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County Ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with adopted Specific Plan No. 176 Amendment No. 2 as filed in the office of the Riverside County Planning Department, unless otherwise amended.

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. 17968R2 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 17968R2, Exhibit A, Amd.#1, dated 9/29/15. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 17968R2, Exhibit B, Amd.#1, dated 8/24/15. (Elevations)

APPROVED EXHIBIT C = Plot Plan No. 17968R2, Exhibit C, Amd.#1, dated 8/24/15. (Floor Plan)

APPROVED EXHIBIT L = Plot Plan No. 17968R2, Exhibit L, Amd.#1, (Sheets 1-5) dated 5/5/15. (Landscaping)

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10. GENERAL CONDITIONS

10. EVERY. 3 SP -CHANGE,WAIVER,MODIFY INEFFECT

No portion of the Specific Plan which purports or proposes to change waive or modify any ordinance or other legal requirement for the development shall be considered to be a part of the adopted specific plan.

10. EVERY. 4 SP - AGENCY CONDITIONS INEFFECT

The project shall comply with the conditions set forth in the following agency letters and/or the requirements set forth by these agencies at the development stage:

- | | |
|----------------------------------|---------|
| a. Transportation Department: | 2-28-90 |
| Amended at Planning Commission | 6-27-90 |
| b. Flood Control: | 2-27-90 |
| c. Fire Department: | 1-18-90 |
| d. Health Department: | 1-12-90 |
| e. County Administrative Office: | 6-06-90 |

10. EVERY. 5 SP MITIGATION REPORTING INEFFECT

EXHIBIT C

MITIGATION REPORTING/MONITORING PROGRAM

A new amendment to the California Environmental Quality Act (CEQA), codified as Public Resources Code Section 21081.6, requires the preparation of a program to ensure that all mitigation measures are fully and completely implemented. The Environmental Impact Report prepared for Specific Plan No. 176 imposes certain mitigation measures for the project. Certain conditions of approval for reporting/monitoring programs for certain mitigation measures. At the time of approval of subsequent development applications, further environmental reporting/monitoring programs will be established to ensure that all mitigation measures are appropriately implemented.

10. EVERY. 7 SP - REVISED REC. SUBDIV INEFFECT

(Revised) Prior to the recordation of any subdivision for any portion of the Specific Plan permitting any dwelling units in excess of 500, the project proponent shall provide for the improvement of Glen Ivy Road from the southerly project boundary to Temescal Canyon Road providing, as a minimum, a continuous 32 foot interim paved section.

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10. GENERAL CONDITIONS

10. EVERY. 11 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 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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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 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.

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10. GENERAL CONDITIONS

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".

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. 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.

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10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - PERMIT REQUIRED

INEFFECT

PERMIT ISSUANCE:

Per section 105.1 (2013 California Building Code, CBC):
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - SOLID WASTE

INEFFECT

Solid waste bin enclosures should be addressed for the commercial areas and multi-family dwelling units. An adequate number of permanent waste storage enclosures are recommended.

10.E HEALTH. 2 SP - WASTE

INEFFECT

Waste bin enclosures should provide adequate space for storage of recyclable materials.

10.E HEALTH. 3 SP - DEVELOPMENT STANDARDS

RECOMMND

Prior to any project approval the development standards of Specific Plan No. 176 shall be reviewed and complied with.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 SP - FIRE IMPACT MITIGATION INEFFECT

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

10.FIRE. 2 SP - HAZARDOUS FIRE INEFFECT

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance No. 546.

10.FIRE. 3 SP - WATER AND FIRE HYDRANTS INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with appropriate sections of Riverside County Ordinance 460 and/or 546 subject to the approval by the Riverside County Fire Department.

10.FIRE. 4 SP - FIRE MITIGATION INEFFECT

The fire impact mitigation measures outlined as condition in the County Fire Department letter dated 2-19-85 shall be required, in addition to those recommendations contained in the U.S Forest Service letter dated 9-21-84.

10.FIRE. 5 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 2013 CFC, Chapter 23 compliance. Complete Chapter 23 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 Chapter 23, 2013 Edition and NFPA 13, 2013 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

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10.FIRE. 6 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. 7 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 2500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 8 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located ot less than 25 feet or more than 225 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 9 USE-#25-GATE ENTRANCES RECOMMND

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

10.FIRE. 10 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be

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

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP - FLOOD CONTROL

INEFFECT

Flood Control

The specific plan shall be developed in accordance with conditions and standards set by the Riverside County Flood Control and Water Conservation District as stated in their letter dated 12-19-84. Where possible within District guidelines, drainage courses shall be left in a natural state. Riparian areas shall be maintained by the master property owner's association, or as otherwise approved by the Flood Control District.

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 17968R2 is a proposal to construct a material inventory and equipment storage facility on 2.02-acre parcel in the Temescal area. The project site is located on the easterly of Interstate 15 and southerly of Stellar Court.

The site is lot 6 and portion of Lot 7 of PM 28834. McBride Channel and Brown Canyon Channel have been constructed upstream. These channels collect and convey the offsite storm runoff tributary to the site; therefore the proposed project receives minimal offsite runoff from the southwest. 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.

There is an existing storm drain along eastern boundary constructed under Parcel Map 28834-2. The applicant proposes to drain the onsite flows to a proposed Bio-Retention basin at south east corner of the site. The flows from the site would ultimately be discharged into Brown Canyon via the existing storm drain, since that is considered adequate outlet mitigation for increased runoff would not be required but mitigation for water quality is required. The Water Quality Management Plan (WQMP) will be reviewed and approved by transportation department prior to the issuance of the permit.

The District does not object to this proposal.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - HOOD/DIRECT LIGHTING RECOMMND

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

10.PLANNING. 1 SP - ENVIRONMENTAL ASSESSMENT INEFFECT

An environmental assessment shall be conducted for each tract, change of zone, plot plan, specific plan amendment or any other discretionary permit required to implement the specific plan. At a minimum, the environmental assessments shall utilize the evaluation of impacts addressed in EIR No. 183 prepared for Specific Plan No. 176.

10.PLANNING. 2 SP - OPEN SPACE LANDS NOTAPPLY

2.2.2 Areawide Landuse Plan, Public and Open Space Land Uses
The proposed dedication of open space lands within the National Forest boundary may or may not be acceptable to the Forest Service. It is our policy to accept only those lands which will provide a desireable management configuration. Generally, we do not accept any lands which would produce an irregular or scalloped boundary.

10.PLANNING. 3 SP - OPEN SPACE NOTAPPLY

A master property owners association or appropriate public maintenance agency shall be established by the developer encompassing the entire specific plan, for the ownership, maintenance and management of the natural open space landscaping and irrigation systems along public roads, major project entry point facilities, signing and lighting as necessary as defined through the specific plan and the conditions of approval.

10.PLANNING. 4 SP - NUMERICAL SEQUENCE INEFFECT

Except in that portion of the Wildrose development east of interstate 15, Development applications may be filed out of the numerical sequence of the Master Phasing Plan, provided that the development application complies with all conditions, including requirements for public facilities, infrastructure, and recreational amenities, for the phase and planning unit in which it is located and all

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10. GENERAL CONDITIONS

10.PLANNING. 4 SP - NUMERICAL SEQUENCE (cont.) INEFFECT

intervening phases and planning units.

10.PLANNING. 5 SP - PHASING/FINANCING INEFFECT

A land division filed for the purposes of phasing or financing shall not be considered and implementing development.

10.PLANNING. 6 SP - WATER AND SEWAGE INEFFECT

Water and sewage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department. Such requirements will be applied at the subdivision or plot plan stage.

10.PLANNING. 7 USE - CAUSES FOR REVOCATION INEFFECT

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. 7 SP - DRAINAGE AND FLOOD INEFFECT

Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District requirements. Such requirements will be applied at the subdivision and plot plan stage.

10.PLANNING. 8 SP - FLAG LOTS INEFFECT

Flag lots shall not be permitted.

10.PLANNING. 9 SP - COMMON GREENBELT INEFFECT

ALL LANDSCAPED COMMON GREENBELT, PARK, IMPROVED OPEN SPACE, AND LINEAR PARK AREAS WITH THE SPECIFIC PLAN SHALL INCLUDE AUTOMATIC IRRIGATION SYSTEMS.

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10. GENERAL CONDITIONS

10.PLANNING. 10 SP - MAINTENANCE COMMON SPAC INEFFECT

MAINTENANCE OF THE COMMON OPEN SPACE AREA, PARK AND RECREATION AREAS AND SCHOOL SITES SHALL BE THE DEVELOPER'S RESPONSIBILITY UNTIL SUCH TIME AS OPERATION AND MAINTENANCE IS ASSUMED BY A COUNTY SERVICE AREA, COMMUNITY SERVICES DISTRICT, OR OTHER APPROPRIATE PUBLIC AGENCY.

10.PLANNING. 11 SP - SCHOOL SITE INEFFECT

Any area within Specific Plan No. 176 which is designated as a school site is exempt from the provisions of the Master Phasing Program. Sites designated for schools may be developed at such time the applicable school district deems appropriate; provided adequate water, sewer and other necessary services are available to the site.

10.PLANNING. 12 SP - DUAL WATER INEFFECT

Dual water systems shall be provided in common open space areas for the use of reclaimed water when made available by the water district.

10.PLANNING. 13 SP - TRAIL SYSTEMS INEFFECT

2.2.7 Areawide Open Space, Recreation and Special Design Features, Trail System
At the present time, the Forest Service has no plans to develop any trails or recreation facilities in the areas adjacent to the project. The construction of trails to the Forest boundary would create substantial management problems resulting in an increased risk of fire occurrence, litter and vandalism. It is our preference that no trails be constructed to the National Forest boundary.

10.PLANNING. 14 SP - ENERGY INEFFECT

Energy The project shall conform to the requirements specified in Title 24

10.PLANNING. 16 SP - MAXIMUM DWELLING INEFFECT

The total specific plan shall be developed with a maximum of 2114 dwelling units on 561 acres identified as the Wildrose Community in Exhibit A

Final development densitites for each phase shown in Exhibit "A" shall be determined through the appropriate

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10. GENERAL CONDITIONS

10.PLANNING. 16

SP - MAXIMUM DWELLING (cont.)

INEFFECT

tract application, up to the maximum density identified for the planning unit in question, based upon, but not limited to the following:

- A. adequate availability of services:
- B. adequate access and circulation:
- C. sensitivity to land forms:
- D. innovation to housing types, design, conservation or opportunities:
- E. adequate provision of recreational open space within planned residential development (PRD's);
- F. sensitivity to neighborhood design through appropriate lot and street layouts;
- G. compatibility with surrounding off-site development land uses and densities; and
- H, adequate mitigation of all school impacts identified by the affected school district.

10.PLANNING. 17

USE - LOW PALEO

INEFFECT

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the

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10.PLANNING. 17

USE - LOW PALEO (cont.)

INEFFECT

paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per 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.

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

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10. GENERAL CONDITIONS

10.PLANNING. 18 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. 19 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 with.

10.PLANNING. 20 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. 24 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),

Industrial use 1 space/250 sq. ft. of office area, 1 space/ 500 sq. ft. of fabrication area, Plus 1 space/ 1,000 sq. ft. of storage area and 1 space /500 sq. ft. of floor plan which is uncommitted to any type of use.

10.PLANNING. 32 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. 36 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

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. 37 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).

10.PLANNING. 39 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. 40 USE - IND OCCUPANT CHANGE RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 45 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. 48 USE - BUSINESS LICENSING INEFFECT

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 SP - ROAD IMPROVEMENTS INEFFECT

All road improvements within the project boundaries shall be constructed to ultimate County Standards in accordance with Ordinance No. 460 and 461 as a requirement of the implementing subdivisions for the Specific Plan, subject to approval by the Road Commissioner.

10.TRANS. 2 SP - TRAFFIC SIGNAL INEFFECT

The project proponent shall participate in the Traffic Signal Mitigation Program as adopted by the Riverside County Board of Supervisors.

10.TRANS. 3 SP - SIGNAL MITIGATION INEFFECT

It is recommended that the boundaries for the Lake Mathews Signal Mitigation District be expanded to include the entire project, and that the project proponents participate in the Signal Mitigation Program as approved by the Board of Supervisors.

10.TRANS. 4 SP - REVISIONS INEFFECT

Any revisions to the existing area circulation resulting as a further action pursuant to approval of this Specific Plan shall be consistent with the Standards of Ordinance No. 460

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10.TRANS. 4 SP - REVISIONS (cont.) INEFFECT

and 461 or as approved by the Riverside County Board of Supervisors.

10.TRANS. 5 SP - PAVED ACCESS INEFFECT

The project proponent shall provide appropriate paved access together with alternate access as may be required by the Road Commissioner during the build-out of the project.

10.TRANS. 6 SP - LANDSCAPING INEFFECT

Any proposed landscaping within County maintained road right-of-way will require approval of the Road Department together with a binding maintenance agreement for upkeep of the landscape.

10.TRANS. 7 SP - SIDEWALKS INEFFECT

Sidewalks shall comply with applicable County Standards unless otherwise approved by the Road Commissioner.

10.TRANS. 8 SP - STREET IMPROVEMENTS INEFFECT

The subdivider shall comply with the street improvement recommendations outlined in the County Road Department's letter as amended April 29, 1986 by the Board.

10.TRANS. 9 SP - ROAD IMPROVEMENTS INEFFECT

Road improvements shall be provided in accordance with the requirements of the implementing subdivision for this project and/or as recommended by the Road Commissioner.

10.TRANS. 10 SP - COLLECTOR ROADWAYS INEFFECT

Collector roadways shall minimize the use of reverse frontage walls by such treatments as increased setbacks, landscaping, and berming or other techniques which will allow individual residential developments to have frontage on the collector roadways without the use of masonry walls or fences.

10.TRANS. 11 SP - TRAFFIC GENERATOR INEFFECT

The proposed project will be a substantial traffic generator, As such, the project proponent shall incorporate

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10. GENERAL CONDITIONS

10.TRANS. 11 SP - TRAFFIC GENERATOR (cont.) INEFFECT

such demand management programs as may be appropriate to comply with the goals and objectives of the Regional Mobility Plan and Air Quality Management Plan, including: design provisions to accommodate transit services, all as approved and confirmed by the Road Commissioner.

10.TRANS. 12 SP - ACCESS INEFFECT

Access is a concern regarding this proposal. The project proponent shall be required to provide appropriate paved access as may be required by the Road Commissioner throughout the development of the project, including off-site right of way acquisition and improvements to satisfy access requirements for adjacent property when severed due to this proposal.

10.TRANS. 13 SP - MONITORING PROGRAM INEFFECT

The project proponent shall participate in a development monitoring program to assure that road improvements are completed as required.

10.TRANS. 14 SP - CLOSURE OF ROAD INEFFECT

Upon the completion and acceptance of Glen Ivy Road, the project proponent shall petition the County for the Closure of Hunt Road and Lawson Road, with provisions for emergency fire access, unless such closure has already been executed by prior Board action. (Note: this condition has been carried over from Specific Plan 221, as previously approved by the Board of Supervisors, Road Department does not support such closure due to a lack of adequate circulation in the area, and the fact that the resulting road system would not comply with County standards for Ordinance No. 460. The Road Department reserves the right to oppose such closure as a subsequent action.).

10.TRANS. 15 SP - ASSESSMENT DISTRICT INEFFECT

The use of an assessment district or any similar mechanism to finance the construction of road improvements required as conditions of approval shall be at the discretion of the Board of Supervisors.

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10. GENERAL CONDITIONS

10.TRANS. 16 SP - CIRCULATION/PUBLIC FACIL INEFFECT

The following amendment to the Circulation portion of the Public Facilities and Services Element of Comprehensive General Plan is recommended in conjunction with this development proposal. Should this Specific Plan be approved, the Road Department will initiate this revision.

Realign Lawson Road as a Secondary Highway to interlock Temescal Canyon Road at Glen Ivy Road and change name to Glen Ivy Road.

10.TRANS. 17 SP - CIRCULATION CONCEPT INEFFECT

2.2.4 Areawide Circulation Concept, Indian Truck Trail Road
One of our primary concerns is that the longstanding and established access and use of existing roads to the National Forest be preserved. The Indian Truck Trail Road crosses the Bochner Valley Ranch portion of the development. This road is a major access point to the National Forest for recreation use and fire suppression. It is vitally important that continued access be assured through full dedication or other means. (Please reference our earlier reponse dated September 19, 1979.)

10.TRANS. 18 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 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.

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10. GENERAL CONDITIONS

10.TRANS. 18 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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.

10.TRANS. 20 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, 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. 21 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. 22 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.

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10. GENERAL CONDITIONS

10.TRANS. 23

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 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.

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1

SP -DEVELOPMENT STANDARDS

NOTAPPLY

Prior to any project approval the development standards of Specific Plan No. 176 shall be reviewed and complied with.

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30. PRIOR TO ANY PROJECT APPROVAL

FIRE DEPARTMENT

30.FIRE. 1 SP - HOMEOWNER'S ASSOCIATION NOTAPPLY

The Homeowner's Association or appropriate community service district shall be responsible for the maintenance of the open space areas. Prior to approval of any development plan for lands adjacent to open space areas, a fire protection/vegetation management plan shall be submitted to the Fire Department for approval.

30.FIRE. 2 SP - MITIGATION MEASURES NOTAPPLY

When the individual tract or parcel maps are reviewed, the Fire Department may require any or all of the mitigation measures contained in the Fire Protection section of the draft E.I.R.

30.FIRE. 3 SP- TRACT MAPS NOTAPPLY

Individual tract maps next to or adjoining National Forest lands shall have a Wildland Fire Protection Plan approved by the U. S. Forest Service and the Riverside County Fire Department prior to approval.

30.FIRE. 4 SP -DEVELOPMENT STANDARDS NOTAPPLY

Prior to any project approval the development standards of Specific Plan No. 176 shall be reviewed and complied with.

30.FIRE. 7 SP -FIRE NOTAPPLY

All buildings shall be constructed with fire retardant roofing material as described in Section 3203 of the Uniform Code. Any wood shingles or shakes shall have a Class "B" rating and shall be approved by the Fire Department prior to installation.

30.FIRE. 8 SP - FIRE NOTAPPLY

Fire

The project is located in a high fire hazard area asking vegetation management essential to the protection of the National Firest Resource and the development. It is recommended that the following be done:

- a. A combination of fuelbreaks, age class management, green belts and construction of a non-combustible wall will

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30. PRIOR TO ANY PROJECT APPROVAL

30.FIRE. 8

SP - FIRE (cont.)

NOTAPPLY

provide the appropriate technique to help mitigate the impacts on the National Forest along the project boundary.

- b. The non-combustible wall should be constructed with a 20 foot wide gated opening every 1000 feet with a hydrant.
- c. No structures should be constructed within 100 feet of the Forest.
- d. Because of the project, our resource and fire management planning will need to be stepped up to compensate for the increased population density and the increased fire occurrence which accompanies it. It is our position that the developer should share in the costs of the planning as well as the implementation of a comprehensive vegetation management program for the area.
- e. Fire lanes between lots to the Forest boundary and the fuelbreaks should be established to provide unobstructed access to firefighting force.
- f. It should be recognized that generally it is Forest Service policy not to obligate National Forest System lands to such uses as fuelbreaks or greenbelts solely for the protection of private property when such facilities can be constructed on private land. Coordinated Resource Management Planning (CRMP) projects, however, provide the opportunity to meet different objectives in areas of mutual concern without the restrictions of jurisdictional boundaries.

30.FIRE. 9

SP -FIRE FLOWS

NOTAPPLY

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside Ordinance No. 460 and/or No. 546, subject to the approval by the Riverside County Fire Department.

PARKS DEPARTMENT

30.PARKS. 1

SP -DEVELOPMENT STANDARDS

MET

Prior to any project approval the development standards of Specific Plan No. 176 shall be reviewed and complied with.

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30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1

SP - AFFORDABLE HOUSING PLAN

NOTAPPLY

The develop(s) of Specific Plan No. 176 shall provide a minimum of 25 percent of the total number of approved residential dwelling units in the Wildrose portion for sale/rent as affordable housing units (see part D of this condition) in accordance with the requirements of Category V as set forth in the Land Use Element of the Comprehensive General Plan and the following:

- A. A detailed project-wide Affordable Housing Plan conforming with County adopted guidelines and containing the following information shall accompany the first application proposing residential development:
 - 1. Identification of all planning areas in which affordable units will be offered for sale or rent, and
 - 2. A pricing schedule for affordable units, and
 - 3. Identification of the number of units affordable to very low, low, and moderate income families: by housing type and units to be offered for sale or rent (to be specified) for each of the planning areas as stipulated in No. 1 above and
 - 4. A discussion of graphic representation of the relationship between the implementation of the housing plan and the project-wide phasing plan (Exhibit D).
- B. A report entitled Housing Plan Monitoring Report for Specific Plan of Land Use No. 176, containing the following shall accompany all applications which include planning areas designated to contain affordable units. This report is to be submitted subsequent to the initial application for proposed residential development (subdivision, plot plans, etc.):
 - 1. Past number of constructed affordable units including the sale or rental price of each unit within each applicable planning area, and
 - 2. Proposed number of affordable units, including the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1

SP - AFFORDABLE HOUSING PLAN (cont.)

NOTAPPLY

sale or rental price of each unit within each applicable planning areas, and

3. A cumulative tabulation of all affordable units constructed and proposed to date with proper reference to all preceeding monitoring reports and the total number of units constructed to date.

C. For evidence of compliance with the provisions of the housing policies of the Category V designation with the Land Use Element of the Comprehensive General Plan which stipulates that one quarter of all units constructed within each consecutive three year development period following project approval shall be affordable units, the developer(s) shall submit for review by the Planning Director a Triennial Housing Plan Status Report for Specific Plan of Land Use No. 176 to include the following:

1. All Monitoring and Triennial Housing Plan Status Reports previously approved by the Planning Director for this specific plan, and
2. A summary of the affordable units constructed within the immediately preceeding three year period to include all information topics applicable to the monitoring reports together with a statement of attained compliance with the above stated policy, and
3. A proposed plan for further compliance with the subject policy for the succeeding three year period shall be included in all triennial housing plan status reports, with the exception of the final one.

D. The pricing and rental payment schedule for affordable units shall comply with the adopted policy/formula in effect at the time the relevant development application is approved, or the following formula whichever is less restrictive. If there is no adopted policy/formula in effect then the following formula shall apply:

1. Sale Units: These unit sale prices shall not exceed 1.2 times (x) 120% of the adopted County

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30.PLANNING. 1 SP - AFFORDABLE HOUSING PLAN (cont.) (cont.) NOTAPPLY

gross median annual income. (Multiplication factor based on State Department of Housing and Community Development formula).

2. Rental Units: These unit monthly rental prices shall not exceed .30 times (x) 120% of the adopted County gross median annual income divided by (-) twelve (12).

30.PLANNING. 2 SP - COMMERCIAL COMPONENTS NOTAPPLY

The developer shall provide within one of the commercial components of the development an improved park and ride facility or otherwise participate towards contributions for the purchase of and improvement to an off-site facility if recommended by Caltrans at the development stage.

30.PLANNING. 3 SP - IMPLEMENTING APPLICATION NOTAPPLY

All implementing development applications within Planning Areas III-1 and III-3 will incorporate a buffer area on the northern boundary adjacent to existing residential uses as per the standards of Exhibit Nos. 24a and 24b within Specific Plan No. 176 Amendment No. 2 (Added by Staff at Planning Commission 6-27-90)

30.PLANNING. 3 SP - EQUESTRIAN TRAILS NOTAPPLY

Any equestrian trails west of Forest Boundary Road, shall be subject to USFS approval.

30.PLANNING. 4 SP - PHYSICAL & LEGAL ACCESS NOTAPPLY

Physical and legal access shall be maintained at all times to the J. Henry Smith Ranch.

30.PLANNING. 5 SP - COMMON AREAS NOTAPPLY

Development applications which incorporate common areas shall be accompanied by design plans for the common area. Such plans shall specify the location and extent of landscaping, irrigation systems, structures, and circulation (vehicular, pedestrian and/or equestrian).

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - ENVIRONMENTAL ASSESSMENT MET

An environmental assessmnet shall be conducted for each tract, change of zone, plot plan, specific plan amendment, or any other discretionary permit required to implement the specific plan. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the Environmental Impact Report prepared for Specific Plan No. 176 amendment No. 2.

30.PLANNING. 7 SP - RECYCLING MET

Each planning area shall comply with the Riverside County recycling program upon its adoption.

30.PLANNING. 8 SP - FILING/SUBDIVISION NOTAPPLY

Land Use

Concurrent with the filing of any subdivision, plot plan or other land use permit to develop any portion of the Wild Rose Community easterly of Interstate-15, a floodplain study defining the 100 year flood limits of the Temescal Wash shall be submitted for approval by the County Flood Control and Water Conservation District.

30.PLANNING. 9 SP - COMMUNITY RECREATION NOTAPPLY

Community recreation areas shall be developed in accordance with Exhibit "A" and the following:

1. The center's shall be owned and managed by the master home owners association or other appropriate public agency.
2. Detailed development plans, including facilities, landscaping, and irrigation shall be submitted for Planning Department approval concurrently with the submittal of the tentative tract maps which include these areas.

30.PLANNING. 10 SP - OPEN SPACE & PARKS NOTAPPLY

Planning Area Conditions

All areas designated as natural open space and parks on the development plan shall be subject to the following development criteria:

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30.PLANNING. 10 SP - OPEN SPACE & PARKS (cont.) NOTAPPLY

- a. Areas of the specific plan which are not designated on Exhibit "C" as another type of land use shall be designated open space and shall be owned and managed by the master property owners association or appropriate public maintenance agency.
- b. Detailed development plans, including facilities, landscaping and irrigation shall be submitted for Planning Department approval concurrently with the submittal of the tentative tract maps which are adjacent to or include these areas.
- c. Areas designated as open space shall be retained in perpetual open space. Limited grading for slope stabilization shall be allowed in these areas as required.

30.PLANNING. 11 SP - CINNERCUAK SITE MET

Commercial sites shall be developed to the following name:

- a. The commercial centers shall be developed subject to the submittal of a plot plan under the provisions of Section 18.30 of County Ordinance No. 348. This plot plan shall include detailed building sizes, elevations, parking, roof treatment, landscaping, and circulation designs, and will designate the major uses proposed on each site.
- b. The commercial center, shall be developed to a manner that is architecturally harmonious with the defined theme of Specific Plan No. 176.
- c. The commercial center shall incorporate efficient pedestrian, bikeway, auto and public transportation system. Development details shall be provided concurrently with the plot plan which will be evaluated for accuracy by the Planning Department and other affected agencies.

30.PLANNING. 12 SP - COMMON AREAS NOTAPPLY

Common areas identified in the specific plan shall be owned and maintained as follows:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP - COMMON AREAS (cont.) NOTAPPLY

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division, or issuance of any building permits for any approved development permit (use permit, plot plan, etc.).

30.PLANNING. 13 SP - COMPLETE CASE APPROVALS MET

Prior to approval of any tentative subdivision or parcel map or approval of any plot plan or use permit, the SPECIFIC PLAN, the COMPREHENSIVE GENERAL PLAN AMENDMENT, the CHANGE OF ZONE, and the DEVELOPMENT AGREEMENT shall be approved by the Board of Supervisors and shall be effective.

30.PLANNING. 15 SP -DEVELOPMENT STANDARDS MET

Prior to any project approval the development standards of Specific Plan No. 176 shall be reviewed and complied with.

30.PLANNING. 44 SP -PUBLIC ORGANIZATION NOTAPPLY

10. a. If the permanent master maintenance organization referenced in Condition of Approval No. 10 is a public organization, the developer shall comply with the following

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 44

SP -PUBLIC ORGANIZATION (cont.)

NOTAPPLY

condition:

Prior to the recordation of any final subdivision map or issuance of building permits in the case of use permits and plot plans, the applicant shall convey to the County fee simple title, to all common or common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easement which in the sole discretion of the County are acceptable. As a condition precedent to the county accepting title to such areas, the subdivider shall submit the following documents to the Planning Department and the Office of the County Counsel.

1. A declaration of covenants, conditions and restrictions; and
2. A sample document conveying title to the purchaser of an individual lot unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference.

The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit and (c) contain the following provision verbatim:

Notwithstanding any provision in this Declaration to the contrary, the following provision shall apply:

The property owner's association established herein shall, if dormant be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit 'A' attached hereto. The decision to require activation of the property owner's association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the common area, or any part thereof, is conveyed to the property owner's association, the

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30.PLANNING. 44 SP -PUBLIC ORGANIZATION (cont.) (cont.) NOTAPPLY

association, thereafter shall own such 'common area', shall manage and continuously maintain such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owner's association shall have the right to access the owners of each individual lot or unit, for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended or property deannexed therefrom absent the prior written consent of the Planning Director, of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area'.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws or the property owner's association Rules and Regulations, if any, this Declaration shall control."

Once approved, the declaration of covenants, conditions, and restrictions shall be recorded at the same time that the final map is recorded.

30.PLANNING. 45 SP -PROPERTY OWNERS NOTAPPLY

Where applicable by ordinance, a neighborhood property owners association shall be established prior to the recordation of the final tract map for each residential development. The neighborhood owners association shall be responsible for any common area improvements that are unique to that neighborhood/subcommunity and other responsibilities as necessary as defined through the specific plan approval.

30.PLANNING. 46 SP -GREENBELT NOTAPPLY

At the time of recordation of any tentative subdivision which contains a common greenbelt, park, open space and/or

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 46 SP -GREENBELT (cont.)

NOTAPPLY

linear park areas, the subdivision shall have those common areas conveyed to the master property owners association or appropriate maintenance agency.

30.PLANNING. 47 SP -FIANL SUBDIVISION

NOTAPPLY

Prior to the recordation of any final subdivision map or building permits being issued for conditional use permits and plot plans, the applicant shall submit to the Planning Department the following documents which shall demonstrate to the satisfaction of the County that the appropriate individual owners associations will be established and will operate in accordance with the intent and purpose of the specific plan:

- a. The document to convey title;
- b. Covenants, Conditions and Restrictions to be recorded; and
- c. Management and maintenance agreements to be entered into with the unit/lot owners of the project.

The master property owners association, neighborhood property owners associations, and commercial property owners associations shall be charged with the unqualified right to assess owners of individual units for reasonable maintenance and management costs which shall be established and continuously reviewed. The individual owners associations shall have the right to lien the property of any owner who defaults in payment of his assessment fees. Such a lien shall not be subordinate to any encumbrance other than a first deed of trust, provided such deed of trust is made in good faith and for good value and is of record prior to the lien of the individual property owners association.

30.PLANNING. 48 SP -RECORDATION FINAL MAP

NOTAPPLY

Prior to recordation of a final tract map, Applicant shall provide certification from the Corona-Norco Unified School District that Applicant has completed proceedings to be included within a Community Facilities District of the Corona-Norco Unified School district for the purpose of financing school facilities or has paid or made arrangement to pay to the Corona-Norco School District fees for financing school facilities in amounts being paid by other developers within the Corona-Norco Unified School district.

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30.PLANNING. 48 SP -RECORDATION FINAL MAP (cont.) NOTAPPLY

For the purpose of complying with this condition, Applicant may provide certification from the Corona-Norco Unified School District of compliance with this conditions or certification from the Corona-Norco School District that arrangements to comply with this condition have been agreed to.

30.PLANNING. 49 SP -RECORDATION FINAL MAP B NOTAPPLY

Prior to the recordation of any final map or issuance of any permit in Specific Plan No. 176 Amendment No. 2, legal descriptions for the planning area(s) in question shall be submitted to the Planning Department. These descriptions shall be subject to the review and approval of the Planning Department and the Office of the County Counsel.

30.PLANNING. 50 SP -MAINTENANCE ORGANIZATION NOTAPPLY

If the permanent master maintenance organization referenced in Condition of Approval No. 10 is a private organization, the developer shall comply with the following condition: Prior to recordation of any final subdivision map or issuance of building permits in the case of use permits and plot plans, the subdivider shall submit the following documents to the Planning Department for review, which documents shall be subject to the approval of that department and the Office of the County Counsel:

1. A declaration of covenants, conditions and restrictions; and,
2. A sample document conveying title to the purchaser of an individual lot or unit which provided that the declaration of covenants, conditions and restrictions is incorporated therein by reference.

The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a minimum term of 60 years, (b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit, (c) provide for ownership of the owners of each individual lot or unit, (c) provide for ownership of the owners of each individual lot or unit and (d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 50

SP -MAINTENANCE ORGANIZATION (cont.)

NOTAPPLY

contrary, the following provision shall apply:

The property owner's association established herein shall, manage and continuously maintain the 'common area', more particularly described on Exhibit 'A' attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owner's association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affect the extent, usage or maintenance of the 'common area'.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws or the property owner's association Rules and Regulations, if any, this Declaration shall control."

Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that the final map is recorded.

30.PLANNING. 51

SP -SCHOOLS

NOTAPPLY

Schools

Each subdivision within the specific plan shall provide as determined necessary by the appropriate school district, agreements with the appropriate school district to mitigate overcrowded conditions within those districts through the dedication of a site and/or through developer fee

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30.PLANNING. 51 SP -SCHOOLS (cont.) NOTAPPLY

mitigation.

30.PLANNING. 52 SP -CLEARANCE FROM PLANNING MET

Prior to issuance of a building permit for construction of any use contemplated by this approval the applicant shall first obtain clearance from the County of Riverside Planning Department that all pertinent conditions of approval have been satisfied with the specific plan for the phase of development or planning unit in question.

30.PLANNING. 53 SP -PHASE OF DEVELOPMENT MET

Prior to the issuance of a building permit for the construction of any use contemplated by this approval, the applicant shall first obtain clearance from the Riverside County Planning Department that all pertinent conditions of approval have been satisfied with the specific plan for the phase of development in question.

30.PLANNING. 54 SP -PARKS NOTAPPLY

Construction of parks and community recreational areas shall commence prior to, or concurrently with adjoining development in each applicable planning unit.

30.PLANNING. 55 SP -CORONA/NORCO SCHOOL DIST MET

Impacts to the Corona/Norco Unified School District and the Elsinore Union High School District shall be mitigated at the development application stage in accordance with the District policies in effect at the time of tract submittal.

30.PLANNING. 56 SP -COMMERCIAL PROPERTY OWNER NOTAPPLY

A commercial property owners association shall be established prior to the issuance of any building permits within Commercial Planning area. The commercial property owners association shall be responsible for private roads, parking, open space areas, signing, landscaping, irrigation, common areas and other responsibilities associated with the development of the commercial land use as necessary and as defined through the specific plan approval.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 57 SP -ACOUSTICAL REPORT NOTAPPLY

An acoustical report shall be submitted concurrently with all applications proposing residential development, as follows:

- a. Adjacent to Interstate 15
- b. Adjacent to a collector or larger roadway
- c. Adjacent to mining operations

30.PLANNING. 58 SP -NATIVE TREES & SHRUBS MET

Native specimen trees and shrubs shall be utilized wherever possible, as approved by the Planning Department.

30.PLANNING. 59 SP -UTILITY MET

All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments.

30.PLANNING. 60 SP -SCHOOL SITES NOTAPPLY

Planning areas to be developed as school sites shall be developed in accordance with Exhibit "A" and the following criteria:

1. The master home owners association or the developer shall manage the site until such time as the appropriate school district assumes title to the property.
2. The site shall be retrained to a manner which is aesthetically pleasing and does not present a hazard to health and safety.

30.PLANNING. 61 SP -FLOOD CONTROL NOTAPPLY

Flood control facilities within each phase will be constructed prior to or concurrently with the initial development within that phase.

30.PLANNING. 62 SP -PEDESTRIAN ACCESS NOTAPPLY

Development applications shall incorporate internal pedestrian access to common open space and recreation areas. No direct pedestrian access shall be provided to the open space preserve.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 63 SP -FINANCING NOTAPPLY

A land division map may be filed on a portion of or the entire project site for the purpose of financing, and to delineate the planning areas prior to the implementation of the first initial tentative tract map. This land division map shall provide for the establishment of the Master Home Owners Association and the appropriate division, development and management of open space areas, and shall be exempt from those Specific Plan conditions of approval which refer to the tentative tract maps which will implement the planning areas.

30.PLANNING. 64 SP -AMENDED SPECIFIC PLAN NOTAPPLY

Within eight (8) years of the adoption of the resolution for the specific plan, any portion of this specific plan that has not been developed or for which an implementation development plan has not been approved by the County, may be reviewed by the County and may require an amended specific plan at the developer's expense prior to further development.

30.PLANNING. 65 SP -MOBILE MANUFACTURING NOTAPPLY

All mobile home/manufacturing residential products shall have non reflective surfaces and roof tops. All mechanical equipment associated with these residential products shall be screened from view.

30.PLANNING. 66 SP -COMMUNITY PARK NOTAPPLY

Community park 3 acres northerly community park will be located adjacent to planning area 1-2 and 1-3 (see exhibit 111-6).

30.PLANNING. 67 SP -ELEMENTARY SCHOOL SITE NOTAPPLY

Elementary School Site - 12 acre elementary school site will be located in the southeastern portion of the Wild Rose Specific Plan area west of I-15 (see exhibit 111-54).

30.PLANNING. 68 SP -COMMUNITY PARK NOTAPPLY

Community Park - 5.6 acre community park will be located adjacent to the nature park site, which is situated within the south portion of the overall Wild Rose Development site (see Exhibit 111-71 and 111-72.)

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 69 SP -OPEN SPACE NOTAPPLY

Open Space - 206.4 acre open space preserve is situated within the western portion of the overall Wild Rose Development site (see Exhibit 111-75).

30.PLANNING. 70 SP -NATURE PARK NOTAPPLY

Nature Park - 5.5 acre nature park is situated south of the drainage Channel is bounded by Clay Canyon Dr. and Jameson Road. The nature park is located within the south portion of the overall Wild Rose Development site (see Exhibits 11-9 and 111-74).

30.PLANNING. 71 SP -LANDSCAPING & IRRIGATION MET

All landscaping and irrigation shall be installed in accordance with approved plans prior to the issuance of occupancy permits. If seasonal conditions do not permit planting, interim landscaping erosion control measures shall be utilized as approved by the Planning Department.

TRANS DEPARTMENT

30.TRANS. 1 SP - BIKE LANES NOTAPPLY

All bike lanes or bike paths proposed within publicly maintained streets shall be subject to approval by the Road Commissioner.

30.TRANS. 3 SP - SCHOOL BUS STOP NOTAPPLY

ALL PROPOSED SCHOOL BUS STOP LOCATIONS AND TURNOUTS SHALL BE SUBJECT TO APPROVAL BY THE SCHOOL DISTRICT PRIOR TO THE APPROVAL OF ANY SUBDIVISIONS WITHIN EACH PHASE.

30.TRANS. 4 SP -DEVELOPMENT STANDARDS NOTAPPLY

Prior to any project approval the development standards for Specific Plan No. 176 shall be reviewed and complied with.

30.TRANS. 12 SP -RECORDATION OF SUBDIVIS NOTAPPLY

Prior to the recordation of any subdivision for any portion of the specific plan permitting any dwelling units in excess of 500, the project proponent shall, provide for the improvement of Glen Ivy Road from the southerly project boundary to Temescal Canyon Road providing, as a minimum, a

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 12

SP -RECORDATION OF SUBDIVIS (cont.)

NOTAPPLY

continuous 32 foot interim paved section.

(New) Upon the completion and acceptance of Glen Ivy Road per Condition No. 9, preceeding, the project proponent shall petition the County for the closure of Hunt Road with provisions for emergency fire assess. The project proponent shall be solely responsible for all costs associated with such action including, but not limited to: application fees, legal fees, right of way acquisition, engineering costs and improvement costs.

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS (cont.) RECOMMND

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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW (cont.)

RECOMMND

Division for review and approval prior to issuance of a grading permit.

E HEALTH DEPARTMENT

60.E HEALTH. 1 ENVIRONMENTAL CLEANUP PROGRAM

INEFFECT

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

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

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 7 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.98 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 17968R2, 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 - 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 USE - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

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 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.

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70. PRIOR TO GRADING FINAL INSPECT

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.

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

B&S DEPARTMENT

80.B&S. 1 BP* GBC WASTE REDUCTION

INEFFECT

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:
1.Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2.Determines if materials will be sorted on site or mixed.
3.Identifies diversion facilities where material collected will be taken.
4.Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.
For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

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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 and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE

RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

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80. PRIOR TO BLDG PRMT ISSUANCE

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. 4 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.

80.PLANNING. 5 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 6 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. 17 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 19 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. 20 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 17968R2, 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. 2 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;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

- 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.

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. 3

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

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80.TRANS. 3

USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

Building and Safety shall clear this condition.

NOTE:

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

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. 4

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:

- a. Connect to Lee Lake Water District's recycled water line for all landscaping, if available including MAWA of .50ETo.
- b. Project shall adhere to Ord 59.2 or latest revision including: Smart irrigation controller, 24" offset for spray heads, water use calculations,
- c. Trash enclosure shall be screened with plant material
- d. 12" maintenance walk shall be provided where planting areas are adjacent to parking stalls.

80.TRANS. 5

USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - LANDSCAPING (cont.)

RECOMMND

Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Stellar Court and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 6 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company.

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.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D (cont.) RECOMMND

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.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7

USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

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 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-#45-FIRE LANES

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 1 USE-#45-FIRE LANES (cont.) RECOMMND

fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2013 edition in all buildings requiring a fire flow of 1500 GPM or greater. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3 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.

PLANNING DEPARTMENT

90.PLANNING. 4 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of sixty-four (64) 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.

90.PLANNING. 5 USE - ACCESSIBLE PARKING RECOMMND

A minimum of three (3) accessible parking space[s] for persons with disabilities shall be provided as shown on

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

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. 7 USE - LOADING SPACES

RECOMMND

A minimum of four (4) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 9 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 - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the

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90.PLANNING. 12 USE - UTILITIES UNDERGROUND (cont.) RECOMMND

Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 13 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.

90.PLANNING. 16 USE - TRASH ENCLOSURES RECOMMND

A trash enclosure which is adequate to enclose a minimum of one (1) 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. 24 USE - SKR FEE CONDITION 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. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in

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90.PLANNING. 24 USE - SKR FEE CONDITION (cont.)

RECOMMND

Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.98 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 25 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. 26 USE - EXTENDED TRUCK IDLING

RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area[as shown on APPROVED EXHIBIT A. Located on the south side of proposed building.

The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 15 minutes.

90.PLANNING. 28 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. 17968R2 is calculated to be 1.98 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be

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90.PLANNING. 28 USE - ORD 810 O S FEE (cont.)

RECOMMND

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. 29 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 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. 17968R2 has been calculated to be 1.98 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 - LC LNDSCP INSPECT DEPOST

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 that an open landscape case is not available, then the

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90.TRANS. 1 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

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. 2 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. 3 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 County Transportation Department's landscape inspector

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

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

90.TRANS. 4 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. 5 USE - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

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

90.TRANS. 6 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Stellar Court shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html. If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. The driveway shall be constructed in accordance with County Standard No. 207A.

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90. PRIOR TO BLDG FINAL INSPECTION

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.

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

DATE: March 3, 2015

TO:

Riv. Co. Landscape Review
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Transportation

Riv. Co. Building & Safety – Grading
Riv. Co. Environmental Health
Riv. Co. PD – Geologist
City of Corona

Riv. Co PD – Environmental Programs
Riv. Co. Fire Department

PLOT PLAN NO. 17968 REVISED NO. 2 AMD. NO. 1 - EA No. 42733 - Applicant: Equity Building Services - Engineer/Rep.: Trip Hord & Associates – Glen Ivy Zoning Area – First Supervisorial District - Located Southerly of Stellar Court and easterly of Interstate 15 – 2.02 acres gross –Wild Rose Specific Plan SP 176 - SP Zone - **REQUEST** Proposal to construct a 33,432 square foot material inventory and equipment storage facility for plumbing contractor business with landscaping and detention - APN: 283-440-016 - **Related Cases:** CFG 06119

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for comment at the **March 12, 2015** LDC meeting. 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 **Bahelila Boothe**, Project Planner, at **(951) 955-8703** or email at **bboothe@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.

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

DATE: October 30, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Flood Control
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – M. Osur
Riv. Co. Fire Department

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

P.D. Landscaping Section-M. Hughes
1st District Supervisor
1st District Commissioner
City of Corona

PLOT PLAN NO. 17968 REVISED NO. 2 - EA42733 - Applicant: Equity Building Services - Engineer/Rep.: Trip Hord & Associates – Glen Ivy Zoning Area – First Supervisorial District - Located Southerly of Stellar Court and easterly of Interstate 15 – 2.02 acres gross –Wild Rose Specific Plan SP 176 - SP Zone - **REQUEST: Propose to construct a 35,392 square foot material inventory and equipment storage facility for plumbing contractor business with landscaping and detention basin (Attached project narrative description sheet) - APN: 283-440-016 - **Related Cases:** CFG 06119**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on November 20, 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.

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 **Bahelila Boothe**, Project Planner, at **(951) 955-8073** or email at bboothe@rcplma.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
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 27, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Dept.
1st District – B. Magee

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

PLOT PLAN NO. 17968 REVISED NO. 2 - EA No. 42733 - Applicant: Equity Building Services - Engineer/Rep.: Trip Hord & Associates – Glen Ivy Zoning Area – First Supervisorial District - Located Southerly of Stellar Court and easterly of Interstate 15 – 2.02 acres gross –Wild Rose Specific Plan SP 176 - SP Zone - **REQUEST: Propose to construct a 35,392 square foot material inventory and equipment storage facility for plumbing contractor business with landscaping and detention basin (Attached project narrative description sheet) - APN: 283-440-016 - **Related Cases:** CFG 06119**

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 meeting on November 20, 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:

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 **Bahelila Boothe**, Urban Regional Planner, at (951) 955-8703 or email at Bboothe@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.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Steve Weiss, AICP · Planning Director

Standard Letter of Change of Applicant

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

(To be completed by Case Planner)

| | |
|--|---------------------------|
| CASE NUMBER(S): <u>PP17968R2</u> | Set I.D. No. _____ |
| <input type="checkbox"/> <i>Check box if all concurrent cases are to be withdrawn.</i> | |

APPLICATION INFORMATION

Applicant's Name: Equity Building Services – Quinn Johnson **E-Mail:**
qjohnson@equitybuildingservices.com

Applicant's Contact Person: Quinn Johnson

If the applicant is not a person or persons, a contact person and their title is required

Mailing Address: 1300 Bristol Street North, Suite 290

Street

Newport Beach, CA 92660

City

State

ZIP

Daytime Phone No: (714) 469-4847

Fax No: (714) 653-9855

NOTE: **Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.**

DATE SUBMITTED: 10/ 10 / 14

(CHECK THE APPROPRIATE BOX)

☐ I _____ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

☐ I _____ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

☒ I **Quinn Johnson – Equity Building Services** verify that I no longer wish to continue as the applicant of record and hereby transfer all rights, privileges, and responsibilities to **Knabe Parcel Partners, LLC – Cecil Hallinan – Property Owner**.

☒ I **Cecil J. Hallinan** verify that I am the new applicant and acknowledge the receipt thereof. My new address is **P.O. Box 309, Corona CA 92878**, phone number is **(951) 667-4220**, and can be e-mailed at **cecil.hallinan@riceservicesinc.com**.

Riverside Office • 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157
Form 295-1079 (11/13/08)

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

(name of new applicant)



Signature of Existing Applicant



Signature of New Applicant

Y:\Planning Master Forms\Application Forms\295-1079 Standard Letter of Application Withdrawal.doc

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Knabe Parcel Partners, LLC, a California Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 283-440-016 ("PROPERTY"); and,

WHEREAS, on October 10, 2014, PROPERTY OWNER filed an application for Plot Plan No. 17968R2 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Knabe Parcel Partners, LLC
Attn: Keith Huebert
9225 Stellar Court, Suite A
Corona, CA 92883

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.


18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:


COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Steven Weiss
Riverside County Planning Director

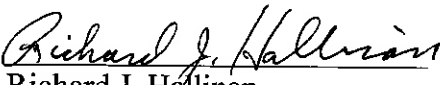
Dated: 9/10/15

PROPERTY OWNER:

Knabe Parcel Partners, LLC, a California Limited Liability Company

By: 
Cecil J. Hallinan
Manager

Dated: 8/31/2015

By: 
Richard J. Hallinan
Manager

Dated: 8/31/2015

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

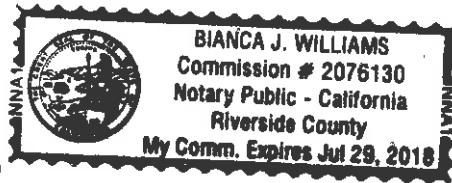
On 8/31/15 before me, Bianca J. Williams, Notary Public
(insert name and title of the officer)

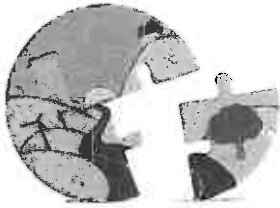
personally appeared Cecil J. Hallinan & Richard J. Hallinan
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Bianca J. Williams (Seal)





Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CC006596

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: 35,392 SF Office, material inventory and equipment storage facility for Plumbing Contractor business.

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Article XI, Section 11.2 B (1-h (3))

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: PP17968R2 DATE SUBMITTED: 10-10-14

APPLICATION INFORMATION

Applicant's Name: Equity Building Services - Quinn Johnson E-Mail: qjohnson@equitybuildingservices.com

Mailing Address: 1300 Bristol Street North, Suite 290

Newport Beach CA 92660
 City State ZIP

Daytime Phone No: (714) 653-9855 Fax No: (714) 653-9854

Engineer/Representative's Name: Trip Hord Associates - Trip Hord E-Mail: ambrosehord@gmail.com

Mailing Address: P.O. Box 1235

Riverside CA 92502
 City State ZIP

Daytime Phone No: (951) 684-9615 Fax No: (Cell) 909-553-5792

Property Owner's Name: Knabe Parcel Partners, LLC - Richard Hallinan E-Mail: .Kathy.Huebert@riceservicesinc.com

Mailing Address: 9064 Pulsar Ct. Suite 400

Corona CA 92883
 City State ZIP

Daytime Phone No: (951) 903-6255 Fax No: (951) 667-4218

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

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

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.

_____. Photocopies of signatures are not acceptable.

Quinn Johnson, EBS

PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

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.

Richard J. Hallinan

PRINTED NAME OF PROPERTY OWNER(S)

Richard J. Hallinan

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

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): 283-440-016

Section: 27

Township: 46

Range: 6W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 2.02 Gr.

General location (nearby or cross streets): North of _____, South of Stellar Ct, East of I-15, West of _____

Thomas Brothers map, edition year, page number, and coordinates: 804 C-2

Project Description: (describe the proposed project in detail)

Please see attached Project Narrative description

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). PP 17968; PM 28834 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA 38720; EA 37736 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: see PP 17968 & PM 28834 files

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: 11,600 CY

PROJECT NARRATIVE DESCRIPTION – PLOT PLAN APPLICATION SUPPLEMENT

PLOT PLAN NUMBER 17968 R2 - BUDG SIZE INCREASE

KNABE PARCEL PARTNERS

APN: 283-440-016

Proposed 35,392 SF Office, material inventory and equipment storage facility for a plumbing contractor business. Improvements will include the new building (see site and building data for square footage breakdowns), on-site parking, loading and maneuvering as well as fire department hammerhead maneuvering (see the parking tabulation for additional information), landscaping and an integrated WQMP detention for water management. Two-story offices and the main entryway, which are flanked by large glazed areas and recessed reveal patterns in the concrete walls, face the street and provide an articulated façade treatment. The recessed reveals align with the glazing mullion lines and break up the wall areas into a geometric pattern, which will be painted with a mono-chromatic base, accent and contrast colors. The front elevation walls step back from the main entry to further break up the mass of the building and provide a more aesthetically pleasing sculpted treatment. Landscaped areas also flank the entryway on both sides, which will soften and enhanced the architectural design. The façade treatment continues on all elevations, but of importance, along the west elevation, which is also visible from the street to provide design continuity. The loading and truck maneuvering areas are placed to the rear of the facility, which creates a natural screening of those back of house activities from the street. The proposed landscaped detention area also is located to the rear of the property.

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 11,600 CY

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

Import _____ Export _____ Neither _____

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

N/A

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 81,200 SF appx. 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

☐ Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region**" on the following pages.

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) Trip Hord - Trip Hord Associates Date 10/08/14

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 ☒

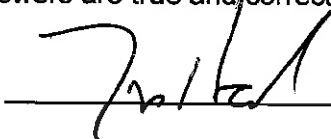
APPLICATION FOR LAND USE PROJECT

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

10/8/14

Owner/Authorized Agent (2)

Date

NOTICE OF PUBLIC HEARING and INTENT TO CERTIFY AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR)

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 17968, REVISED PERMIT NO. 2 – Consider an Addendum to an certified EIR – Applicant: Knabe Parcel Partners, LLC – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) – Location: Southerly of Stellar Court and easterly of Interstate 15 – 1.98 Gross Acres – Zoning: Specific Plan No. 176 (Wild Rose), Planning Area 111-3 – **REQUEST:** The Revised Permit to the approved Plot Plan proposes modifications to a previously approved industrial building. The Plot Plan permitted the construction of three (3) industrial buildings (Buildings A, B, and C). Buildings A and B have already been constructed. This revised permit is for Building C which is not yet constructed. This project proposes to increase the square footage for Building C footprint from 29,052 sq. ft. to 32,430 sq. ft. (an increase of 3,378 sq. ft.) and revise the floor plan and the parking spaces. The building will be utilized as material inventory and equipment storage facility with a 3,284 sq. ft. ground floor office, 6,000 sq. ft. manufacturing area, 23,146 sq. ft. warehouse area, and a 2,943 sq. ft. mezzanine office for a plumbing contractor business. The project also includes 61 standard parking spaces and three (3) accessible parking spaces, and landscaping.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: NOVEMBER 9, 2015
PLACE OF HEARING: County Administrative Center
1st Floor, Conference Room 2A
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, Damaris Abraham at (951) 955-5719 or e-mail dabraham@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-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Director will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. 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 this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/6/2015,

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

APN (s) or case numbers PP17968R2 For

Company or Individual's Name Planning Department,

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

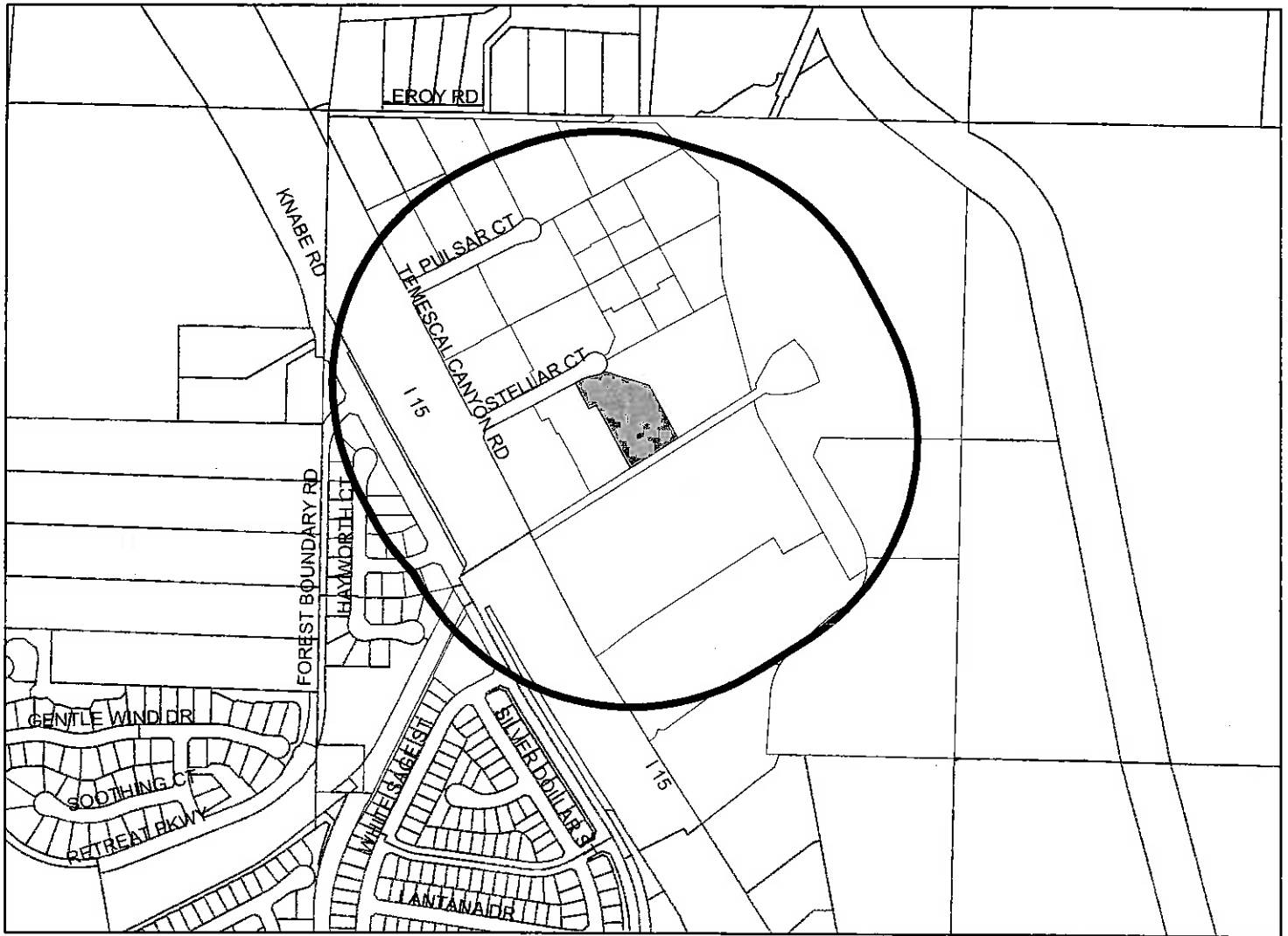
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

[Handwritten signature]
5/11/15

PP17968R2 (1000 feet buffer)



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 283-440-009 | 283-440-008 | 283-430-006 | 283-440-004 | 283-440-027 | 283-440-028 | 283-440-029 | 283-422-004 | 283-421-012 | 283-440-013 |
| 283-421-010 | 283-421-015 | 283-421-002 | 283-440-017 | 283-440-016 | 283-440-018 | 283-440-005 | 283-440-006 | 283-440-026 | 283-100-034 |
| 283-100-037 | 283-440-014 | 283-440-021 | 283-421-014 | 283-421-003 | 283-100-039 | 283-430-011 | 283-440-019 | 283-440-022 | 283-421-013 |
| 283-422-003 | 283-100-045 | 283-100-028 | 283-332-014 | 283-332-015 | 283-423-001 | 283-423-002 | 283-100-055 | 283-440-015 | 283-440-025 |
| 283-440-002 | 283-100-056 | 283-440-007 | 283-100-057 | 283-440-024 | 283-421-011 | 283-440-020 | 283-421-001 | | |



525 262.5 0 525 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: 283100037, APN: 283100037
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 283421011, APN: 283421011
WILLIAM REINES
9064 EVONVALE DR
CORONA, CA. 92883

ASMT: 283100045, APN: 283100045
TEMESCAL LAND CO
C/O JOHN AND LAURA BREMER
1700 GROWEST AVE
RIVERSIDE CA 92504

ASMT: 283421012, APN: 283421012
DIANA AFFELDT
9054 EVONVALE DR
CORONA, CA. 92883

ASMT: 283332015, APN: 283332015
WILD ROSE RANCH COMMUNITY ASSN
C/O UDC HOMES
1470 S VALLEY VISTA DR 140
DIAMOND BAR CA 91765

ASMT: 283421013, APN: 283421013
DEANNA HOSICK, ETAL
22322 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283421001, APN: 283421001
LAILA KAWALA, ETAL
22275 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283421014, APN: 283421014
BETTY TATUM, ETAL
22312 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283421002, APN: 283421002
MARTINA GONZALEZ, ETAL
22285 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283421015, APN: 283421015
JEAN DENISON, ETAL
22302 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283421003, APN: 283421003
MARIA RODRIGUEZ, ETAL
22295 HAYWORTH CT
CORONA, CA. 92883

ASMT: 283422003, APN: 283422003
SYED IQBAL
9071 EVONVALE DR
CORONA, CA. 92883

ASMT: 283421010, APN: 283421010
PRINGLE FELICIA MICHELLE TRUST, ETAL
9301 LUCERNE NO 4
CULVER CITY CA 90232

ASMT: 283422004, APN: 283422004
CHRISTOPHER MCALISTER
9081 EVONVALE DR
CORONA, CA. 92883



ASMT: 283423002, APN: 283423002
WILD ROSE RANCH COMMUNITY ASSN
4100 NEWPORT PL STE 350
NEWPORT BEACH CA 92660

ASMT: 283440014, APN: 283440014
MFI HOLDINGS
C/O US SMALL BUS ADMIN
9210 STELLAR CT
CORONA, CA. 92883

ASMT: 283430006, APN: 283430006
BRADLEY BUSHEN
9076 PATINA CT
CORONA, CA. 92883

ASMT: 283440017, APN: 283440017
JCKB PROP
C/O KATHY GREENLEAF
9153 STELLAR CT
CORONA, CA. 92883

ASMT: 283430011, APN: 283430011
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 283440018, APN: 283440018
KNABE ROAD
C/O GORDON D SCHOLTE
9064 PULSAR CT NO H
CORONA CA 92883

ASMT: 283440006, APN: 283440006
JON CHRISTOPHER ENTERPRISES INC, ETAL
205 SAVONA WALK
LONG BEACH CA 90803

ASMT: 283440019, APN: 283440019
ROBIN SCOTT
6077 E BRIGHTON LN
ANAHEIM CA 92807

ASMT: 283440007, APN: 283440007
WILDROSE RIDGE 21
C/O WILDROSE NORTH PROP MGMT
9106 PULSAR CT STE B
CORONA CA 92883

ASMT: 283440020, APN: 283440020
WISMA WARDHANA
27910 MOUNT HOOD WAY
YORBA LINDA CA 92887

ASMT: 283440009, APN: 283440009
9022 PULSAR COURT HOLDINGS
C/O ROSS NEWMAN
7501 WISCONSIN AV STE 500
BETHESDA MD 20814

ASMT: 283440021, APN: 283440021
LI LING SHIAO, ETAL
817 S SHANADA CT
ANAHEIM CA 92807

ASMT: 283440013, APN: 283440013
ECD PROP MANAGEMENT INC
P O BOX 79018
CORONA CA 92877

ASMT: 283440022, APN: 283440022
STELLAR COURT
C/O SIGNATURE SALES
9182 STELLAR CT
CORONA, CA. 92883



ASMT: 283440025, APN: 283440025
WILDROSE RIDGE 15
WILDROSE NORTH PROP MGMT 112-470
2279 EAGLE GLEN PKWY
CORONA CA 92883

ASMT: 283440026, APN: 283440026
LEDD INV
9169 PULSAR CT
CORONA CA 92883

ASMT: 283440029, APN: 283440029
BRENWEST LEASING
27440 BOSTIK CT
TEMECULA CA 92590



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

Lee Lake Water District
22646 Temescal Canyon Rd.
Corona, CA 92883-4106

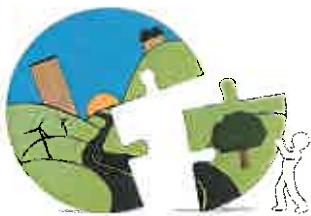
Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

Applicant/Owner:
Knabe Parcel Partners, LLC
Attn: Cecil J. Hallinan
P.O. Box 309
Corona, CA 92878

Engineer:
Trip Hord Associates
Attn: Trip Hord
P.O. Box 1235
Riverside, CA 92502

Applicant/Owner:
Knabe Parcel Partners, LLC
Attn: Cecil J. Hallinan
P.O. Box 309
Corona, CA 92878

Engineer:
Trip Hord Associates
Attn: Trip Hord
P.O. Box 1235
Riverside, CA 92502



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.

EA42733/PP17968R2

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)

Knabe Parcel Partners, LLC

Project Applicant

P.O. Box 309, Corona, CA 92878

Address

The proposed project site is located southerly of Stellar Court and easterly of Interstate 15.

Project Location

The Revised Permit to the approved Plot Plan proposes modifications to a previously approved industrial building. The Plot Plan permitted the construction of three (3) industrial buildings (Buildings A, B, and C). Buildings A and B have already been constructed. This revised permit is for Building C which is not yet constructed. This project proposes to increase the square footage for Building C footprint from 29,052 sq. ft. to 32,430 sq. ft. (an increase of 3,378 sq. ft.) and revise the floor plan and the parking spaces. The building will be utilized as material inventory and equipment storage facility with a 3,284 sq. ft. ground floor office, 6,000 sq. ft. manufacturing area, 23,146 sq. ft. warehouse area, and a 2,943 sq. ft. mezzanine office for a plumbing contractor business. The project also includes 61 standard parking spaces and three (3) accessible parking spaces, and landscaping. An addendum to Certified Environmental Impact Report No. 429 was prepared based on the finding that all potentially significant effects were adequately analyzed in that environmental document pursuant to applicable legal standards and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations, Section 15162 exist as indicated in the staff report findings for this project, which is incorporated herein by reference.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on November 9, 2015, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to Certified EIR No. 429 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Proof of prior payment + \$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 earlier EIR, 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

November 9, 2015

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 8/25/2015

Y:\Planning Case Files-Riverside office\PP17968R2\DH-PC-BOS Hearings\DH-PC\PP17968R2.NOD Form.docx

Please charge deposit fee case#: ZEA42733 ZCFG6119

FOR COUNTY CLERK'S USE ONLY

EA 38720

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

Receipt # 200300064

Lead Agency: COUNTY PLANNING Date: 01/24/2003

County Agency of Filing: Riverside Document No: 200300064

Project Title: EA 38720; PP 17968 (FTA 2002-04)

Project Applicant Name: HALLINAN/RICHARD Phone Number: _____

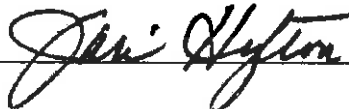
Project Applicant Address: 22079 KNABE RD CORONA, CA 92883

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

| | |
|---|----------------|
| <input type="checkbox"/> Environmental Impact Report | |
| <input checked="" type="checkbox"/> Negative Declaration | <u>1250.00</u> |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | |
| <input type="checkbox"/> Project Subject to Certified Regulatory Programs | |
| <input checked="" type="checkbox"/> County Administration Fee | <u>\$64.00</u> |
| <input type="checkbox"/> Project that is exempt from fees (DeMinimis Exemption) | |
| <input type="checkbox"/> Project that is exempt from fees (Notice of Exemption) | |
| Total Received | <u>1314.00</u> |

Signature and title of person receiving payment:



Notes:

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

NEGATIVE DECLARATION

Project/Case Number or Name: Plot Plan No. 17968 (FTA 2002-04)

Environmental Assessment No. EA 38720

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS, IF ANY: *See attached Initial Study.*

COMPLETED/REVIEWED BY:

By: Jerry Guarracino Title: Contract Planner

Date: December 6, 2002

Applicant/Project Sponsor: Richard J. Hallinan

Date Submitted: June 17, 2002

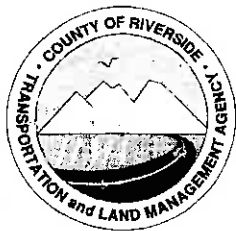
ADOPTED BY:

| | |
|---|--|
| <input type="checkbox"/> Board of Supervisors | Person Verifying Adoption: <u>Jerry Guarracino</u> |
| <input type="checkbox"/> Planning Commission | |
| <input type="checkbox"/> East Area Planning Council | Title: <u>Contract Planner</u> |
| <input checked="" type="checkbox"/> Planning Director | |
| <input type="checkbox"/> Other _____ | Date: <u>December 16, 2002</u> |

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

- ☒ Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- ☐ Riverside County Planning Department, 82-675 Highway 111, 2nd Floor, Indio, CA 92201
- ☐ Riverside County Transportation Department, 4080 Lemon Street, 8th Floor, Riverside, CA 92501

For additional information, contact Jerry Guarracino, at (909) 955-3626.



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

NOTICE OF DETERMINATION

TO:

- ☒ Office of Planning and Research (OPR)
1400 Tenth Street, Room 121
Sacramento, CA 95814
- ☒ County Clerk
County of Riverside

FROM:

- Riverside County Planning Department
- ☒ 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409
- ☐ 82-675 Highway 111, 2nd Floor
Indio, CA 92201

- Riverside County Transportation Department
- ☐ 4080 Lemon Street, 8th Floor
P. O. Box 1090
Riverside, CA 92502-1090

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

FILED
RIVERSIDE COUNTY**JAN 24 2003****E.A. 38720****Plot Plan No. 17968 (FTA 2002-04)**

Project Title:

Case Numbers

GARY L. ORSO

State Clearinghouse Number

Contact Person

Area Code/No./Ext.

By

*J. Hylton***J. Hylton**
Deputy**Richard J. Hallinan, 22079 Knabe Rd., Corona, CA 92883 / (Same as applicant)**

Project Applicant/Property Owner and Address

The project is located northeast of Temescal Canyon Road and Interstate 15, southeasterly of Weirick Road on the south side of Stellar Court.

Project Location

To construct three (concrete tilt-up) warehouse, distribution, and manufacturing buildings on 6.78 acres. The sizes of the buildings are as follows: Building A is 60,955 square feet; Building B is 34,840 square feet; and Building C is 29,052 square feet. The project will have parking for 292 vehicles. Landscaping for the project will cover more than 10% of the parking areas.

Project Description

This is to advise that the Riverside County **PLANNING DIRECTOR** has approved the above-referenced project on **DECEMBER 16, 2002**, and has made the following determinations regarding that project:

1. The project ☐ will, ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (\$914 fee)
☐ An addendum to an Environmental Impact report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (\$64 fee)
☐ A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$64 fee)
☒ The project was undertaken pursuant to and in conformity with Specific Plan No. 176, for which an Environmental Impact Report was certified or a Negative Declaration adopted. All potentially significant effects or the project were adequately analyzed in the earlier EIR or Negative Declaration and were avoided or mitigated pursuant to that earlier EIR or Negative Declaration. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED. (\$64 fee)
3. Mitigation Measures ☒ were, ☐ were not made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations ☐ was, ☒ was not adopted for the project.
6. A de minimis finding ☐ was, ☒ was not made for the project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Negative Declaration or Final EIR, with comments, responses and record of project approval is available to the general public at:

- ☒ Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- ☐ Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
- ☐ Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Signature

Contract Planner

Title

January 21, 2003

Date

TO BE COMPLETED BY OPR
Date Received for Filing and Posting
by OPR:

FOR COUNTY CLERK'S USE ONLY

COUNTY CLERK
Neg. Declaration/Ntc Determination
Filed per P.R.C. 21152
POSTED

Please charge deposit fee case #: EA 38720**JAN 24 2003****FEB 24 2003**

Removed:

By: *C. Hylton* Dept.
County of Riverside, State of California

EA 38213

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

Receipt # 200200619

Lead Agency: COUNTY PLANNING Date: 06/26/2002

County Agency of Filing: Riverside Document No: 200200619

Project Title: EIR 429; EA 38213; GPA 566; SP 176 CZ 6589; SMP 202

Project Applicant Name: CHANDLER'S PALOS VERDES SAND & GRAVEL CO. Phone Number: _____

Project Applicant Address: PO BOX 295 LOMITA CA 90717-0295

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

| | |
|---|-----------------------------|
| <input checked="" type="checkbox"/> Environmental Impact Report | <u>\$850.00</u> |
| <input type="checkbox"/> Negative Declaration | <u> </u> |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | <u> </u> |
| <input type="checkbox"/> Project Subject to Certified Regulatory Programs | <u> </u> |
| <input checked="" type="checkbox"/> County Administration Fee | <u>\$64.00</u> |
| <input type="checkbox"/> Project that is exempt from fees (DeMinimis Exemption) | |
| <input type="checkbox"/> Project that is exempt from fees (Notice of Exemption) | |
| Total Received | <u>\$914.00</u> |

Signature and title of person receiving payment: C. Hollen

Notes:



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

JUN 26 2002

NOTICE OF DETERMINATION

GARY L. ORSO

TO:

☐ Office of Planning and Research (OPR)
1400 Tenth St., #121; Sacramento, CA 95814
☒ County Clerk
County of Riverside

FROM:

Riverside County Planning Department
☒ 4080 Lemon Street, 9th Floor
Riverside, CA 92502-1409
☐ 82-675 Highway 111, 2nd Floor
Indio, CA 92201

By C. Kohler C. Kohler
Deputy
Riverside County Transportation Department

☐ 4080 Lemon Street, 8th Floor
Riverside, CA 92502-1090

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

EA 38213 General Plan Amendment 566 / Specific Plan 176, Amendment 3 / Change of Zone 6589 / Surface Mining Permit 202 / EIR 429
Project Title: Case Numbers
2000101063 James Quirk, AICP, Planner III (909) 955-2406
State Clearinghouse Number Contact Person Area Code/No./Ext.
COUNTY CLERK
Neg Declaration/Ntc Determination
Filed per P.R.C. 21152
POSTED

Chandler's Palos Verdes Sand & Gravel Co.; P O Box 295; Lomita, CA 90717-0295
Project Applicant/Property Owner and Address

JUN 26 2002

Southwest of Temescal Canyon Road, south of Glen Ivy Road, and west of Maitri Road, in the Temescal Canyon area, Riverside County.
Project Location

General Plan Amendment changing the land use designation on 17.77 acres to be added to SMP 202 from "Specific Plan 176" to "M (Mining)"; Specific Plan Amendment removing the 17.77 acres from Specific Plan 176; Change of Zone changing the designation of Specific Plan (SP) to Mineral Resources and Related Manufacturing (M-R-A) on the 17.77 acres; and Surface Mining Permit to reauthorize aggregate materials excavation for a 215 acre site, to expand the 121 acre excavation area, to extend permit duration, to recycle inert construction debris, and to revise the reclamation plan to incorporate groundwater recharge.

Project Description

This is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on 6/25/02 and has made the following determinations regarding that project:

1. The project ☒ will, ☐ will not have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project and certified pursuant to the provisions of the California Environmental Quality Act.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of the California Environmental Quality Act.
☐ The proposed project is undertaken pursuant to and in conformity to Specific Plan ___ for which an (Environmental Impact Report/Negative Declaration) has been prepared, and all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project, therefore NO FURTHER CEQA ACTION IS REQUIRED.
3. Mitigation Measures ☒ were, ☐ were not made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations ☒ was, ☐ was not adopted for this project.
6. A de minimis finding ☐ was, ☒ was not made for this project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Negative Declaration or Final EIR, with comments, responses and record of project approval is available to the general public at:

- ☒ Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
 - ☐ Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
 - ☐ Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- Clerk of the Board of Supervisors
Deputy Clerk

Signature Title Date 6/25/02 3.56

TO BE COMPLETED BY OPR
Date Received for Filing and
Posting at OPR:

FOR COUNTY CLERK'S USE ONLY

Please charge deposit fee case #: EIR 429 ✓

NO DIMINUS
HAS EIR

914.00 ??

ORIGINAL

15.2

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0114645

4080 Lemon Street
Second Floor
Riverside, CA 92502
(909) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(909) 694-5242

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: KCT CONSULTANTS INC \$914.00
paid by: CK 6496
paid towards: CFG01902 CALIF FISH & GAME: EIR
F&G FRO EA38087 (SMP202,GPA566,SP176A3,CZ6589)
at parcel #:
appl type: CFG2

By _____ Dec 10, 2001 11:03
NMAZIK _____ posting date Dec 10, 2001

| Account Code | Description | Amount |
|-------------------|-------------------------|----------|
| 5703-322-490-9923 | CF&G TRUST | \$850.00 |
| 5703-322-490-9923 | CF&G TRUST: RECORD FEES | \$64.00 |

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

Additional info at www.tlma.co.riverside.ca.us/lms/lms.htm

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6/25/02 3.54

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1411124

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: KNABE PARCEL PARTNERS LLC \$50.00
paid by: CK 1103
EA42733
paid towards: CFG06119 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Oct 10, 2014 12:16
MGARDNER posting date Oct 10, 2014

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

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