



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

1:30 P.M.

JANUARY 23, 2017

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center
4080 Lemon Street
12TH Floor, Conference Room 12A
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 **FIRST EXTENSION OF TIME FOR TENTATIVE PARCEL MAP NO. 32223** – Applicant: Purple Lantern Financial – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC-LDVR) (1 Arce Minimum) and Rural: Rural Mountainous (R:RM) (10 Arce Minimum) – Location: North of Van Buren Boulevard, south of Kross Road, east of Washington Street, and west of Trautwein Road – 10 Gross Acres – Zoning: Residential Agriculture, 2 ½ acres minimum (R-A-2½ Zone) – Approved Project Description: Schedule 'H' subdivision to subdivide 10 acres into three lots – **REQUEST:** First Extension of Time for Tentative Parcel Map No. 32223, extending the expiration date to June 26, 2017. Project Planner: Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.

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

- 2.1 **PLOT PLAN NO. 14522 REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: World's Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural Desert (RD) (10 Acre Min) – Location: Northerly of 10 Freeway at Main Street and westerly of Creek Road – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Min) (W-2-10) – **REQUEST:** To permit an

approximately 2,916 sq. ft. gift shop, 1,060 sq. ft. caretaker unit, and a 35,279 sq. ft. outdoor dinosaur museum which includes outdoor education dinosaur exhibits, and landscaping on a roadside commercial attraction facility. Continued from December 19, 2016. Project Planner: David Alvarez at 951-955-5709 or email at daalvarez@rctlma.org.


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

3.1 **PLOT PLAN NO. 25714** – Intent to Adopt a Negative Declaration – Applicant: KTM – Third Supervisorial District – Southwest Area Plan: Light Industrial (LI) – Location: Located on Sky Canyon Drive between Technology Drive to the north, Borel Road to the south and approximately 0.18 mile east of Highway 79 – 9.07 Gross Acres – Zoning: Specific Plan 265 (Borel Airpark Center Specific Plan) – **REQUEST:** The proposed project is for the construction and operation of a private outdoor motorcycle test track facility not open for public use and viewing, including a 2,160 sq. ft. two-story motorcycle maintenance building. Project Planner: Russell Brady at (951) 955-3025 or email rbrady@rctlma.org.

4.0 PUBLIC COMMENTS:

Agenda Item No. 1.1
Area Plan: Lake Mathews / Woodcrest
Zoning District: Woodcrest
Supervisorial District: First
Project Planner: Dionne Harris
Directors Hearing: January 23, 2017

TENTATIVE PARCEL MAP NO. 32223
FIRST EXTENSION OF TIME
Applicant: Purple Lantern Financial


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map for a Schedule 'H' subdivision to subdivide 10 acres into three lots.

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

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case has been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO.32223

JUSTIFICATION FOR EXTENSION REQUEST:

BACKGROUND:

The Tentative Parcel Map No. 32223 was originally approved at the Director's Hearing on June 26, 2006. The Map proceeded to the Board of Supervisors and was approved on July 25, 2006.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of two (2) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated December 13, 2016) indicating the acceptance of the **two (2)** recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 26, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

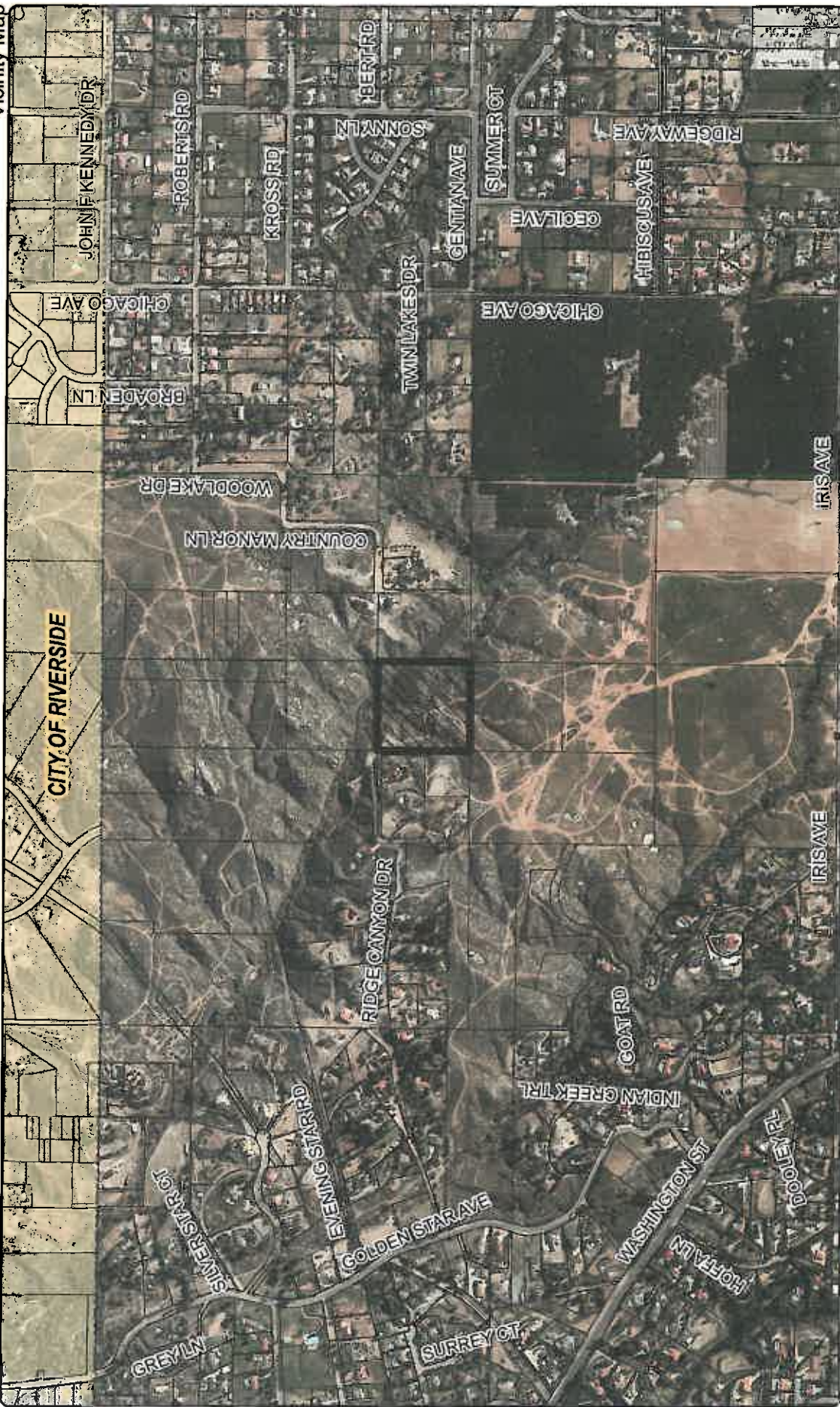
APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32223, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 26, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

RIVERSIDE COUNTY PLANNING DEPARTMENT PM32223

Supervisor: Jeffries
District 1

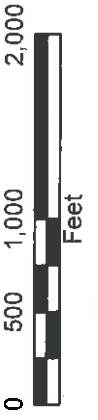
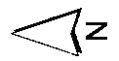
Date Drawn: 12/22/2016
Vicinity Map

VICINITY/POLICY AREAS



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2002, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. Riverside County is not responsible for the accuracy of the information presented on this map. The information presented on this map is for informational purposes only. For further information, please contact the Riverside County Planning Department offices at Riverside at (951) 955-0200 (Western County) or in Palm Desert at (760) 863-8277 (Eastern County) or Website: <http://www.co.riverside.ca.us>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM32223

LAND USE

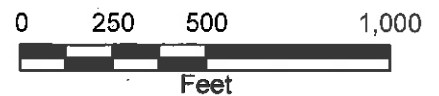
Supervisor: Jeffries
District 1

Date Drawn: 12/22/2016
Exhibit 1



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



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

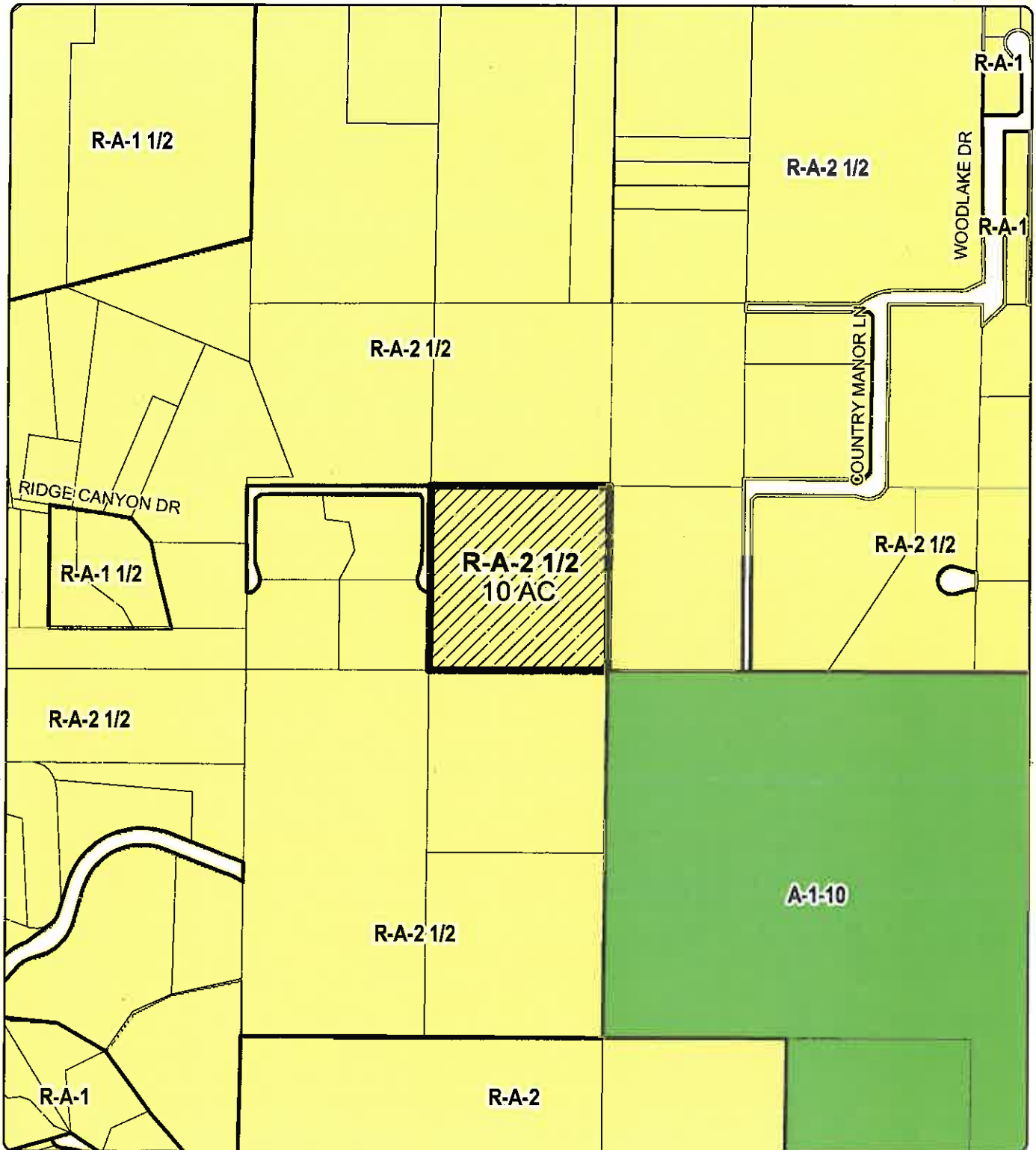
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM32223

EXISTING ZONING

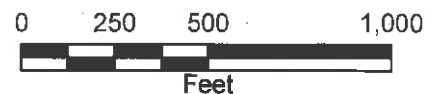
Supervisor: Jeffries
District 1

Date Drawn: 12/22/2016
Exhibit 2



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



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

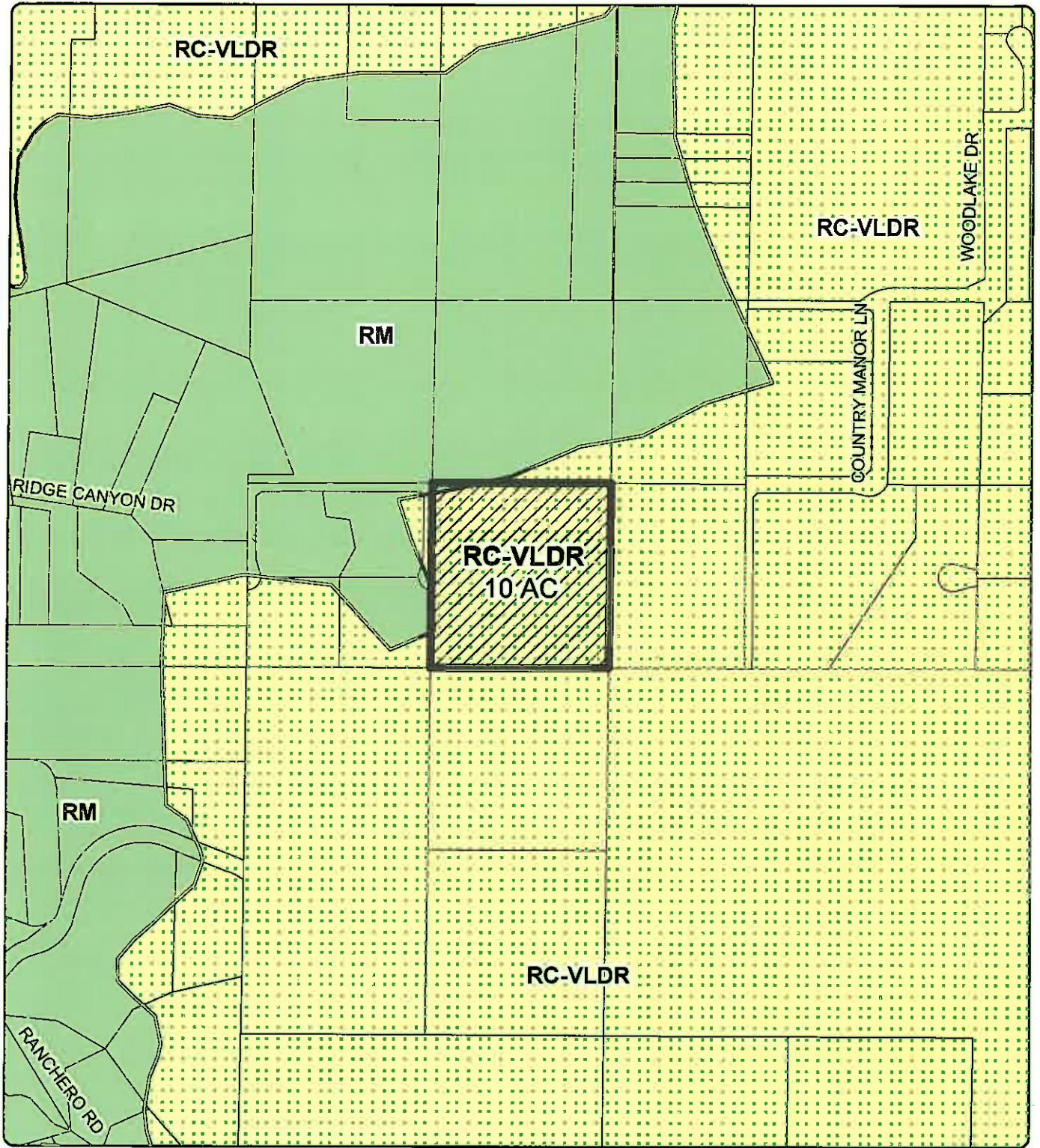
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM32223

EXISTING GENERAL PLAN

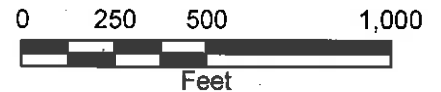
Supervisor: Jeffries
District 1

Date Drawn: 12/22/2016
Exhibit 5

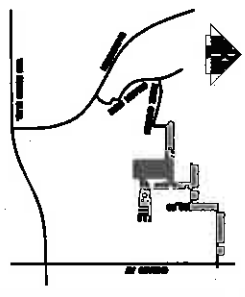


Zoning Dist: Woodcrest

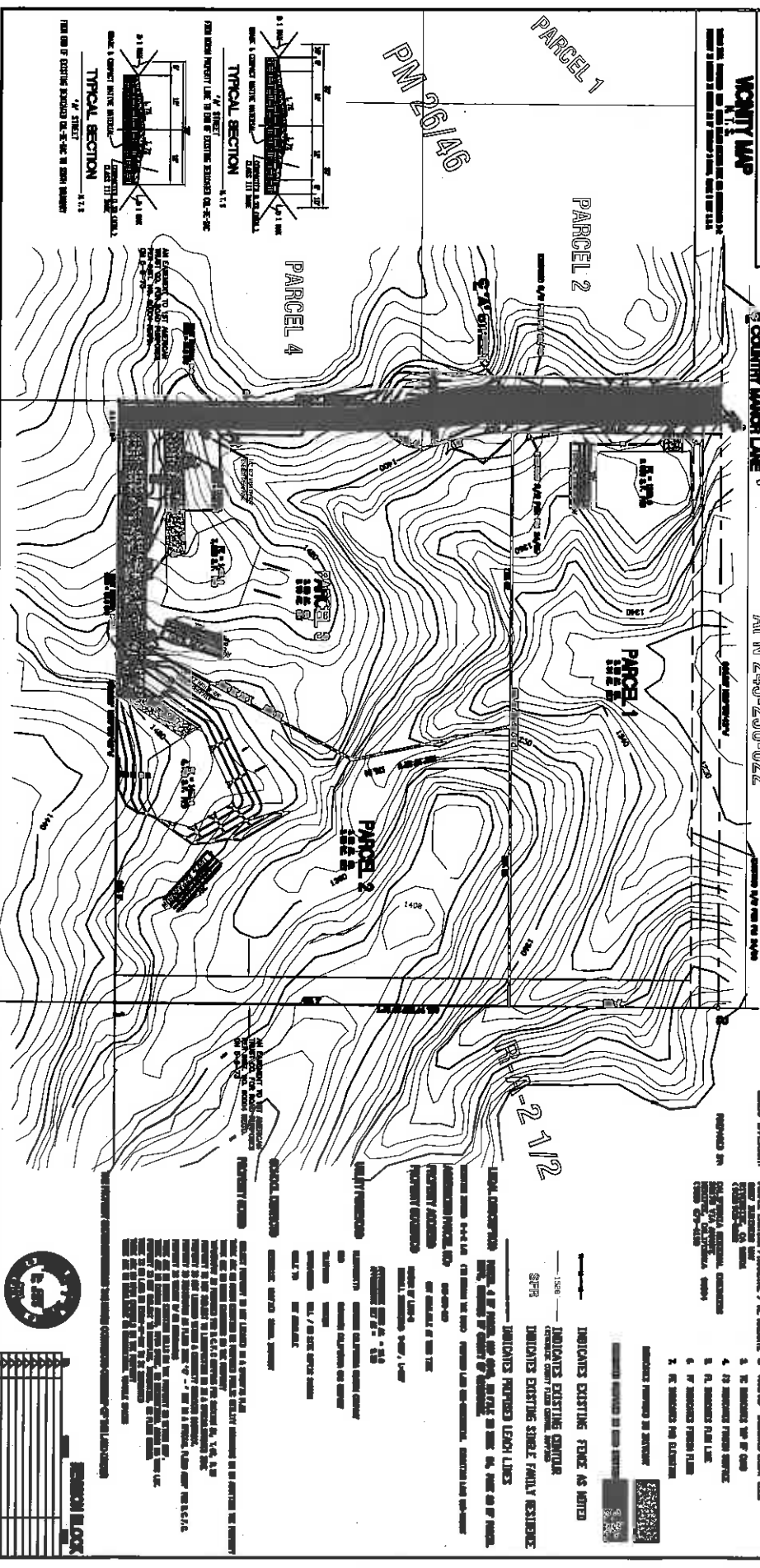
Author: Vinnie Nguyen



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



IN THE COUNTY OF MERCED, CALIFORNIA
TENTATIVE PARCEL MAP NO. 32223
 CALIFORNIA REGUOL ENGINEERS, INC SCHEDULE "H"
 APRIL, 2006



LOCALITY MAP
 THE COUNTY OF MERCED, CALIFORNIA
 THE PROJECT LOCATION IS INDICATED BY THE DOTTED LINE
 AND THE PROJECT IS SHOWN BY THE DOTTED LINE ON THE MAP.

COUNTY AVENUE LANE R-A-2112
 APN 245-250-022

LEGEND

1. 60% OR GREATER SLOPE AREA
2. 30% OR GREATER SLOPE AREA
3. 15% OR GREATER SLOPE AREA
4. 5% OR GREATER SLOPE AREA
5. 1% OR GREATER SLOPE AREA
6. 1% OR GREATER SLOPE AREA
7. 1% OR GREATER SLOPE AREA

- INDICATES EXISTING FENCE AS NOTED
- INDICATES EXISTING CONTOUR
- INDICATES EXISTING SINGLE FAMILY RESIDENCE
- INDICATES PROPOSED LEASH LINES

LEGAL DESCRIPTION
 TRACT 4711, PART OF TRACT 7, AS DESCRIBED IN...
ADJACENT PARCELS
 PARCEL 1, APN 245-250-022
 PARCEL 2, APN 245-250-023
 PARCEL 3, APN 245-250-024
 PARCEL 4, APN 245-250-025



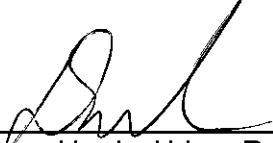
SEAL OF REGISTERED PROFESSIONAL ENGINEER
 CALIFORNIA REGUOL ENGINEERS, INC.
 APRIL, 2006

Extension of Time Environmental Determination

Project Case Number: PM32223
Original E.A. Number: EA39595
Extension of Time No.: First
Original Approval Date: June 26, 2006
Project Location: North of Van Buren Boulevard, south of Kross Road, east of Washington Street, and west of Trautwein Road.
Project Description: Schedule 'H' subdivision to divide to 10 acres into three lots.

On June 26, 2006, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
Dionne Harris, Urban Regional Planner I

Date: 12/9/16
For Steve Weiss, Planning Director

**PURPLE LANTERN FINACIAL
3001 S. LA CADENA DR
COLTON CA 92324**

December 13, 2016

Dionne Harris
Urban Reginal Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California

RE: Acceptance of Conditions for the First Extension of the Time for the Tentative
Parcel Map No. 3223n the overall

Dear Ms. Harris:

Thank you for the letter dated December 9th, 2016, outlining the conditions of the approval for the extension of the time requested for the parcel map no. 3223. Purple Lantern Financial accepts the "Conditions of Approval" for the first extension of time for parcel map no. 3223.

In brief, there conditions cover the following:

1. A water quality management plan if required that will be included in the overall grading plan.
2. We the applicant shall obtain a precise grading plan approval prior to final building inspection. Such plan shall be submitted by the registered civil engineer and meets all precise grading requirements to obtain building and safety department clearance

Respectfully submitted,



JANE UN



ALBERT R. ARZATE

09/30/16
11:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM32223

Parcel: 245-250-019

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 9 EOT1- IF WQMP REQUIRED

RECOMMND

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 2 EOT1- PRECISE GRD'G APRVL

RECOMMND

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


1.Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

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

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

Agenda Item No.: 2.1
Area Plan: The Pass
Zoning District: Cabazon
Supervisorial District: Fifth
Project Planner: Dave Alvarez
Director's Hearing: January 23, 2016
Continued From: December 19, 2016
December 5, 2016,
and November 21, 2016

PLOT PLAN NO. 14522
REVISED PERMIT NO.1
Environmental Assessment No. 42502
Appellant: World's Biggest Cabazon
Dinosaurs
Applicant: World's Biggest Cabazon
Dinosaurs
Engineer/Representative: Trip Hord



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN 14522 Revised Permit No. 1 proposes to permit an approximately 2,916 square foot gift shop, a 1,060 square foot caretaker unit, and a 34,279 square foot area of outdoor dinosaur exhibits, and landscaping on an existing roadside commercial attraction facility.

The project site is located along the northwest corner of Seminole Drive and Deep Creek Road.

BACKGROUND:

Previous Entitlements:

Plot Plan 14522 (PP14522) was presented during the March 11, 1996 Director's Hearing and was continued onto the March 25, 1996 agenda. The project proposed to develop a commercial center with five (5) fast food restaurants, one sit down restaurant, a 60 room motel and a museum and gift shop. At the time of the entitlement process for PP14522, the project site contained an existing restaurant and two (2) dinosaur exhibits, one with a gift shop that was to remain onsite. During the entitlement process for Plot Plan 14522 was conditioned that the entitlement should be considered used within two (2) years of the approval date; otherwise it shall become null and void and of no effect whatsoever. The Condition of Approval identified that the term "used" was referred to as the beginning of substantial construction contemplated by the approval within the two (2) year period. Although structures such as the motel are not complete as to date, the applicant began the earthmoving activities and as a result, is entitled to the structures that were previously approved under Plot Plan 14522 (PP14522).

Project Timeline:

The application for Plot Plan 14522 Revised Permit No. 1 was submitted to the Riverside County Planning Department on March 26, 2012. Due to a lack of activity of addressing all required Land Development Committee (LDC) corrections, staff scheduled the project for the June 23, 2014 Director's Hearing and recommended for project denial. The basis for project denial was staff had not received the necessary plans, permits, or materials to support the application and complete the land development review process. More specifically, Planning staff requested a Lot Line Adjustment (LLA) to relocate a lot line from under the existing gift shop and the Building and Safety Department had required approved building permits for

all buildings and structures onsite or at a minimum submit buildings plans for all buildings and structures for review and approval. Plot Plan 14522 Revised Permit No. 1 was denied at the June 23, 2014 Director's Hearing.

On July 2, 2014, the applicant, the World's Biggest Cabazon Dinosaurs, filed an appeal with the County appealing the Planning Director's denial of Plot Plan 14522 Revised Permit No. 1. Since the appeal of staff's recommendation for denial, this item has been continued onto the August 20, 2014, September 17, 2014, March 18, 2015, May 20, 2015, July 15, 2015, and August 19, 2015, Planning Commission Agendas in order for Planning and Building and Safety staff to continue working with the applicant and resolve the outstanding issues. During the August 19, 2015 Planning Commission agenda, it had been determined that with exception to minor corrections, the applicant had addressed all remaining corrections required by Riverside County staff.

At the conclusion of the August 19, 2015 Public Hearing, the Planning Commission supported staff's recommendation to uphold the Applicant's appeal of the Planning Director's Denial of Plot Plan No. 14522 Revised Permit No. 1 and direct staff to process the Plot Plan application in accordance with Ordinance No. 348 and prepare the appropriate environmental review under the California Environmental Quality Act (CEQA). In accordance with Section 18.30 of Riverside County Ordinance No. 348, County Counsel recommended that Plot Plan 14522 Revised Permit No. 1 be presented and recommended for final approval at Director's Hearing rather than Planning Commission. Section 18.30 of Riverside County Ordinance No. 348 requires that a Plot Plan application be processed and a recommendation be given at Director's Hearing. If the recommendation is appealed by the project applicant or general public, then Section 18.30 requires that the project be presented at Planning Commission and potentially the Board of Supervisors to address the appeal. If the issue resulting in project appeal has been resolved, the Plot Plan application shall return to Director's Hearing for final recommendation.


On December 19, 2016 staff presented and recommended at the Director's Hearing the application be continued to the January 23, 2017 hearing to allow the applicant to provide staff with the indemnification agreement. Upon receipt, staff will update the project description and provide new exhibits with the staff report and environmental assessment.

RECOMMENDATIONS:

CONTINUE PLOT PLAN 14522 REVISED PERMIT NO. 1 to January 23, 2017 Director's Hearing to allow applicant to provide staff with updated exhibits and finalize Indemnification Agreement and to allow staff to update project description with accurate Assessor Parcel Numbers.

Agenda Item No.:
Area Plan: Southwest Area
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Russell Brady
Directors Hearing: January 23, 2017

Plot Plan No. 25714
Environmental Assessment No. 42749
Applicant: KTM North America
Engineer/Representative: MDMG Inc.



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 25714 is a proposal for the construction and operation of a private outdoor motorcycle test track facility not open for public use and viewing including a 2,160 square foot two-story motorcycle maintenance building on 9.07 gross acres.

The project site has been previously graded and will be regraded and 11,000 cubic yards of special soil material will be imported to the site via 550 truckloads as well as 20 truckloads of rocks, 45 logs/telephone poles, 4 truckloads of wood, and 20 tractor tires to construct the track area. Seasonal or annual reconfiguration of the track may occur that will be regulated by standard grading, drainage, and water quality requirements and within the boundaries outlined on the project plans. Hours of operation for motorcycle testing will be limited to 7 a.m. to 10 p.m.

The project site is located north of Technology Drive, south of Borel Road, east of Winchester Road/Highway 79, and west of Calistoga Drive.

BACKGROUND:

The project site is located within Specific Plan No. 265 (Borel Airpark), Planning Area 7. Pursuant to the Specific Plan Zoning Ordinance and the permitted uses for Planning Area 7, laboratories, film, medical, research or testing centers are permitted uses with approval of a Plot Plan. The proposed use, a private motorcycle testing facility not open to the public, would generally be categorized as a "testing center" and could be permitted with the approval of a Plot Plan.

The test track facility is proposed to be operated by KTM who anticipates to use the facility by transporting motorcycles from KTM's facility located to the south of the project site via small truck or van, running and testing the motorcycles on one of the three (3) track types, minor tuning of the motorcycles for testing, and returning the motorcycles to the KTM facility to the south or elsewhere they are used or stored. No storage of vehicles, equipment, or hazardous materials is anticipated to occur on the project site. For creation of the test track an estimated 11,000 cubic yards of special fill will be imported to the site and initially graded to create a test track. The test track will occasionally be regraded to modify the test track design and layout based on changing testing needs. Such regrading will be required to comply with the conditions of approval of the Plot Plan as well as standard grading, dust control, noise, and water quality requirements to ensure such regrading does not adversely impact the surrounding area.

KTM manufactures street-legal bikes that meet state and/or federal noise standards. The sanctioning body for off-road motorcycle competition enforces noise standards that are equally or more stringent than street-legal bikes. The presumption for the project noise impact analysis is that any test vehicles using the proposed test facility will meet the most stringent applicable noise performance standards. Therefore, the proposed facility would not be testing any motorcycles that would generate greater noise than typical street-legal bikes. A noise test of actual test track operations was made on June 30, 2015. A dirt ramp and jump was created and 250 cc and 350 cc KTM machines were tested using an EPA-like protocol (50 feet on either side in pass-by/jump mode). Both street-legal mufflers on the 350 cc bikes and quieter competition-legal mufflers on the 250 cc bikes were tested.

The General Plan daytime noise standard of 65 dB 10-minute Leq is met at 90 feet from the closest point of the track layout. The more stringent residential noise ordinance standard of 55 dB is met at 300 feet. The nearest homes are more than 1,000 feet away. The light industrial daytime noise standard of 75 dB is met at less than 50 feet and thus on-site activities will not impact the closest soil blending operation north of the proposed project. Consistent with the noise analysis, hours of operation on the use permit have limited the facility equipment testing and maintenance to 7 a.m. to 10 p.m. Additional background and analysis of noise impacts is included within the Initial Study prepared for the project.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Light Industrial (CD:LI) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Light Industrial (CD: LI) to the north; Open Space: Conservation (OS: C) to the east; Community Development: Business Park (CD:BP) to the south; Community Development: Commercial Office (CD:CO) to the west |
| 3. Existing Zoning (Ex. #2): | Specific Plan Zone (Specific Plan No. 265), Planning Area 7 |
| 4. Surrounding Zoning (Ex. #2): | Specific Plan Zone (Specific Plan No. 265), Planning Area 7 |
| 5. Existing Land Use (Ex. #1): | Storage yard |
| 6. Surrounding Land Use (Ex. #1): | Storage yard to the north; open space to the east (Tucalota Creek); office buildings so the south; vacant land and storage facility to the west. |
| 7. Project Data: | Total Acreage: 9.07 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42749**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 25714, 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) on the Southwest Area Plan.
2. The proposed use, for motorcycle maintenance and outdoor test track is consistent with the Light Industrial (LI) designation pursuant to Industrial and Business Park Area Plan Land Use Designation policy LU 30.1 of the General Plan applicable to Industrial and Business Park land use designations which provides the following: accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps.
3. The proposed use, a motorcycle testing facility, is consistent with the Community Development: Light Industrial (LI) designation, which allows for a wide variety of industrial and related uses, which the proposed motorcycle testing facility would generally be categorized as.
4. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD: LI) to the north; Open Space – Conservation (OS: C) to the east; Community Development: Business Park (CD:BP) to the south; Community Development: Commercial Office (CD:CO) to the west.
5. The project's site is located within Planning Area 7 of Specific Plan No. 265, which describes this Planning Area for light industrial land uses. The proposed motorcycle testing center is industrial in nature in that it is for testing of motorcycles being manufactured and assembled at a nearby related KTM facility located south of the project site on Innovation Court. Therefore, the proposed use is consistent with the Specific Plan's intent for Planning Area 7.
6. The zoning for the subject site is Specific Plan Zone (Specific Plan No. 265), Planning Area 7 which is based on the Manufacturing – Service Commercial zone with certain permitted uses excluded and included as adopted for the Specific Plan in Ordinance 348.4814.
7. The proposed use, a motorcycle maintenance and outdoor test track, is not a specifically listed use in the Specific Plan Zoning Ordinance or the Manufacturing-Service Commercial Zone; however, this zone does allow non-listed uses that are the same in character and intensity as a permitted listed use to be processed in the same manner as the listed use. In this case, a motorcycle testing facility may be classified under "Laboratories, film, medical, research, or testing centers", which are permitted uses in the subject zone with an approved plot plan. Although the project would conduct its testing outdoors, the proposed use is essentially a "research" or "testing center" since it is a private use solely for KTM for the purposes of running the motorcycles through the track area, testing the performance of the motorcycles, and making minor on-site adjustments to the motorcycles. Due to this purpose, the use would not be accurately categorized as a recreational or commercial motorcycle track use that would be open to the public. Additionally, given the outdoor nature of the testing facility, the proposed use is also similar in character and intensity as either a public utility substation and storage yard or a nursery and garden supply store. The proposed use would be similar to these uses with uses

primarily operated outside of a building, intermittent outdoor operation of equipment that may create noise to the surrounding area, and would leave the majority of the site unpaved and unlandscaped creating similar drainage and aesthetic impacts. The proposed use would also involve few vehicle trips (estimated at 5 round trips per day), which is similar to a public utility substation and storage yard. A nursery and garden supply store would typically have more trips than the proposed use. Therefore, the proposed use is similar in character and intensity to these listed uses and may be permitted with an approved plot plan.

8. The project site is surrounded by properties which are zoned Specific Plan, Specific Plan No. 265 (Borel Airpark), Planning Areas 7, 9, and 18 to the north, west, and east and Specific Plan No. 213 (Winchester Properties), Planning Area 3 to the south.
9. Light industrial and commercial office uses have been constructed and are operating in the project vicinity.
10. This project is located within Criteria Area No. 6071 of the Western Riverside County Multiple Species Habitat Conservation Plan. The project went through the Habitat Acquisition and Negotiation Strategy (HANS) process which determined that no conservation is needed on the subject site. The site was previously graded pursuant to the use as a contractor's storage yard and is generally void of vegetation and no sensitive species or habitat identified by the WRCMSHCP are anticipated to be impacted.
11. This project is within the City Sphere of Influence of Temecula. As such, the proposed project was initially transmitted to the City for review and comment and was sent a notice of public hearing. No comments have been received from the City as of the date of writing of this staff report.
12. notifications for AB52 consultation were sent out to Soboba, Pechanga, Agua Caliente, Rincon, San Manuel, and Gabrieleno tribes on July 13, 2015. Consultation was requested by Soboba and Pechanga and consultation was closed on November 21, 2015 with all tribes that requested consultation. Through consultation, no cultural tribal resources have been identified on site and no mitigation measures were recommended.
13. Environmental Assessment No. 42749 did not identify any potentially significant impacts and no mitigation measures are necessary.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with Specific Plan No. 265 and the associated Specific Plan zoning ordinance, 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. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. County Service Area;
 - b. A fault zone;
 - c. State responsibility or high fire hazard severity zone;
 - d. A 100-year flood plain, an area drainage plan, or dam inundation area;
3. The project site is located within:
 - a. The boundaries of the Southwest Area Plan;
 - b. An area with a low potential for liquefaction;
 - c. An area with a high paleontological sensitivity;
 - d. The sphere of influence of the City of Temecula;
 - e. Stephens Kangaroo Rat Fee Area; and,
 - f. The Valley Wide Park and Recreation District;
4. The subject site is currently designated as Assessor's Parcel Number 957-320-023.

RB

\\agency\AgencyDFS\Plan\FILES\Planning Case Files-Riverside office\PP25714\DH-PC-BOS Hearings\DH-PC\PP25714 Staff Report.docx

Date Prepared: 10/19/16

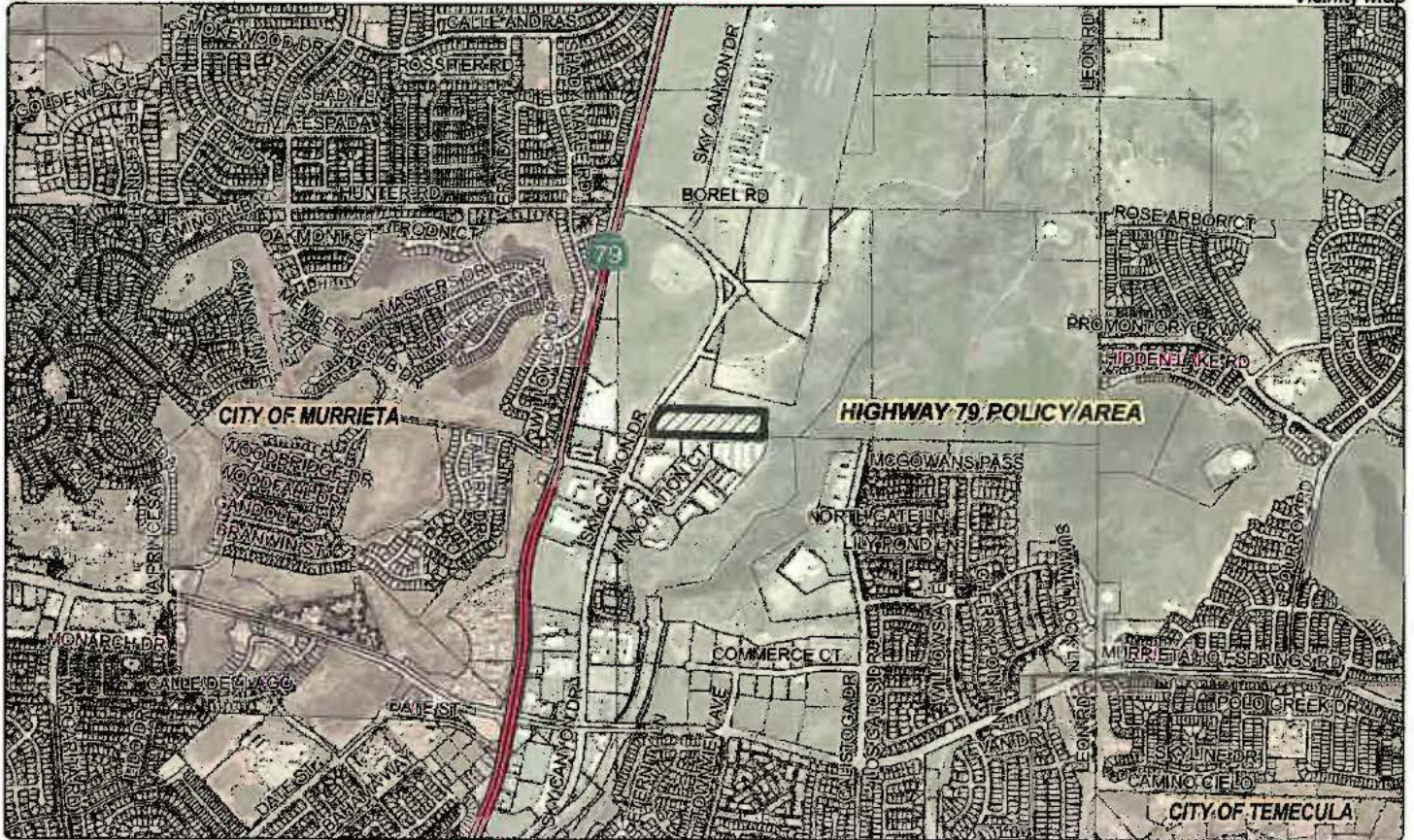
Date Revised: 1/3/17

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25714

Supervisor: Washington
District 3

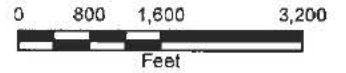
Date Drawn: 12/21/2016
Vicinity Map

VICINITY/POLICY AREAS



Zoning Area: Rancho California

Author: Vinnie Nguyen



© 2016 City of Riverside. All rights reserved. This map is for informational purposes only. It is not intended to be used as a legal document. For more information, please contact the Riverside County Planning Department at (951) 955-3000. Riverside County, CA.

RIVERSIDE COUNTY PLANNING DEPARTMENT

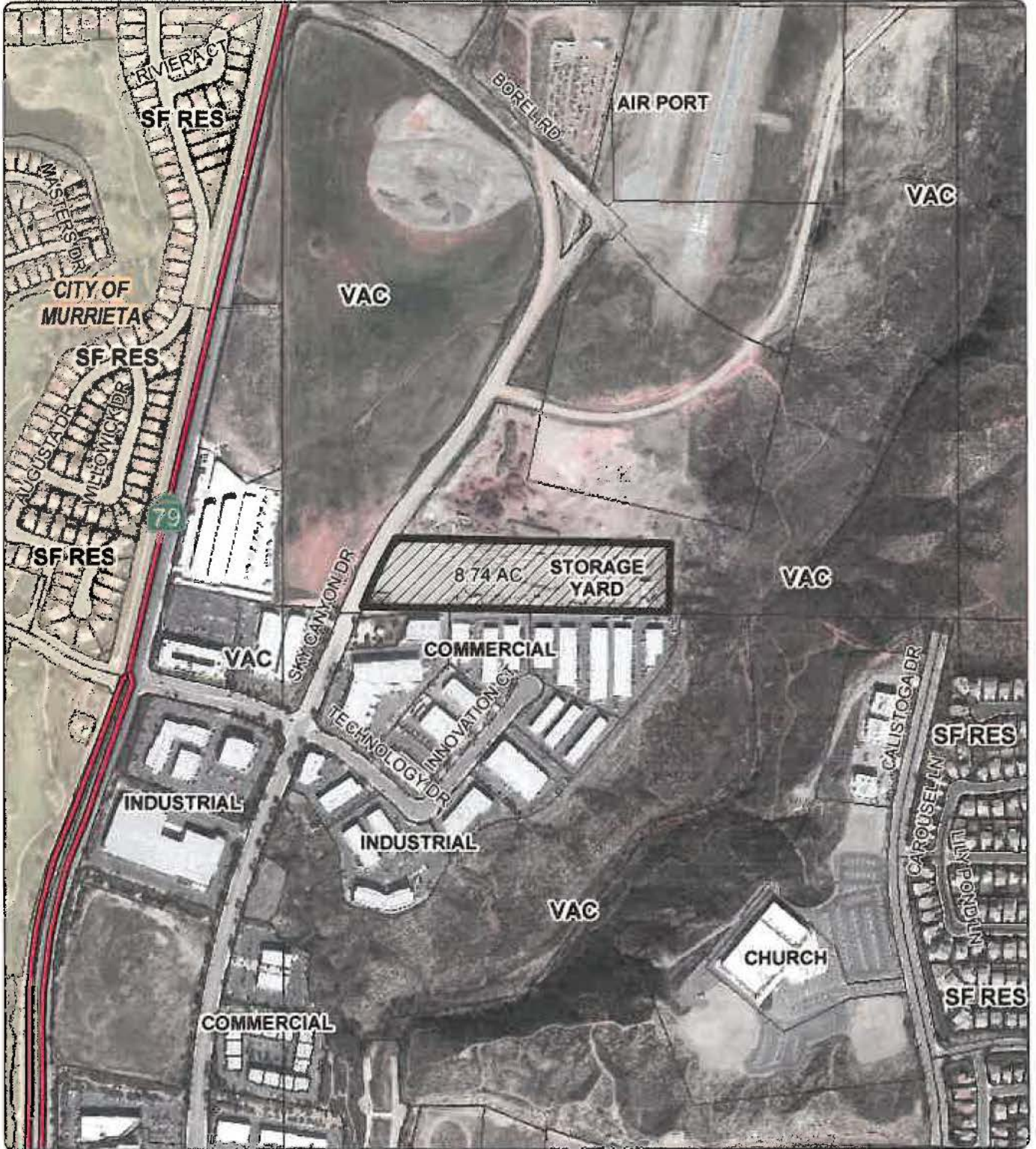
PP25714

LAND USE

Supervisor: Washington
District 3

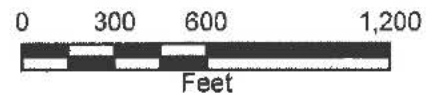
Date Drawn: 12/21/2016

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 9, 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)935-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.cofrma.ca.gov>

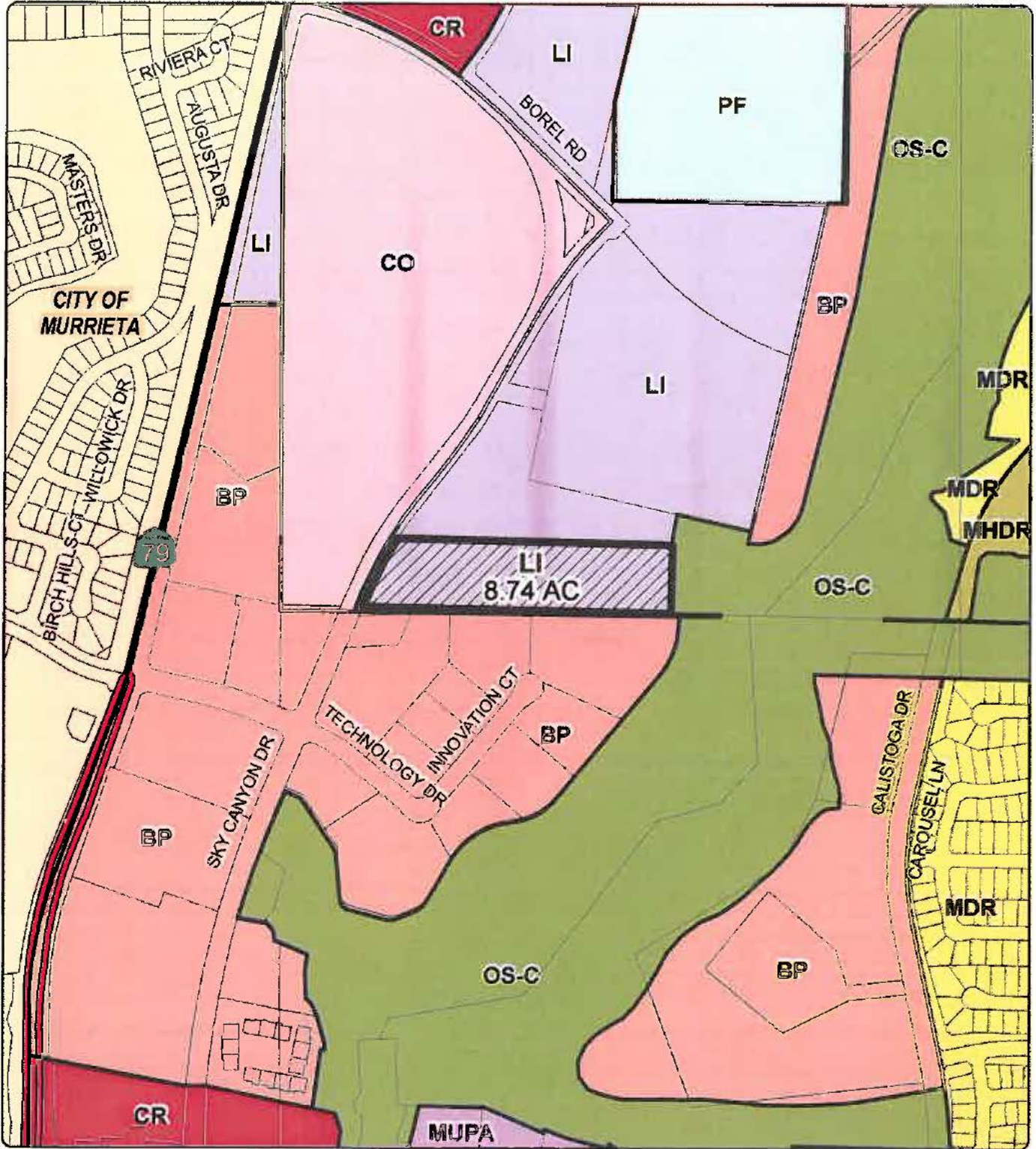
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25714

EXISTING GENERAL PLAN

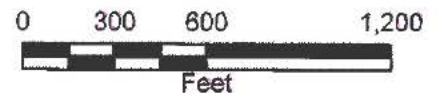
Supervisor: Washington
District 3

Date Drawn: 12/21/2016
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, 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)955-2000 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25714

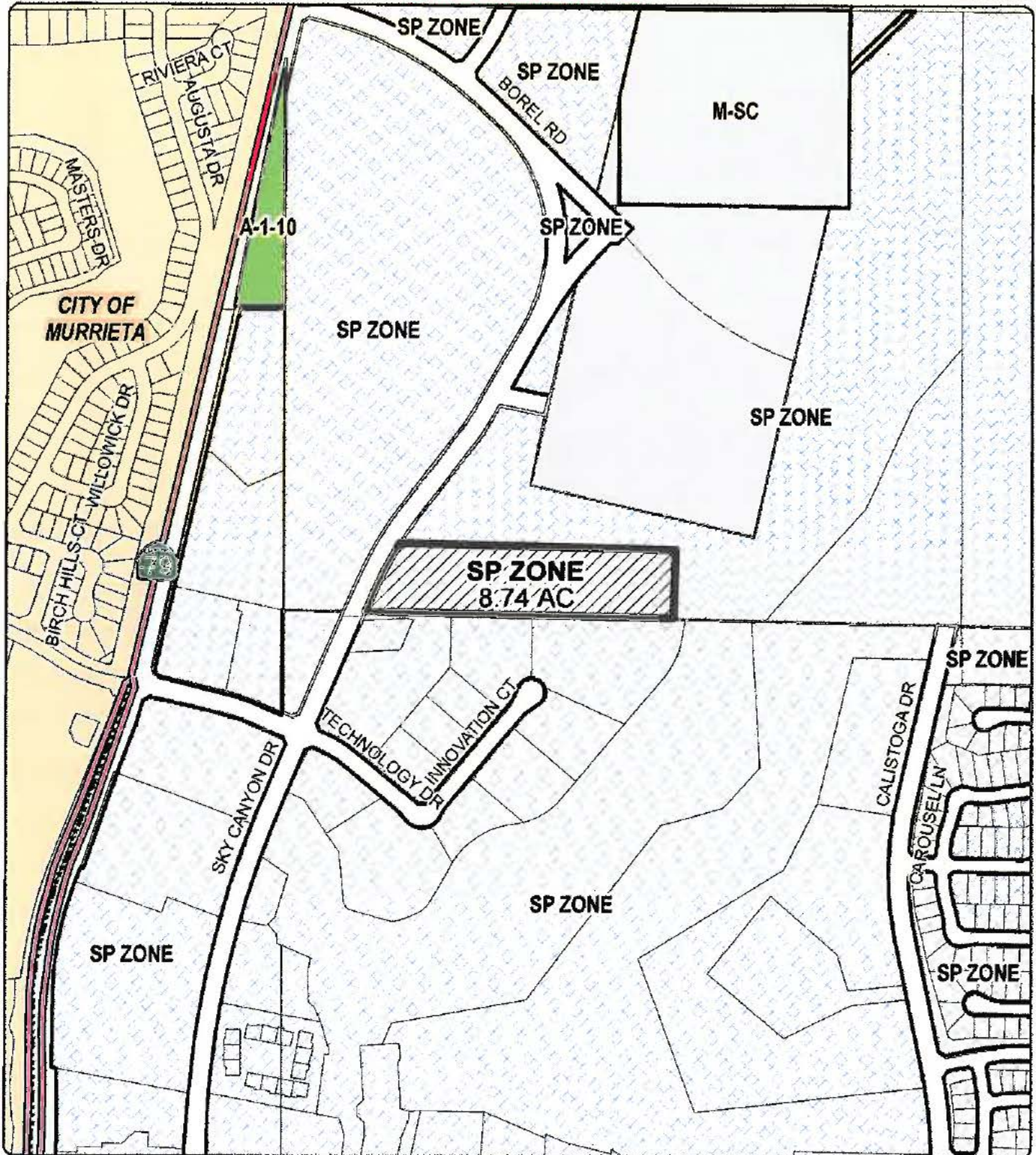
EXISTING ZONING

Supervisor: Washington

District 3

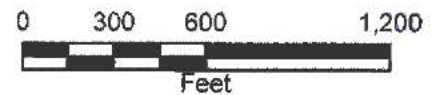
Date Drawn: 12/21/2016

Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 9, 2005, 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 Departmental offices in Riverside at (951)955-3200 (Western County) or In Palmdale at (760)865-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>

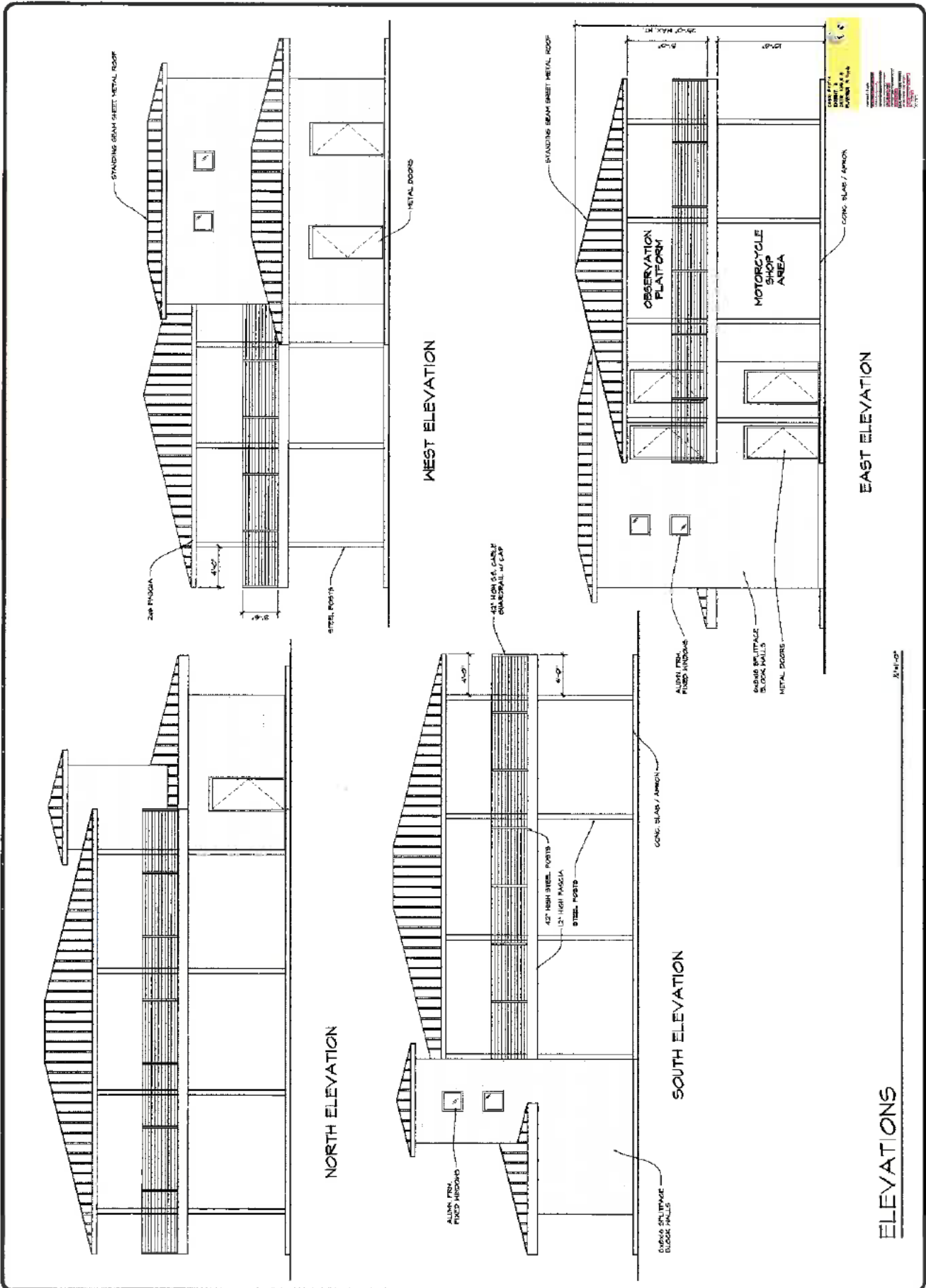
REVISIONS	

McMANUS & ASSOCIATES
 BUILDING DESIGN • PLANNING
 MICHAEL W. McMANUS
 PRINCIPAL DESIGNER
 1400 BENTLEYVILLE CIRCLE NORTH
 SUITE 201 PITTSBURGH, PA 15203
 PHONE (724) 939-5000

A/B
 ARCHITECTURAL NUMBER
 OF BUILDING DESIGN
 PROJECT NUMBER
 DATE

DATE	02/09/10
SCALE	
DRAWN BY	
CHECKED BY	
SHEET	3
OF	3
DATE	

N



DATE PLOTTED: 02/09/10
 PLOTTER: HP DesignJet 5000PS
 PLOT SCALE: 1/8"=1'-0"
 PLOT AREA: 11.0" x 17.0"

DATE	
BY	
REVISIONS	

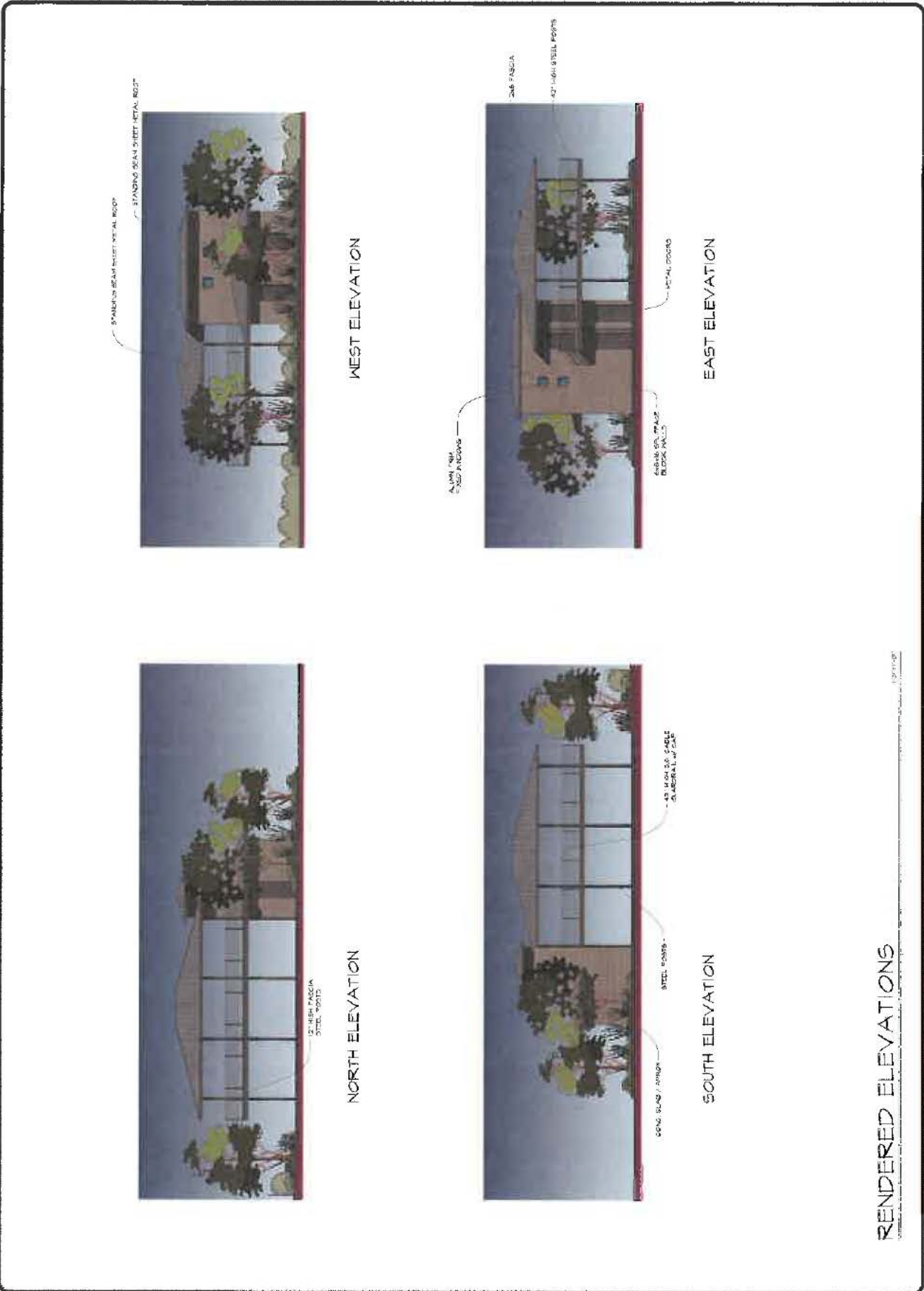
McMANUS & ASSOCIATES
 BUILDING DESIGN • PLANNING

McMANNUS
 BUILDING DESIGNER
 4400 EVERGREEN COURT, SUITE 200
 FORT COLLINS, CO 80526
 PHONE (970) 226-0000

A.B.D.
 ARCHITECTURAL DESIGN
 PROJECT ARCHITECT
 1000 10TH STREET, SUITE 100
 FORT COLLINS, CO 80526

KN

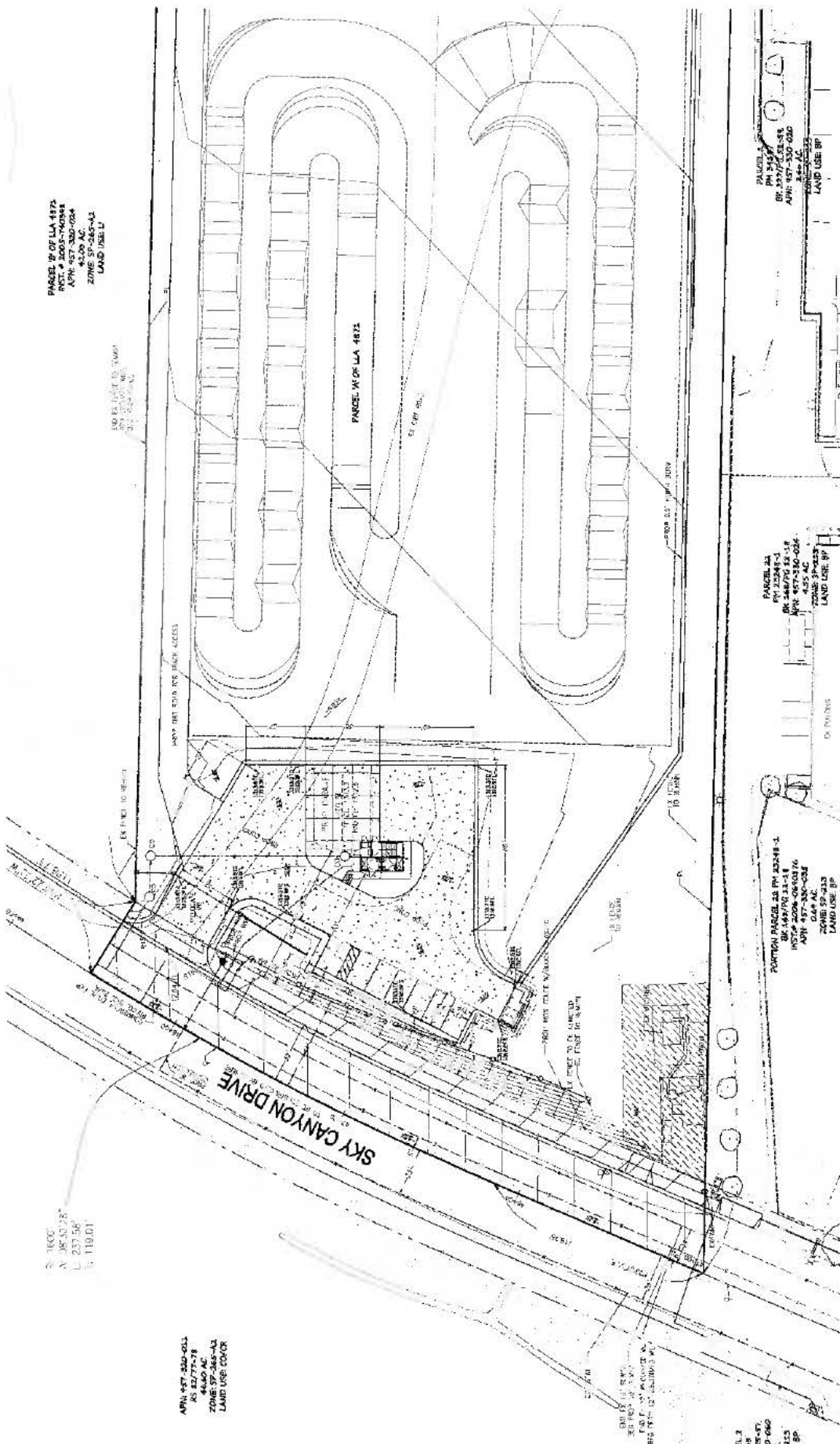
OWNER	CMCO
PROJECT	
DATE	08/08/10
SCALE	
SHEET	4
OF	4 SHEETS



RENDERED ELEVATIONS

PLOT PLAN 25714

PRELIMINARY GRADING PLAN



PARCEL W OF LA 4821
 PLOT 2 OF 10
 APR 97-300-098A
 42.00 AC.
 ZONE SP-265-43
 LAND USE 8P

TO BE BUILT TO 1100
 APR 97-300-098A
 42.00 AC.
 ZONE SP-265-43
 LAND USE 8P

APR 97-300-098A
 42.00 AC.
 ZONE SP-265-43
 LAND USE 8P

PARCEL W OF LA 4821

FOR PARCEL 2
 APR 97-300-098A
 42.00 AC.
 ZONE SP-265-43
 LAND USE 8P

PARCEL 1A
 APR 97-300-098A
 42.00 AC.
 ZONE SP-265-43
 LAND USE 8P

PORTION PARCEL 2B PM 25244-1
 APR 97-300-098A
 42.00 AC.
 ZONE SP-265-43
 LAND USE 8P

PARCEL 1B
 APR 97-300-098A
 42.00 AC.
 ZONE SP-265-43
 LAND USE 8P



DATE: 04/18/2008
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: [Project Name]

NO.	DATE	REVISION	BY

DISTURBED BY: [Signature]
 PREPARED BY: [Signature]
 MPMG
 METROPOLITAN PLANNING MANAGEMENT GROUP, LLC
 150 N. CENTRAL AVENUE, SUITE 100
 PHOENIX, AZ 85004

NO.	DATE

McMANUS & ASSOCIATES
 BUILDING DESIGN • PLANNING
 MICHAEL McMANUS
 PRINCIPAL DESIGNER
 1455 FORTWORTH CIRCLE NORTH
 SUITE 200
 FORT WORTH, TEXAS 76104
 PHONE (817) 335-1100
 FAX (817) 335-1101
 WWW.MCMANUS-PA.COM

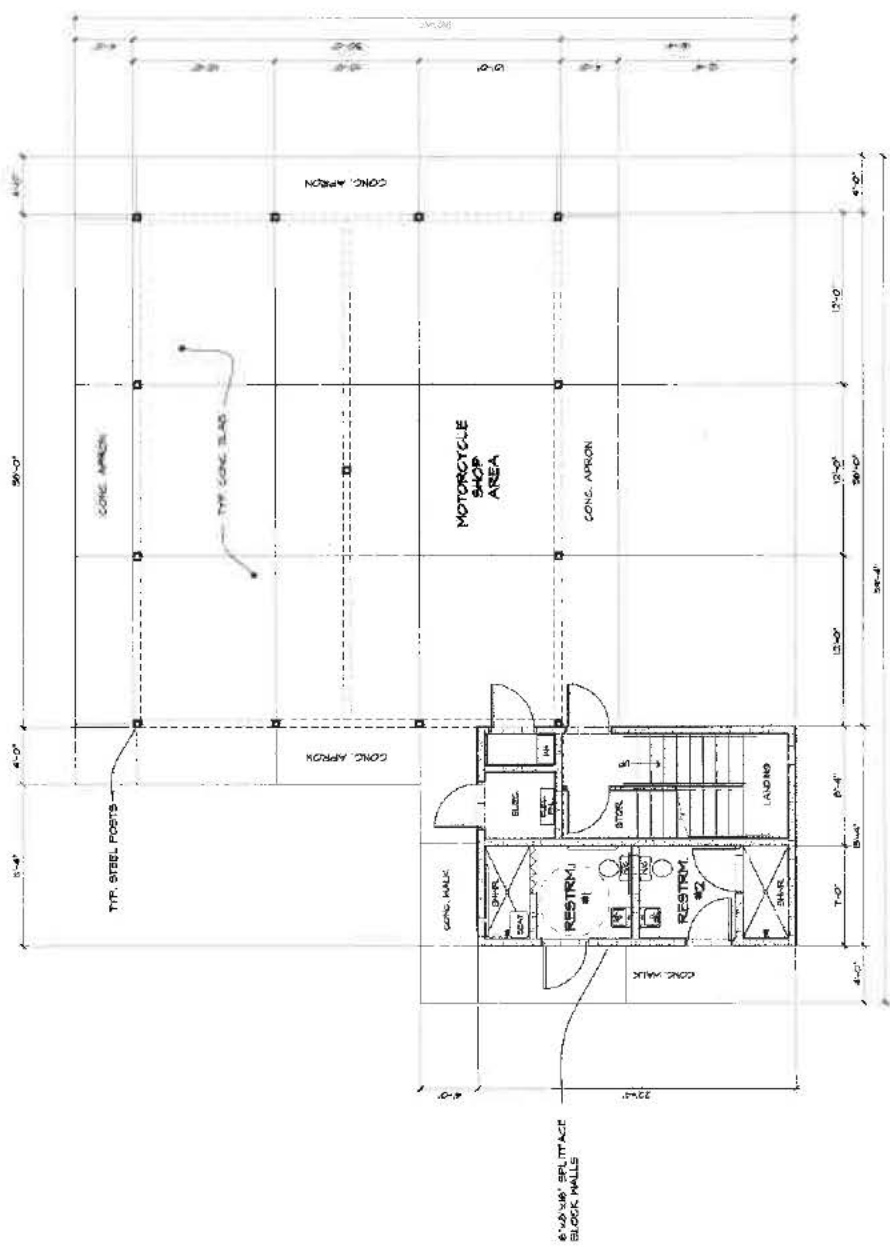
McMANUS & ASSOCIATES
 PROFESSIONAL NUMBER
 0000000000
 ARCHITECTURAL REGISTER
 OF TEXAS
 0000000000

DATE	03/14/16
PROJECT	
NO.	
SCALE	
JOB NO.	
SHEET	
OF	2
SHEETS	

LOWER FLOOR PLAN
 MOTORCYCLE SHOP AREA
 BLOCK BUILDING AREA



LOWER BUILDING AREA
 MOTORCYCLE SHOP AREA
 BLOCK BUILDING AREA



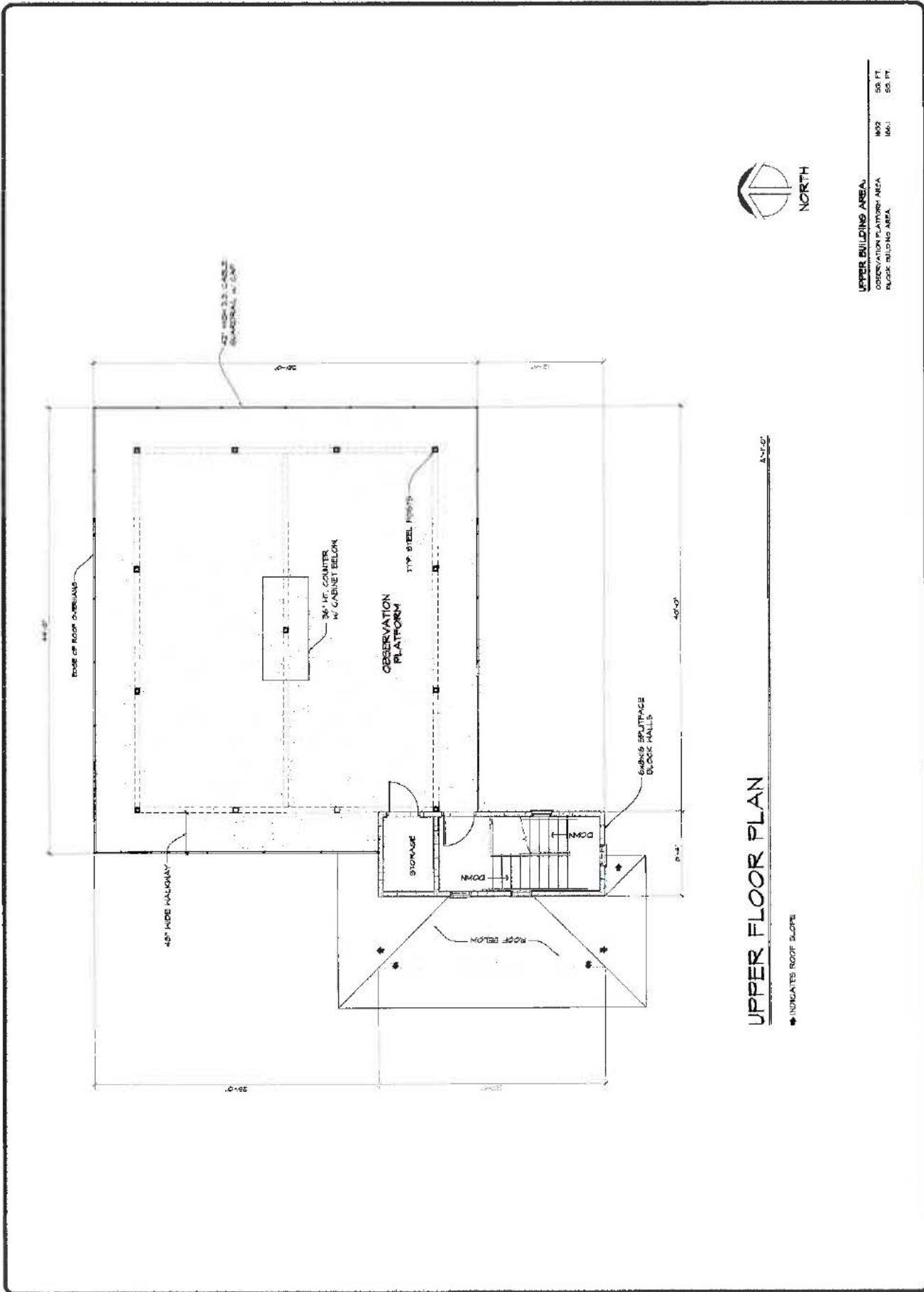
LOWER FLOOR PLAN

REV	DATE	BY

McMANUS & ASSOCIATES
 BUILDING DESIGN + PLANNING
 MICHAEL W. McMANUS
 ARCHITECTURAL DIRECTOR
 BUILDING DESIGNER
 4185 GREENBRIER CIRCLE NORTH
 SUITE 200, DUBLIN, OHIO 43017
 (614) 291-2000

McMANUS & ASSOCIATES
 ARCHITECTURAL DIRECTOR
 BUILDING DESIGNER
 MICHAEL W. McMANUS

PROJECT NAME	
SHEET NO.	2
DATE	
SCALE	
JOB NO.	
DATE	



UPPER FLOOR PLAN

◆ INDICATES ROOF SLOPE

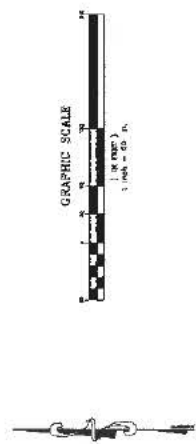
UPPER BUILDING AREA
 OBSERVATION PLATFORM AREA
 BLOCK BUILDING AREA

40'-0" 55'-0" 55'-0"



CALL 311
FOR CITY
SERVICES
POLICE
FIRE
PLUMBING
ELECTRIC
WATER
SEWER
GAS

MPMG
MORNINGSTAR DEVELOPMENT MANAGEMENT GROUP, INC.
41635 Enterprise Circle N. - Suite B
Tremeculo, California 92390
(951)296-3475 FAX (951)296-3466 TEL
LIFE & WHIMPER REAL ESTATE





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25714

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

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

COMPLETED/REVIEWED BY:

By: Russell Brady Title: Project Planner Date: December 27, 2016

Applicant/Project Sponsor: KTM North America Date Submitted: December 11, 2014

ADOPTED BY: Planning Director

Person Verifying Adoption: Russell Brady Date: _____

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

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

For additional information, please contact Russell Brady at (951) 955-3025.

Revised: 12/27/16
\\agency\AgencyDFS\Plan\FILES\Planning Case Files-Riverside office\PP25714\DH-PC-BOS Hearings\DH-PC\PP25714.Negative Declaration.docx

Please charge deposit fee case#: ZEA42749 ZCFG06135

FOR COUNTY CLERK'S USE ONLY

--

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42749
Project Case Type (s) and Number(s): Plot Plan No. 25714
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Russell Brady
Telephone Number: (951) 955-3025
Applicant's Name: KTM North America
Applicant's Address: 8429 Innovation Court Murrieta, CA 92563

I. PROJECT INFORMATION

Project Description:

Plot Plan No. 25714 is a proposal for the construction and operation of a private outdoor motorcycle test track facility not open for public use and viewing including a 2,160 square foot two-story motorcycle maintenance building on 9.07 gross acres.

The project site has been previously graded and will be regraded and 11,000 cubic yards of special soil material will be imported to the site via 550 truckloads as well as 20 truckloads of rocks, 45 logs/telephone poles, 4 truckloads of wood, and 20 tractor tires to construct the track area. Seasonal or annual reconfiguration of the track may occur that will be regulated by standard grading, drainage, and water quality requirements and within the boundaries outlined on the project plans. Hours of operation for motorcycle testing will be limited to 7 a.m. to 10 p.m.

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

B. Total Project Area: 8.74 acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 9.07	Lots:	Sq. Ft. of Bldg. Area: 2,160	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 957-320-023-3

Street References: The project site is located north of Technology Dr, south of Borel Rd, east of Highway 79, west of Calistoga Dr.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township: T7SR2W SEC 18

E. Brief description of the existing environmental setting of the project site and its surroundings: The project site currently contains an existing contractor yard. Surround by vacant land, Business Park and airport land uses.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project is consistent with the site's existing land use designation of Community Development: Light Industrial (CD-LI). The proposed 2,160 square foot two story motorcycle maintenance and outdoor motorcycle test track area. The project is also consistent with other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element policies.
5. **Noise:** The Project is consistent with the policies of the General Plan Noise Element. A Noise Study was submitted and the Project has been conditioned accordingly.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial

E. Overlay(s), if any:

F. Policy Area(s), if any: Highway 79 Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Surrounded by Southwest Area Plan
2. **Foundation Component(s):** Community development to the north, south and west, Open Space to the east
3. **Land Use Designation(s):** Light Industrial north, conservation to the east, Business Park to the south, and commercial office to the west.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** surrounded by Highway 79 Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Specific Plan No. 265 Borel Airpark
2. **Specific Plan Planning Area, and Policies, if any:** Planning Area 7

I. **Existing Zoning:** Specific Plan Zone (SP 265), Planning Area 7.

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** Specific Plan No. 265 (Borel Airpark), Planning Areas 7, 9, and 18 to the north, west, and east and Specific Plan No. 213 (Winchester Properties), Planning Area 3 to the south

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / 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 | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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


Signature

12/27/16
Date

Russell Brady
Printed Name

For Steven Weiss, AICP, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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-8 "Scenic Highways"

Findings of Fact:

- a) The Project is located nearby State Route 79 (SR-79). This segment of SR-79 is considered a County Eligible Scenic Highway. There are no Corridor Protection Programs established through the Caltrans Scenic Highway Guidelines for this area because it is currently only County Eligible and not a State Designated Scenic Highway. The County's General Plan Land Use Element Policy LU 14.3 requires that the design and appearance of new landscaping, structures, equipment, signs, or grading within the Eligible county scenic highway are compatible with the surrounding scenic setting or environment. Although the site is located near the highway, due to intervening development and topography along SR-79 the site is barely visible from the highway. Additionally, Development Standards set forth in Ordinance No. 348 will ensure that the project development will be aesthetically maintained in a manner that is visually attractive and not adversely affecting public views. Therefore, impacts are considered less than significant.
- b) The project site was most recently used for contractor's storage and has no trees that would be removed by the proposed project that would be considered on site scenic resources. There are no scenic resources near to the project that would be obscured from the proposed development. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

2. Mt. Palomar Observatory

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

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

a) The proposed project is located approximately 20.89 miles from the Mount Palomar Observatory and within Zone B of Ordinance No. 655. The project is required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining into adjacent properties and streets. Project impacts will be less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project may result in a new source of light which would accompany any new non-residential development; however, the new source of light is not anticipated to be significant. The proposed project would not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. Therefore, the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a). As indicated through RCLIS (GIS Database), the project site is located on land that use designated as grazing land, local importance, and urban-built up land. In result, the project will not involve in the conversion of prime farmland, unique farmland, or farmland of statewide importance. The project will have no impact

b). The Project site is not subject to the Williamson Act contract, is not within a Riverside County Agriculture Preserve, and is not within or adjacent to any agricultural zone; therefore, there are no impacts to agricultural zoned, agricultural use or areas that are subject to the Williamson Act or other agricultural resources.

c.) As previously addressed (see item b) the project site is not located within close vicinity to properties which have a zoning classification of agriculture. The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The project will have no impact.

d.) The project is not located adjacent to existing farmland and will not result in the conversion of farmland, to a non-agriculture use. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

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

Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas;" Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

- a) The proposed Project site does not contain forest land or timberland. The Project site and its adjacent and surrounding properties are not zoned for forest land or timberland, nor timberland zoned for Timberland Production. Additionally, the Riverside County General Plan does not include the Project site or its surrounding properties in Figure OS-3a, "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas." Therefore, no zoning conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)) will occur. No impacts will occur. No mitigation is required
- b) As outlined in the Figure OS-3a previously noted, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.
- c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

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

Source: SCAQMD CEQA Air Quality Handbook, Air Quality and Greenhouse Gases Initial Study Discussion 12/6/16

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2012 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project does not involve a General Plan or Specific Plan Amendment and is not considered a significant project.

According to the Air Quality Analysis prepared for the proposed project and the consistency analysis presented above, the proposed project will not conflict with the AQMP; no impact will occur.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for

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

the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O ₃ (1-hr)	No Data	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment
PM ¹⁰	Attainment	Nonattainment
PM ^{2.5}	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO ₂	Unclassified/Attainment	Attainment
SO ₂	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

The SCAQMD, in the adoption of its CEQA Air Quality Handbook (1993) and several subsequent updates, has identified daily emission levels that could be considered “cumulatively considerable net increases” of daily air pollutant emissions.

Peak construction activities and test track operations would have very low emissions functions with 15 days of import of material via 550 truck trips and grading to create test tracks and a pad for a small support building (rest rooms and office). Operational emissions would derive from a small volume of fuel combustion (20 gallons per day), limited site access traffic (5 round trips per day) and a few hours per week of equipment operations for track maintenance and dust control. Daily emissions from construction and site operations would be far below the SCAQMD CEQA significance threshold as shown in the below tables. Therefore, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation and a less than significant impact would occur.

Construction Emissions

	Pollutant (pounds per day)				
	ROG	CO	NOx	PM-10	PM-2.5
Peak Daily Construction Emissions*	4.1	20.1	46.4	5.0	3.4
Peak Day Construction CEQA Threshold	75	550	100	150	55

*with standard dust control

Operational Emissions

	Pollutant (pounds per day)				
	ROG	CO	NOx	PM-10	PM-2.5
Test Track Cycles	3.1	45.9	0.5	0.1	0.1
Commuting	0.1	0.3	0.1	0.0	0.0
Maintenance and Dust Control	1.3	9.2	13.4	0.8	0.7
Total	4.5	55.4	14.0	0.9	0.8

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

Peak Day Operational CEQA Threshold*	55	550	55	150	55
--------------------------------------	----	-----	----	-----	----

c) Cumulative short-term, construction-related emissions and long-term, operational emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold. As required of the proposed project, other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation pursuant to state CEQA requirements, thus ensuring that air quality standards are not cumulatively exceeded. Impacts are therefore, considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.

Surrounding land uses within 1 mile of the project include primarily commercial and industrial uses in the immediate vicinity with residential uses located approximately ¼-mile from the project site to the east and west. The nearest school (Alamos Elementary School) is located approximately 1.1 miles to the east of the project site. Additionally, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, manufacturing uses, or generate significant odors.

Carbon Monoxide Hotspots

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate state and federal CO standards at intersections, even if the broader Basin is in attainment for federal and state levels.

Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored at the Lake Elsinore Station showed a highest recorded 1-hour concentration of 2 ppm (State standard is 20 ppm) and a highest 8-hour concentration of 1.4 ppm (State standard is 9 ppm) based on 2012 to 2014 data. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis.

Given the relatively low level of CO concentrations in the project area, project-related vehicles are not expected to result in the CO concentrations exceeding the State or federal CO standards. Since no CO hot spot would occur, there would be no project-related impacts on CO concentrations.

Localized Significance Threshold Analysis

As part of the SCAQMD's environmental justice program, attention has been focused on localized effects of air quality. Staff at SCAQMD developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the State AAQS, and

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

are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). The proposed project is located within the Temecula Valley SRA.

The table below show that peak daily construction activity emissions, assuming a maximum construction disturbance area of 5 acres, would be far below the LST threshold for the Temecula Valley.

Construction LST Emissions (lbs/day)

Emissions	NO _x	CO	PM ¹⁰	PM ^{2.5}
On-Site Emissions	46	25	5	3
LST Threshold	872	18,901	151	68
Potential Impact?	No	No	No	No

Similarly, the below table shows that on-site exhaust emissions from motorcycle testing and periodic maintenance of jumps and tracks will create daily operational emissions that would be less than one percent of the most stringent LST threshold. Therefore, based on the analysis for CO and LST, impacts to sensitive receptors are considered less than significant.

Operational LST Emissions (lbs/day)

Emissions	NO _x	CO	PM ¹⁰	PM ^{2.5}
On-Site Emissions	0.5	45.9	0.1	0.1
LST Threshold	872	18,901	37	17
Potential Impact?	No	No	No	No

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. The project proposing a use that would also generally not be classified as a sensitive receptor. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, impacts are considered less than significant.

f) The proposed use is not anticipated to create objectionable odors affecting a substantial number of people. Motorcycle exhaust can be detectable if the unit is poorly tuned and burning too rich or too lean. New racing bicycles as the primary test vehicles on the proposed track are factory tuned and may be accompanied by a mechanic. A number of off-road racing events are held indoors with multiple simultaneous racers with negligible odor issues. The test track will have perhaps 2-3 units running at any one time. The nearest office buildings have filtered roof-top air conditioning intakes while the closest homes are almost 1,000 feet from the track. Minimal intrinsic odor, small number of test cycles and good dispersion potentially will preclude any objectionable odor impacts, therefore less than significant impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. **Wildlife & Vegetation**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input 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, HANS No. 2177, Project Application Materials, On-site Inspection

Findings of Fact:

a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Area and within designated Criteria Cell 6071. The project went through the Habitat Acquisition and Negotiation Strategy (HANS) process which determined that no conservation is needed on the subject site. The site was previously graded pursuant to the use as a contractor's storage yard and is generally void of vegetation and no sensitive species or habitat identified by the WRCMSHCP are anticipated to be impacted. No project specific biological technical reports were prepared based on the state of the current site. Pursuant to WRCMSHCP requirements, the project is required to comply with migratory bird surveys. These are standard existing requirements and are not considered mitigation. Therefore, impacts are considered less than significant.

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

b-c) As noted previously, the site is generally void of any vegetation and therefore is not anticipated to impact any sensitive species or habitat. Despite this, the potential may still exist on the site to support suitable nesting bird habitat and the project has been conditioned to require a Migratory Bird Treaty Act survey in the event that these habitats are removed (COA 80. EPD.1). Therefore, with these standard requirements, impacts are considered less than significant.

d). The project site will not interfere with migratory wildlife corridors as there are no known wildlife corridors within or near to the proposed project. No impacts will occur.

e-f) The project site does not contain riverine/riparian areas, vernal pools, or ephemeral streams. No impact will occur.

g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is 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: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The site has been previously graded and primarily consists of fill soil near the project surface. Due to this, no project specific cultural resources study was required. No buildings, structures, or other features exist on the site that could be considered historic. Therefore, no impact to historic resources is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, AB 52 Consultations

Findings of Fact:

a-b) The site has been previously graded and primarily consists of fill soil near the project surface. Due to this, no project specific cultural resources study was required. Since the likelihood of unearthing any archaeological resources is low, no archaeological or tribal monitoring is required. Although the potential for uncovering archaeological resources is low, the potential still exists and standard conditions have been applied for ground disturbance activities, if cultural resources or human remains are discovered, grading activities shall be halted in the immediate area to provide sufficient time for further evaluation by an archaeologist and tribal representative as may be necessary and appropriate measures taken to either document, recover, or avoid the cultural resource (COAs 10.PLANNING.41 and 10.PLANNING.42). The above is considered as a standard Condition of Approval, and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of is not considered a unique mitigation measure pursuant to CEQA. No mitigation is identified or required.

d-e) The project site will not restrict any religious or sacred uses within the project site. Additionally, notifications for AB52 consultation were sent out to Soboba, Pechanga, Agua Caliente, Rincon, San Manuel, and Gabrieleno tribes on July 13, 2015. Consultation was requested by Soboba and Pechanga and consultation was closed on November 21, 2015 with all tribes that requested consultation. Through consultation, no cultural tribal resources have been identified on site and no mitigation measures were recommended. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

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

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

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

Findings of Fact:

a) The project is located partially within a low sensitivity area. The low category indicates that previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. Due to this, this project is not anticipated to impact and paleontological resources and direct mitigation is not required. If fossil remains are encountered during development all grading shall cease in the area fossil remains are encountered, the property owner and County Geologist are immediately notified of the fossil remains, the applicant shall retain a qualified paleontologist to determine the significance of the fossil remains and curated, and the paleontologist shall monitor further grading activities (COA. 10.PLANNING.44). These are standard requirements and are not considered mitigation. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

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

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, County Geologic Report (GEO) No. 2408 by Matrix Geotechnical Consulting, Inc.

Findings of Fact:

a-b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest fault zone is the County fault zone located approximately 0.3 miles from the site. Nonetheless, California Building Code (CBC) requirements pertaining to the existing structures will minimize the potential for structural failure or loss of life during earthquakes. This will ensure that the project will adhere to CBC requirements upon Building Department inspection and review, and will be constructed pursuant to applicable seismic design criteria for the region. With the implementation of the CBC, the project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Therefore, impacts to this regards are considered less than significant.

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
--------------------------------	--	------------------------------	-----------

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", County Geologic Report (GEO) No. 2408 by Matrix Geotechnical Consulting, Inc.

A). According to the Riverside County GIS database, is the project site is located in an area with a moderate potential to be affected by liquefaction. GEO No. 2408 prepared for the project indicated that liquefaction is unlikely to be a potential hazard at the site. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) 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), County Geologic Report (GEO) No. 2408 by Matrix Geotechnical Consulting, Inc.

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone, and there are no known faults that traverse the parcel. The Project will be required to comply with the recommendations contained within the GEO No. 2408, as well as the California Building Code (CBC) requirements. CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Compliance with the CBC will ensure that any the potential impacts will remain less than significant level.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologic Report (GEO) No. 2408 by Matrix Geotechnical Consulting, Inc.

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

Findings of Fact:

a) GEO No. 2408 found that landslide debris was not observed during subsurface exploration and no ancient landslides are known to exist on site. The site and surrounding area is generally flat with slopes down to Tocalota Creek to the east of the project site. The Project site is not located in area where landslides are known to exist; therefore, there are no potential impacts due to unstable geologic unit or soil.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", County Geologic Report (GEO) No. 2408 by Matrix Geotechnical Consulting, Inc.

Findings of Fact:

a) According to General Plan Safety Element Figure S-7, the Project site is located partially within an area susceptible to subsidence. According to GEO2408, at a minimum the proposed building pad areas in granitic shall be over-excavated three feet to underlying competent granitic bedrock. With these standard measures incorporated, impacts from potential subsidence would be less than significant.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) According to GEO No. 2408 there are not water enclosed water body adjacent to or up gradient of the site, the likelihood for induced flooding due a seiche overcoming the dams freeboard is considered nonexistent. In addition, the proposed Project site is not located in an area susceptible to mudflows or volcanic hazards. No impacts are anticipated from geologic hazards.

Mitigation: No mitigation measures are required

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

Monitoring: No mitigation monitoring is required

17. Slopes

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a) Under existing conditions, the Project site is relatively flat with slopes increasing downward to the east as it leads to Tualota Creek. Implementation of the proposed Project would require grading of the site to accommodate the proposed development. As shown in the Project's grading exhibit, the Project would generally maintain the site's existing topographic conditions. Therefore, impacts would be less than significant and no mitigation would be required.

b) As shown in Project's grading exhibit, no grading would exceed a gradient of 2:1 (horizontal:vertical). In addition, none of the proposed slopes would exceed a height of ten feet. Accordingly, no impact would occur.

c) Under existing conditions, the Project site comprises previously graded land with no existing uses that require wastewater treatment. Thus, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, County Geologic Report (GEO) No. 2408 by Matrix Geotechnical Consulting, Inc.

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

Findings of Fact:

a) Under existing conditions, the Project site is relatively flat. Implementation of the proposed Project would require grading of the site to accommodate the proposed development. As shown in the Project's grading exhibit, the Project would generally maintain the site's existing topographic conditions. Therefore, impacts would be less than significant and no mitigation would be required.

b) As indicated in GEO No. 2408, the near surface soil on the project site indicates a very low expansion potential, as defined in Section 1802.32 of the California Building Code (2007), and will not create substantial risks to life or property. The project will have a less than significant impact.

c) The project does not propose the use of on-site septic systems, instead would connect to existing EMWD sewer facilities adjacent to the site. Therefore, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a-b) The proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur in the limited areas onsite where it is proposed. The remaining balance of the site for the test track would be left unpaved or landscaped and would be more susceptible to erosion.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air would

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

also apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that erosion impacts that may change deposition, siltation, or erosion that may modify any downstream channels or other drainages during construction activities would be less than significant. Mitigation is not required.

Following construction, erosion on the Project site would be minimized, Despite the majority of the project being unpaved and unlandscaped, the project will be held to standard CBC and other measures that will require exposed soil to be compacted and maintained in a manner that minimizes erosion. Accordingly, there would be a less than significant impact that may change deposition, siltation, or erosion that may modify any downstream channels or other drainages during operation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

a). The project site is located in an area of Moderate Wind Erodibility rating according to Figure S-8 of the Riverside County General Plan. Erosion by wind would be highest during periods of high wind speeds when soils are exposed. Erosion by wind would be greatest during and after grading and before the Project's structure foundations are established and paving and landscaping occur in the limited areas onsite where it is proposed. The remaining balance of the site for the test track would be left unpaved or landscaped and would be more susceptible to erosion. Despite the majority of the project being unpaved and unlandscaped, the project will be held to standard CBC and other measures that will require exposed soil to be compacted and maintained in a manner that minimizes erosion, including wind erosion. CBC requirements are applicable to all development in the state including the project's proposed renovation of existing structures, and therefore are not considered mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

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?

b) Conflict with an applicable plan, policy or

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

regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: County of Riverside Climate Action Plan, Air Quality and Greenhouse Gases Initial Study Discussion 12/6/16

Findings of Fact:

a) As summarized in the Air Quality and Greenhouse Gases analysis prepared for the project, using all of the emissions quantified, the total construction Greenhouse Gas (GHG) emissions generated from the Project is approximately 90.5 Metric Tons Carbon Dioxide equivalent (MT CO₂e) per year which amortized over a typical project life of 30 years as shown in the below table results in 2.7 MT CO₂e per year. The total GHG emissions are calculated to be a total of 90.5 MT CO₂e. The total GHG emissions from the Project are below the threshold of 3,000 MT CO₂e per year for projects (Tier 3) established by the County of Riverside Climate Action Plan requiring further analysis. Therefore, the project would generate greenhouse gas emissions that would have a less than significant impact on the environment.

Amortized Construction and Operational Emissions (metric tons/year)

Emissions	CO ₂ E
Construction Emissions amortized over 30 years	2.7
Test Motorcycles	34.2
Water Truck	8.6
On-Road Commuting	14.5
Off-Road Maintenance	30.5
Total Project Emissions	90.5

b) Since the project will not exceed the screening threshold proposed by the County of Riverside Climate Action Plan, the project will not conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) The project scope involves the permitting of a outdoor motorcycle test track area not open for public use and viewing. No hazardous materials are planned to be dispensed of or stored on the project site. The project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, the impact is considered less than significant.

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

d). The project site is located approximately 1.2 miles to the north of a school and in result, the project will not emit hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impact will occur.

e). The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.2 and would not create a significant hazard to the public or the environment. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-b). As indicated on Figure S-19 "Airport Locations" of the Riverside County General Plan, the project is located within the influence area of the French Valley Airport Land Use Compatibility Plan (ALUCP). As such the proposed project was reviewed by the Airport Land Use Commission (ALUC) which determined the project consistent and recommended conditions of approval for the project that have been incorporated. Based on the findings from ALUC and the determination of consistency, impacts to the French Valley Airport and the ALUCP would be less than significant.

c) The proposed Project site was reviewed by the Federal Aviation Administration and determined the site a no hazard for air navigation. Additionally, based on ALUC's determination of consistency, the proposed project does not present a substantial safety risk to people working on the site from aircraft or potential aircraft incidents. Therefore, the project would not result in a safety hazard and impacts would be less than significant.

d) The project is not within the vicinity of any heliports or private airstrips. No impacts are anticipated and no mitigation is required

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

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

The project site is not located within an area that has a high potential for wildland fires as indicated on Figure S-11 "Wildfire Susceptibility" of the Riverside County General Plan. The proposed project will not 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 because standard conditions of approval have been added to the project that will assure adequate infrastructure exists on site to address fire suppression needs. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Additionally, Fire Department standards will need to be addressed prior to issuance of permit. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, Project Application Materials/Exhibits, GIS database

Findings of Fact:

a) Grading planned by the Project generally would maintain the site's existing topographic conditions. The site receives some minor runoff from the adjacent property to the north. Runoff shall be permitted to flow onto the site so no block walls or flow blocking fences shall be constructed along the north property line. The site primarily drains from the west to the east property line where runoff combines with Tualota Creek to the east of the project site. The project proposes paving and a building in the western portion of the site with the remaining central and eastern portion of the site containing the unpaved track area. Runoff from the western paved portion of the site will be collected and conveyed along the southern property boundary via an earthen berm and directed to a water quality basin along

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

the eastern boundary of the site for collection and retention of any increased runoff from the paved area as well as treatment from the runoff. Accordingly, because the Project has been designed to minimize changes to the site's existing topography and incorporates BMP's to ensure that erosion and sediment does not result in substantial erosion on- or off- site, impacts would be less than significant.

b) The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et seq. of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the Santa Margarita Watershed and is within the jurisdiction of the California Regional Water Control Board, San Diego Region.

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Impact Analysis for Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to County of Riverside requirements, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit involves preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Thus, with mandatory adherence to the Project's SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation is required.

Post-Development Water Quality Impacts

To meet NPDES requirements, the Project's proposed drainage is designed to route flush runoff to the proposed water quality basin. The Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies structural controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-

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

term operation. Therefore, with mandatory compliance with the Project's WQMP, water quality impacts associated with post-development activities would be less than significant and no mitigation is required.

c) The Project site is located within the Eastern Municipal Water District (EMWD) service area. EMWD has identified the water district's anticipated future demands for potable water resources and the plans for meeting those demands. EMWD obtains its water from Northern California, through the Metropolitan Water District. Thus, the Project's demand for domestic water service would not substantially deplete groundwater supplies such that there would be a net aquifer volume or a lowering of the local groundwater table level, and impacts would be less than sufficient.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, infiltration would occur in the track area, landscaped areas as well as the proposed water quality basin. The bottom of the basin would also function to mitigate any potential increase runoff and for water quality treatment. Therefore, with incorporation of the basin and regional management efforts for groundwater resources, the Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

d) The proposed Project will include catch basins and an earthen berm to collect all runoff and discharge the flows into the proposed water quality basin. The basin and other on-site drainage facilities are proposed to connect to Tusalota Creek which both provides adequate flood protection from the 100-year frequency storm event on site as well as provides an adequate outlet in accordance with Riverside County Flood Control District requirements. The project site is also located within the boundaries of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) and would be subject to applicable ADP fees established to offset incremental impacts to the area's drainage infrastructure. Additionally, with required adherence to a SWPPP and WQMP, the Project would not provide substantial additional sources of polluted runoff during construction or long-term operation. Accordingly, implementation of the proposed Project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Thus, impacts would be less than significant and no mitigation is required.

e) As indicated in the Southwest Area Plan Figure 10, *Southwest Area Plan Special Flood Hazard Areas*, the Project site is not located within a designated flood zone. Additionally, no housing is being proposed by the project. Therefore, there would be no impact.

f) According to the Riverside County General Plan, the Southwest Area Plan Figure 10, *Southwest Area Plan Special Flood Hazard Areas*, the Project site is not located within a 100-year flood zone. Therefore, the Project would not result in any impacts due to the placement of housing or structures within a 100 year flood zone.

g) Mandatory compliance with the BMP's specified in the Project's WQMP would ensure that the proposed Project does not result in any other impacts to water quality. There are no conditions associated with the proposed Project that would result in the substantial degradation of water quality beyond what is described above. Thus, no additional impact would occur.

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

h) The proposed water quality basin designed to filter the Project's stormwater is strategically placed at the downstream point of the Project site's drainage areas. Runoff from the Project site would be collected in the basin and filtered to remove water pollutants before being discharged into offsite facilities. The water quality BMP's are designed to drain within a maximum of 72 hours, which would preclude the attraction of vectors and odors associated with standing water. The detention basin is an inherent part of the Project's design and, as such, the environmental effects associated with the construction and operation of the Project's BMP's are evaluated throughout this environmental assessment, and where necessary, mitigation has been identified to address any impacts associated with their construction and operation. Accordingly, the Project would not include any new or retrofitted stormwater BMPs that could result in significant environmental effects, and no impact would occur.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

26. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) The proposed grading by the Project would generally maintain the site's existing topographic conditions. The proposed basin and drainage facilities would provide adequate flood protection on-site and to downstream properties from the 100-year frequency storm event in accordance with Riverside County Flood Control District requirements. As such, the Project would not alter the site's drainage pattern in a manner that would lead to flooding on-site or off-site, and impacts would be less than significant.

b) Development of the Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. The majority of the site is to be

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

left unpaved with the proposed track area and infiltration would occur over these areas. Additionally, the Project proposes a water quality basin. The bottom of the basin would be unlined, which would provide an opportunity for infiltration. The track area and basin would function to mitigate any potential increase runoff and for water quality treatment. Based on the foregoing analysis, the Project would not result in changes in absorption rates or the rate and amount of surface runoff that could result in significant environmental effects and impacts would be less than significant.

c) The Project site is located approximately 3.7 miles west of Lake Skinner and is not located within its dam inundation area or any other known dam inundation area. Therefore, no impact would occur.

d) The Project site's existing drainage patterns would generally be maintained under the proposed Project. Although the Project's proposed water quality basin may reduce peak flows from the site, the Project would not affect the total amount of flows from the site. Thus, the Project has no potential to result in changes in the amount of surface water in any water body, and no impact would occur.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a). The proposed Project will not result in a substantial alteration of the present or planned use of the Project area. The Project site currently has a land use designation of Community Development: Light Industrial (CD:LI). The current project site that is going to be developed is designated for manufacturing services according to the Specific Plan 265. As outlined in the Riverside County General Plan, the Manufacturing-Service Commercial (M-SC) Zone, this is consistent with the CD-LI designation. Therefore, the Project carries forward the planned land use of the area and will not result in an alteration for the present or planned land use of the area.

b). This project is within the City Sphere of Influence of Temecula. As such, the proposed project was initially transmitted to the City for review and comment and was sent a notice of public hearing. No comments have been received from the City as of yet. The project will have no impact.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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 use, an outdoor motorcycle test track facility, is a permitted use subject to approval of a plot plan, in the Specific Plan Zone. The proposed building will not exceed 30 feet in height. The maximum height for a building in the zone is 50 feet.
- b) The project is surrounded by properties which are also part of the SP Zoning.
- c) The project site is surrounded primarily by business park to the south, vacant to the east and west, and storage yard to the north.
- d) The proposed industrial use is consistent with the CD-LI land use designation. The project site is located south of French Valley Airport. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI), Community Development: Commercial Office (CD:CO), and Open Space: Conservation (OS:C), Community Development-Business Park (CD:BP) within the Southwest Area Plan. Therefore the Project is consistent with the land use pattern that was envisioned in the General Plan
- e) There are no adjacent existing residential areas that may be disrupted or divided by the proposed project with the closest existing residential areas located approximately 1/4-mile to the east and west of the proposed project. There are no components of the proposed project that would obstruct access to the community or divide the physical arrangement of the community. Therefore, there would be no 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	<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
residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<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-6 "Mineral Resources Area"

Findings of Fact:

- a) The State Mining and Geology Board (SMGB) has established Mineral Resources Zones (MRZ) using the following classifications:
- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
 - MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
 - MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
 - MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
 - MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

The Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). Since the Project site has not been used for mining, the Project is not expected to result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. No impacts are expected from the Project and no mitigation is required.

- b) The Project site has not been used for mining. Implementation of the proposed Project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are expected from the Project and no mitigation is required.
- c) The Project site is not adjacent to an existing surfaces mine. No impacts are expected from the Project and no mitigation is required.
- d) The Project is not located adjacent to an existing surface mine and will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts are expected from the Project and no mitigation is required.

Mitigation: No mitigation measures are required.

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

Monitoring: No mitigation monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map, Riverside County Airport Land Use Commission

Findings of Fact:

a) The project site is located within close vicinity of French Valley Airport which could expose people residing or working in the area to excessive noise levels. The property lies within the area that would be subject to average exterior noise levels of approximately 60-65 dBA CNEL under ultimate airport development conditions. The building would be subject to aircraft noise levels of approximately 60 dBA CNEL. ALUC's objective is that interior noise levels from aviation-related sources not exceed 45 dBA CNEL for noise sensitive land uses. As standard building construction is presumed to provide adequate sound attenuation where the exterior noise exposure is not more than 20 dB greater than the interior standard, the building would not require special measures to mitigate aircraft-generated noise. The remaining site area consists of non-residential land uses that are not noise-sensitive; therefore, no special mitigation of noise from aircraft is required to comply with applicable noise thresholds. Therefore, the impact will be less than significant.

b) The project is not located within the vicinity of a private airstrip. No impacts would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

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

Findings of Fact: There are no railroad lines in proximity to the Project. No impacts are anticipated; therefore, no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

32. Highway Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: On-site Inspection, Project Application Materials

Findings of Fact: Existing noise occurs mainly from vehicle traffic along SR-79 and Anza Road. The proposed building is setback approximately 300 yards from State Route-79 centerline. Noise from the highway from that distance is generally acceptable.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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 additional noise sources have been identified that would expose the Project to a significant amount of noise. There would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

Noise has been simply defined as “unwanted sound.” Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies which are audible to the human ear.

Environmental noise descriptors are generally based on averages, rather than instantaneous, noise levels. The most commonly used figure is the equivalent level (Leq). Equivalent sound levels are not measured directly but are calculated from sound pressure levels typically measured in A-weighted decibels (dBA). The equivalent sound level (Leq) represents a steady state sound level containing the same total energy as a time varying signal over a given sample period and is commonly used to describe the “average” noise levels within the environment.

Peak hour or average noise levels, while useful, do not completely describe a given noise environment. Noise levels lower than peak hour may be disturbing if they occur during times when quiet is most desirable, namely evening and nighttime (sleeping) hours. To account for this, the Day-Night Average Noise Level (LDN) and the Community Noise Equivalent Level (CNEL), representing a composite 24-hour noise level is utilized. The LDN and CNEL are weighted averages of the intensity of a sound, with corrections for time of day, and averaged over 24 hours. The LDN time of day corrections include the addition of 10 decibels to dBA Leq (Equivalent Continuous Sound Level) sounds levels at night between 10:00 p.m. and 7:00 a.m. The CNEL time of day corrections require the addition of 5 decibels to dBA Leq sound levels in the evening from 7:00 p.m. to 10:00 p.m., in addition to the corrections for the LDN. These additions are made to account for the noise sensitive time periods during the evening and night hours when sound appears louder. LDN and CNEL do not represent the actual sound level heard at any particular time, but rather represents the total sound exposure. The County of Riverside relies on the 24-hour CNEL level to assess land use compatibility with transportation related noise sources, and therefore, this analysis uses the CNEL noise level to apply the more conservative evening hour corrections to the 24-hour noise levels.

To ensure noise-sensitive land uses are protected from high levels of noise (N 1.1), Table N-1 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior and interior noise level limits for land uses and requires a noise analysis to determine needed mitigation measures if necessary. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with 65 CNEL or greater existing ambient noise levels. To prevent and mitigate noise impacts for its residents (N 1.5), the Noise Element requires noise attenuation measures for sensitive land uses exposed to noise levels higher than 65 CNEL. The intent of policy N 1.7 is to require a noise analysis for land uses impacted by unacceptably high noise levels and include mitigation measures be incorporated into project design.

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

Policy N 4.1 of the Noise Element sets a stationary-source exterior noise limit not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA Leq for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m. To prevent high levels of construction noise from impacting noise-sensitive land uses, policies N 12.1 through 12.3 identify construction noise mitigation requirements for new development located near existing noise-sensitive land uses.

Policy 15.3 establishes the vibration perception threshold for rail-related vibration levels, which was utilized in the Project's noise impact analysis as a threshold for determining potential vibration impacts associated with Project construction.

a) The project proposes a motorcycle test track facility, which may generate additional noise. The existing background noise levels in the Project vicinity are dominated by those from airport activity and area traffic, any noise resulting from the proposed project would be less than significant in comparison. The noise analysis prepared for the project determined that the existing noise levels reach a peak of 54 dB Leq between 5 and 6 p.m. This level of noise does not currently exceed the 65 dBA Leq standard.

Hours of operation on the use permit have been presumed to limit facility equipment testing and maintenance to the 7 a.m. to 10 p.m. window. A property line standard of 65 dB 10-minute Leq was assumed as the operative compliance threshold.

Sections 6.a.1.i and i.i. of Ordinance No. 847 apply to off-road vehicles such as those proposed for testing. The motorcycles must be equipped with spark arresters and properly operating mufflers. There is also a maximum noise generation limit for off-road equipment. The County noise ordinance standard for off-highway vehicles (OHV) mirrors the state standard which uses a stationary source limit of 96 dB at 20 inches from the exhaust pipe under some specific limits of throttle settings and r.p.m. The U.S. EPA on the other hand, has developed noise standards for moving motorcycles again within specified operational parameters. As noted in the "California Off-Highway Vehicle Noise Study" (Wyle Labs, 2005), both test methods are extremely hard to quantify.

KTM manufactures street-legal bikes that meet state and/or federal noise standards. The sanctioning body for off-road motorcycle competition enforces noise standards that are equally or more stringent than street-legal bikes. The presumption for this noise impact analysis is that any test vehicles using the proposed test facility will meet the most stringent applicable noise performance standards.

A more representative noise test of actual test track operations was made on June 30, 2015. A dirt ramp and jump was created and 250 cc and 350 cc KTM machines were tested using an EPA-like protocol (50 feet on either side in pass-by/jump mode). Both street-legal mufflers on the 350 cc bikes and quieter competition-legal mufflers on the 250 cc bikes were tested. The smaller bikes perhaps required somewhat higher r.p.m. to negotiate the jump because the sound level was almost identical for either test. At 50 feet from the jump, the noise levels were identical in the north-south direction for an east-west jump configuration. A final test was made with the rider jumping toward the sound level meter (LDL Model 700 B) which suggested that the sound pattern was reasonably symmetrical in both the jump axis and the cross-axis directions.

A total of 25 jumps were made and tested. The return leg from the jump competition to the starting point was also measured on 21 sequences. The reference noise level normalized to a one second single event level at 50 feet from the source was as follows:

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

Jumping – 78 dB
 Return leg – 75 dB

Each sequence lasted around 5 seconds such that the Leq for a single jump was 85 dB at 50 feet and 82 dB at 50 feet (normalized for distance) for the return to the start. For an operational scenario, it was assumed that 10 jumps and 20 positioning runs would occur in a 10-minute period. As a worst-case, a total of 60 jumps and 120 runs were assumed to occur in an hour.

The resulting distant noise level, assuming spherical spreading losses, is as follows (dB 10- minute Leq):

50 feet 70dB
 100 feet 64 dB
 200 feet 58 dB
 400 feet 52 dB

The General Plan daytime noise standard of 65 dB 10-minute Leq is met at 90 feet from the closest point of the track layout. The more stringent residential noise ordinance standard of 55 dB is met at 300 feet. The nearest homes are more than 1,000 feet away. The light industrial daytime noise standard of 75 dB is met at less than 50 feet and thus on-site activities will not impact the closest soil blending operation north of the proposed project.

The applicant has indicated that they may incorporate sound abatement into project design that exceeds the minimum requirements needed to meet County standards. Possible construction of a perimeter berm on three sides, perhaps with a solid wall atop the berm crown, may be evaluated. Spreading losses alone would reduce peak on-site noise levels to less than 45 dB Leq at the closest homes during maximum testing activity. The quietest daytime hour at homes on McGowan Pass Road nearest the site to the east was 47 dB Leq. The suggested noise barrier would achieve an additional 10-12 dB of attenuation. Distance spreading losses alone would reduce noise levels below existing ambient conditions. A supplemental barrier would create a very substantial margin of safety as to make on-site noise generation almost inaudible at the closest residential neighbors, but is not required to meet County noise standards. Based on this analysis and compliance with existing regulations for vehicle noise controls, impacts to permanent ambient noise levels would be less than significant.

b) The Project's only potential to result in a substantial temporary or periodic increase in noise levels would be during short-term construction activities, as long-term operation of the Project would not result in the generation of substantial temporary or periodic noise increases.

The Project construction noise impacts would include both short-term mobile equipment and long-term stationary equipment. Short-term mobile construction activities (e.g., nail guns, hammers, power saws, drills, etc.) generated throughout the Project site are not staged or stationary. The long-term construction equipment would consist of generators, compressors, and pumps. It is expected that the Project construction activities would consist primarily of short-term mobile equipment.

The Riverside County General Plan Noise Element finds noise levels between 50 and 70 dBA either as normally acceptable or conditionally acceptable. Riverside County Ordinance No. 847 limits noise within most residential land use designations to no more than 55 dBA between 7 a.m. to 10 p.m. and 45 dBA between 10 p.m. and 7 a.m. The temporary construction-related noise impacts are expected

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

to create temporary and intermittent high-level noise. Construction noise is temporary, intermittent and of short duration and would not present any long-term impacts. The noise analysis prepared for the project determined that construction noise impacts on the nearby residential land uses could reach 71dBA, which would exceed the typical criteria. However, pursuant to Ordinance No. 847 construction that is between the hours of 6 a.m. and 6 p.m. from June through September and from 7 a.m. to 6 p.m. from October through May are exempt from the provisions of the ordinance. Additionally, the General Plan Noise Element direct construction to establish hours of operation to prevent or mitigate excessive or adverse noise impacts on surrounding areas. The project is conditioned to comply with the construction hours limitations of Ordinance No. 847 and mitigation is included to provide additional noise attenuation measures during construction. The noise analysis determined with the incorporation of these existing regulations and proposed mitigation that impacts would not be substantial on the nearby residential uses. Accordingly, there would be a less than significant impact with the mitigation incorporated.

c) As noted in the previous section, the project construction will not expose people to generation of noise levels in excess of established standards with the incorporated mitigation. The project noise analysis also determined that project operation would not exceed applicable noise standards with the incorporated mitigation to limit hours of operation. Therefore impacts are considered less than significant with mitigations incorporated.

d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project. Groundborne vibration impacts were analyzed in the project noise analysis and determined that these impacts would not be substantial. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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"/>

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

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

a-c). The project site contains an existing storage yard and does not contain existing single family residential housing. In result, the project will not displace a substantial number of existing housing, create a demand for additional housing, nor displace a substantial number of people which would result in the construction of replacement housing elsewhere. The project will have no impact.

d-f). The project site is not located within a County Redevelopment Project Area and will not cumulatively exceed official regional or local population projections or induce substantial population growth in the area. As previously addressed, the project scope involves the permitting the construction an outdoor motorcycle test track facility. The project will not involve the displacement or construction of housing or residents within the surrounding community. The project will have no impact.

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

Source: Riverside County General Plan Safety Element

The proposed project will not 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. Within project vicinity, the closest Riverside County Fire station is .99 miles to the southwest of the project site and is located at 37500 Sky Canyon Dr, Murrieta, CA 92563. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not impact or require the development of new governmental facilities. Within the vicinity of the existing project site, the closest Riverside County Sherriff's station is located

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

approximately 1.5 miles to the northeast of the project site and is located at 30755-A Auld Rd, Murrieta, CA 92563. The project will have a less than significant impact.

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: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact: The proposed Project is located with the Temecula Valley Unified School District (TVUSD). Impacts to TVUSD facilities will be offset through the payment of mitigation fees to the TVUSD, prior to the issuance of a building permit. This is a standard condition and not considered unique mitigation under CEQA. After payment of the fee, any impacts will be considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
----------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County General Plan

Findings of Fact:

The Project will not result in the need to alter any existing library facilities or result in the need to construct new facilities. Due to the nature of the Project as non-residential, no impacts are expected from the Project. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
----------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan

Findings of Fact:

The Project will not result in the need to alter any existing health service facilities or result in the need to construct new facilities. Due to the nature of the Project as non-residential, any impacts, while incremental, are considered to be less than significant from the implementation of the proposed Project. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

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. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Due to the nature of the proposed Project as non-residential, no impacts are expected from the proposed Project. No mitigation will be required.
- b) The proposed Project does not 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. Due to the nature of the proposed Project as non-residential, no impacts are expected from the proposed Project. No mitigation will be required.
- c) The Project is not located within a Community Service Area or in an area an area with a recreation and park district with a Community Parks and Recreation Plan. Therefore, there are no impacts to these type of recreational resources.

Mitigation: No mitigation measures required

Monitoring: No mitigation monitoring required

42. Recreational Trails

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

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The project does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

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
TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Project Application Materials, Air Quality and Greenhouse Gases Initial Study Discussion 12/6/16

Findings of Fact:

a-b) The congestion management program (CMP) applicable to the Project area is the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. The nearest identified CMP facility to the Project site is SR 79, which is located near the project site. However, due to the relatively limited scope of the proposed Project and the anticipated low level of daily trips (estimated as 10 trips by the air quality and greenhouse gas analysis), it is unlikely that a conflict would arise with the CMP, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management

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

agency for designated roads or highways. Therefore, the project would have a less than significant impact.

c-d) The nearest airport to the Project site is the French Valley Airport, which is located approximately ¼-mile to the north of the Project site. As supported by the determination of Consistency by the Riverside County Airport Land Use Commission, the Project has no potential to result in impacts due to changes in air traffic patterns, nor would the Project alter any airborne traffic. Accordingly, no impact would occur.

The Project site is not adjacent or near a natural water body or near active railroad tracks. Accordingly, no impact to waterborne traffic or rail traffic would occur with implementation of the Project. Therefore, there would no impact.

e) The Project simply proposes on-site development of a motorcycle test facility. Any potential roadway improvement as a result of the proposed Project would not result in a hazard due to a design feature. Additionally, the surrounding area contains primarily existing industrial uses. As such, the Project's proposed use has no potential to result in uses that incompatible within the surrounding area and that could result in significant impacts to circulation and traffic. Accordingly, impacts would be less than significant.

f) The Project simply proposes on-site development of a motorcycle test facility. No new or altered maintenance of roads is being proposed. Therefore, any impact would be less than significant.

g) It is not anticipated that there would be a substantial effect upon circulation during the Project's construction. Therefore, there would be a less than significant impact.

h) The Project site is not identified as an emergency access route under any local or regional plans. Any potential Project effects to the surrounding circulation system would be minimal during construction, and access routes would remain available to ensure the adequate provision of emergency services to the area during Project construction. Thus, during construction of the proposed Project, there would be a less than significant impact.

i) According to the Southwest Area Plan Figure 8, Southwest Area Plan Trails and Bikeway System, there are no designated trails in the vicinity of the Project site. The nearest existing public transit would be Riverside Transit Agency's Line 79 with service between Hemet and Temecula with local service along Winchester Road and Sky Canyon Drive south of the project site. There has been no identified need for location of bus stops or other related facilities to include with the development of the proposed Project. Accordingly, there would be no impact.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County General Plan

Findings of Fact:

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

The project does not create a need or impact a bike trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
45. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) The project is, and will continue to be served by Eastern Municipal Water District (EMWD) for water. The project will not result in significant increases to water usage, nor necessitate the need for new water treatment facilities. Any future construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards. Impacts are considered less than significant.

b) The project has sufficient water supplies available to its establishment and is currently served by EMWD and will not require new or expanded entitlements. Impacts are considered less than significant.

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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

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

a) The project will not require or result in the construction of new wastewater treatment facilities. Based on the project's proposed building square footage and staff levels, the project will not result in the need for a new wastewater treatment facility or expansion to an existing wastewater treatment facility. Impacts are considered less than significant.

b) The project will not require a determination from a wastewater treatment provider that adequate processing capacity is available. Impacts are considered less than significant.

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

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

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

Findings of Fact:

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

b) The project does comply with federal, state, and local statutes and regulations related to solid waste including the CIWMP (County Integrated Waste Management Plan). The project will have less than a significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-g) Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. Impacts associated with the provision of utility service to the site are discussed below for each utility.

Electricity, Natural Gas, and Communications Systems

Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE), natural gas would be provided by Southern California Gas Company, and communication systems would be provided by Verizon. Although the project exhibits do not depict specific proposed electricity, natural gas, or communication systems facilities and alignments, as these would be identified in the future as part of implementing improvement plans, due to the presence of existing industrial uses in the immediate area, it can reasonably be concluded that these facilities exist in the Project area. Any necessary connections to these existing points of connection would occur either on-site, or within off-site improved rights-of-way. Physical impacts associated with the construction of such facilities are evaluated throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project would be less than significant.

Storm Water Drainage

All proposed improvements would occur entirely within the Project boundary or immediately adjacent to the Project boundary. Areas subject to physical impacts in association with the construction of storm water drainage facilities as needed to serve the proposed Project have been analyzed throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of Project-related storm drainage facilities are less than significant and no mitigation is required.

Street Lighting

In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of on- and off-site roadway construction throughout this environmental assessment. Any impacts due to construction of street lights would be less than significant.

Public Facilities Maintenance

There would be no impacts to the environment resulting from routine maintenance of public roads or the water quality basin. Accordingly, no impact would occur and no mitigation is required.

Other Governmental Services

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

There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this Initial Study. Accordingly, no impact would occur.

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?

Source: Project Materials

Findings of Fact:

a) Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

OTHER

b) Other:

Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

MANDATORY FINDINGS OF SIGNIFICANCE

c) 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

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

eliminate important examples of the major periods of California history or prehistory?

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.

d) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff review, Project Application Materials

Findings of Fact: As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions acting as mitigation will apply to the proposed Project, and all potential impacts are reduced to less than significant.

e) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff review, project application

Findings of Fact: As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions acting as mitigation will apply to the proposed Project, and all potential impacts are reduced to less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

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

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.

Revised: 1/9/2017 1:49 PM
EA 2010.docx

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPA - Amendment Description INEFFECT

This Specific Plan Amendment alters (reduces) the overall acreage of the project site from 783.4 acres to 716.4 acres; revises the external boundary of the project site to eliminate property from the Specific Plan; and revises the Land Use Designations to permit residential and recreational uses within the southeastern section of the Specific Plan. Residential Planning Areas (PA) consist of PA14, PA15, PA16 and PA17 with a total of 271 residential lots.

10. EVERY. 2 SPA - Replace all previous INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 3 SP - SP Document INEFFECT

Specific Plan No. 265A1 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 540, as amended by Environmental Assessment No. 42617 Document, which must include, but not be limited to, the following items:

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.) INEFFECT

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

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

10. EVERY. 4 SP - Definitions INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 265A1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 265, Screencheck 2.

CHANGE OF ZONE = Change of Zone No. 07806.

GPA = Comprehensive General Plan Amendment No. 01123.

EIR = Environmental Impact Report No. 540 as amended by Environmental Assessment No. 42617.

10. EVERY. 5 SP - Ordinance Requirements 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 the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 6 SP - Limits of SP DOCUMENT 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 part of the adopted specific plan. Notwithstanding or above, the design guidelines and development standards of

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10. EVERY. 6 SP - Limits of SP DOCUMENT (cont.) INEFFECT

the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

10. EVERY. 7 SP - HOLD HARMLESS INEFFECT

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 SPECIFIC 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 SPECIFIC PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

10. EVERY. 8 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for the construction and operation of a private outdoor motorcycle test track facility not open for public use and viewing including a 2,160 square foot two-story motorcycle maintenance building

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10. EVERY. 8 USE - PROJECT DESCRIPTION (cont.) RECOMMND

on 9.07 gross acres.

The project site has been previously graded and will be regraded and 11,000 cubic yards of special soil material will be imported to the site as well as 20 truckloads of rocks, 45 logs/telephone poles, 4 truckloads of wood, and 20 tractor tires to construct the track area. Seasonal or annual reconfiguration of the track may occur that will be regulated by standard grading, drainage, and water quality requirements and within the boundaries outlined on the project plans. Hours of operation for motorcycle testing will be limited to 7 a.m. to 10 p.m.

10. EVERY. 9 USE - HOLD HARMLESS RECOMMND

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

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10. EVERY. 9 USE - HOLD HARMLESS (cont.) RECOMMND

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

10. EVERY. 10 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of [Plot Plan] [Conditional Use Permit] [Public Use Permit] No. ___ shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25714, Exhibit A, dated 12/5/16

APPROVED EXHIBIT B = Plot Plan No. 25714, Exhibit B, sheets 1-2, dated 12/3/16

APPROVED EXHIBIT C = Plot Plan No. 25714, Exhibit C, sheets 1-2, dated 12/5/16

APPROVED EXHIBIT G = Plot Plan No. 25714, Exhibit G, dated 12/5/16

APPROVED EXHIBIT L = Plot Plan No. 25714, Exhibit L, dated 12/5/16

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 SP-GSP-1 ORD. NOT SUPERSEDED INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.BS GRADE. 2 SP-GSP-2 GEO/SOIL TO BE OBEYED INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 3 SP-ALL CLEARNC'S REQ'D B-4 PMT INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 4 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. 6 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. 7 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. 8 USE - PRE-CONSTRUCTION MTG RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 9 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

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.BS GRADE. 9

USE - NPDES INSPECTIONS (cont.)

RECOMMND

permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.BS GRADE. 9 USE - NPDES INSPECTIONS (cont.) (cont.) RECOMMND

with the Construction General Permit and Stormwater ordinances and regulations.

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

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

10.BS GRADE. 11 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. 12 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. 14 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. 15 USE - DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 16 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 21 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.

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.BS GRADE. 26 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. 27 USE - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP265A1-EMWD WATER AND SEWER INEFFECT

Any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.) shall connect to Eastern Municipal Water District (EMWD) water and sewer per development standards of SP 265 A1.

The water and sewer infrastructure system will be installed to the requirements and specifications of EMWD. Any existing septic system and/or well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 USE - ECP COMMENTS RECOMMND

A Soil Management Plan shall be prepared for the handling of petroleum impacted soil in the event it is encountered during development of the site. If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

EPD DEPARTMENT

10.EPD. 1 - UWIG SECTION 6.1.4 RECOMMND

Future and existing Conservation Areas are located on and adjacent to the project site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas the guidelines

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.EPD. 1 - UWIG SECTION 6.1.4 (cont.)

RECOMMND

contained in

Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP

Conservation Area shall be implemented by the Permittee in their actions relative to the project.

Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP

Conservation Area. In particular measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bio-products such as manure that are potentially toxic or may adversely affect wildlife species.

Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping, fertilization, overspray and runoff.

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards.

Consider the invasive non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP

Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal such as walls, topography, and other features. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping into the MSHCP Conservation Areas. Such barriers may include native

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.EPD. 1 - UWIG SECTION 6.1.4 (cont.) (cont.) RECOMMND

landscaping, rocks, boulders, fencing walls, signage, and/or other appropriate mechanisms. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

FIRE DEPARTMENT

10.FIRE. 1 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. 1 SP-#71-ADVERSE IMPACTS INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2 USE*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2013 CFC.

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.FIRE. 2 SP-#86-WATER MAINS INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of California Fire Code,2013 Edition.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located not less than 400 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled o UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 4 SP-#97-OPEN SPACE INEFFECT

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 5 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry (KNOX) key storage box and padlock shall be installed on the outside of the building and on the gate. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 5 SP-#85-FINAL FIRE REQUIRE INEFFECT

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.FIRE. 5 SP-#85-FINAL FIRE REQUIRE (cont.) INEFFECT
submitted.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT INEFFECT

This is a proposal for Amendment Number 1 of Specific Plan 265 "Borel Airpark Center" in the Murrieta Hot Springs area located on the eastern side of Winchester Road/Highway 79 and west of Leon Road, and surrounds the French Valley Airport. This amendment is being processed with Tract Map 36546 and Change of Zone 07806. The original Specific Plan 265 was approved October 1994, but expired October 2009.

Our review indicates the area consists of well-defined ridges and natural watercourses. Tualota Creek traverses the site from the east to the southwest. The site is just outside the limits for Community Facilities District 88-4 and Assessment District 161, which constructed channel improvements for Tualota Creek about 3000 linear feet downstream of this property.

The original specific plan was conditioned that storm drain facilities will be needed to convey offsite and onsite flows through the developments proposed within this plan. Flow through areas will need to be wide enough to convey flows from the tributary 100-year storm event. Some drainage facilities have been constructed since the approval of the original specific plan, such as the District's Tualota Creek Channel (project number 7-0-00030) and "New Covenant Storm Drains" (project number 7-0-00039). This is not a complete drainage system that could convey the 100-year stormwater runoff to Murrieta Creek, therefore mitigation for increased runoff will be required. However, these drainage facilities would suffice as an adequate outlet.

While some land-use designations have changed, the density of the proposed developments has not. Examples of this are: Industrial Park changing to Business Park, Restricted Light Industrial to Light Industrial, Commercial to Commercial Retail and Open Space to Open Space Conservation. These land-use changes do not have a significant impact on the impervious percentage of the proposed developments, therefore would have a minimal effect on the drainage plan for the proposed development.

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

INEFFECT

The specific plan amendment specifies in the drainage plan that "all drainage facilities within Planning Areas 14-17 will be designed and constructed in accordance with the Riverside County Flood Control and Water Conservation District standards and specifications." This will be applied to all tentative developments within these planning areas (currently tentative Tract Map 36546). The drainage plan within these planning areas proposes a detention basin and several water quality basins that will require maintenance. Drainage facilities either providing the future residents with flood protection or conveyance of public stormwater runoff will require maintenance by a public agency. Facilities proposed for the sole benefit of the proposed development (water quality basins and detention basin) will not require maintenance by a public entity.

Any work within the riparian area(s) must satisfy the concerns or requirements raised by the U.S. Army Corps of Engineers or California Department of Fish and Wildlife in order to obtain the appropriate 401 or 1603 permits.

To summarize, there are issues that still need to be worked out prior to the final design stage, particularly concerning the maintenance and alignment of master drainage plan facilities, but the District would recommend approval of SP00265A1 as amended by submittals to the District regarding drainage facilities. The Specific Plan should be conditioned so that changes to the master drainage plan would supersede land use assumptions made in the document.

Questions regarding this matter may be referred to Henry Olivo of this office at 909.955.1214.

10.FLOOD RI. 2

USE FLOOD HAZARD REPORT

RECOMMND

Bluebeam Session ID: 695-832-505

Plot Plan 25714 is a proposal to construct an outdoor motorcycle test track on an 8.7-acre site in the Murrieta area. The site is located on east side of Sky Canyon Drive, south of the French Valley Airport and north of Technology Drive. It appears the site has been graded. An unmanned telecommunications facility is located in the southwest corner of the site (Plot Plan 16100).
the site.

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.FLOOD RI. 2

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

The site receives some minor runoff from the adjacent property to the north. Runoff shall be permitted to flow onto the site so no block walls or flow blocking fences shall be constructed along the north property line. The structural improvements (buildings, parking lot, etc.) to the site are located in the westerly portion of the site near Sky Canyon Drive. Most of the site has been graded to drain easterly towards the property line where the stormwater runoff flows run down the slope and combine with Tusalota Creek.

The site is considered free of ordinary storm flood hazard. However a storm of unusual magnitude could cause damage. Any grading should perpetuate the existing drainage patterns of the area and new construction should comply with all applicable ordinances. This project does not involve any existing or proposed District maintained facilities. Therefore the review and approval of the preliminary and final Water Quality Management Plan (WQMP) including any associated drainage and grading plans will be the responsibility of the Transportation Department.

The project is located in within the boundaries of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors.

PLANNING DEPARTMENT

10.PLANNING. 1

SP - GEO02341

INEFFECT

County Geologic Report (GEO) No. 2341, submitted for this case (SP00256A1 & TR36546) was prepared by GeoSoils, Inc. and is entitled: "Updated Preliminary Geotechnical Investigation and Utility Crossings Evaluation, Former Parcel Map 30595, French Valley, Murrieta Area, Riverside County, California", dated August 27, 2013.

GEO02341 concluded:

1. There are no known active faults crossing the site.
2. The potential for surface fault rupture is considered negligible.

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.PLANNING. 1 SP - GEO02341 (cont.)

INEFFECT

3.The potential for liquefaction and associated seismically-induced settlement is considered low in the areas proposed for development at the site.

4.Seiches and tsunamis are considered negligible.

5.Areal subsidence in the site area is considered unlikely.

6.The slopes adjacent to the existing Tusalota Creek channel are considered prone to surficial slope failures caused by erosion at the toe of slope. Indications of deep-seated landsliding or significant slope creep were not observed.

7.The possibility of localized surficial instability exists on natural slopes which descend to the property along the eastern side of the site.

8.Due to the nature of the granitic terrain, localized blasting may be anticipated throughout the site to achieve proposed cut depths as well as street/roadway undercuts for utility construction in the future, or for foundations.

9.Isolated "floaters" or corestones should be anticipated.

10.Due to the nature of some of the onsite materials, some caving and sloughing may be anticipated to be a factor in all subsurface excavations and trenching.

11.Care must be taken during grading near the existing water lines and gas pipeline.

12.Bedrock throughout the site should be generally rippable to the depths proposed; however, the possibility of blasting cannot be completely ruled out.

GEO02341 recommended:

1.All undocumented artificial fill, colluviums, alluvium and weathered bedrock should be removed to competent bedrock materials (i.e., greater than or equal to 85 percent saturation, and/or greater than or equal to 105 pcf for in-place native materials).

2.Where natural slopes and/or existing drainages intersect proposed development areas, mitigation in the form of

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.PLANNING. 1 SP - GEO02341 (cont.) (cont.) INEFFECT

debris catchment devices (i.e., setbacks, catchment basins, debris fences, debris walls, etc.) are recommended.

3.Current local and state/federal safety ordinances for subsurface trenching and other excavations should be implemented. All excavations should be performed in accordance with CAL-OSHA standards.

4.Remedial removals should not come any closer than 5 feet (vertical and lateral) from the existing gas pipeline.

5.The engineer should evaluate if proper burial depths are maintained for the existing gas mains onsite.

6.The engineer should evaluate if proper burial depths are maintained for the existing water lines onsite.

7.The civil engineer should consider the use of a load transfer slab (protective slab) to span the gas and water mains and support the overlying utility crossings.

8.Proposed vehicle, improvement, and soil loading over the existing gas and water mains should be evaluated by the design civil engineer with respect to tolerable utility defections and potential for associated pipeline rupture.

9.Only lightweight equipment should be allowed over the gas and water mains during grading.

GEO No. 2341 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2341 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

10.PLANNING. 2 SP - MAINTAIN AREAS & PHASES INEFFECT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.PLANNING. 2 SP - MAINTAIN AREAS & PHASES (cont.) INEFFECT
 revision to the complete specific plan document.

10.PLANNING. 3 SP - NO P.A. DENSITY TRANSFER INEFFECT
 Density transfers between Planning Areas within the
 SPECIFIC PLAN shall not be permitted, except through the
 Specific Plan Amendment process.

10.PLANNING. 4 SP - COMPATIBILITY ZONES B1/C INEFFECT
 Any implementing project of the Specific Plan within
 Compatibility Zones B1 and/or C that is ten acres or larger
 in area shall comply with the applicable open area
 requirements for the Compatibility Zone that the project
 may be located within pursuant to Countywide Policy 4.2.4,
 or shall demonstrate that ALUCP open area requirements for
 that Compatibility Zone have been satisfied at the Specific
 Plan level.

10.PLANNING. 5 SP - DENSITY REQUIREMENTS INEFFECT
 Any implementing residential project of the Specific Plan
 shall comply with the applicable residential density
 requirements for the applicable zone and shall calculate
 density based on the net area of the project as allowed by
 French Valley Airport Land Use Compatibility Plan,
 Additional Compatibility Policy 2.2 and Countywide Policy
 4.2.4.

10.PLANNING. 40 USE - GEO02408 RECOMMND
 County Geologic Report (GEO) No. 2408, submitted for the
 project (PP22714) was prepared by Matrix Geotechnical
 Consulting, Inc. It is entitled: "Geotechnical
 Investigation for the Proposed Road Builders Industrial
 Building Project", dated November 29, 2014.
 In addition, Matrix Geotechnical Consulting, Inc. submitted
 "Response to County Comments for the Proposed Road Builders
 Industrial Building Project, APN: 957-320-0023, Located
 North of the Intersection of Sky Canyon Road at Technology
 Road, County of Riverside, California" dated April 15,
 2015.
 This document is herein incorporated as part of GEO02408.
 GEO02408 concluded:
 1.The site is not located within a State of California
 Earthquake fault zone.

PLOT PLAN: TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10. PLANNING. 40 USE - GEO02408 (cont.)

RECOMMND

2. The possibility of damage from ground rupture is considered nil because known active faults do not traverse the site.
3. The potential for onsite liquefaction is considered nil.
4. Active or potentially active faults were not identified, on, or projecting toward the site.
5. Laboratory test results of the near surface soil indicate a very low expansion potential.
6. The site is flat, review of geologic literature did not indicate the presence of landslides on or directly adjacent to the site.
7. Significant slopes are not proposed to develop the site for its intended use so that slope stability does not appear to be a constraint to the use of the land for its proposed use.
8. The effects of lateral spreading on the site are considered to be nil.
9. The potential for seiche and/or tsunami waves is considered to be nil.

GEO02408 recommended:

1. Prior to grading of areas that may receive structural fill, structures or other improvements those areas should be cleared of surface obstructions, existing debris and stripped of vegetation.
2. At a minimum, the proposed building pad areas in granitic shall be over-excavated three feet to underlying competent granitic bedrock.

GEO No. 2408 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2408 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10. PLANNING. 41 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.PLANNING. 41

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 42

USE - UNANTICIPATED RESOURCES

RECOMMND

UNANTICIPATED RESOURCES:

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.PLANNING. 42 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

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

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

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

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

10.PLANNING. 43 USE - GEO02408 APPROVED RECOMMND

County Geologic Report (GEO) No. 2408, submitted for the project (PP22714) was prepared by Matrix Geotechnical Consulting, Inc. It is entitled: "Geotechnical Investigation for the Proposed Road Builders Industrial Building Project", dated November 29, 2014.

In addition, Matrix Geotechnical Consulting, Inc. submitted "Response to County Comments for the Proposed Road Builders Industrial Building Project, APN: 957-320-0023, Located North of the Intersection of Sky Canyon Road at Technology Road, County of Riverside, California" dated April 15, 2015.

This document is herein incorporated as part of GEO02408. GEO02408 concluded:

- 1.The site is not located within a State of California Earthquake fault zone.
- 2.The possibility of damage from ground rupture is considered nil because known active faults do not traverse

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.PLANNING. 43 USE - GEO02408 APPROVED (cont.)

RECOMMND

the site.

3.The potential for onsite liquefaction is considered nil.

4.Active or potentially active faults were not identified, on, or projecting toward the site.

5.Laboratory test results of the near surface soil indicate a very low expansion potential.

6. The site is flat, review of geologic literature did not indicate the presence of landslides on or directly adjacent to the site.

7.Significant slopes are not proposed to develop the site for its intended use so that slope stability does not appear to be a constraint to the use of the land for its proposed use.

8.The effects of lateral spreading on the site are considered to be nil.

9.The potential for seiche and/or tsunami waves is considered to be nil.

GEO02408 recommended:

1.Prior to grading of areas that may receive structural fill, structures or other improvements those areas should be cleared of surface obstructions, existing debris and stripped of vegetation.

2.At a minimum, the proposed building pad areas in granitic shall be over-excavated three feet to underlying competent granitic bedrock.

GEO No. 2408 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2408 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 44 USE - LOW PALEO

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.PLANNING. 44

USE - LOW PALEO (cont.)

RECOMMND

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 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

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.PLANNING. 44 USE - LOW PALEO (cont.) (cont.) RECOMMND

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.

10.PLANNING. 46 SP - PROJ M/M PROGRAM (GENERA RECOMMND

The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures.

10.PLANNING. 47 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. 48 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

PLOT PLAN: TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10. PLANNING. 48 USE - FEES FOR REVIEW (cont.) RECOMMND
with.

10. PLANNING. 49 USE - LIGHTING HOODED/DIRECTED INEFFECT
Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10. PLANNING. 50 USE - COLORS & MATERIALS RECOMMND
Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

10. PLANNING. 52 USE - HOURS OF OPERATION RECOMMND
Use of the facilities approved under this plot plan shall be limited to the hours of 7 a.m. to 10 p.m., to reduce conflict with nearby residential zones and/or land uses and in accordance with the project specific noise analysis.

10. PLANNING. 53 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), General Commercial, Automobile Repair and Service Shops.

10. PLANNING. 55 USE - NO OUTDOOR ADVERTISING RECOMMND
No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10. PLANNING. 58 USE - PHASE BY NEW PERMIT RECOMMND
Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10. PLANNING. 59 USE - LANDSCAPE SPECIES RECOMMND
Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species.

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.PLANNING. 59 USE - LANDSCAPE SPECIES (cont.) RECOMMND

However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

10.PLANNING. 63 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. 65 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 67 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 68 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

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.PLANNING. 68 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

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. 69 USE - VIABLE LANDSCAPING RECOMMND

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

10.PLANNING. 71 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 72 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. 74 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in 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. The intent of the use is for limited private use as a motorcycle testing facility not open to public use.

10.PLANNING. 78 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields

PLOT PLAN: TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

10.PLANNING. 78 USE - MT PALOMAR LIGHTING AREA (cont.) RECOMMND

or cutoff luminaires, shall be utilized.

10.PLANNING. 79 USE - COMPLY WITH NPDES (1) RECOMMND

Since this project is one (1) acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 80 USE - ORD 810 O S FEE (1) RECOMMND

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

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

10.PLANNING. 81 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 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 82 USE - 3RD & 5TH DIST DSGN STDS RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001.

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 GEN - SP LANDSCAPING PLANS INEFFECT

All landscaping plans shall be prepared in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859.2 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859.2 (or whatever the current water conservation Ordinance is most current) shall prevail.

10.TRANS. 2 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. 3 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. 4 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.

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

INEFFECT

The applicant has ninety (90) days from the date of the 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 exactions imposed on this project as a result of the approval or conditional approval of this project.

20.PLANNING. 2 SP - SUBMIT FINAL DOCS 90 DAYS

INEFFECT

Within 90 days of the adoption of the project by the Board of Supervisors and prior to closing the DBF accounts for the project, Four (4) hard copies and Fifteen (15) copies on CD of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

One hard copy to the Planning Counter Services Division,

One hard copy to the Planning Department Library,

One hard copy to the Desert Office,

One hard copy to the Planning Department Project Manager,

Digital versions (CD) to the following:

Building and Safety Department 1 copy

Department of Environmental Health 1 copy

Fire Department 1 copy

Flood Control and Water Conservation District 1 copy

Transportation Department 1 copy

Executive Office - CSA Administrator 1 copy

Clerk of the Board of Supervisors 1 copy

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SP - SUBMIT FINAL DOCS 90 DAYS (cont.) INEFFECT

Any park provider if not the CSA 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

20.PLANNING. 3 USE - EXPIRATION DATE-PP RECOMMND

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

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

20.PLANNING. 5 USE - REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the private motorcycle testing facility may be further restricted.

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1 ENVIRONMENTAL CLEANUP PROGRAM MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.E HEALTH. 1 ENVIRONMENTAL CLEANUP PROGRAM (cont.) MET

on the implementing project:

Prior to the approval of any Planning Case project subject to SP 265 A1, the applicant shall submit to the Department of Environmental Health (DEH), Environmental Cleanup Programs (ECP) for review and approval an original copy of an Environmental Site Assessment Phase 1 study (ESA Phase 1). Applicable review fees shall be required.

Prior to the Issuance of any Grading Permit, an Environmental Site Assessment Phase 2 study shall be submitted to ECP for review and approval if the information provided in the ESA Phase 1 study indicates the requirement. Applicable review fees shall be required.

For further information, please contact ECP at (951) 955-8982.

30.E HEALTH. 2 INDUSTRIAL HYGIENE INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the approval of any Planning Case project subject to SP 265, the applicant shall submit to the Department of Environmental Health (DEH), Office of Industrial Hygiene for review and approval an original copy of an noise study. Applicable review fees shall be required.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - PALEO PRIMP & MONITOR NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - PALEO PRIMP & MONITOR (cont.)

NOTAPPLY

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

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

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

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

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - PALEO PRIMP & MONITOR (cont.) (cont.) NOTAPPLY

samples and specimens.

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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

30.PLANNING. 2 SP - PALEO MONITORING REPORT NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - PALEO MONITORING REPORT (cont.)

NOTAPPLY

on the implementing project:

"PRIOR TO GRADING FINAL:

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

30.PLANNING. 3 SP - M/M PROGRAM (GENERAL)

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 4 SP - NON-IMPLEMENTING MAPS

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval."

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4

SP - NON-IMPLEMENTING MAPS (cont.)

NOTAPPLY

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

30.PLANNING. 5

SP - DURATION OF SP VALIDITY

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN, after which time the Board may elect to begin revocation hearings for the Specific Plan. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. This shall be defined as eighty percent (80%) of the maximum square footage of building space (or 2,000,000 square feet) thereby setting 1,600,000 square feet as the 80% milestone allowed by the SPECIFIC PLAN. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 7

SP - PROJECT LOCATION EXHIBIT

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. [The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP - PROJECT LOCATION EXHIBIT (cont.) MET

have already been approved.]

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 8 SP - ACOUSTICAL STUDY REQD MET

Prior to the approval of any implementing project within planning areas 1-17 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 9 SP - AIR QUALITY STUDY REQD MET

Prior to the approval of any implementing project within planning areas 1-17 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.) The following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an air quality study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 9 SP - AIR QUALITY STUDY REQD (cont.) MET

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 10 SP - ARCHAEO STUDY REQD MET

Prior to the approval of any implementing project within planning areas 1-23 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 11 SP - BIOLOGICAL STUDY REQD NOTAPPLY

Prior to the approval of any implementing project within planning areas 1-23 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a biological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12

SP - ADDENDUM EIR

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 13

SP - EA REQUIRED

MET

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14

SP - SUPPLEMENT TO EIR

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 15

SP - SUBSEQUENT EIR

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - SUBSEQUENT EIR (cont.) NOTAPPLY
not required."

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 17 SP - AMENDMENT REQUIRED NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - AMENDMENT REQUIRED (cont.) NOTAPPLY

includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 18 SP - PARK AGENCY REQUIRED NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other development application, all portions of this implementing project not currently within the boundaries of Valley Wide Parks and Recreation District and County Service Area No. 143, shall be annexed into Valley Wide Parks and Recreation District and County Service Area 143 or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if County Service Area No. 143 is unwilling or unable to annex the property in question."

30.PLANNING. 19 SP - AG/DAIRY NOTIFICATION NOTAPPLY

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 19 SP - AG/DAIRY NOTIFICATION (cont.) NOTAPPLY

to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING. 20 SP - PA PROCEDURES DEFERRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 21 SP - COMMON AREA MAINTENANCE NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- 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

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

SP - COMMON AREA MAINTENANCE (cont.)

NOTAPPLY

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 as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 1 through 23."

30.PLANNING. 22

SP - CC&R RES PUB COMMON AREA

NOTAPPLY

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

SP - CC&R RES PUB COMMON AREA (cont.)

NOTAPPLY

2. A signed and notarized declaration of covenants, conditions and restrictions;

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

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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 owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' 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.

Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' 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 owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)NOTAPPLY

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 owners' association shall have the right to assess the owner 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' established pursuant to this Declaration.

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 23 SP - CC&R RES PRI COMMON AREA

NOTAPPLY

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23

SP - CC&R RES PRI COMMON AREA (cont.)

NOTAPPLY

Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

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

4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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 owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', 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 owners' 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

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - CC&R RES PRI COMMON AREA (cont.) (cont.) NOTAPPLY

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' established pursuant to this Declaration.

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 24 SP - ARCHAEO M/M PROGRAM NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

30.PLANNING. 26 SP - GENERIC M/M PROGRAM DEFERRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - GENERIC M/M PROGRAM (cont.)

DEFERRED

on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in EIR No. 540 during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 27 SP - F&G CLEARANCE

NOTAPPLY

Prior to the approval of any implementing project within planning areas 18, 19 and 20 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 28 SP - ACOE CLEARANCE

NOTAPPLY

Prior to the approval of any implementing project within planning areas 18, 19 and 20 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - ACOE CLEARANCE (cont.)

NOTAPPLY

wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 29 SP*- SKR FEE CONDITION

DEFERRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, 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 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 [] acres in accordance with the SPECIFIC PLAN. 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."

30.PLANNING. 30 SP - ENTRY MONUMENTATION

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30 SP - ENTRY MONUMENTATION (cont.) NOTAPPLY

1. An entry monument shall be shown on the Exhibit S.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Areas 4,6,7,9,10,12,14,15,16 and 17 of the SPECIFIC PLAN, as shown in Section IV: Landscape Design Guidelines."

30.PLANNING. 31 SP - POST GRADING REPORT NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist and paleontologist were complied with."

30.PLANNING. 32 SP - SCHOOL MITIGATION DEFERRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Temecula Valley Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 33 SP - GEO STUDY REQUIRED INEFFECT

Prior to the approval of any implementing project within planning areas 1 through 23 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geotechnical study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33 SP - GEO STUDY REQUIRED (cont.) INEFFECT

condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 34 SP - ARCHAEOLOGIST RETAINED DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34 SP - ARCHAEOLOGIST RETAINED (cont.) DEFERRED
qualified archaeologist.

30.PLANNING. 35 SP - IF HUMAN REMAINS FOUND DEFERRED

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

30.PLANNING. 36 SP - ALUC REVIEW MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

1.Prior to approval of any non-residential or residential entitlement project, each project shall be transmitted to ALUC for preliminary review and determination whether submittal for ALUC review is required.

60. PRIOR TO GRADING PRMT ISSUANCE

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

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.

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.

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.) RECOMMND

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. 5 USE - SLOPE STABILITY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

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 necessary to perform the grading herein proposed.

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

60. PRIOR TO GRADING PRMT ISSUANCE

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. 9 USE - RECORDED ESMT REQ'D RECOMMND

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

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

60.BS GRADE. 15 USE - IF WQMP REQUIRED RECOMMND

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 USE - IF WQMP REQUIRED (cont.) RECOMMND

Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 25714 is located within the limits of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.433-acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 16 USE - PALEO PRIMP & MONITOR NOTAPPLY

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16

USE - PALEO PRIMP & MONITOR (cont.)

NOTAPPLY

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

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

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

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

60. PRIOR TO GRADING PRMT ISSUANCE.

60.PLANNING. 16 USE - PALEO PRIMP & MONITOR (cont.) (cont.) NOTAPPLY

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

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

60.PLANNING. 17 USE - PALEO PRIMP/MONITOR NOTAPPLY

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

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 USE - PALEO PRIMP/MONITOR (cont.)

NOTAPPLY

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

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

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 USE - PALEO PRIMP/MONITOR (cont.) (cont.) NOTAPPLY

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18

PRJ - SP ARCHAEO M/M PROGRAM

RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

This condition implements condition 30.PLANNING.34 of the SPECIFIC PLAN.

60.PLANNING. 23

PRJ - SP SKR FEE CONDITION

RECOMMND

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 9.07 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 PRJ - SP SKR FEE CONDITION (cont.)

RECOMMND

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.

This condition implements 30.PLANNING.xx of the SPECIFIC PLAN.

60.PLANNING. 24 USE - NPDES COMPLIANCE (2)

RECOMMND

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 32 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25714, 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.

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.2 and 90.TRANS.7.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 3 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.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 USE - PALEO MONITORING REPORT NOTAPPLY

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 USE - PALEO MONITORING REPORT (cont.) NOTAPPLY

grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

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.

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.)

RECOMMND

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 - WATER/SEWER WILL SERVE

RECOMMND

A "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health along with the filing fee in effect at the time of submittal.

EPD DEPARTMENT

80.EPD. 1 PPA - NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey.

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 PPA - NESTING BIRD SURVEY (cont.) RECOMMND

In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

FIRE DEPARTMENT

80.FIRE. 1 USE*-#51-WATER CERTIFICATION RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

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."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 USE MITCHARGE (cont.)

RECOMMND

should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 25714 is located within the limits of the Santa Gertrudis Valley sub-watershed of the Murrieta Creek Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 0.433-acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

80.PLANNING. 2 PRJ - SCHOOL MITIGATION

RECOMMND

PRIOR TO BUILDING PERMITS, impacts to the Temecula Valley Unified School District shall be mitigated in accordance with state law.

This condition implements condition 30.PLANNING.32 of the SPECIFIC PLAN.

80.PLANNING. 3 PRJ - FINAL ZONING MAP

RECOMMND

PRIOR TO BUILDING PERMITS, the planning area for which this use permit application is located must be legally defined.

Any of the following procedures may be used in order to legally define this planning area:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this planning areas.
2. The project proponent shall file a change of zone with this use permit application along with a legal description defining the boundaries of the planning area affected by this use permit. The applicant will not be changing the allowed uses or standards in the existing zone but will merely be providing an accurate legal description of the affected planning areas. This change of zone shall be approved and adopted by the

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 PRJ - FINAL ZONING MAP (cont.) RECOMMND

Board of Supervisors.

This condition implements condition 30.PLANNING.20 of the SPECIFIC PLAN.

80.PLANNING. 6 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. 7 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 11 USE - LANDSCAPING SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. The performance security shall be released one year after structural final and the inspection report provides the plantings have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 13 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 20 USE - WASTE MGMT. CLEARANCE RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE - WASTE MGMT. CLEARANCE (cont.) RECOMMND

Department verifying compliance with the following:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 21 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. 22 USE - PRKNG/LNDSCPNG PLN RECOMMND

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department.

The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein.

The irrigation plan shall include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

80.PLANNING. 23 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 25714, 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.

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1

RECOMMND

Sufficient public street right-of-way along Sky Canyon Drive shall be conveyed for public use to provide for a 44 foot half-width right-of-way per County Standard No. 94, Ordinance 461. (Modified for reduced half-width right-of-way from 50' to 44'.)

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

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Sky Canyon Drive.
- (2) Streetlights.
- (3) Street sweeping.

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

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

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - LIGHTING PLAN

RECOMMND

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

80.TRANS. 4 USE - LANDSCAPING W/I ROW

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Sky Canyon Drive 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. 5 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90. PRIOR TO BLDG FINAL INSPECTION

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 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. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

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

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
- 4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

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.

90.BS GRADE. 7 USE - IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1.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.

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

3.The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4.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.

5.The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - IF WQMP REQUIRED (cont.)

RECOMMND

(WQMP) Annual Inspection.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT REVIEW

RECOMMND

Prior to building final, a review by the Hazardous Material Management Branch (HMMB) to determine any additional requirements. If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Please contact (951)358-5055 for any additional questions.

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS

RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of seven (7) 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. 4 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of one (1) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

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

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

90.PLANNING. 10 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 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. 11 USE - SPECIMEN TREES REQUIRED

RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 USE - CURBS ALONG PLANTERS

RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 15 USE - TRASH ENCLOSURES

RECOMMND

one (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block 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. 17 USE - COMPLY W/ LANDSCAPE PLAN

RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping,

Irrigation, and Shading Plans and be in a condition acceptable to The and Mangement Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 18 USE - CERTIFY LANDSCAPE COMPLY

RECOMMND

The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 18 USE - CERTIFY LANDSCAPE COMPLY (cont.) RECOMMND

shall be submitted at least thre (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

90.PLANNING. 21 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with the approved fencing plan.

90.PLANNING. 22 USE - PHASES MUST BE COMPLETE RECOMMND

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

90.PLANNING. 25 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 Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 9.07 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. 26 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 USE - CONDITION COMPLIANCE (cont.) RECOMMND

preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 28 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25714 is calculated to be 8.74 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 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. 25714 has been calculated to be 8.74 net acres.

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 2 USE STREETLIGHT AUTHORIZATION RECOMMND

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

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

90.TRANS. 3 USE - STREETLIGHTS INSTALL RECOMMND

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

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 4 USE - EXISTING MAINTAINED SL1 RECOMMND

Sky Canyon Drive along project boundary is a paved road designated SECONDARY ROAD and shall be improved with 6"

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - EXISTING MAINTAINED SL1 (cont.) RECOMMND

concrete curb and gutter located 32 feet from centerline to curb line, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 44 foot half-width dedicated right-of-way in accordance with County Standard No. 94. (32'/44') (Modified for reduced right-of-way from 50' to 44'.)

NOTE: A 6' sidewalk shall be constructed adjacent to the curb line within the 12' parkway.

90.TRANS. 5 USE - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 6 USE - R & B B D RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

NOTE: The project gross acreage is 8.74 acres.

90.TRANS. 7 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

should include the following:

- (1) Landscaping along Sky Canyon Drive.
- (2) Streetlights.
- (3) Street sweeping.

90.TRANS. 8 USE - IMP PLANS

RECOMMND

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

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

90.TRANS. 9 USE - LANDSCAPING W/I ROW

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Sky Canyon Drive.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 10 USE - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 USE - LANDSCAPING (cont.)

RECOMMND

Landscaping will be improved within Sky Canyon Drive.

90.TRANS. 11 USE - SIGNING & STRIPING

RECOMMND

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

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - Park Plans req PA22(1)

INEFFECT

PRIOR TO THE ISSUANCE OF THE 10th Building Permit for Planning Area 17, the park and open space plans for the northern portion of Planning Area 22 (north of Calistoga Drive/Promontory Parkway) shall be submitted for review by Planning and Valley Wide Parks and Recreation as set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the Valley Wide or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 2 SP - PARK CONST PA22(1)

INEFFECT

PRIOR TO THE ISSUANCE OF THE 50th building permit for Planning Area 17, the park and open space plans for the northern portion of Planning Area 22 (north of Calistoga Drive/Promontory Parkway) shall be constructed and fully operable.

01/09/17
14:28

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 84

PLOT PLAN:TRANSMITTED Case #: PP25714

Parcel: 957-320-023

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 3 SP - PARK PLANS REQ PA22(2)

INEFFECT

PRIOR TO THE ISSUANCE OF THE 89th Residential Building Permit for the SPECIFIC PLAN, the park and open space plans for the southern portion of Planning Area 22 (south of Calistoga Drive/Promontory Parkway) shall be submitted for review by Planning and Valley Wide Parks and Recreation as set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the Valley Wide or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 4 SP - PARK CONST PA22(2)

INEFFECT

PRIOR TO THE ISSUANCE OF THE 179th Residential Building Permit for the SPECIFIC PLAN, the park and open space plans for the southern portion of Planning Area 22 (south of Calistoga Drive/Promontory Parkway) shall be constructed and fully operable.

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

DATE: June 28, 2016

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department

Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section

PLOT PLAN NO. 25714, AMENDED NO.1 – Applicant: Road Builders Inc./ KTM – EA No. 42749 – Third Supervisorial District – Southwest Area Plan: Light Industrial (LI) – Location: Located on Sky Canyon Drive between Technology Drive to the north, Borel Road to the south and approximately 0.18 mile east of Highway 79 – 8.74 Gross Acres – Zoning: Specific Plan 265 (Borel Airpark Center Specific Plan) - **REQUEST:** The project proposal is for the construction of a 2,160 sq. ft. two story building for motorcycle maintenance and outdoor motorcycle test track area not open for public use and viewing. APNs: 957-320-023. **BBID: 695-832-505 LMS CASE: UPROJ PP25714**

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 July 14, 2016.** 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, **Russell Brady**, at (951) 955-3024 or email at rbrady@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.

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



November 15, 2016

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Glen Holmes
Hemet

John Lyon
Riverside

Steve Manos
Lake Elsinore

Russell Betts
Desert Hot Springs

STAFF

Director
Ed Cooper

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Russell Brady, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1072FV16
Related File No.: PP25714 (Amended Plot Plan)
APN: 957-320-023

Dear Mr. Brady:

On November 10, 2016, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PP25714 (Amended Plot Plan), a proposal to develop a private KTM dirt bike testing facility consisting of a 2,160 square foot building for motorcycle maintenance (with an observation deck) and 5.9 acres of dirt bike test tracks (not open to the public) on a 9.07 gross acre parcel located easterly of Sky Canyon Drive, northerly of Technology Drive, and southerly of Borel Road in the unincorporated community of French Valley, **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, subject to the following conditions:

CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky and shall comply with Riverside County Ordinance No. 655 as applicable. Outdoor lighting plans, if any, shall be transmitted to Riverside County Economic Development Agency – Aviation Division personnel and to the French Valley Airport for review and comment. (Failure to comment within thirty days shall be considered to constitute acceptability on the part of the airport manager.) Uses of the dirt bike test track after dusk hours is prohibited.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

AIRPORT LAND USE COMMISSION


- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, nursing homes, highly noise-sensitive outdoor non-residential uses, aboveground bulk storage of hazardous materials, critical community infrastructure facilities, and hazards to flight.
3. The attached notice shall be provided to all potential purchasers of the property and/or tenants of the proposed building.
 4. Any new detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 5. The project was analyzed as a private dirt bike test track facility which is not open to the public. No use of the dirt bike test track for the purpose of spectator sports, in which guests pay for admission to an event or series of events, or to which the general public is invited, or large gathering of crowds (no more than 160 people per single acre area), is included in this determination of consistency.
 6. Prior to issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner-operator of French Valley Airport, which shall be recorded, or shall provide evidence that such an easement covering the property has already been recorded. Copies of the avigation easement, upon recordation, shall be forwarded to the Riverside County Planning Department and to the Riverside County Airport Land Use Commission.
 7. The Federal Aviation Administration has conducted an aeronautical study of the proposed building/observation deck (Aeronautical Study No. 2015-AWP-8597-OE) and has determined that neither marking nor lighting of the structure will be necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1K Change 2 and shall be maintained in accordance therewith for the life of the project.

AIRPORT LAND USE COMMISSION

8. The maximum elevation at the top of any proposed structure, including all roof-mounted appurtenances (if any), shall not exceed 1,340 feet above mean sea level. This maximum elevation shall not be increased without further review by the Airport Land Use Commission and the Federal Aviation Administration.
9. Temporary construction equipment such as cranes used during actual construction of the structure shall not exceed a height of 30 feet unless separate notice is provided to the Federal Aviation Administration through the Form 7460-01 process.
10. Within five (5) days after construction of the building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://ocaaa.faa.gov> for instructions) This requirement is also applicable in the event the project is abandoned.

If you have any questions, please contact Paul Rull, Urban Regional Planner IV, at (951) 955-6893, or John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachment: Notice of Airport in Vicinity
Aeronautical Study No. 2015-AWP-8597-OE

cc: KTM North America (applicant)
MDMG, Inc. (representative/payee)
Joseph W. Augustine (landowner)
Daryl Shippy, Airports Manager, Riverside County EDA – Aviation Division
ALUC Case File

Y:\AIRPORT CASE FILES\French Valley\ZAP1072FV16\ZAP1072FV16LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2015-AWP-8597-OE
Prior Study No.
2014-AWP-8246-OE

Issued Date: 09/11/2015

J. Augustine C/O MDMG, Inc
Road Builders, Inc
41635 Enterprise Circle North
Suite B
Temecula, CA 92590

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building KTM observation deck
Location: Murrieta, CA
Latitude: 33-33-43.82N NAD 83
Longitude: 117-08-05.45W
Heights: 1310 feet site elevation (SE)
30 feet above ground level (AGL)
1340 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

At least 10 days prior to start of construction (7460-2, Part 1)
 Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 03/11/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

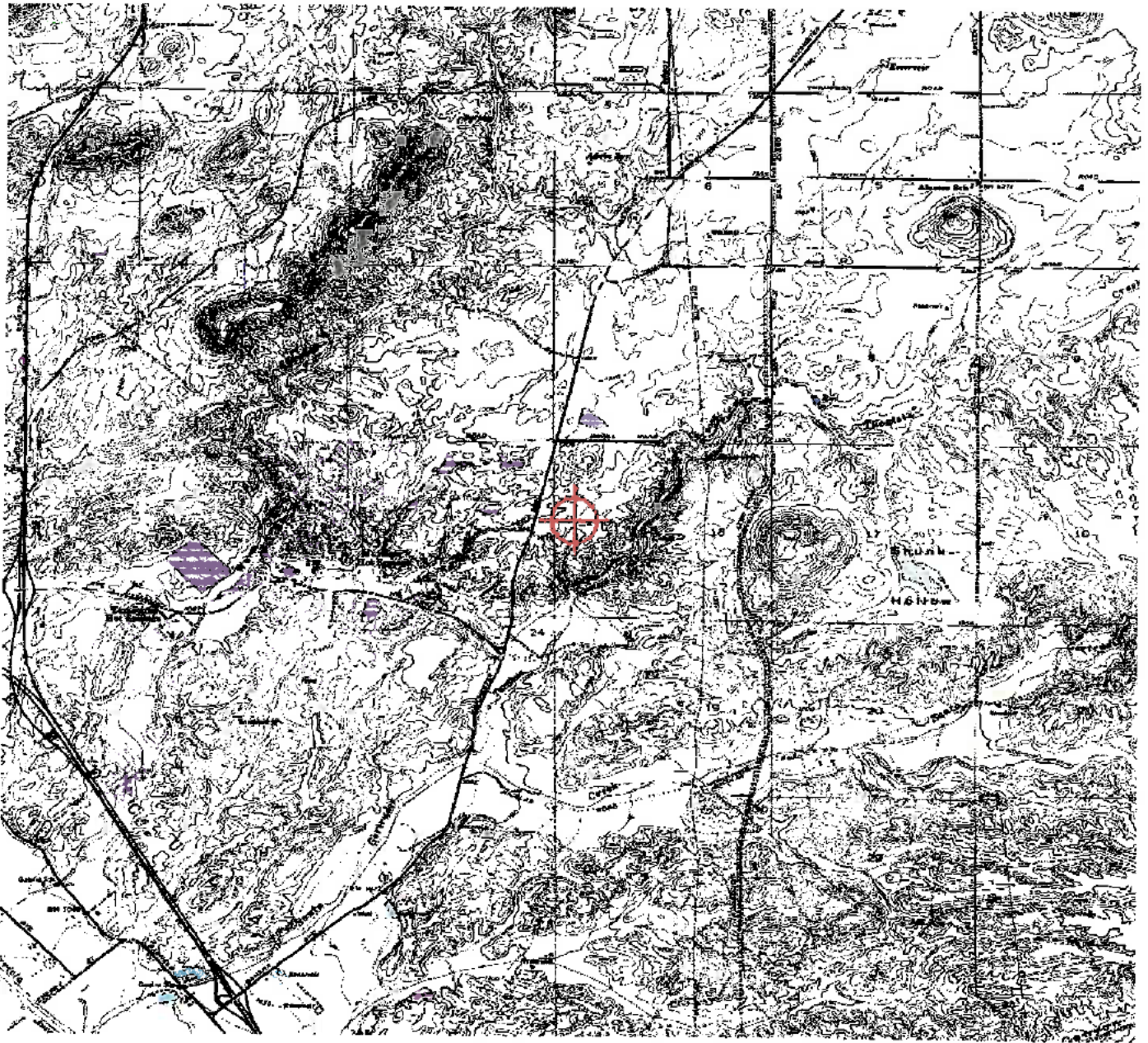
If we can be of further assistance, please contact our office at (425) 227-2625. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AWP-8597-OE.

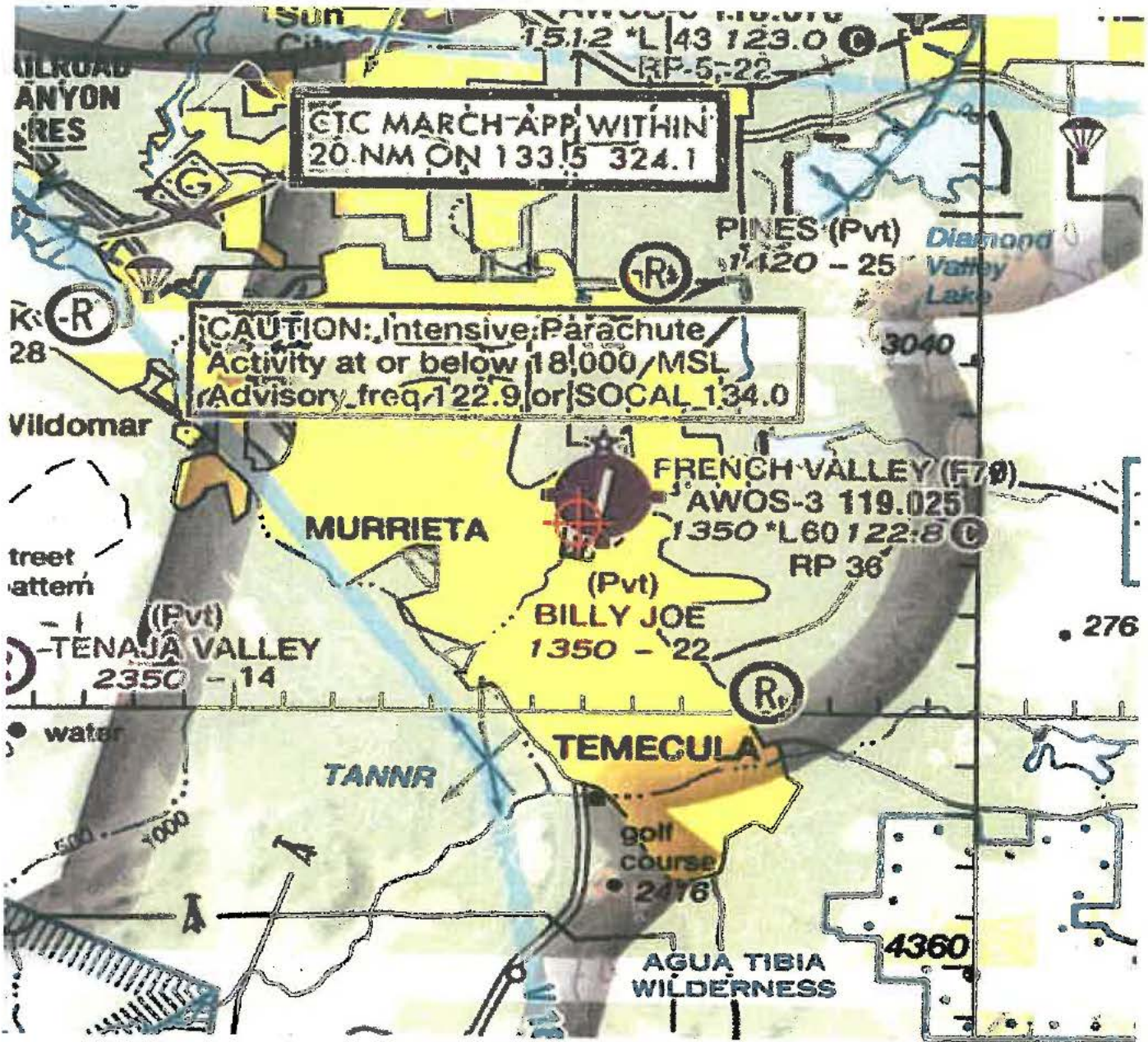
Signature Control No: 261667857-265463901

Paul Holmquist
Technician

(DNE)

Attachment(s)
Map(s)





Legend

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E

Boundary Lines

- Airport Property Line
- City Limits
- Height Review Overlay Zone

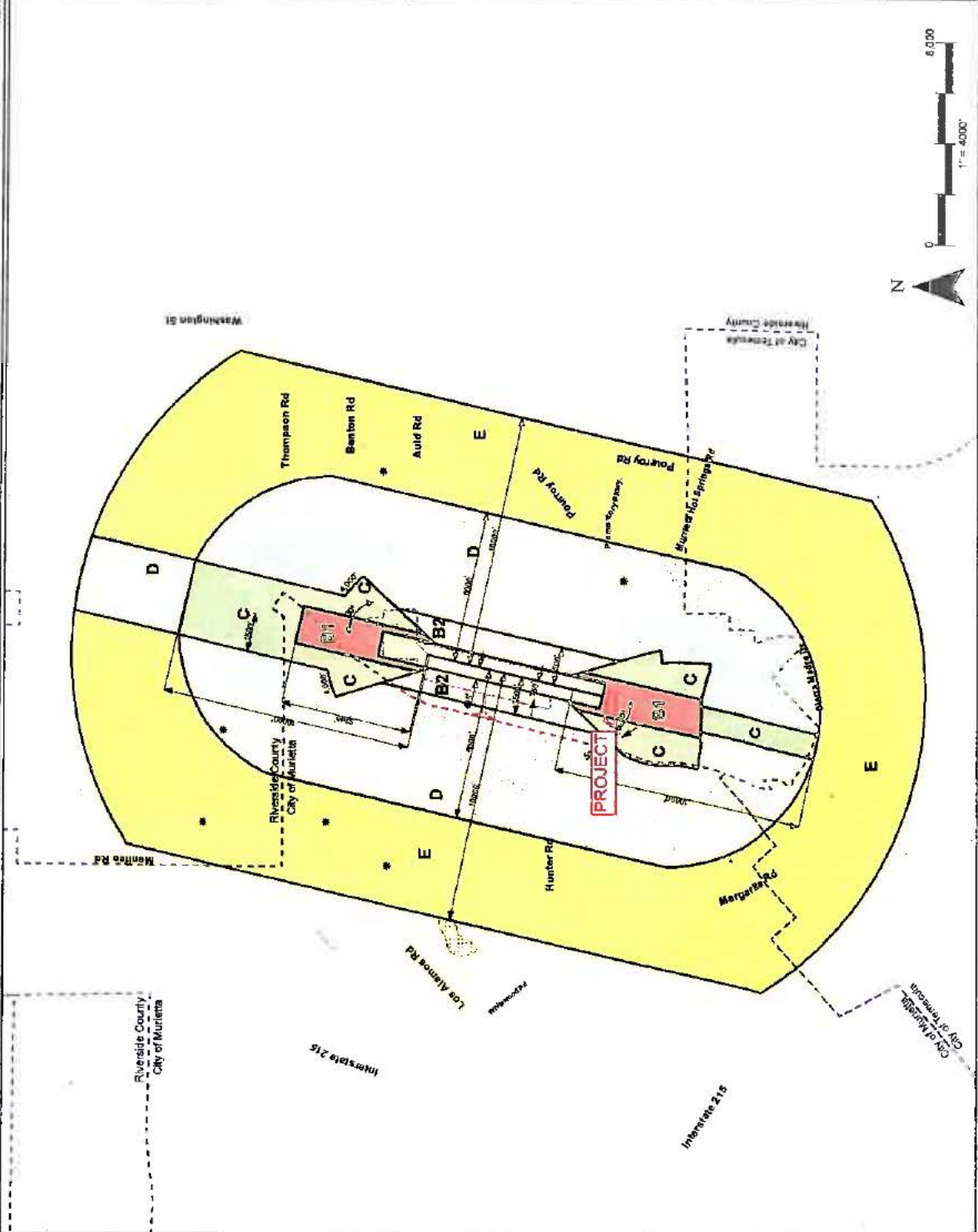
Note

Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAA Part 77). All other dimensions measured from runway ends and centerlines.

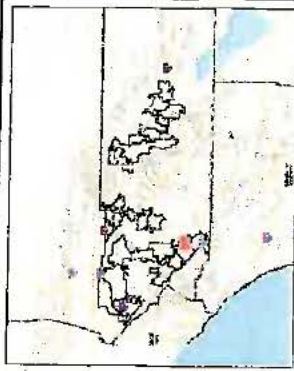
See Chapter 2, Table 2A from compatibility criteria associated with this map.

Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document
 (April 2010)

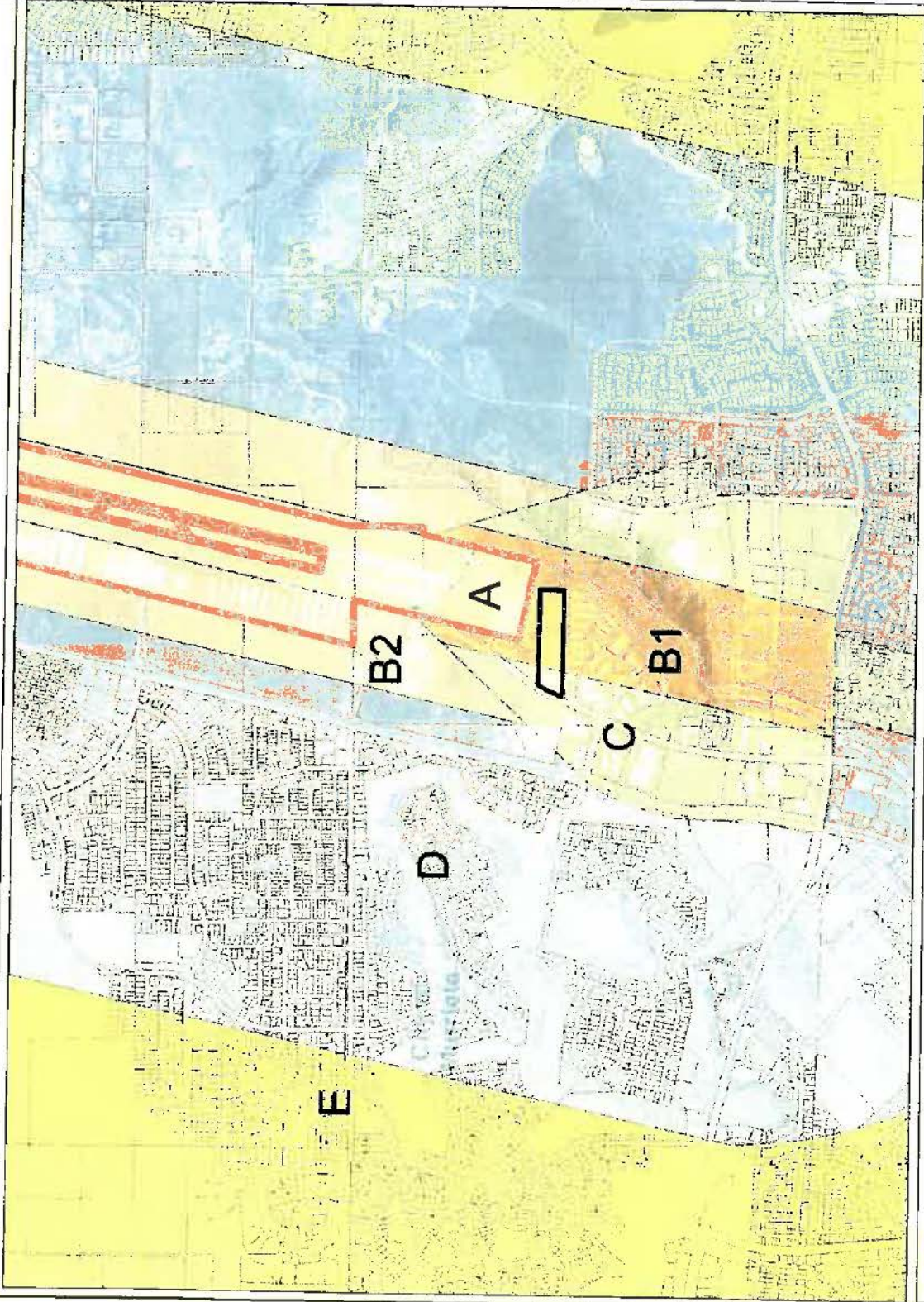
Map FV-1
Compatibility Map
 French Valley Airport



My Map



- Legend**
- Airports
 - AIA
 - Airport Compatibility**
 - OTHER ZONE
 - A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC6
 - C2-HIGHT



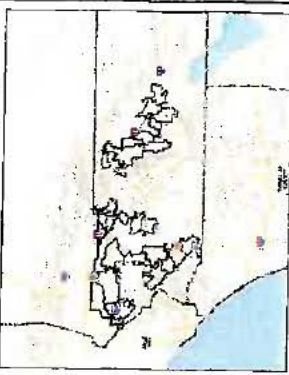
Notes

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



REPORT PRINTED ON... 10/12/2016 12:54:29 PM

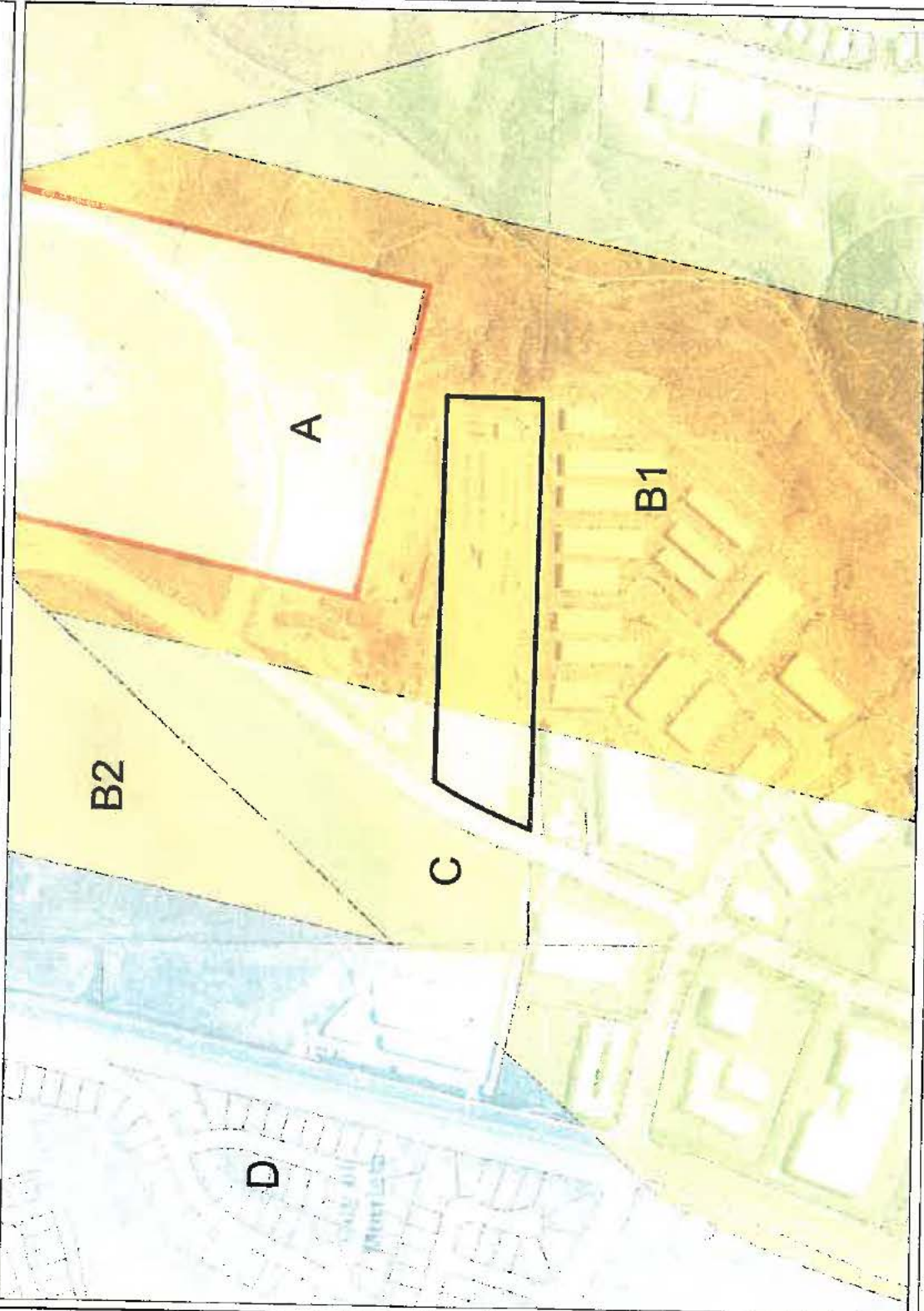
My Map



Legend

- Display Parcels
- Airports
- AIA
- Airport Compatibility
 - OTHER ZONE
 - A
 - A-EXC1
 - B1
 - B1-APZ I
 - B1-APZ I-EXC1
 - B1-APZ II
 - B1-APZ II-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC6

Notes



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



0 573

1,146 Feet



REPORT PRINTED ON... 10/12/2016 12:53:04 PM

© Riverside County RCIT GIS

My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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



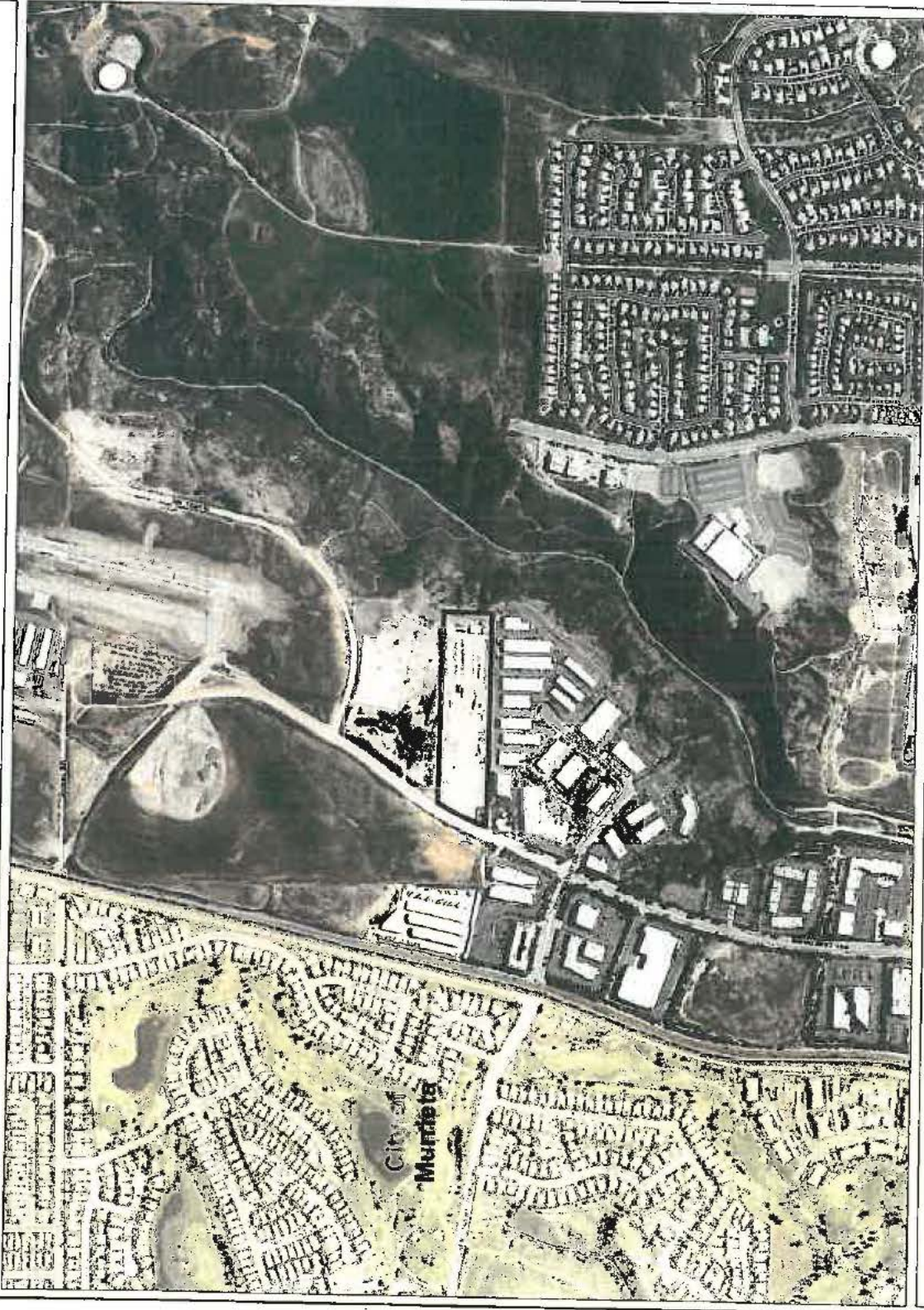
0 2,291 4,583 Feet



REPORT PRINTED ON... 10/7/2016 12:56:31 PM

© Riverside County RCIT GIS

My Map



- Legend**
- Display Parcels
 - City Boundaries
 - Cities
 - roadsanno
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFF-RAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

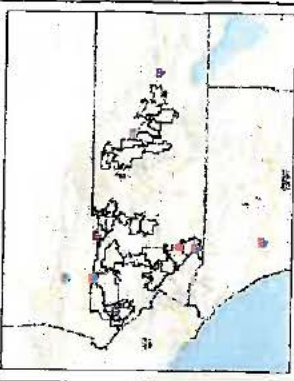
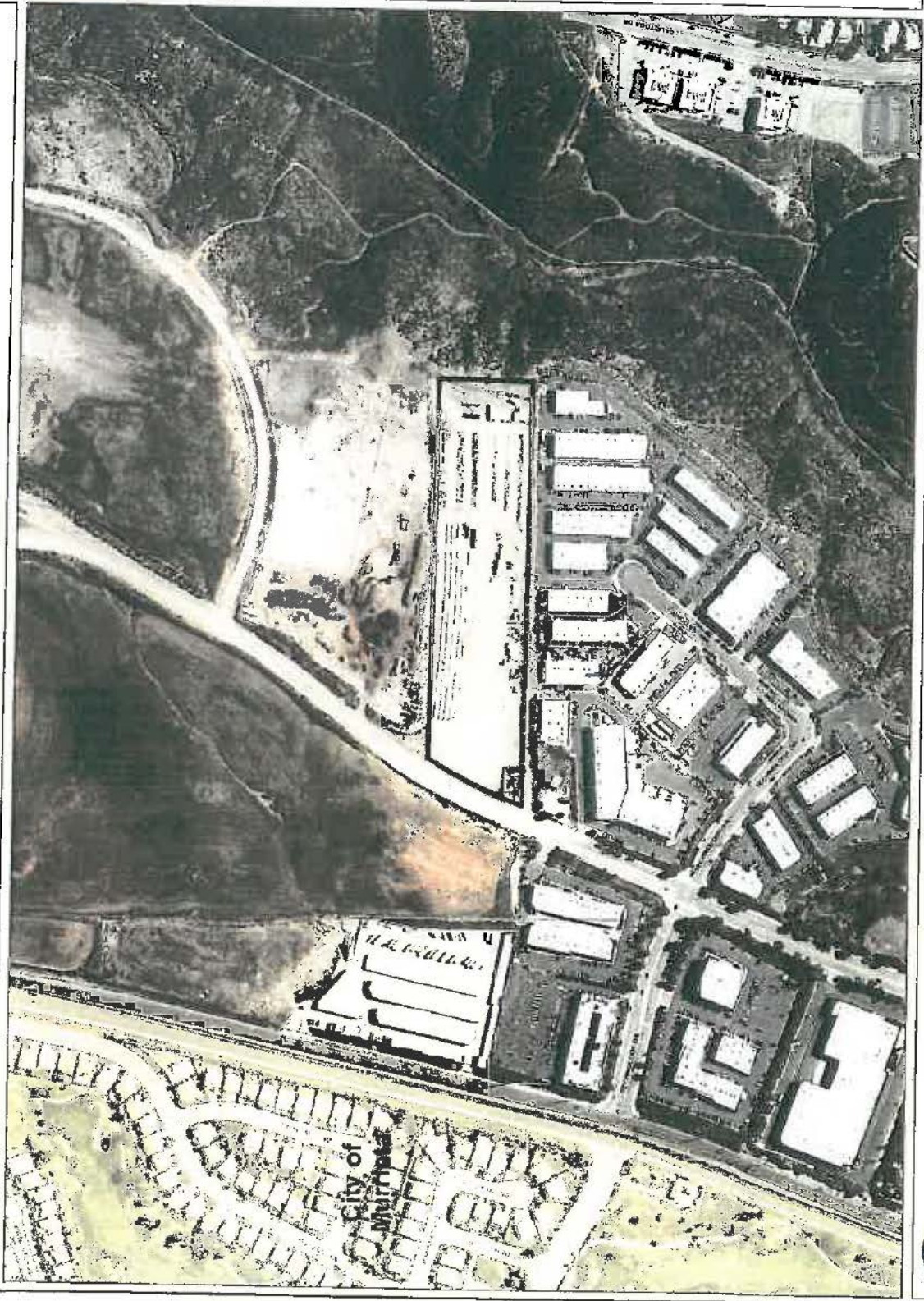
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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



REPORT PRINTED ON... 10/12/2016 12:57:02 PM

© Riverside County RCIT GIS

My Map



Legend

- Display Parcels
- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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



0 573

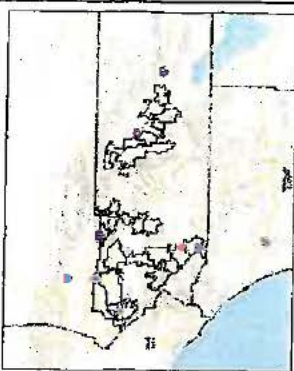
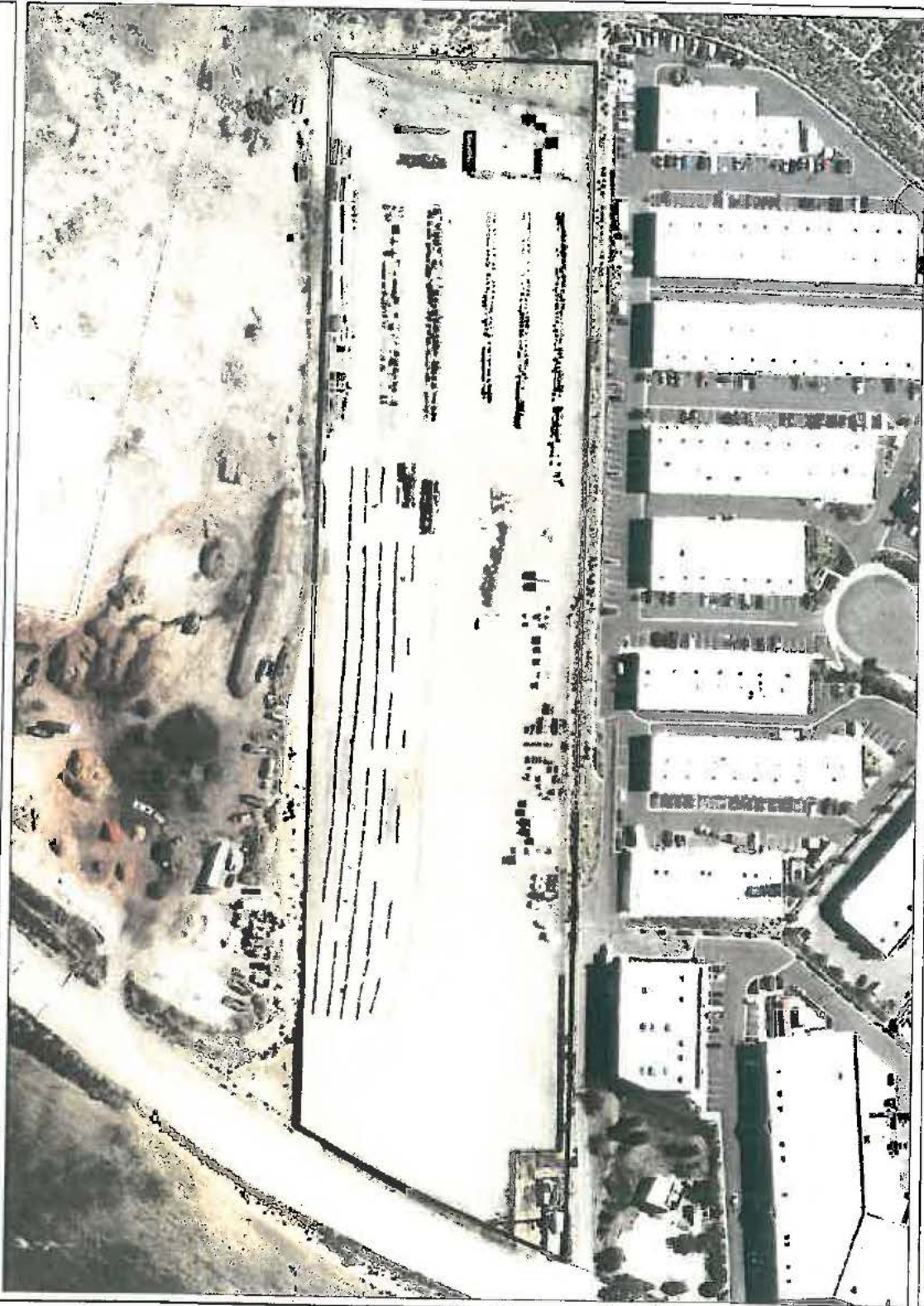
1,146 Feet



REPORT PRINTED ON... 10/12/2016 12:57:34 PM

© Riverside County RCIT GIS

My Map



Legend

-  Display Parcels
-  City Boundaries
-  Cities
-  roads
-  highways
-  HWY
-  INTERCHANGE
-  INTERSTATE
-  OFFRAMP
-  ONRAMP
-  USHWY
-  counties
-  cities
-  hydrographylines
-  waterbodies
-  Lakes
-  Rivers

Notes

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



0 204 409 Feet



REPORT PRINTED ON ... 10/12/2016 12:59:45 PM

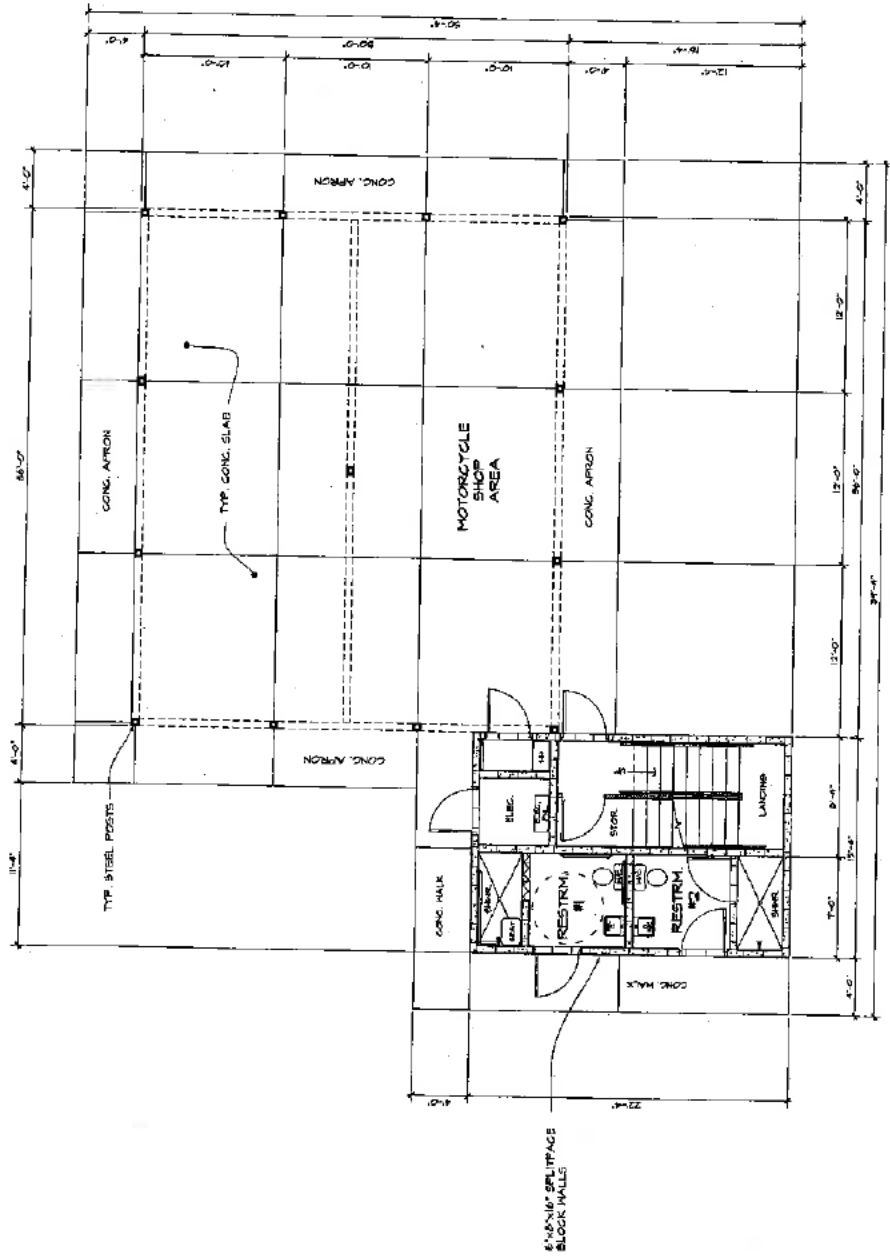
© Riverside County RCIT GIS

REVISIONS	

PROFESSIONAL REGISTERED ARCHITECT
 MICHAEL W. MCMANUS
 1455 FORTY-NINTH AVENUE, SUITE 200
 DENVER, COLORADO 80202
 PHONE (303) 555-2000

PROJECT: LOWER BUILDING AREA
 DATE: 05/17/06
 SCALE: 1/8" = 1'-0"
 DRAWING NO.: 100-100-100-100
 SHEET NO.: 100-100-100-100

DATE	05/17/06
SCALE	1/8" = 1'-0"
DRAWING NO.	100-100-100-100
SHEET NO.	100-100-100-100



LOWER FLOOR PLAN

LOWER BUILDING AREA
 MOTORCYCLE SHOP AREA
 BLOCK BUILDING AREA

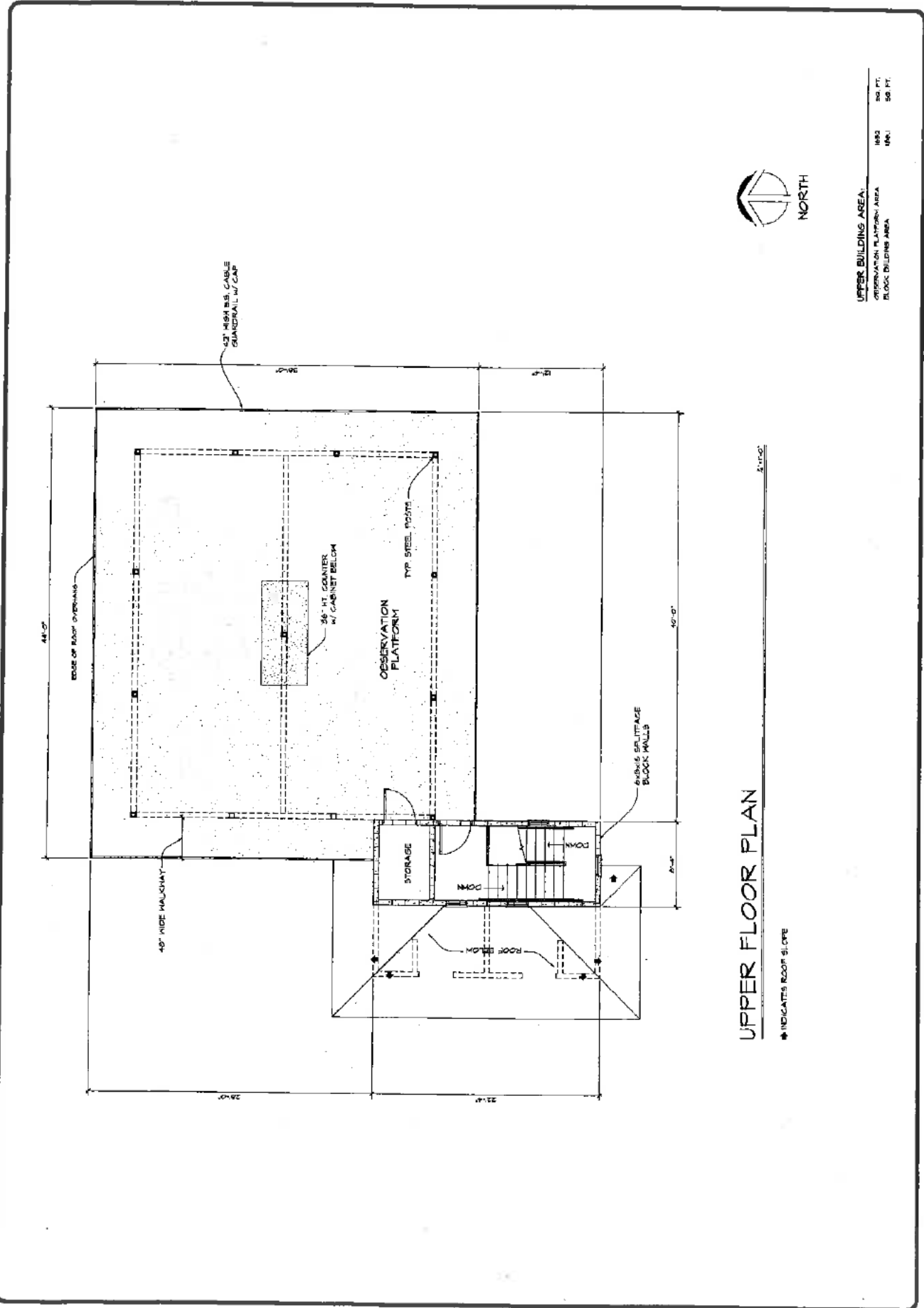


NO.	DATE

MICHAEL M. MCMANUS
 ARCHITECT
 4825 BROADWAY, SUITE 200
 NEW YORK, NY 10013
 (212) 697-1000

PROJECT: **K T 3**
 DATE: 08/17/16
 SCALE: 1/8" = 1'-0"
 DRAWN BY: [blank]
 CHECKED BY: [blank]

DATE	08/17/16
SCALE	1/8" = 1'-0"
DRAWN BY	[blank]
CHECKED BY	[blank]
SHEET	2



UPPER BUILDING AREA:
 OBSERVATION PLATFORM AREA: 180 SQ. FT.
 BLOCK BUILDING AREA: 1061 SQ. FT.

UPPER FLOOR PLAN

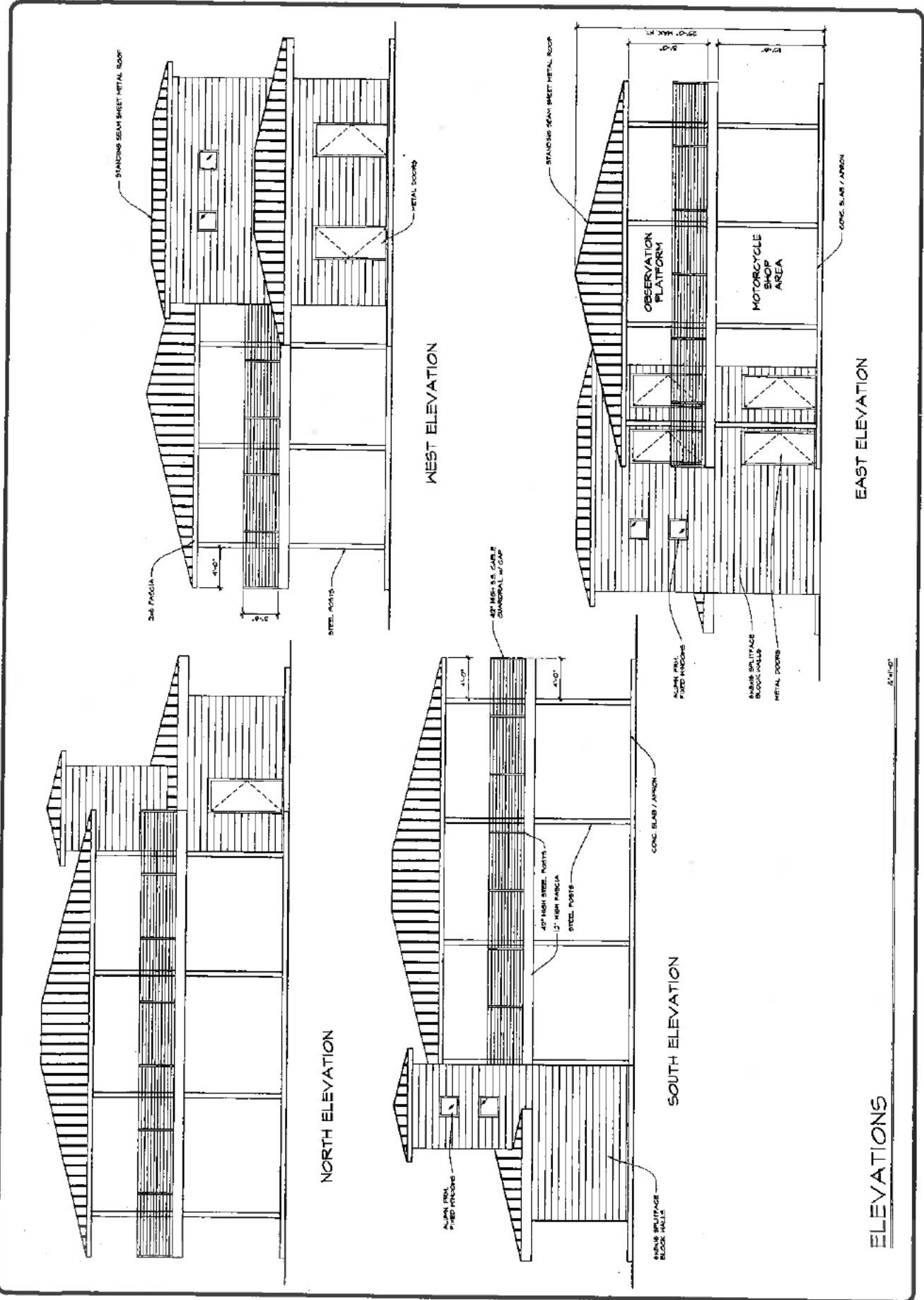
◆ INDICATES ROOF SLOPE

NO.	DATE	BY	CHKD.

McMANUS & ASSOCIATES
 ARCHITECTS
 1455 WEST 10TH AVENUE
 DENVER, CO 80202
 PHONE 733-3000
 FAX 733-3001

KEM
 PROJECT NO. 02/00/001
 DATE 02/00/001
 SCALE 1/8" = 1'-0"
 SHEET 3 OF 3

NO.	DATE	BY	CHKD.



ELEVATIONS

REVISIONS	

MCMANUS & ASSOCIATES
 BUILDING DESIGN + PLANNING

MICHAEL H. MCMANUS
 ARCHITECT

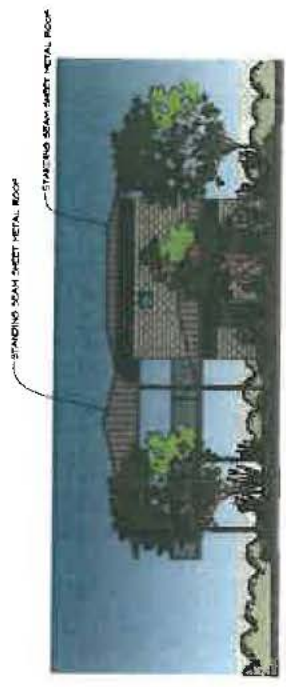
DATE: 01/27/2016
 PROJECT: [REDACTED]

DATE: 01/27/2016
 PROJECT: [REDACTED]

DATE: 01/27/2016
 PROJECT: [REDACTED]

N 7 E

DATE	06/07/16
SCALE	
SHEET	4
OF	4 SHEETS



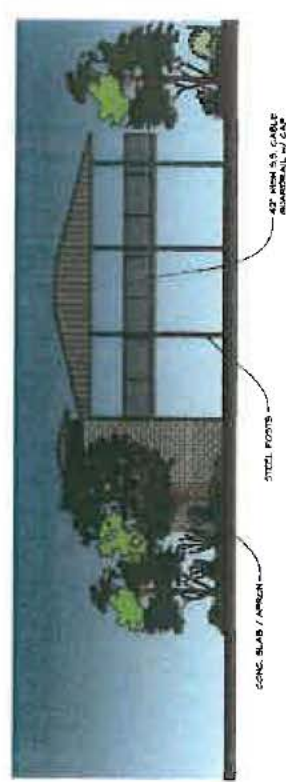
WEST ELEVATION



EAST ELEVATION



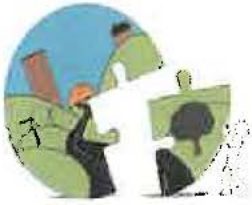
NORTH ELEVATION



SOUTH ELEVATION

RENDERED ELEVATIONS

10/1/16



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Anna Hoover, Cultural Analyst
Pechanga Cultural Resources Department
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25714)

Dear Ms. Hoover:

This serves to notify you of a proposed project located within the Southwest area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

PLOT PLAN NO. 25714 – Applicant: Road Builders Inc. - EA No. 42749 – Third/Third Supervisorial District – Southwest Area Plan: Light Industrial (LI) – Location: Located on Sky Canyon Drive between Technology Drive to the north, Borel Road to the south and approximately 0.18 mile east of Highway 79, – 8.74 Gross Acres - Zoning: Specific Plan 265 (Borel Airpark Center Specific Plan) - **REQUEST:** The project proposal is for the construction of a 3,420 square foot office building and a 3,600 square foot shop building with onsite parking (24 regular, 2 ADA stalls) and to legalize an unpermitted, existing construction storage yard. APNs: 957-320-023.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Matt Straite, Contract Planner; MSTRAITE@rctlma.org

Attachment: Project Vicinity Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

July 13, 2015

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25714)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the Southwest area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting her at (951) 955-2873.

Project Description:

PLOT PLAN NO. 25714 – Applicant: Road Builders Inc. - EA No. 42749 – Third/Third Supervisorial District – Southwest Area Plan: Light Industrial (LI) – Location: Located on Sky Canyon Drive between Technology Drive to the north, Borel Road to the south and approximately 0.18 mile east of Highway 79, – 8.74 Gross Acres - Zoning: Specific Plan 265 (Borel Airpark Center Specific Plan) - **REQUEST:** The project proposal is for the construction of a 3,420 square foot office building and a 3,600 square foot shop building with onsite parking (24 regular, 2 ADA stalls) and to legalize an unpermitted, existing construction storage yard. APNs: 957-320-023.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Matt Straite, Contract Planner; MSTRAITE@rctlma.org

Attachment: Project Vicinity Map



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

CC 006612

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- REVISIED PERMIT
- CONDITIONAL USE PERMIT
- PUBLIC USE PERMIT
- TEMPORARY USE PERMIT
- VARIANCE

PROPOSED LAND USE: Contractor yard

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

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

CASE NUMBER: _____

DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Joseph Augustine c/o Road Builders, Inc. E-Mail: joe@roadbuildersinc.com

Mailing Address: 2840 S. 70th St., Suite 7-291
Street
Lincoln, NE 68506
City State ZIP

Daytime Phone No: (402) 805-4526 Fax No: (402) 805-4849
Engineer/Representative's Name: Larry R. Markham c/o MDMG, Inc. E-Mail: lrm@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B
Street
Temecula, CA 92590
City State ZIP

Daytime Phone No: (909) 322-8482 Fax No: (951) 296-3476
Property Owner's Name: Joseph Augustine c/o AGS Underground E-Mail: joe@roadbuildersinc.com

Mailing Address: 2840 S. 70th St., Suite 7-291
Street
Lincoln, NE 68506
City State ZIP

Daytime Phone No: (402) 805-4526 Fax No: (402) 805-4849

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Sherrie Munroe (Agent)

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Sherrie Munroe (Agent)

PRINTED NAME OF PROPERTY OWNER(S)


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): 957-320-023

Section: 18

Township: 7S

Range: 2W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 8.74 Acres

General location (nearby or cross streets): North of Technology Drive, South of Borel Rd, East of Hwy 79, West of Calistoga Dr

Thomas Brothers map, edition year, page number, and coordinates: Page 929/Grid A5

Project Description: (describe the proposed project in detail)

Bring existing contractor yard into code compliance via plot plan; construct a 3,590 square foot office building and a 3,590 square foot shop; trash enclosure; and 24 regular and 2 handicap parking spaces.

Related cases filed in conjunction with this application:

PP 23185, EA 41646

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

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 41646 E.I.R. No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No
archaeological, MSHCP consistency analysis,

If yes, indicate the type of report(s) and provide a copy: geological, hydrological and WQMP

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) N/A

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) N/A

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? N/A

Estimated amount of cut = cubic yards: 0

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

PLOT PLAN NO. 25714 – Intent to Adopt a Negative Declaration – Applicant: KTM – Third Supervisorial District – Southwest Area Plan: Light Industrial (LI) – Location: Located on Sky Canyon Drive between Technology Drive to the north, Borel Road to the south and approximately 0.18 mile east of Highway 79 – 9.07 Gross Acres – Zoning: Specific Plan 265 (Borel Airpark Center Specific Plan) – **REQUEST:** The proposed project is for the construction and operation of a private outdoor motorcycle test track facility not open for public use and viewing, including a 2,160 sq. ft. two-story motorcycle maintenance building.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
 JANUARY 23, 2017
 RIVERSIDE COUNTRY ADMINISTRATIVE CENTER
 4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A
 RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Russell Brady, at 951-955-3025 or email rbrady@rctlma.org or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/20/2016

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

APN (s) or case numbers PP25714 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

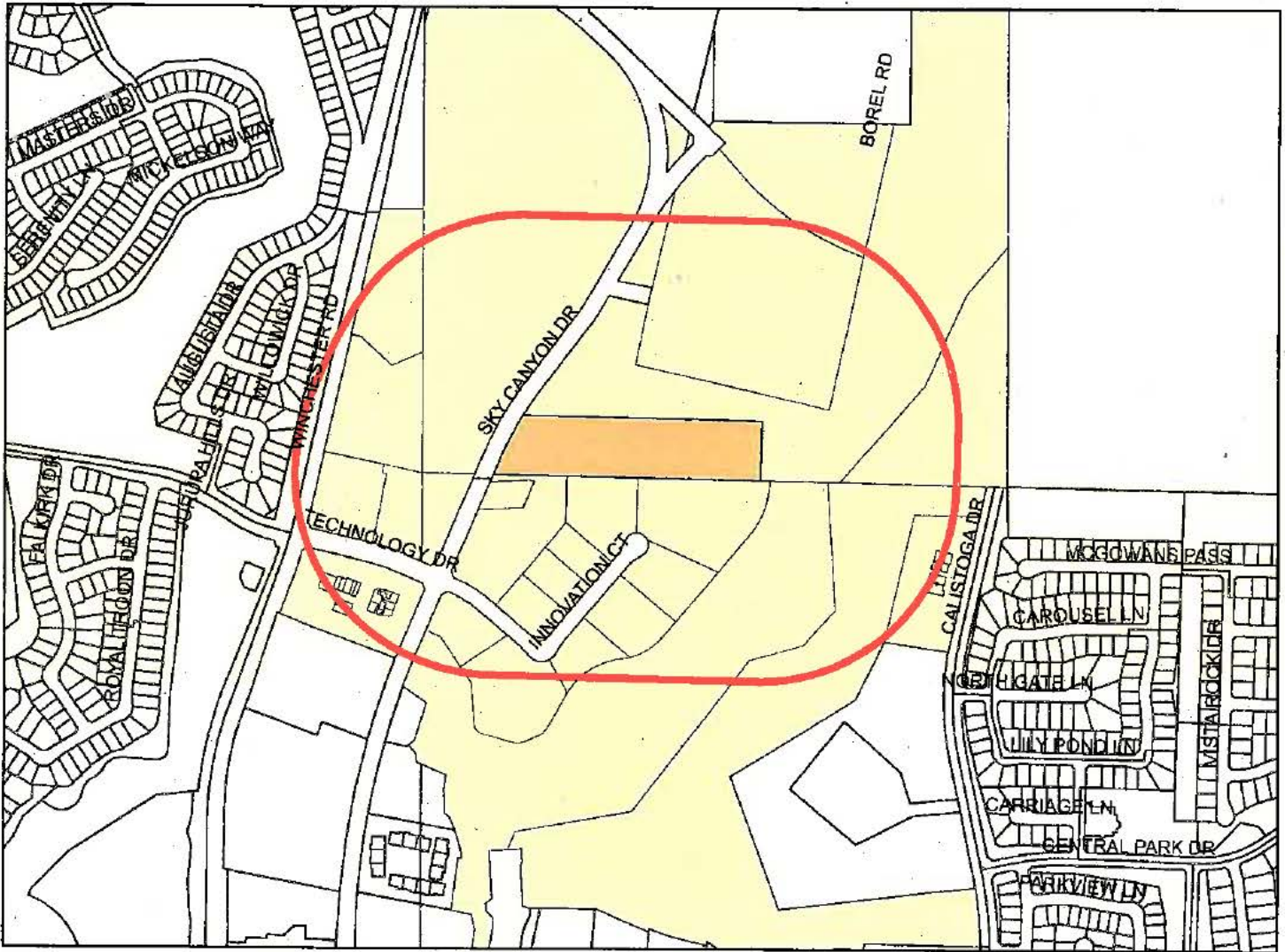
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25714 (1000 feet buffer)



Selected Parcels

957-330-059	957-330-020	957-331-015	957-331-012	957-320-011	957-320-024	957-331-003	957-331-005	957-331-007	957-331-013
957-331-017	957-331-019	957-331-024	957-331-027	957-331-028	957-331-034	957-351-017	957-330-015	957-320-014	957-320-018
957-330-037	957-331-018	957-351-012	957-331-029	957-331-016	957-351-007	957-351-008	957-351-009	957-351-010	957-330-017
957-330-019	957-331-006	957-330-018	957-330-021	957-330-023	957-320-023	957-331-011	957-331-010	957-331-025	957-331-002
957-331-008	957-331-004	957-331-001	957-330-013	957-330-060	957-331-014	957-330-016	957-351-015	957-351-016	957-351-014
957-320-005	957-330-025	957-331-026	957-350-016	957-330-022	957-331-009	957-330-024	957-330-038	957-331-021	957-330-014
957-330-035	957-331-020								



930 465 0 930 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: 957320005, APN: 957320005
PRESIDIO CORNERSTONE FV
C/O URE R KRETOWICZ
4365 EXECUTIVE DR STE 600
SAN DIEGO CA 92121

ASMT: 957330017, APN: 957330017
FLYING ELK ENTERPRISES
C/O G F SCHOFHAUSER
3342 VENTURE DR
HUNTINGTON BEACH CA 92649

ASMT: 957320018, APN: 957320018
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 957330018, APN: 957330018
IL CASTELLO, ETAL
C/O DAVID COX
2090 N TUSTIN AVE STE 140
SANTA ANA CA 92705

ASMT: 957320023, APN: 957320023
JOSEPH AUGUSTINE
3021 DURADO CT
LINCOLN NE 68520

ASMT: 957330019, APN: 957330019
FROME DEV OMEGA
151 KALMUS DR STE F2
COSTA MESA CA 92626

ASMT: 957320024, APN: 957320024
ALEXANDER BOREL, ETAL
37760 BOREL RD
MURRIETA CA 92563

ASMT: 957330020, APN: 957330020
38365 INNOVATION
17032 PALMDALE LN NO C
HUNTINGTON BEACH CA 92647

ASMT: 957330014, APN: 957330014
VALLEY VIEW COMMERCE CTR LLC
41623 MARGARITA RD STE 100
TEMECULA CA 92591

ASMT: 957330021, APN: 957330021
INNOVATION COURT
41340 PEAR ST STE 2
MURRIETA CA 92562

ASMT: 957330015, APN: 957330015
DEV CO, ETAL
600 ST PAUL AVE STE 250
LOS ANGELES CA 90017

ASMT: 957330022, APN: 957330022
RCJ ENTERPRISES
37100 APPLGATE RD
MURRIETA CA 92563

ASMT: 957330016, APN: 957330016
FRANCES ADNOFF, ETAL
14925 LA CUARTA ST
WHITTIER CA 90605

ASMT: 957330023, APN: 957330023
JEAN DOMENIGONI
33011 HOLLAND DR
WINCHESTER CA 92596

ASMT: 957330024, APN: 957330024
SILVERHAWK PROP
711 E IMPERIAL HWY NO 200
BREA CA 92821

ASMT: 957331001, APN: 957331001
LWM REAL ESTATE
29995 TECHNOLOGY DR 100
MURRIETA CA 92563

ASMT: 957330025, APN: 957330025
PULTE HOME CORP
2 TECHNOLOGY DR
IRVINE CA 92618

ASMT: 957331002, APN: 957331002
STEPHEN CLARK, ETAL
29995 TECHNOLOGY DR UNIT 101
MURRIETA, CA. 92563

ASMT: 957330035, APN: 957330035
VERIZON CALIF INC
C/O JAMES TOUSIGNANT
112 S LAKEVIEW CANYON RD
THOUSAND OAKS CA 91362

ASMT: 957331003, APN: 957331003
BETA WINCHESTER
24564 HAWTHORNE BLV 201
TORRANCE CA 90505

ASMT: 957330037, APN: 957330037
CRC
C/O JEFF HAMANN
1000 PIONEER WAY
EL CAJON CA 92020

ASMT: 957331004, APN: 957331004
MM INV TRUST, ETAL
29995 TECHNOLOGY DR UNIT A103
MURRIETA, CA. 92563

ASMT: 957330038, APN: 957330038
TEMECULA SELF STORAGE
C/O TEMECULA SELF STORAGE LLC
200 E CARRILLO NO 200
SANTA BARBARA CA 93101

ASMT: 957331006, APN: 957331006
PATRICIA NELSON, ETAL
146 CRESTVIEW DR
ORINDA CA 94563

ASMT: 957330059, APN: 957330059
29970 TECHNOLOGY DR
C/O TAD LEWIS
2888 LOKER AVE E STE 212
CARLSBAD CA 92010

ASMT: 957331008, APN: 957331008
LAUJOH HOLDINGS
C/O LAURIE BLANSCET
29995 TECHNOLOGY DR 201
MURRIETA CA 92563

ASMT: 957330060, APN: 957330060
KPN INDUSTRIAL, ETAL
C/O JIM NELSON
PO BOX 27240
SAN DIEGO CA 92198

ASMT: 957331009, APN: 957331009
RLMJ INV
35485 CALLE CHICO
TEMECULA CA 92592

ASMT: 957331010, APN: 957331010
PAULA DAMIANI POZZA, ETAL
27455 CALLE ESCADERA
TEMECULA CA 92590

ASMT: 957331020, APN: 957331020
VGMT PROP
41185 GOLDEN GATE CIR 109
MURRIETA CA 92562

ASMT: 957331011, APN: 957331011
JOHN NUNLEY
40406 HANNAH WAY
MURRIETA CA 92563

ASMT: 957331021, APN: 957331021
TRADELAND PROP
C/O ALEX GONZALEZ
40132 BANYAN ST
MURRIETA CA 92563

ASMT: 957331012, APN: 957331012
ALEJO LUGO
29995 TECHNOLOGY DR 300
MURRIETA CA 92563

ASMT: 957331025, APN: 957331025
JOSEPH LANCE
C/O JEFFREY J GUEVARRA
29955 TECHNOLOGY DR UNIT C102
MURRIETA, CA. 92563

ASMT: 957331014, APN: 957331014
MAXSTAD
4142 BRIDLEWOOD RD
FALLBROOK CA 92028

ASMT: 957331026, APN: 957331026
JOSEPH SYRIANI, ETAL
31809 SUMMER GRAPE CT
WINCHESTER CA 92596

ASMT: 957331015, APN: 957331015
DANIEL CUEVAS, ETAL
29958 TECHNOLOGY DR UNIT A303
MURRIETA, CA. 92563

ASMT: 957331028, APN: 957331028
BETA WINCHESTER
24564 HAWTHORNE BLV NO 201
TORRANCE CA 90505

ASMT: 957331016, APN: 957331016
EDWARD SHEPHERD
25109 JEFFERSON STE 320
MURRIETA CA 92562

ASMT: 957331029, APN: 957331029
LEEANN MOREL, ETAL
30096 SANTIAGO RD
TEMECULA CA 92592

ASMT: 957331018, APN: 957331018
DANA KIRBY, ETAL
23875 NUTWOOD WAY
MURRIETA CA 92562

ASMT: 957331034, APN: 957331034
BETA WINCHESTER
1240 SIMPSON WAY
ESCONDIDO CA 92025



ASMT: 957350016, APN: 957350016
RANCHO TEMECULA NEW COVENANT FELLO
38801 CALISTOGA DR
MURRIETA CA 92563

ASMT: 957351010, APN: 957351010
FAR REACHING MINISTRIES AVIATION INC, ET
38615 CALISTOGA DR STE 100
MURRIETA CA 92563

ASMT: 957351012, APN: 957351012
ELISABETH PEDDER, ETAL
31620 RAILROAD CANYON RD
CANYON LAKE CA 92587

ASMT: 957351014, APN: 957351014
MARION, ETAL
1940 ORANGE TREE LN 100
REDLANDS CA 92374

ASMT: 957351015, APN: 957351015
PACIFIC VALLEY
27611 LA PAZ RD STE A8
LAGUNA NIGUEL CA 92677

ASMT: 957351016, APN: 957351016
PACIFIC VALLEY
27611 LA PAZ RD NO 206
LAGUNA NIGUEL CA 92677

ASMT: 957351017, APN: 957351017
CALISTOGA SUMMIT BUSINESS CENTER ASSI
C/O ELITE MGMT
38760 SKY CANYON STE C
MURRIETA CA 92563



1/9/2017 2:03:09 PM

ATTN: Patrick Richardson, Director of
Planning & Development
City of Temecula
41000 Main St.
Temecula, CA 92590

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

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

Waste Resources Management,
Riverside County
Mail Stop 5950

ATTN: General Manager
French Valley Airport
37552 Winchester Rd.
Murrieta, CA 92563

CSA No. 143
37552 Winchester Road,
Murrieta, CA 92563

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Jeff Kubel
Sheriff's Department, Riverside County
30755-A Auld Road
Murrieta, CA 92563

ATTN: Gayet Adame
Eastern Information Center (UCR)
Riverside, CA 92521-0418



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.

Plot Plan No. 25714
Project Title/Case Numbers

Russell Brady
County Contact Person

951-955-3025
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

KTM North America
Project Applicant

8429 Innovation Court, Murrieta, CA 92563
Address

The project site is located north of Technology Dr, south of Borel Rd, east of Highway 79, west of Calistoga Dr
Project Location

The Plot Plan is a proposal for the construction and operation of a private outdoor motorcycle test track facility not open for public use and viewing including a 2,160 square foot two-story motorcycle maintenance building on 9.07 gross acres.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on January 23, 2017, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Initial Study and Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,216.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. Findings were made pursuant to the provisions of CEQA.

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

Signature Project Planner _____
Title *Date*

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42749 ZCFG 06135

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R1607103

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: KTM NORTH AMERICA \$12,240.00
paid by: CK 8215
paid towards: PP25714 NOT EXEMPT FROM CEQA
at parcel: 38480 SKY CANYON DR MURR
appl type: PP03

By _____ Jun 17, 2016 13:22
MGARDNER posting date Jun 17, 2016

Account Code	Description	Amount
202033100200772210	LMS SURCHARGE	\$240.00
202013100300201800	COMBINED SUPPLMENTL FEES	\$12,000.00

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