



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

1:30 P.M.

FEBRUARY 3, 2016

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 **NONE**

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

2.1 **NONE**

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


- 3.1 **PLOT PLAN NO. 25699 AND VARIANCE NO. 1893** – Intent to Adopt a Mitigated Negative Declaration – Applicant: HHI Riverside, LLC – Engineer/Representative: Thatcher Engineering – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly Cajalco Expressway, southerly Messenia Lane, easterly Harvill Avenue, westerly I-215 Freeway – 5.06 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The plot plan is a proposal to develop a retail shopping center with four (4) commercial buildings totaling 19,558 sq. ft. with one (1) 75 ft. high free-standing pylon sign, two (2) 6 ft. high monument signs, 146 parking spaces, and eight (8) accessible parking spaces. Building A will be a 3,252 sq. ft. drive-thru restaurant for Farmer Boys Restaurant. Building B will be a 3,434 sq. ft. drive-thru restaurant for a future tenant. Building C, totaling 3,980 sq. ft., consists of three units and includes a drive-thru for a future tenant. Building D

totaling 8,892 sq. ft., consists of seven retail units. The project will be developed in four (4) phases. Phase I includes Building B and associated site improvements; Phase II includes Building A; and Phases III and IV include Buildings C and D, respectively. The variance is a request to exceed the height, surface area, and number of permitted signs allowed per Section 19.4.a. of Ordinance No. 348 due to the location and surroundings of the project site. The variance would allow one (1) 75 ft. high sign with a total display area of 540 sq. ft., resulting in a 55 ft. increase from the maximum height of 20 feet limit for signs and a 490 sq. ft. increase from 50 sq. ft. allowed display area. The variance will also allow an additional free-standing sign at the project site. Project Planner: Roger Arroyo at (951) 955-1195 or email roarroyo@rctlma.org.

4.0 PUBLIC COMMENTS:

Agenda Item No.: 3.1
Area Plan: Mead Valley
Zoning Area: North Perris
Supervisory District: First
Project Planner: Roger Arroyo
Director's Hearing: February 3, 2016

PLOT PLAN NO. 25699
VARIANCE NO. 1893
Environmental Assessment No. 42741
Applicant: HHI Riverside LLC
Engineer/Representative: Thatcher Eng.



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 25699 is a proposal to develop a retail shopping center with four (4) commercial buildings totaling 19,558 sq. ft. with one (1) 75 ft. high free-standing pylon sign, two (2) 6 ft. high monument signs, 146 parking spaces, and eight (8) accessible parking spaces. Building A will be a 3,252 sq. ft. drive-thru restaurant for Farmer Boys Restaurant. Building B will be a 3,434 sq. ft. drive-thru restaurant for a future tenant. Building C, totaling 3,980 sq. ft., consists of three units and includes a drive-thru for a future tenant. Building D totaling 8,892 sq. ft., consists of seven retail units. The project will be developed in four (4) phases. Phase I includes Building B and associated site improvements; Phase II includes Building A; and Phases III and IV include Buildings C and D, respectively.

Variance No. 1893 is a request to exceed the surface area and the number of permitted signs allowed per Section 19.4.a. of Ordinance No. 348 due to the location and surroundings of the project site. The variance would allow one (1) 75 ft. high sign with a total display area of 540 sq. ft., resulting in a 490 sq. ft. increase from 50 sq. ft. allowed display area. Section 19.4.a. of Ordinance No. 348 allows two (2) free-standing signs. The variance is also requesting to install a third (3) free-standing sign at the project site.

This project is located within the Mead Valley Area Plan of Western Riverside County. More specifically, this project is located north of Cajalco Expressway, south of Messenia Lane, east of Harvill Avenue and west of the I-215 freeway.

BACKGROUND:

Conditional Use Permit No. 3315 (CUP3315) was approved by the Board of Supervisors on July 25, 2000. CUP3315 allowed a gas station, a convenience store, a carwash, and three restaurants on the subject site. This entitlement expired on July 25, 2002.

Conditional Use Permit No. 3468 (CUP3468), Change of Zone No. 7320 (CZ7320), and Variance No. 1814 (VAR1814) were approved at the Board of Supervisors on March 11, 2008. CZ7320 changed the zoning on the subject site from Manufacturing-Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). CUP3468 allowed the development of a 3.42-acre commercial center, including two (2) retail buildings totaling 19,100 square-feet, two (2) drive-thru restaurants, and a drive-thru coffee

shop. CUP3468 expired on March 11, 2010. VAR1814 allowed a 75-foot-tall pylon sign and a site plan that is similar to the current project proposal and none of the conditions have changed since 2008.

ISSUES OF POTENTIAL CONCERN:

Visibility from Interstate 215 (I-215) and Cajalco Expressway

The project is requesting a variance for the proposed pylon sign due to special circumstances that exist on the subject property which deprives the project of visibility privileges enjoyed by other properties in the vicinity. The proposed sign for the project includes one (1) 75-foot-tall sign with a total display area of 540 sq. ft., representing a 490 sq. ft. increase in allowed display area as well as two (2) monument signs on the project site for a total of three (3) free-standing signs at the project site.

The project site is located at a lower elevation than the I-215 freeway and adjacent properties. A sign study prepared by ADS Companies and dated March 18, 2015 (PP25699, Exhibit S, dated 6/24/15 of the staff report) analyzed the sightline constraints from I-215 and Cajalco Expressway to the project site. The study showed that the construction of the approved Majestic Freeway Business Center would block signage sightlines from the Cajalco Expressway and the I-215 freeway. The rendering indicates that only the top portion of the proposed pylon sign would be visible due to constraints resulting from building height and massing from the Majestic Freeway Business Center. Allowing the display area to increase from 50 sq. ft. to 540 sq. ft. will allow the sign to be visible from I-215 and Cajalco Expressway. While the pylon sign provides visibility from the I-215 and Cajalco Expressway, the third (3) free-standing sign will ensure visibility from Harvill Avenue and Messenia Lane.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development – Community Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio)
2. Surrounding General Plan Land Use (Ex. #5): Community Development – Light Industrial (CD: LI) (0.25 - .60 Floor Area Ratio) to the east, west, and north. Community Development – Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) to the south.
3. Existing Zoning (Ex. #2): Scenic Highway Commercial (C-P-S)
4. Surrounding Zoning (Ex. #2): Manufacturing Service Commercial (M-SC) to the east, west, north, and south
5. Existing Land Use (Ex. #1): Vacant
6. Surrounding Land Use (Ex. #1): Manufacturing and vacant land to the north and east
Gas stations and vacant land to the south and west
7. Project Data:
Total Acreage: 5.06 gross/3.42 net
Parking provided: 146
Total No. Buildings: 4
Total Building area: 19,558 sq. ft.
Total Landscape area: 56,563 sq. ft. (38%)
Max Building Height: 28.5 feet
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPT a **MITIGATED DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42741**, 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. 25699**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVE **VARIANCE NO. 1893**, subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) on the Mead Valley Area Plan.
2. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as professional office and tourist-oriented commercial uses. The project is proposing a Farmer Boys drive-thru restaurant and three (3) other retail/commercial buildings.
3. The project is located in a designated Commercial Center Overlay (CCO) within the Mead Valley Area Plan. The intent of the CCO is to achieve community focal points, promote multi-modal transit options, connectivity between job centers and related retail services, and achieve a more efficient use of land.

The CCO offers the potential for development of a unique mix of employment, commercial and public uses. The project proposal is consistent with design considerations that promote connectivity among existing and future land uses. Walkability has been maximized with 6 foot sidewalks and landscaped setbacks that reduce the scale of the project to walkable proportions. The construction of bike paths and bike racks will promote a mix of activities and create a transit friendly environment. The project is consistent with all other applicable polices in the Mead Valley Area Plan.

4. The project site is surrounded by properties designated as Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) to the north, east, and west, and Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) to the south.
5. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
6. The proposed eating establishments and retail commercial uses would fall under permitted uses in the Scenic Highway Commercial (C-P-S) zone provided a plot plan has been approved as set forth in Section 9.50. Subsection a. of Ord. No. 348. The proposed eating establishments fall under Use No. 74 - "Restaurants and other eating establishments" listed in Section 9.50 subsection a. while the retail commercial uses could be any of the listed permitted uses.

7. Except for the pylon sign and the third (3) free-standing sign, the project design is consistent with the development standards as set forth in the Scenic Highway Commercial (C-P-S) zone, Section 9.53 of Ordinance No. 348. As set forth in the development standards, no building or structure shall exceed fifty (50') feet in height, unless variance greater height is approved pursuant to Section 18.34. of Ordinance No. 348 and shall not exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of Ordinance No. 348. According to Exhibit B of the project materials, Building "A" will be twenty-four (24') feet in height, Building "B" will be twenty-three (23') feet in height, Building "C" will be twenty-four feet and ten inches (24'10") in height, and Building "D" will be twenty-eight feet and six inches (28'6") in height. The pylon sign will be seventy-five (75') feet in height. There are no yard requirements for buildings which do not exceed thirty-five (35') feet in height. Additionally, Exhibit B of the project materials demonstrates that any roof mounted mechanical equipment will be screened completely through the incorporated parapet design.
8. As proposed, the project meets parking requirements for restaurants and retail uses as set forth in Section 18.12 of Ordinance No. 348. The parking requirements are 1 space for every 45 square-feet of serving area for restaurants with drive-thru aisles and 1 space for every 200 square-feet of gross floor area for general retail uses and 1 space for every two employees.
9. The project site is surrounded to the north, south, east, and west by properties zoned as Manufacturing-Service Commercial (M-SC).
10. The project is located within the March Air Reserve Base Airport Influence Area and, thus, required review by the Airport Land Use Commission ("ALUC"). File No. ZAP1111MA15 was submitted to ALUC for review and on April 9, 2015 the ALUC determined that the proposed project is conditionally consistent with Airport Compatibility Zone C2, in which the project site is located.
11. The project is not located within a Criteria Cell Unit of the Riverside County Multiple Species Habitat Conservation Plan.
12. The project is located within the City of Perris Sphere of Influence. No correspondence from the City of Perris has been received since the application was filed.
13. As set forth in Section 19.4 (On-site Advertising Structures and Signs) of Ordinance No. 348, advertising signs have a maximum display area of 50 square-feet and a maximum of two (2) free-standing signs for shopping centers fronting two (2) streets. The proposed project, however, includes one (1) 75-foot-tall sign with a total display area of 540 sq. ft., representing a 490 sq. ft. increase in allowed display area; as well as two (2) monument signs on the project site.
14. The project is requesting a variance for increase of the display area for the proposed pylon sign and a third (3) free-standing sign due to special circumstances that exist on the subject property which deprives the project of visibility privileges enjoyed by other properties in the vicinity. Section 18.27 (Variances) of Ordinance No. 348 states: "Variances from the terms of this ordinance may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification."

The project site is located at a lower elevation than the freeway and adjacent properties. A strict application of Ordinance No. 348 deprives the project a privilege of freeway visibility enjoyed by other similar uses in the vicinity. The approved Majestic Freeway Business Center which includes approximately 279 acres and 6.2 million sq. ft. of light industrial buildings is located adjacent to this project. The construction of the Majestic Freeway Business Center would block this project from view both from I-215 and Cajalco Expressway. A sign study prepared by ADS Companies and dated March 18, 2015 (PP25699, Exhibit S, dated 6/24/15 of the staff report) specially analyzed the sightline constraints from I-215 and Cajalco Expressway to the project site. The study showed that the construction of the approved Majestic Freeway Business Center would block sightlines from the Cajalco Expressway and the I-215 freeway. Photo simulations indicate that only the top portion of the proposed pylon sign would be visible due to sightline constraints resulting from building height and massing from the Majestic Freeway Business Center. Allowing the display area to increase from 50 sq. ft. to 540 sq. ft. will allow the sign to be noticeable from I-215 and Cajalco Expressway. While the pylon sign provides visibility from the I-215 and Cajalco Expressway, the third (3) free-standing sign will ensure visibility from Harvill Avenue and Messenia Lane.

15. Environmental Assessment No. 42741 identified the following potentially significant impacts:
 - a. Transportation/Traffic

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail Land Use Designation (CD: CR) (0.20-0.35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed variance is consistent with the variance provisions of Ordinance No. 348.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the Mead Valley area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
 - a. A Fault Zone;
 - b. A FEMA Flood Plain;
 - c. A High Fire Area; or,
 - d. An Agriculture Preserve.

3. The project site is located within:
 - a. A Community Center Overlay Area;
 - b. An area of low liquefaction potential;
 - c. The City of Perris Sphere of Influence;
 - d. The March Air Reserve Base Airport Influence Area;
 - e. The Stephen's Kangaroo Rat Fee Area;
 - f. The Val Verde Unified School District;
 - g. A High Paleontological Sensitivity Area (High B); or,
 - h. An area susceptible to subsidence.

4. The subject site is currently designated as Assessor's Parcel Numbers 317-110-070, 317-110-071, 317-110-057, and 317-110-058.

RA:aa/da

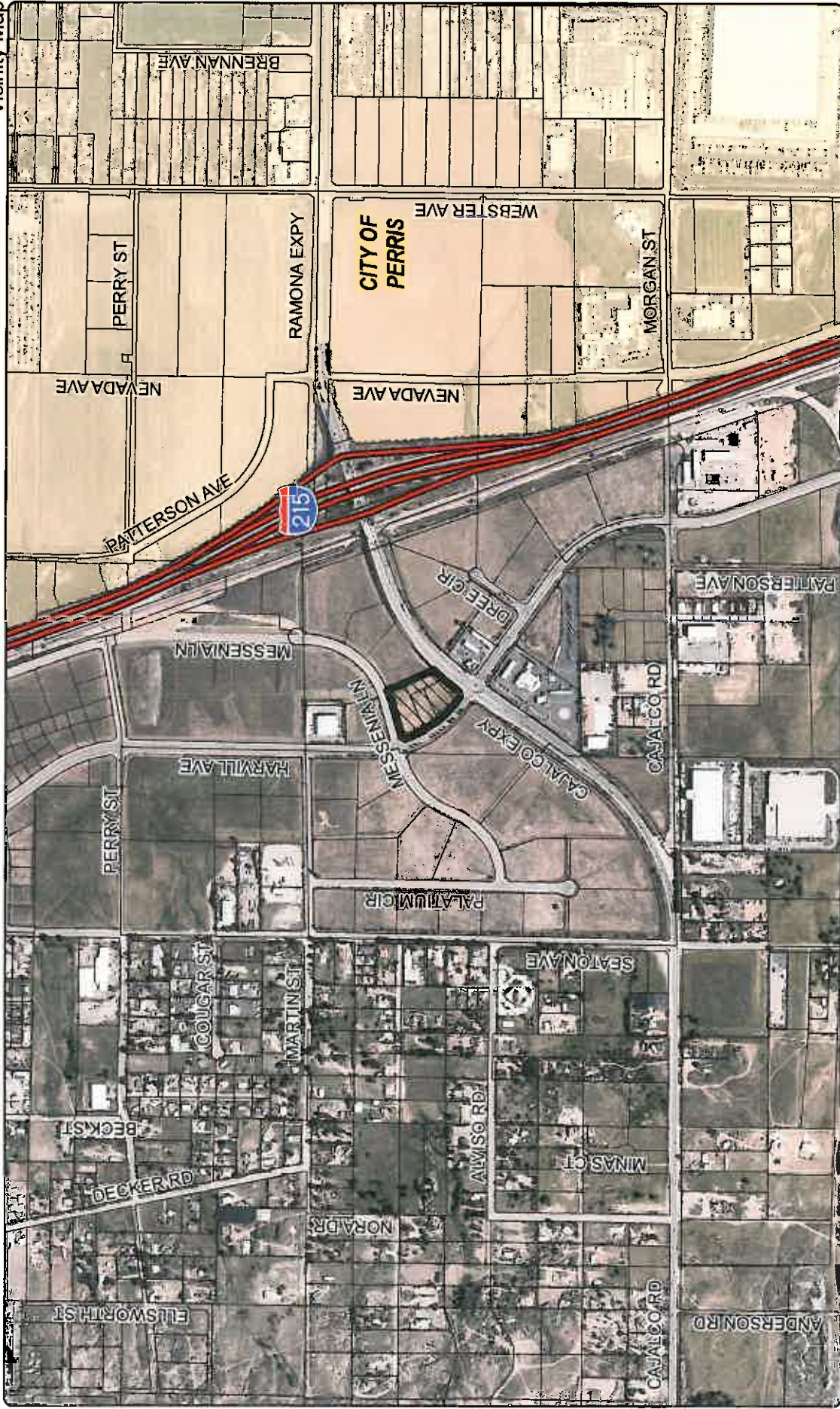
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Date Revised: 01/27/16

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25699 VAR01893
VICINITY/POLICY AREAS**

Supervisor: Jeffries
District 1

Date Drawn: 12/14/2015
Vicinity Map



Zoning Area: North Perris

DISCLAIMER: On December 7, 2007, the County of Riverside adopted a new General Plan and a new General Plan Map. This map contains different types 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)955-3300 (Western County) or in Palm Desert at (951)955-3300 (Eastern County). See Website: <http://www.riversideca.gov>

Author: Vinnie Nguyen

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25699 VAR01893

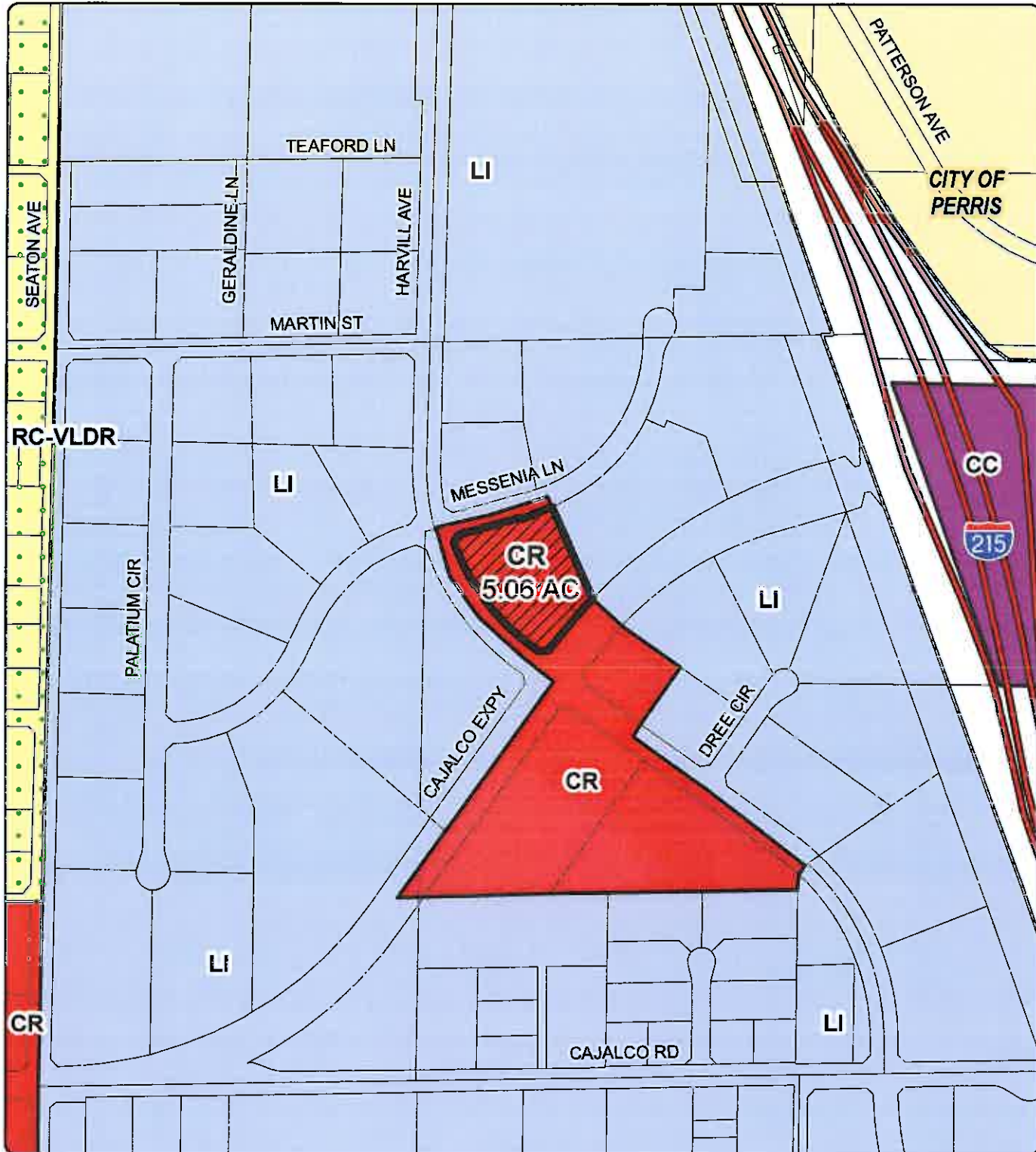
EXISTING GENERAL PLAN

Supervisor: Jeffries

District 1

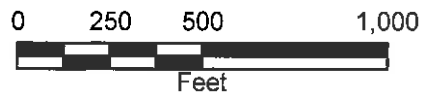
Date Drawn: 12/14/2015

Exhibit 5



Zoning Area: North Perris

Author: Vinnie Nguyen



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

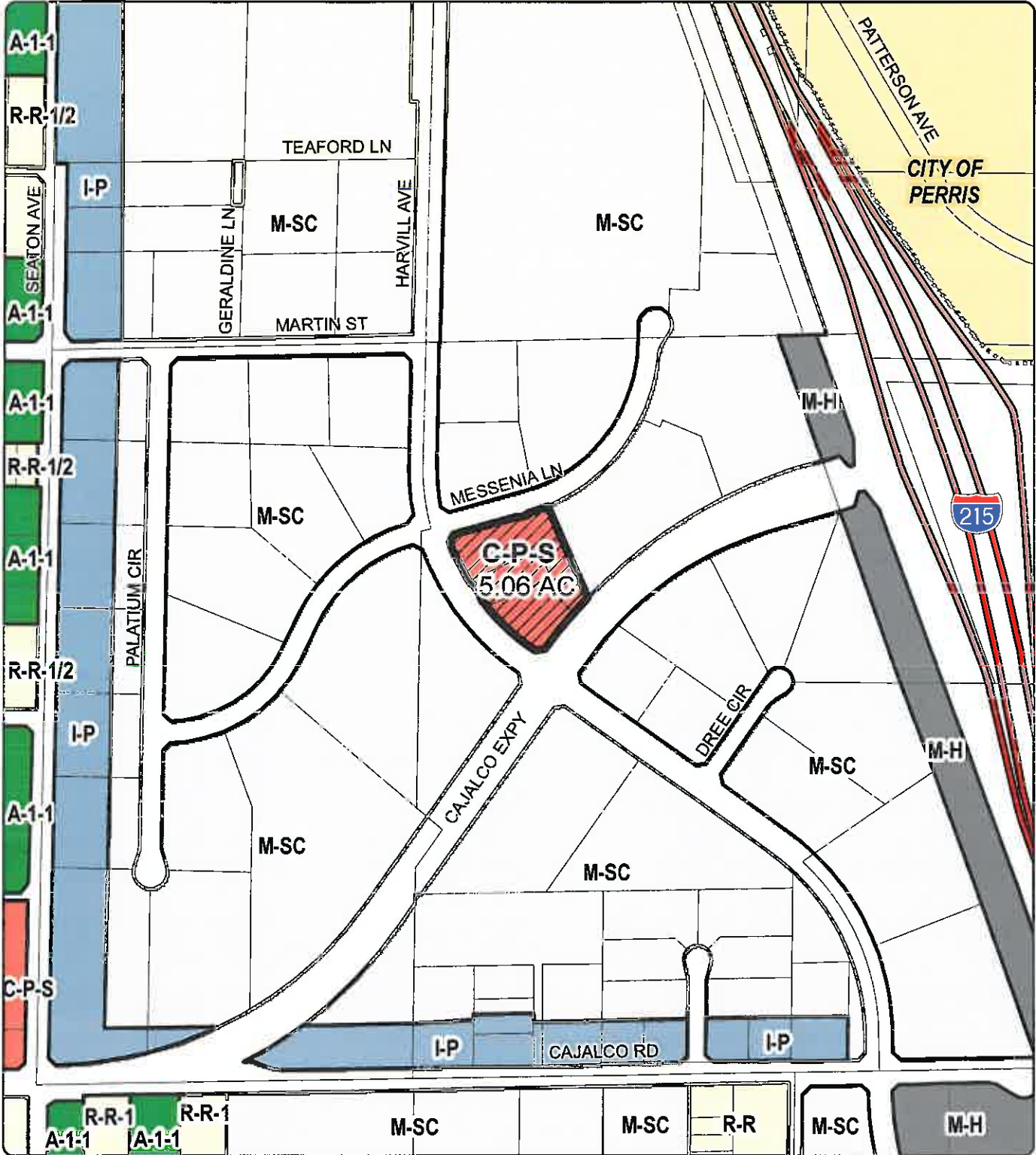
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25699 VAR01893

EXISTING ZONING

Supervisor: Jeffries
District 1

Date Drawn: 12/14/2015
Exhibit 2



Zoning Area: North Perris

Author: Vinnie Nguyen



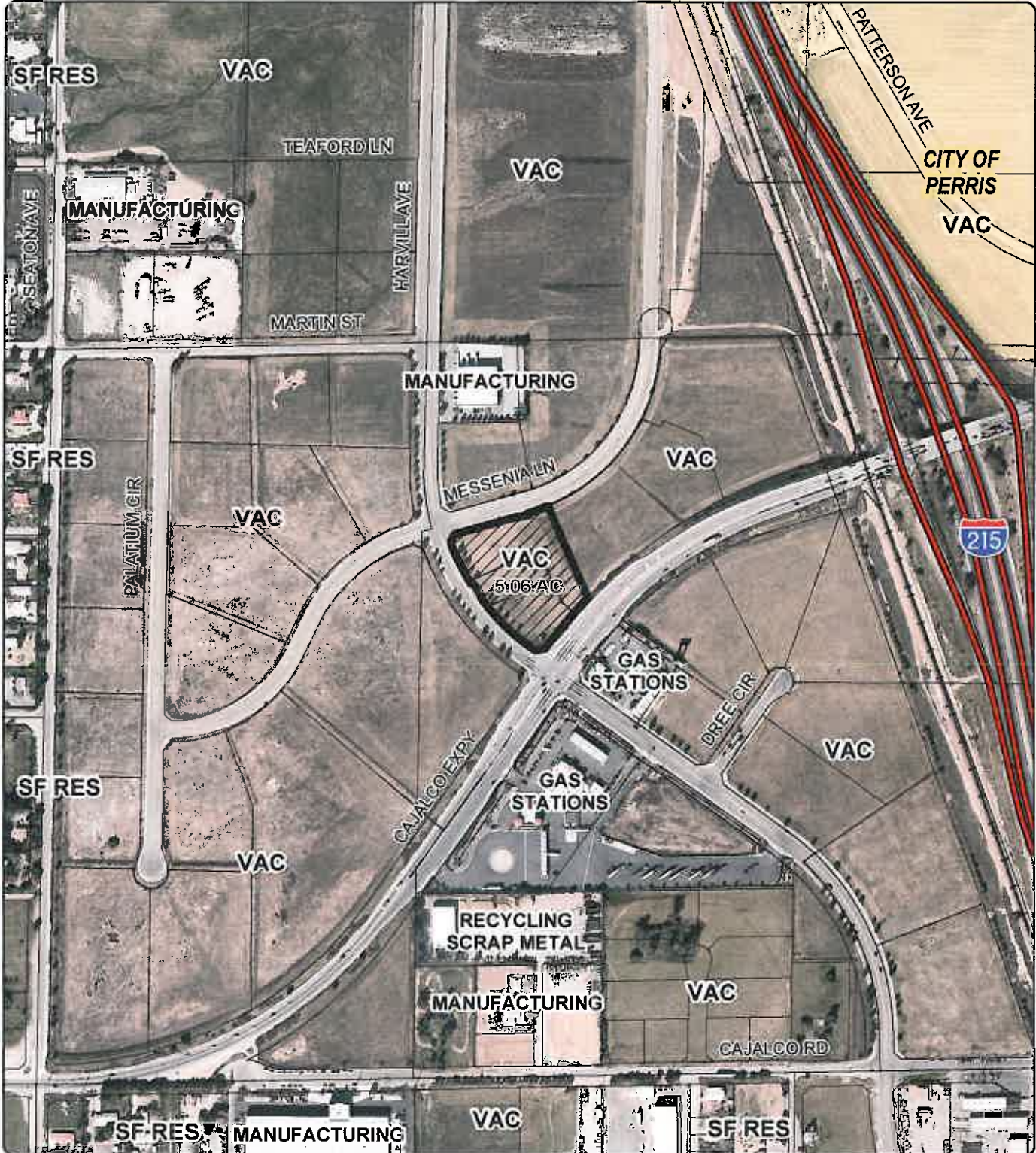
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RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25699 VAR01893

Supervisor: Jeffries
District 1

Date Drawn: 10/24/13
Exhibit 1

LAND USE



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-9277 (Eastern County) or Website <http://planning.rctlma.org>

EXHIBIT 'A'- PLOT PLAN

AMENDED NO. 2
COUNTY OF RIVERSIDE
APN 317-110-057, 058, 070 & 071

Project Description:
This project proposes to build a 100,000 sq. ft. retail center with 100,000 sq. ft. of parking (6,000 spaces) and 100,000 sq. ft. of office space (100,000 sq. ft.) on a 100-acre site. The project is located in the City of Hemet, California. The project is a 100,000 sq. ft. retail center with 100,000 sq. ft. of parking (6,000 spaces) and 100,000 sq. ft. of office space (100,000 sq. ft.) on a 100-acre site. The project is located in the City of Hemet, California.

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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19. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE NATION UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE UNIVERSE UNLESS OTHERWISE NOTED.

ASSUMPTIONS:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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LEGAL DESCRIPTION:
ALL THAT PART OF THE SECTION 31, T4N, R11E, S12W, COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON THE PLAT OF THE COUNTY OF RIVERSIDE, CALIFORNIA, DATED AND RECORDED IN BOOK 10, PAGE 10, OF THE PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND ALSO ALL THAT PART OF THE SECTION 32, T4N, R11E, S12W, COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON THE PLAT OF THE COUNTY OF RIVERSIDE, CALIFORNIA, DATED AND RECORDED IN BOOK 10, PAGE 11, OF THE PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND ALSO ALL THAT PART OF THE SECTION 33, T4N, R11E, S12W, COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON THE PLAT OF THE COUNTY OF RIVERSIDE, CALIFORNIA, DATED AND RECORDED IN BOOK 10, PAGE 12, OF THE PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AND ALSO ALL THAT PART OF THE SECTION 34, T4N, R11E, S12W, COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON THE PLAT OF THE COUNTY OF RIVERSIDE, CALIFORNIA, DATED AND RECORDED IN BOOK 10, PAGE 13, OF THE PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

LEGEND:
1. EXISTING PAVED DRIVEWAY
2. EXISTING ASPHALT DRIVEWAY
3. EXISTING GRAVEL DRIVEWAY
4. EXISTING DIRT DRIVEWAY
5. EXISTING CONCRETE DRIVEWAY
6. EXISTING BRICK DRIVEWAY
7. EXISTING STONE DRIVEWAY
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9. EXISTING WOOD DRIVEWAY
10. EXISTING PLASTER DRIVEWAY
11. EXISTING STUCCO DRIVEWAY
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56. EXISTING METAL DRIVEWAY
57. EXISTING WOOD DRIVEWAY
58. EXISTING PLASTER DRIVEWAY
59. EXISTING STUCCO DRIVEWAY
60. EXISTING GIPSUM DRIVEWAY
61. EXISTING CEMENT DRIVEWAY
62. EXISTING SAND DRIVEWAY
63. EXISTING GRAVEL DRIVEWAY
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98. EXISTING SAND DRIVEWAY
99. EXISTING GRAVEL DRIVEWAY
100. EXISTING DIRT DRIVEWAY

EXHIBIT 'A'- PLOT PLAN
COUNTY OF RIVERSIDE, CALIFORNIA
APN 317-110-057, 058, 070 & 071
PLANNED BY: [Name]
DATE: [Date]
SCALE: [Scale]

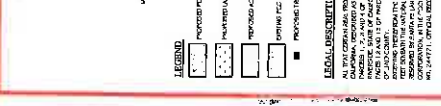
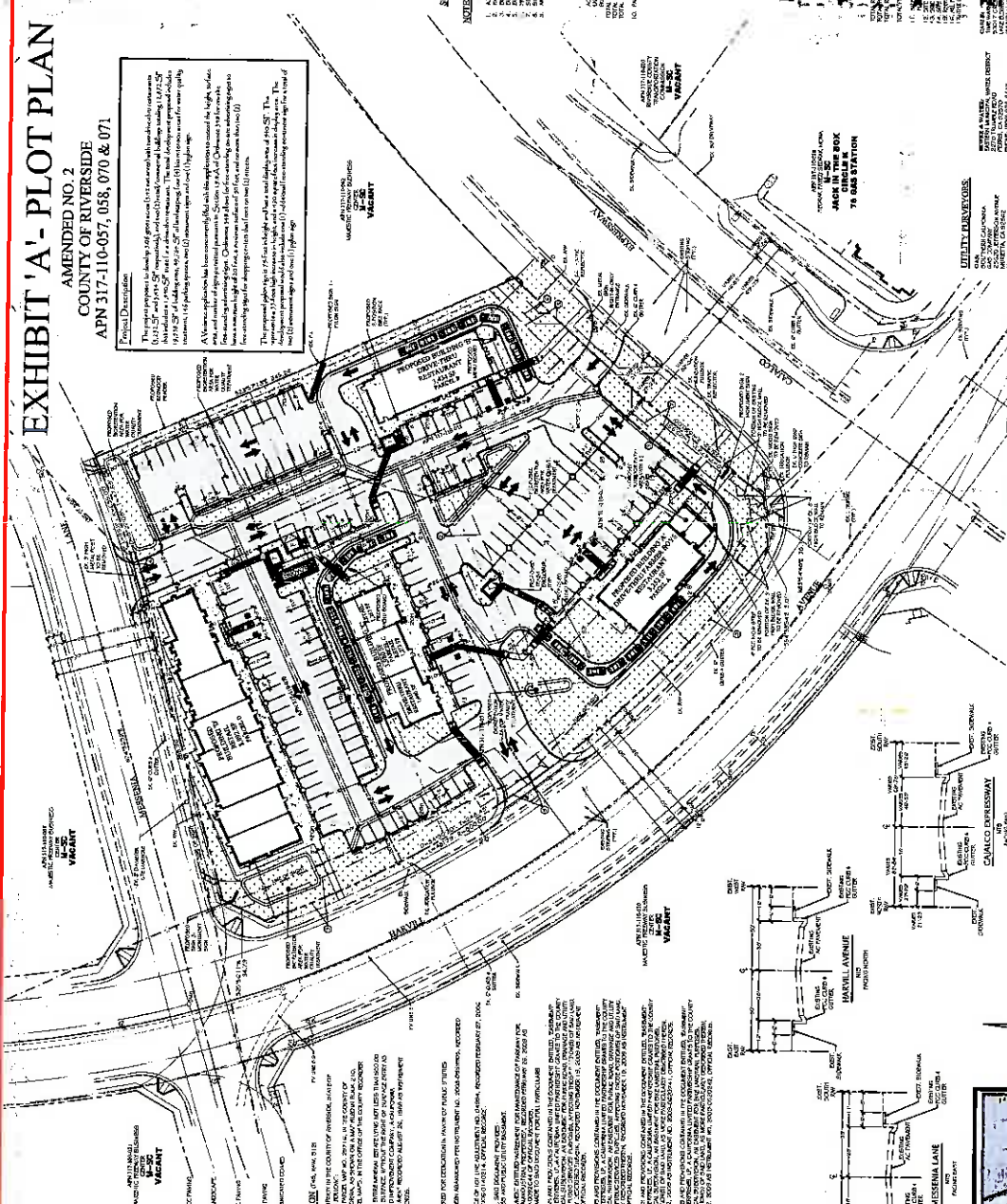
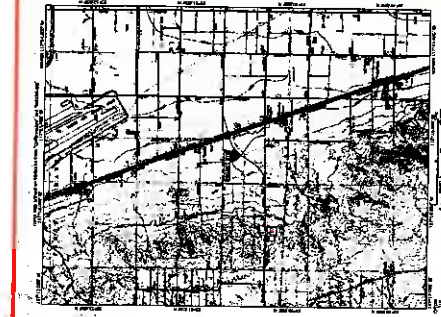
THE RIVERSIDE, LLC
PROPERTY OWNER
ATTN: [Name]
ADDRESS: [Address]
CITY: [City]
STATE: [State]
ZIP: [Zip]

THE RIVERSIDE, LLC
PROPERTY OWNER
ATTN: [Name]
ADDRESS: [Address]
CITY: [City]
STATE: [State]
ZIP: [Zip]

THE RIVERSIDE, LLC
PROPERTY OWNER
ATTN: [Name]
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CITY: [City]
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ZIP: [Zip]

THE RIVERSIDE, LLC
PROPERTY OWNER
ATTN: [Name]
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ZIP: [Zip]

THE RIVERSIDE, LLC
PROPERTY OWNER
ATTN: [Name]
ADDRESS: [Address]
CITY: [City]
STATE: [State]
ZIP: [Zip]



PLANNED BY: [Name]
DATE: [Date]
SCALE: [Scale]

PLANNED BY: [Name]
DATE: [Date]
SCALE: [Scale]

PLANNED BY: [Name]
DATE: [Date]
SCALE: [Scale]

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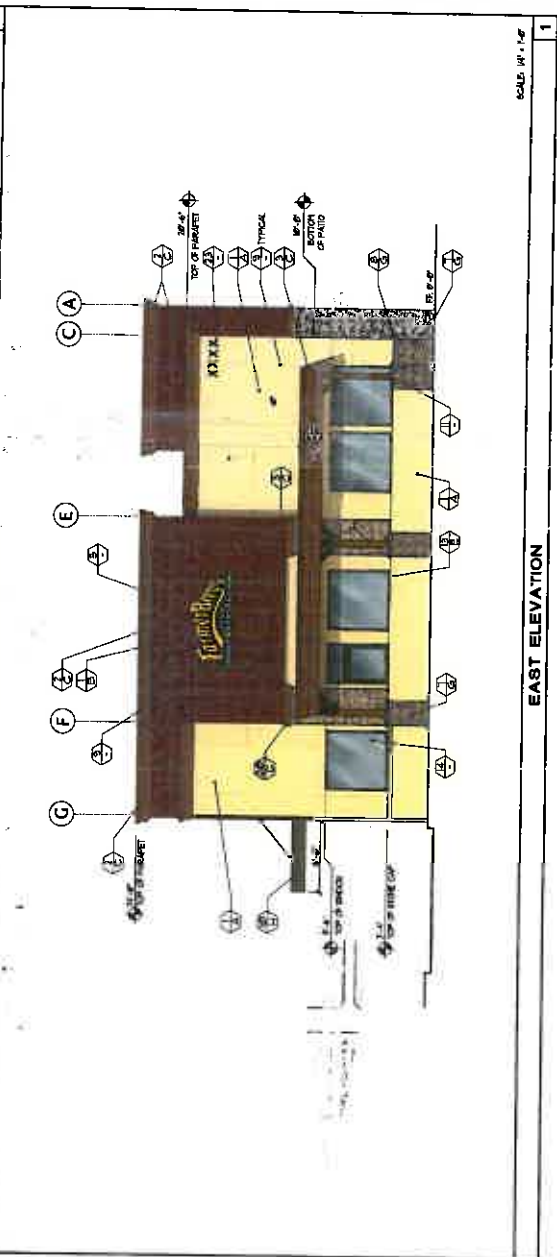
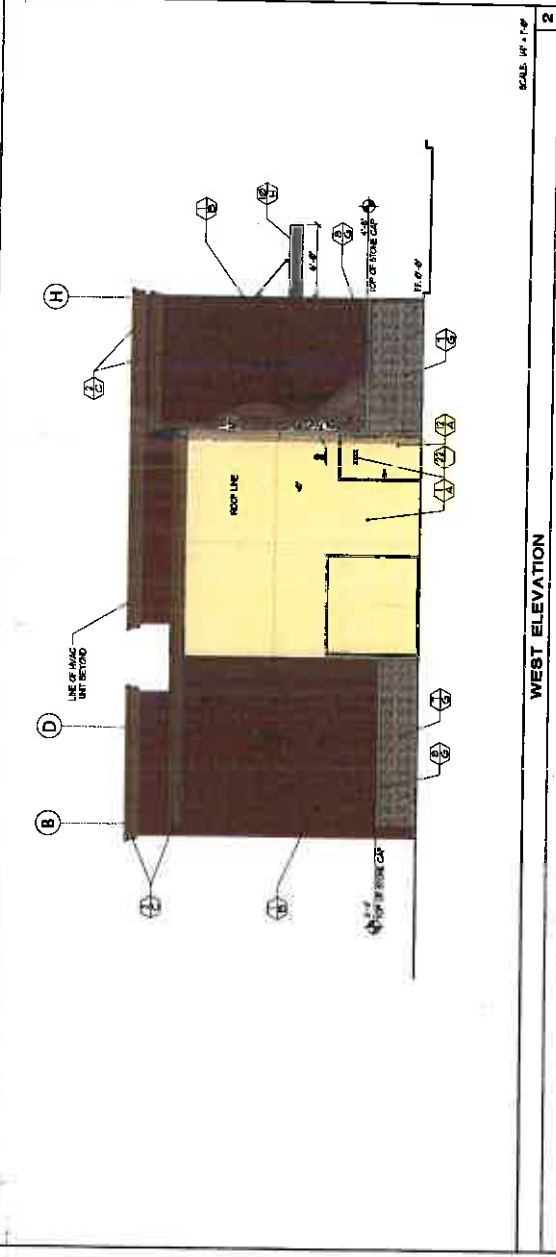
EXHIBIT "B" - ELEVATIONS
 BUILDING "A"

PROPERTY OWNER
 CALIFORNIA LIGHT & POWER
 1111 SOUTH ST
 SAN ANTONIO, TX 78204

DESIGNED BY
 H&M ARCHITECTS
 1111 SOUTH ST
 SAN ANTONIO, TX 78204

NOTICE
 THE DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF H&M ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF H&M ARCHITECTS.

- KEY NOTES**
- 1. GALLONS AND KEY NOTES ARE NOT TO BE USED TO DETERMINE TYPICAL ELEMENTS ARE CALLED OUT.
 - 2. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE READ FROM THE STREET FRONTING THE BUILDING. THE STREET ADDRESS NUMBERS SHALL BE PLACED ON THE BUILDING AND CONTRASTING ILLUMINATED AND CONTRASTING.
- ELEVATION NOTES**
- 1. GARDEN WALL: 4" HIGH VINYL MINERALS
 - 2. NOT USED
 - 3. DECORATIVE DOWN-LIGHT SOURCE IN-LITE MFG MODEL H-1012-B
 - 4. ARCHITECTURAL FOAM TRIM
 - 5. 2X MOOD FASCIA
 - 6. 2" HIGH VINYL MINERALS
 - 7. 12" HIGH VINYL BRICKS INTERNALLY ILLUMINATED ADDRESS SIGN SHALL BE PROVIDED IN SUCH A POSITION AS TO BE READ FROM THE STREET FRONTING THE BUILDING. THE STREET ADDRESS NUMBERS SHALL BE PLACED ON THE BUILDING AND CONTRASTING ILLUMINATED AND CONTRASTING.
 - 8. FINISHES
 - 9. SHERRIN WILLIAMS BRONZE CORNFABRIC GREEN
 - 10. SHERRIN WILLIAMS BRONZE CORNFABRIC GREEN
 - 11. SHERRIN WILLIAMS BRONZE CORNFABRIC GREEN
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 - 99. SHERRIN WILLIAMS BRONZE CORNFABRIC GREEN
 - 100. SHERRIN WILLIAMS BRONZE CORNFABRIC GREEN



A2.1A

NETS SERIES

DATE	11-10-11
BY	J.P.
CHECKED	J.P.
SCALE	1/4" = 1'-0"
JOB NO.	11000
DATE PLOTTED	11-10-11

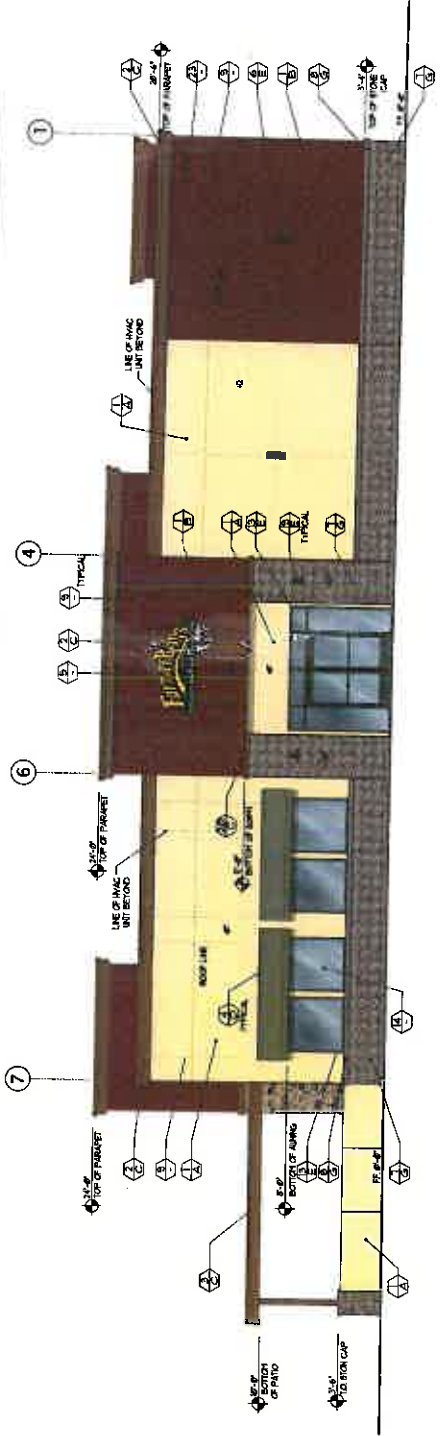
EXHIBIT "B" - ELEVATIONS
BUILDING "A"
 425 S. 17th Street
 FERRIS, CA
 PROJECT OWNER:
 U.S. INTERSTATE, L.P.
 1111 W. 10th Street
 FERRIS, CA 94501
 ARCHITECT:
 JACOBO EXPRESIMAY & HANVILL AVILES
 3000 GARDEN STREET, SUITE 200
 FERRIS, CA 94501
 PHONE: (916) 782-2200
 FAX: (916) 782-2201

PERMITTED BY:
City of Ferris
 1800 GARDEN STREET, SUITE 200
 FERRIS, CA 94501
 PHONE: (916) 782-2200
 ARCHITECTS:

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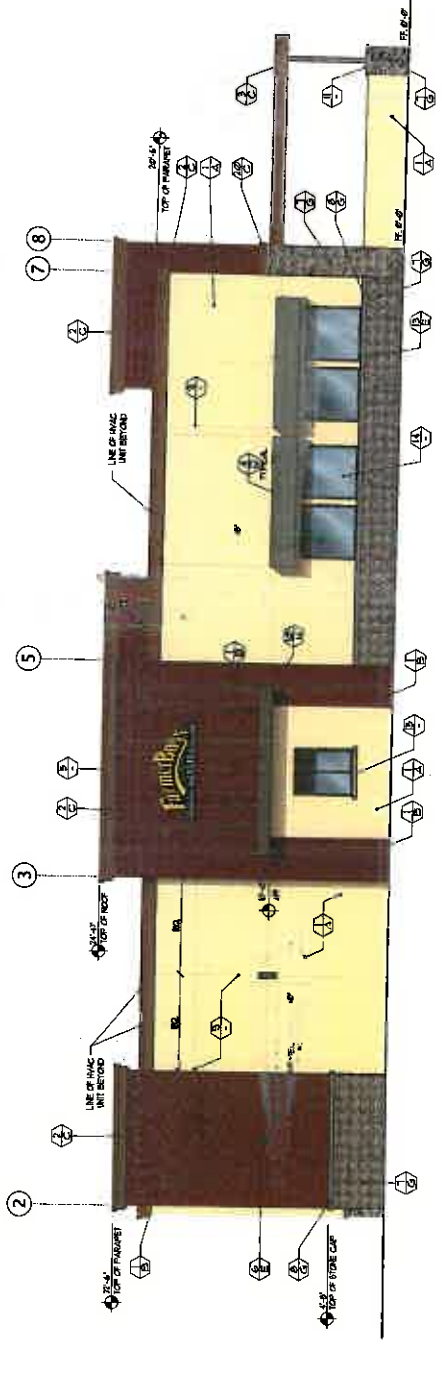
SCALE: 1/4" = 1'-0"

NORTH ELEVATION



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

SOUTH ELEVATION



DATE: 11-10-11
 BY: J.P.

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ARCHITECTS
 HERRIN WILLIAMS ARCHITECTS
 1000 GARDEN STREET, SUITE 200
 SAN FRANCISCO, CA 94102
 PHONE: (415) 774-1111
 FAX: (415) 774-1112
 WWW: WWW.HERRINWILLIAMS.COM

ENGINEER
 HERRIN WILLIAMS ARCHITECTS
 1000 GARDEN STREET, SUITE 200
 SAN FRANCISCO, CA 94102
 PHONE: (415) 774-1111
 FAX: (415) 774-1112
 WWW: WWW.HERRINWILLIAMS.COM

PROJECT NAME
 HERRIN WILLIAMS ARCHITECTS
 1000 GARDEN STREET, SUITE 200
 SAN FRANCISCO, CA 94102
 PHONE: (415) 774-1111
 FAX: (415) 774-1112
 WWW: WWW.HERRINWILLIAMS.COM

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 1000 GARDEN STREET, SUITE 200
 SAN FRANCISCO, CA 94102
 PHONE: (415) 774-1111
 FAX: (415) 774-1112
 WWW: WWW.HERRINWILLIAMS.COM

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 1000 GARDEN STREET, SUITE 200
 SAN FRANCISCO, CA 94102
 PHONE: (415) 774-1111
 FAX: (415) 774-1112
 WWW: WWW.HERRINWILLIAMS.COM

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 SAN FRANCISCO, CA 94102
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 SAN FRANCISCO, CA 94102
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 HERRIN WILLIAMS ARCHITECTS
 1000 GARDEN STREET, SUITE 200
 SAN FRANCISCO, CA 94102
 PHONE: (415) 774-1111
 FAX: (415) 774-1112
 WWW: WWW.HERRINWILLIAMS.COM

KEY NOTES

LEGEND
 MATERIAL - FINISH

MATERIALS

1. PAINT, OVER CORNICE FOAM TRIM

2. HOOD GANGRY FRAMING

3. HANGING AWNING BY SUBRELLA OR CANOPY

4. HANGING AWNING BY SUBRELLA OR CANOPY

5. HANGING AWNING BY SUBRELLA OR CANOPY

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14. HANGING AWNING BY SUBRELLA OR CANOPY

15. HANGING AWNING BY SUBRELLA OR CANOPY

ELEVATION NOTES

1. CALLOUTS NOT NOTED ARE NOT REQUIRED FOR TYPICAL ELEMENTS

2. BUILDING ADDRESS SHALL BE PROVIDED TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROJECT

3. HIGH MOUNTED ON EXTERIOR WALL, ILLUMINATED AND CONTRASTING

4. HIGH MOUNTED ON EXTERIOR WALL, ILLUMINATED AND CONTRASTING

5. HIGH MOUNTED ON EXTERIOR WALL, ILLUMINATED AND CONTRASTING

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16. HIGH MOUNTED ON EXTERIOR WALL, ILLUMINATED AND CONTRASTING

17. HIGH MOUNTED ON EXTERIOR WALL, ILLUMINATED AND CONTRASTING

FINISHES

1. HERRIN WILLIAMS SHEET COMPATIBLE GREEN

2. HERRIN WILLIAMS SH 7805 BROWNED

3. HERRIN WILLIAMS SH 8205 CRAFT

4. HERRIN WILLIAMS SH 8205 CRAFT

5. HERRIN WILLIAMS SH 8205 CRAFT

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17. HERRIN WILLIAMS SH 8205 CRAFT

LEGEND

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A2.1B

DEPT NUMBER

DATE: 08/11/14
DRAWN: J. J. J. 1-1-14
CHECKED: J. J. J. 1-1-14
SCALE: AS SHOWN

EXHIBIT "B" - ELEVATIONS
BUILDING "B"
CALIFORNIA LIMITED PARTNERSHIP
SAN FRANCISCO, CA

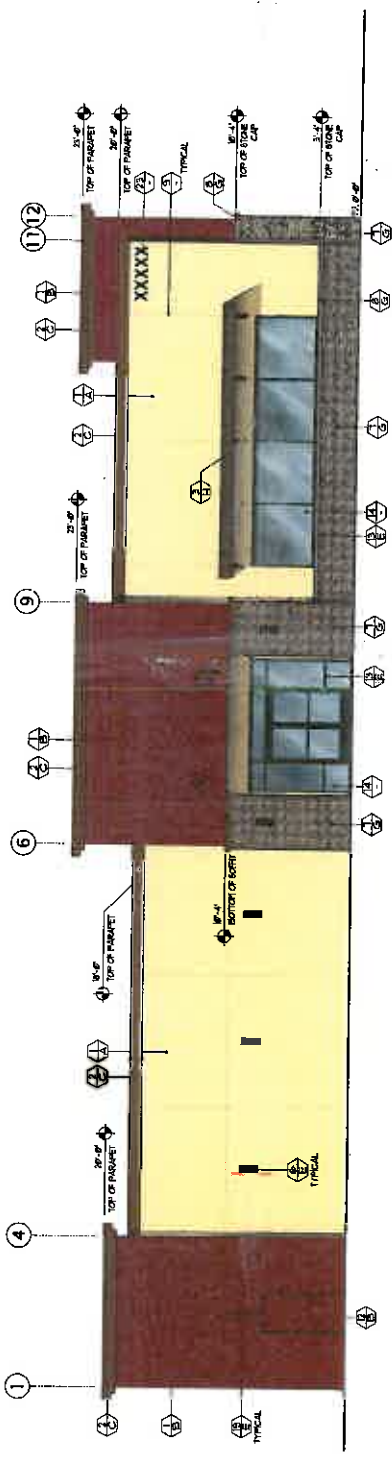
PROPERTY OWNER:
ALL INFORMATION IS
CONFIDENTIAL
DATE: 08/11/14
DRAWN: J. J. J. 1-1-14
CHECKED: J. J. J. 1-1-14

PREPARED BY:
ARCHITECTS
1000 MARKET STREET, SUITE 200
SAN FRANCISCO, CA 94102
PHONE: (415) 774-0225

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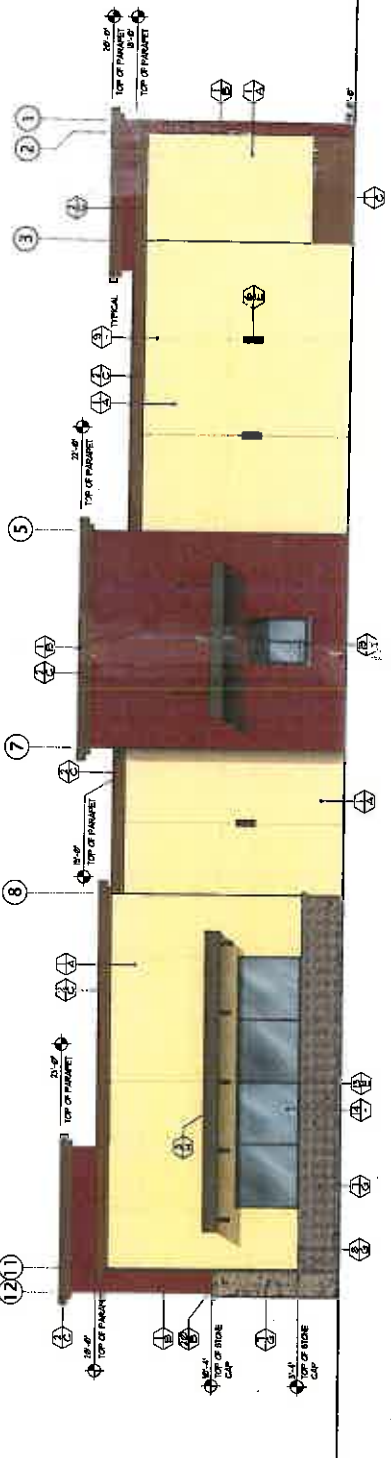
SCALE: 1/4" = 1'-0"

WEST ELEVATION



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

EAST ELEVATION



A2.1B

SHEET NUMBER

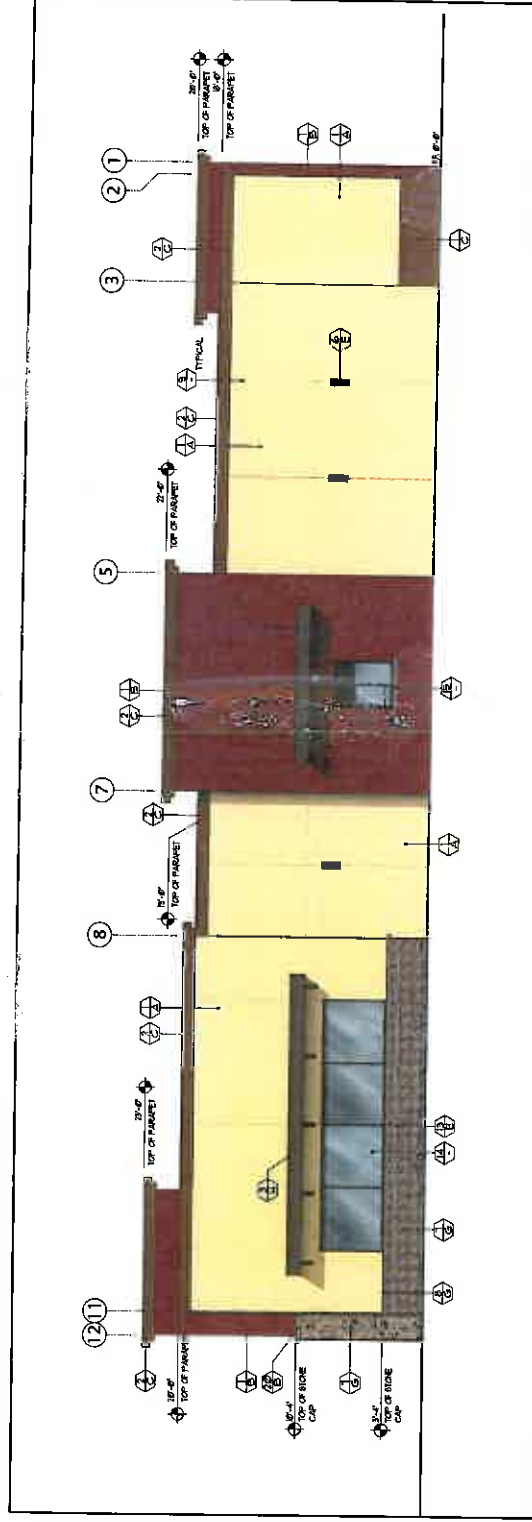
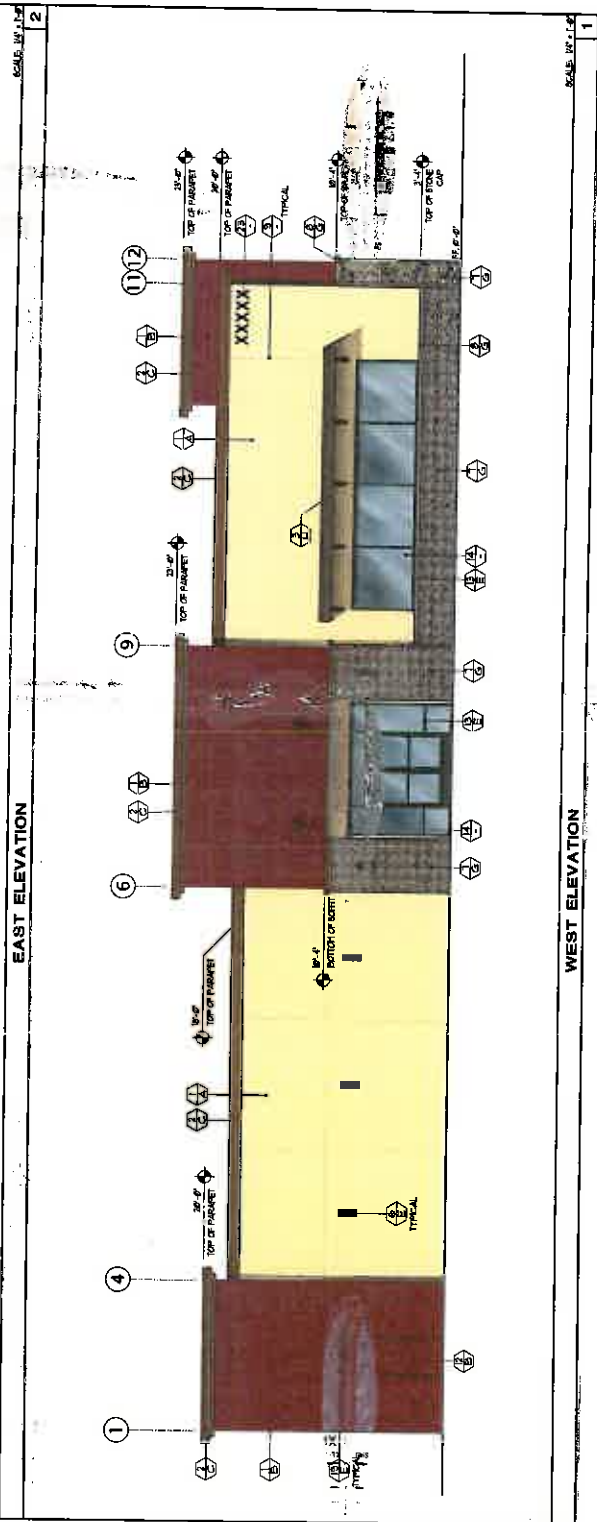
DATE: 08/11/14
 DRAWN BY: J. L. ...
 CHECKED BY: J. L. ...
 SCALE: 1/4" = 1'-0"
 JOB NO.: 14010

EXHIBIT 'B' - ELEVATIONS
 BUILDING 'B'
 414 BENTON BLVD
 CALIFORNIA LIGHTS PATENTING
 4700 W. 10TH AVE
 SUITE 200
 PLEASANTON, CA 94566

PROJECT OWNER:
 CALIFORNIA LIGHTS PATENTING
 4700 W. 10TH AVE
 SUITE 200
 PLEASANTON, CA 94566

ARCHITECTS:
 HOK
 1000 RAYBURN DRIVE
 SUITE 1000
 OAKLAND, CA 94612

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KEY NOTES
 1. CALLOUTS AND NET WORK ARE NOT REPEATED FOR ALL ELEVATIONS. TYPICAL ELEMENTS ARE CALLED OUT ON THIS DRAWING. ALL DIMENSIONS SHALL BE PROVIDED TO BE PLAINLY VISIBLE AND LEGIBLE. PROJECT, ALUMINUM WINDOW NUMBERS IS NOT MOUNTED ON EXTERIOR WALL, ILLUSTRATED AND COMPRISED.

LEGEND
 MATERIAL FINISH

MATERIALS

- 1 PAINT OVER CORRUGATED POLYURETHANE
- 2 SANDED FINISH
- 3 PAINT OVER CORRUGATED POLYURETHANE
- 4 WOOD CANOPY TRUSSING
- 5 CANVAS LINING BY SHERRELLA OR 2X
- 6 PARKER BOYS SIGNAGE, SEPARATE FROM CANOPY TRUSSING APPLICATION
- 7 DECORATIVE UPDOOR WALL SCORCE
- 8 WHITE WIRE MESH THURDS-S
- 9 STACK STONE VENEER MANSUOT
- 10 STONE SILLIMATER TABLE
- 11 GALVANIZED METAL EXPANSION JOINT WITH J' OPENING
- 12 CANTILEVER METAL FINING
- 13 PRECAST CONCRETE GAP
- 14 METAL DOOR
- 15 STOREFRONT ALUMINUM FRAMES
- 16 CLEAR WINDOW GLAZING
- 17 FRAME NEW WINDOW WITH STAINLESS STEEL SILL
- 18 STANDING SEAM METAL ROOF
- 19 GARDEN WALL TRUSSING
- 20 NOT USED
- 21 DECORATIVE DOWN-LIGHT SCORCE
- 22 INSULATED MODEL INSURTS
- 23 ARCHITECTURAL POINT TRIM
- 24 2X WOOD FASCIA
- 25 3" HIGH VINYL INSURALS
- 26 12" HERRIN HILLIAMS SHAW'S CRAFT COMPANY 17" SECTION 4 SIGN SHALL CORRESPOND TO SIGNAGE IN CH. 22

FINISHES

- 1 SHERIN HILLIAMS SHAW'S CRAFT COMPATIBLE GREEN
- 2 SHERIN HILLIAMS SH 7009 SINCRIED
- 3 SHERIN HILLIAMS SHAW'S CRAFT PAPER
- 4 SHERRELLA 2421 (PESU)
- 5 PINK BRONZE ANODIZED
- 6 HERRIN HILLIAMS SHAW'S CRAFT GREEN
- 7 WOOD CRISTACK 3" LARGES, HERRIN HILLIAMS SHAW'S CRAFT WATER
- 8 SHERIN HILLIAMS SHAW'S CRAFT BRONZE

ELEVATION NOTES

- 1. CALLOUTS AND NET WORK ARE NOT REPEATED FOR ALL ELEVATIONS. TYPICAL ELEMENTS ARE CALLED OUT ON THIS DRAWING.
- 2. ALL DIMENSIONS SHALL BE PROVIDED TO BE PLAINLY VISIBLE AND LEGIBLE. PROJECT, ALUMINUM WINDOW NUMBERS IS NOT MOUNTED ON EXTERIOR WALL, ILLUSTRATED AND COMPRISED.

SCALE
 1/4" = 1'-0"

DATE
 10/20/24

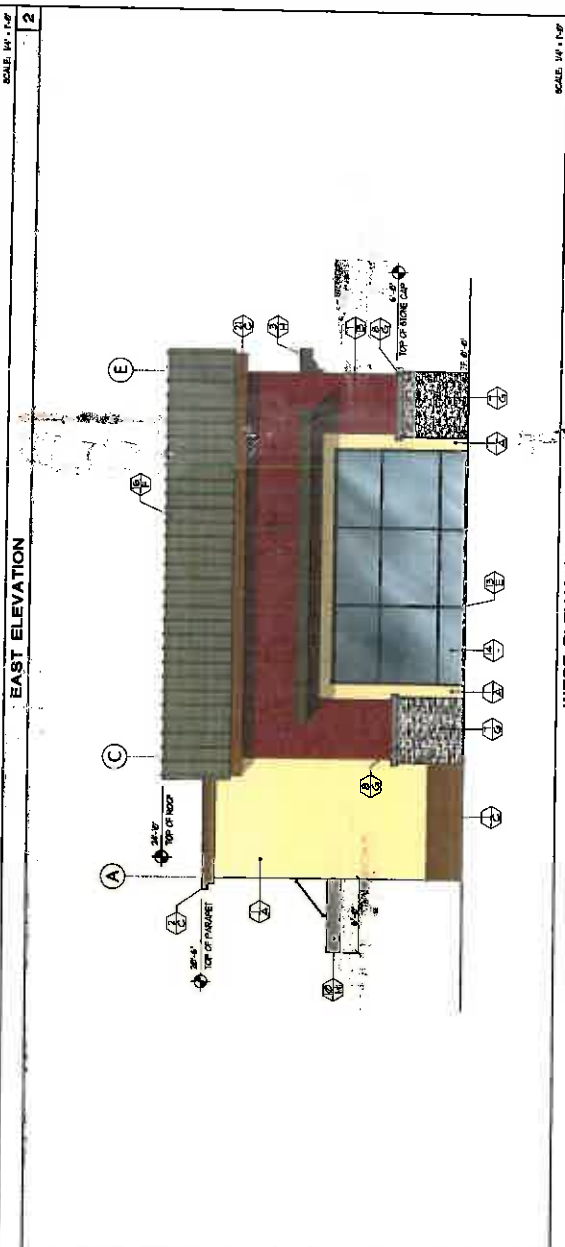
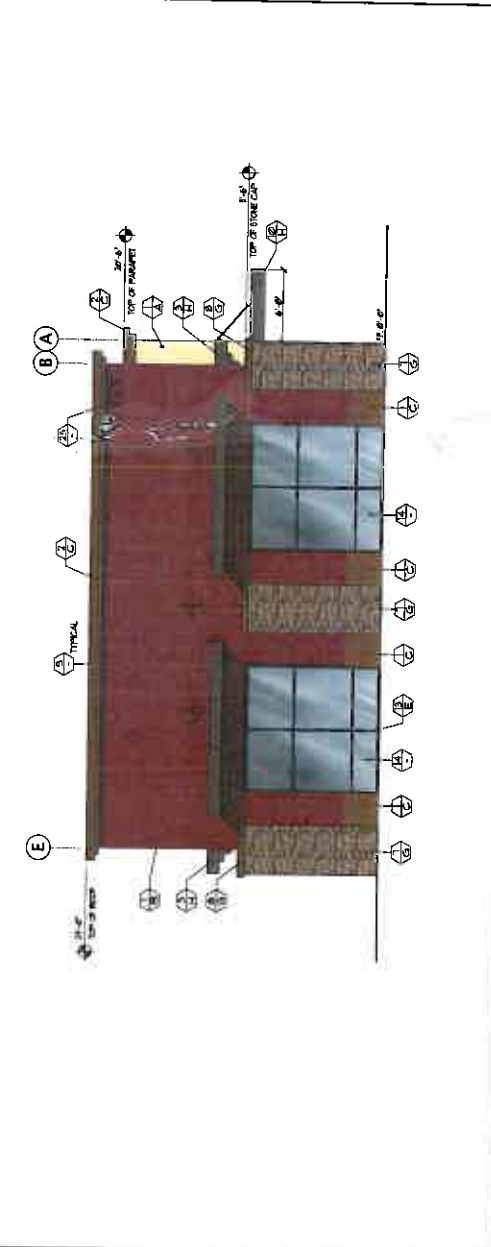
PROJECT
 A2.0C

EXHIBIT B - ELEVATIONS
 BUILDING C7

CLIENT
 CALICO EXPRESSWAY & HAVILL AVENUE
 PERRIS, CA

ARCHITECTS
 HERRIN HILLIAMS SHAW'S CRAFT ARCHITECTS

SCALE
 1/4" = 1'-0"



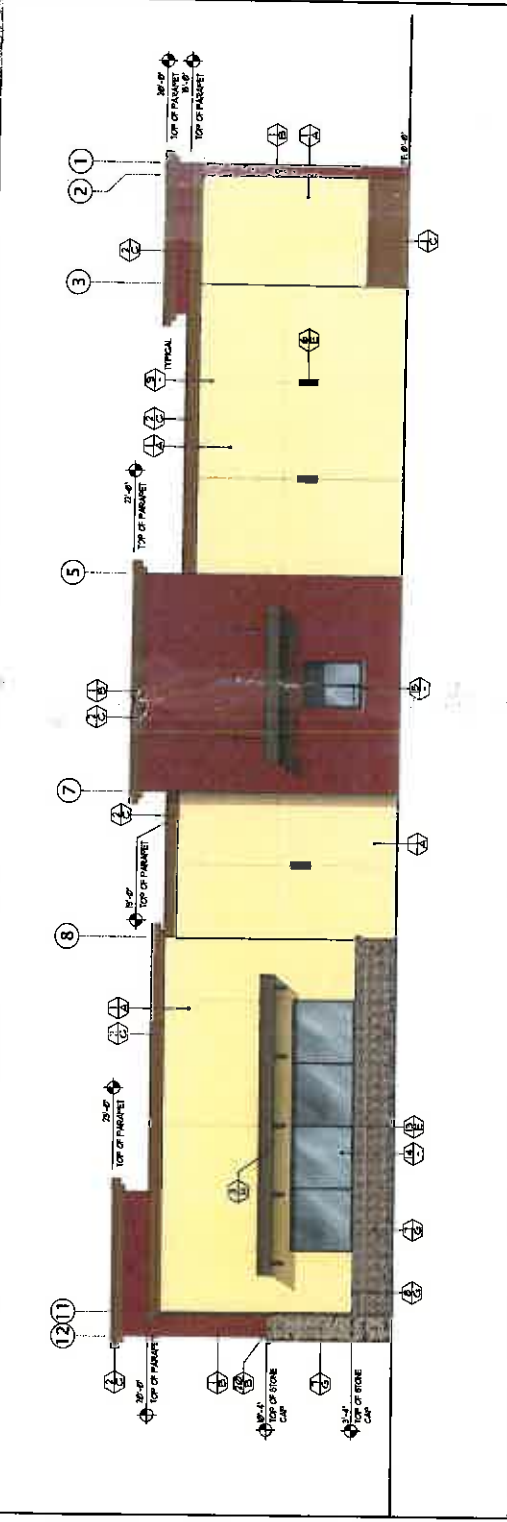
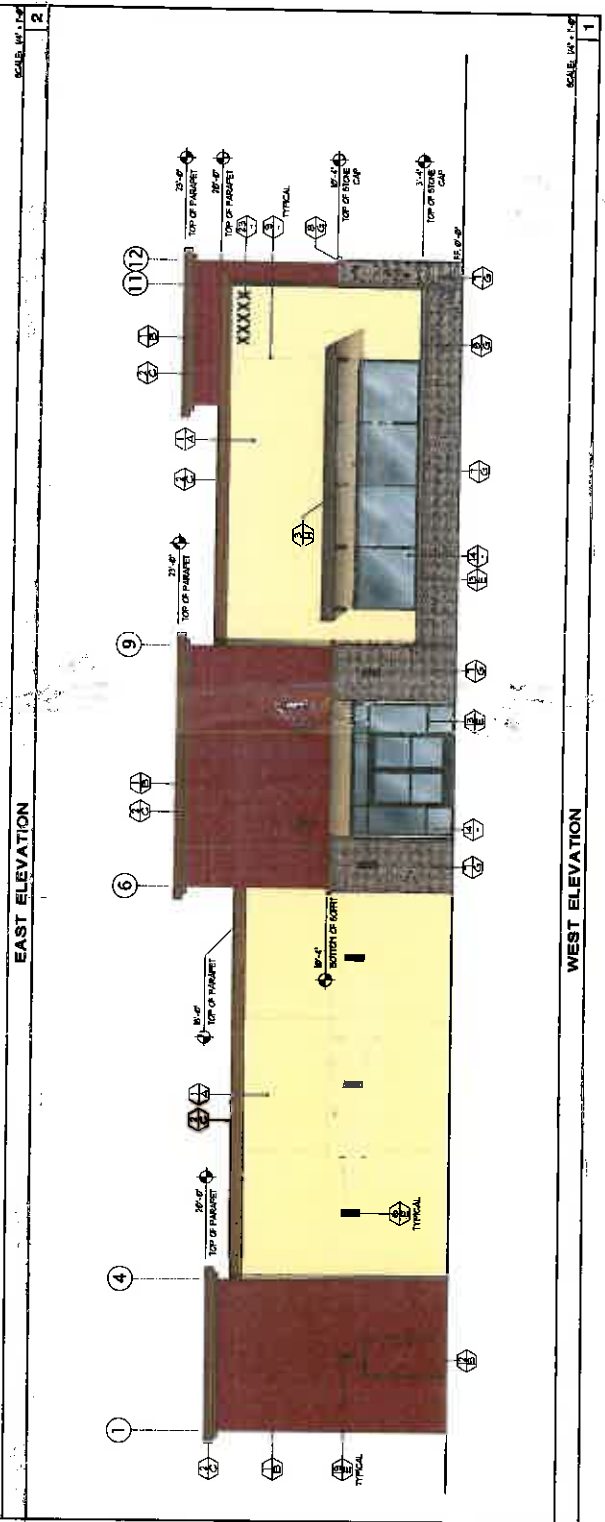
A2.1B
SHEET NUMBER

DATE: 11-13-14
SCALE: 1/4" = 1'-0"
JOB NO.: 14053
PROJECT NO.: 14053

EXHIBIT 'B' - ELEVATIONS
ALB ENTERPRISES, L.P.
CALIFORNIA LIMITED PARTNERSHIP
4700 N. HANCOCK, L.L.C.
4700 N. HANCOCK, L.L.C.
2000 GRAND CENTRAL SUITE 200
HOUSTON, TX 77002
PHONE: (832) 421-2222
FAX: (832) 421-2222

ARCHITECTS
PENNED BY: [Logo]
1000 CALIFORNIA LANE
SUITE 1000
HOUSTON, TX 77002
PHONE: (832) 421-2222
FAX: (832) 421-2222

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PROJECT NO. 15-0000
 1500 CALIFORNIA STREET, SUITE 200
 SAN FRANCISCO, CA 94109
 PHONE: (415) 774-1000
 FAX: (415) 774-1001
 WWW: WWW.DSAA.COM

PROJECT NO. 15-0000
 1500 CALIFORNIA STREET, SUITE 200
 SAN FRANCISCO, CA 94109
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KEY NOTES

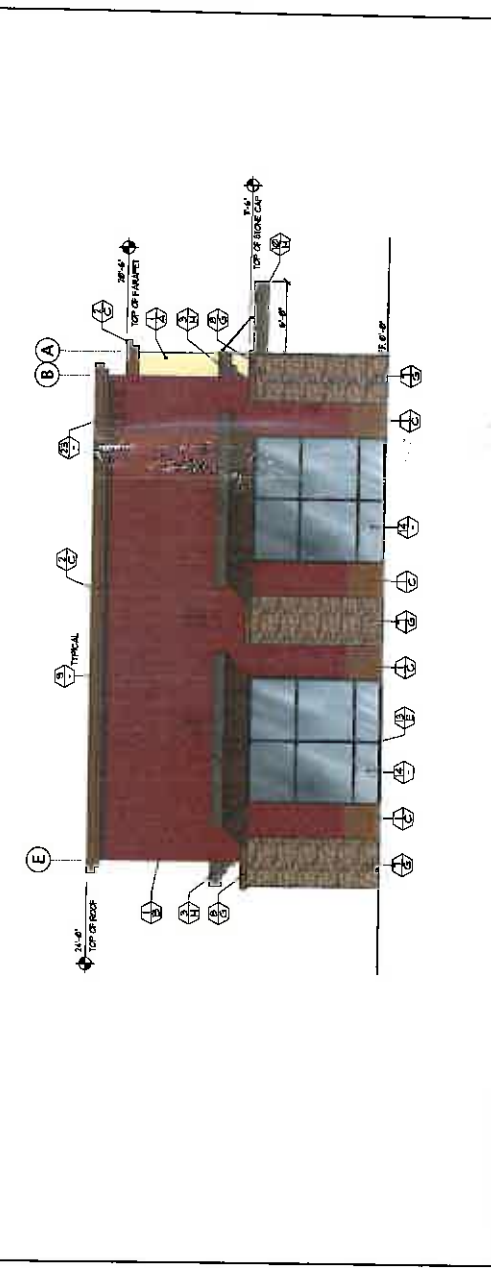
- LEGEND**
- 1. MATERIAL FINISH
 - 2. MATERIAL FINISH
- MATERIALS**
- 1. PAINT OVER SILLCOX INTERMEDIARY SANDS FINISH
 - 2. PAINT OVER CORRUGATED FOAM TRIM
 - 3. HOOD CANTY FRAMING
 - 4. CANVAS ANHRS BY SHERELLA OR
 - 5. PARKER BOOTS SERRATE SEPARATE DESIGN WITH AN APPLICATION
 - 6. DECORATIVE DOWNHALL SCIENCE
 - 7. HILITE MFS MODEL H-3000-S
 - 8. STACK STONE VESSEL HANGCOT
 - 9. STONE SILLMATER TABLE
 - 10. GALVANIZED METAL EXPANSION JOINT WITH 1/2 CORNING
 - 11. GANTLENER METAL ANHRS
 - 12. PRECAST CONCRETE CAP
 - 13. METAL DOOR
 - 14. STOREFRONT ALUMINUM FRAMES
 - 15. CLEAN WINDOW GLAZING
 - 16. PASSE-TRU WINDOW WITH STAINLESS STEEL SILL
 - 17. STAINLESS BEAM METAL ROOF
 - 18. BRASS HALL TRELLIS
 - 19. NOT USED
 - 20. DECORATIVE DOWNLIGHT SCIENCE
 - 21. HILITE MFS MODEL H-3000-S
 - 22. ARCHITECTURAL FOAM TRIM
 - 23. 2X HOOD FASCIA
 - 24. 4" HIGH VINTL MINERALS
 - 25. 12" HIGH X 1/2" STROKE INTERNALLY ILLUMINATED ADDRESS SIGN SHALL OBSERVE ALL LOCAL ORDINANCES

FINISHES

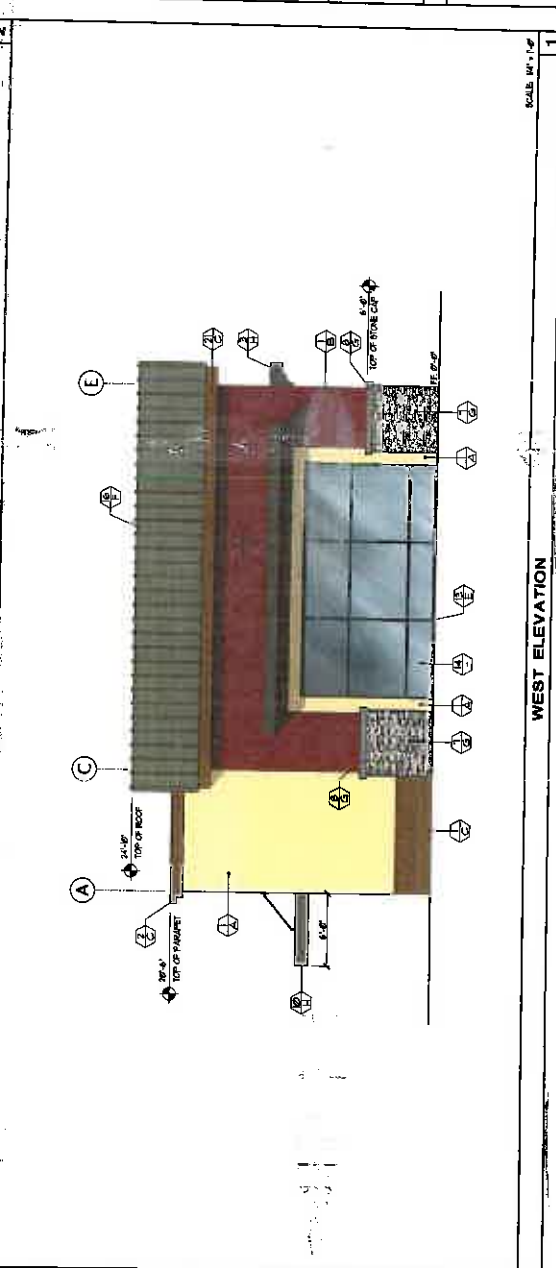
- 1. SHERMAN WILLIAMS SWISS COMPACTIBLE GREEN
- 2. SHERMAN WILLIAMS SH 1308 SANDRIED TONATO
- 3. SHERMAN WILLIAMS SWISS CRAFT PAPER
- 4. SHERELLA-MAGNIFIKA
- 5. DARK BRONZE ANODIZED
- 6. BERRIDGE CERAMIC-NEOLUC GREEN
- 7. HANCOCK CERAMIC-NEOLUC MOUNTAIN WITH HANGCOT CAP CARBON PAPER TABLE RILL IN IMPROPERITY
- 8. SHERMAN WILLIAMS SWISS STATUS

ELEVATION NOTES:

1. CALLOUTS AND KEY NOTES ARE NOT TO BE USED TO IDENTIFY TYPICAL ELEMENTS ARE CALLED OUT.
2. BUILDING ADDRESS SHALL BE PROVIDED TO BE PLAINLY VISIBLE AND POSITIONED FROM THE STREET FRONTING THE BUILDING. ILLUMINATED ADDRESS NUMBERS OF HIGH HEATED ON EXTERIOR WALL, ILLUMINATED AND SIGNIFICANT.



EAST ELEVATION
 SCALE IN 1/4" = 1'-0"



WEST ELEVATION
 SCALE IN 1/4" = 1'-0"

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H&R ARCHITECTS
 ARCHITECTS
 1000 AVENUE 68
 SUITE 100
 SAN JOSE, CA 95128
 TEL: 408/941-1100
 FAX: 408/941-1101
 WWW: HRARCHITECTS.COM

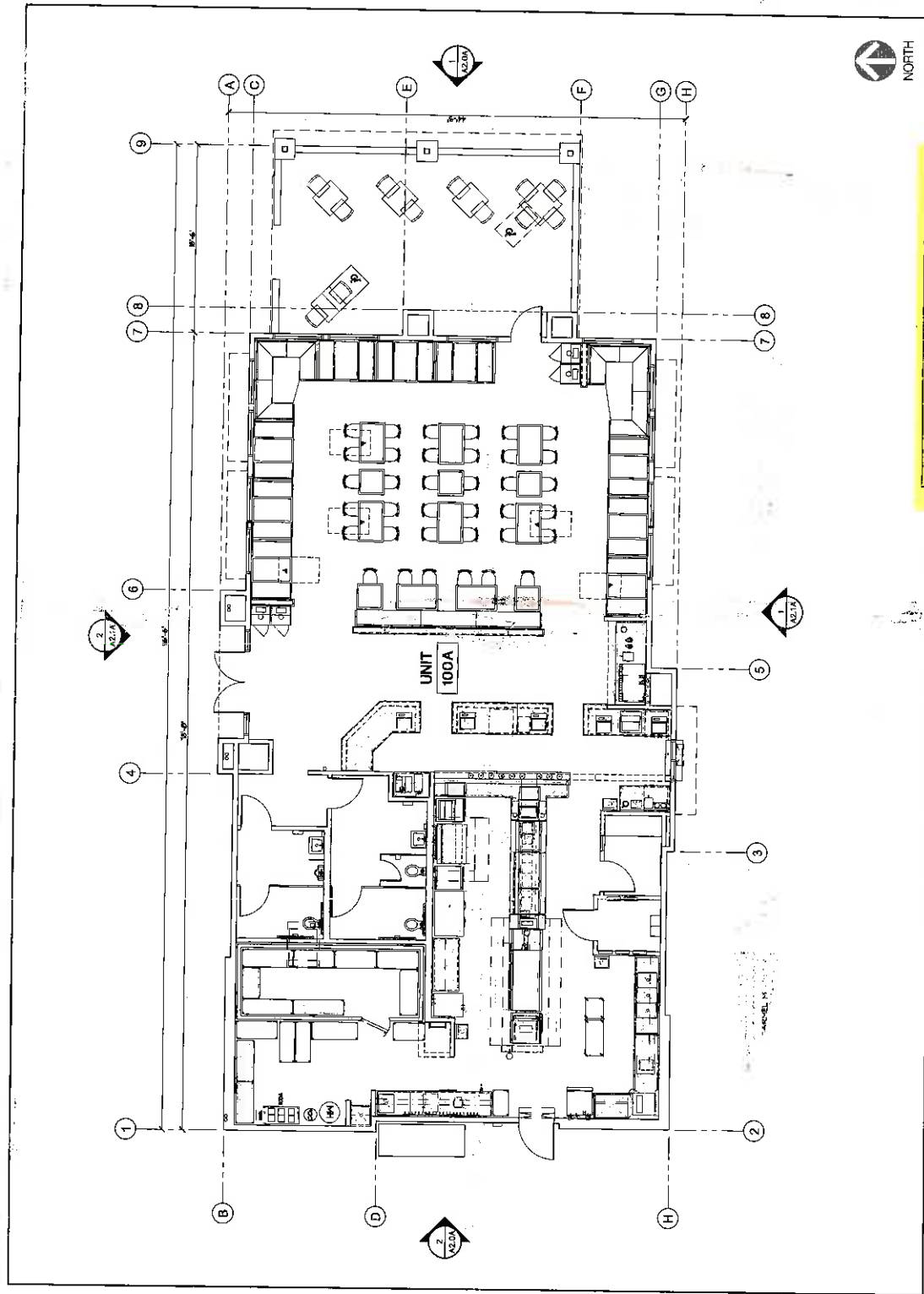
H&R INTERIORS, LLC
 INTERIORS
 1000 AVENUE 68
 SUITE 100
 SAN JOSE, CA 95128
 TEL: 408/941-1100
 FAX: 408/941-1101
 WWW: HRARCHITECTS.COM

ALTA BENTON & BOWLES
 ADVERTISING
 1000 AVENUE 68
 SUITE 100
 SAN JOSE, CA 95128
 TEL: 408/941-1100
 FAX: 408/941-1101
 WWW: HRARCHITECTS.COM

EXHIBIT 'C' - FLOOR PLAN
 BUILDING 'A'
 4700 BIRCHWOOD
 MENLO PARK, CA
 PROJECT NO. 2-17-15
 SCALE: 1/8" = 1'-0"

DATE: 6/24/15
SCALE: 1/8" = 1'-0"
PROJECT NO.: 2-17-15
CLIENT: H&R ARCHITECTS

A10A
 SHEET NUMBER



CASE: PP25699, AMD #2
EXHIBIT: C (Sheets 1-4)
DATE: 6/24/15
PLANNER: R. Arroyo

FLOOR PLAN

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

NORTH

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ARCHITECTS
DRIVING
 ARCHITECTS
 1000 CALIFORNIA STREET, SUITE 100
 OAKLAND, CA 94612
 PHONE: (415) 771-1000
 FAX: (415) 771-1001
 WWW.DRIVINGARCHITECTS.COM

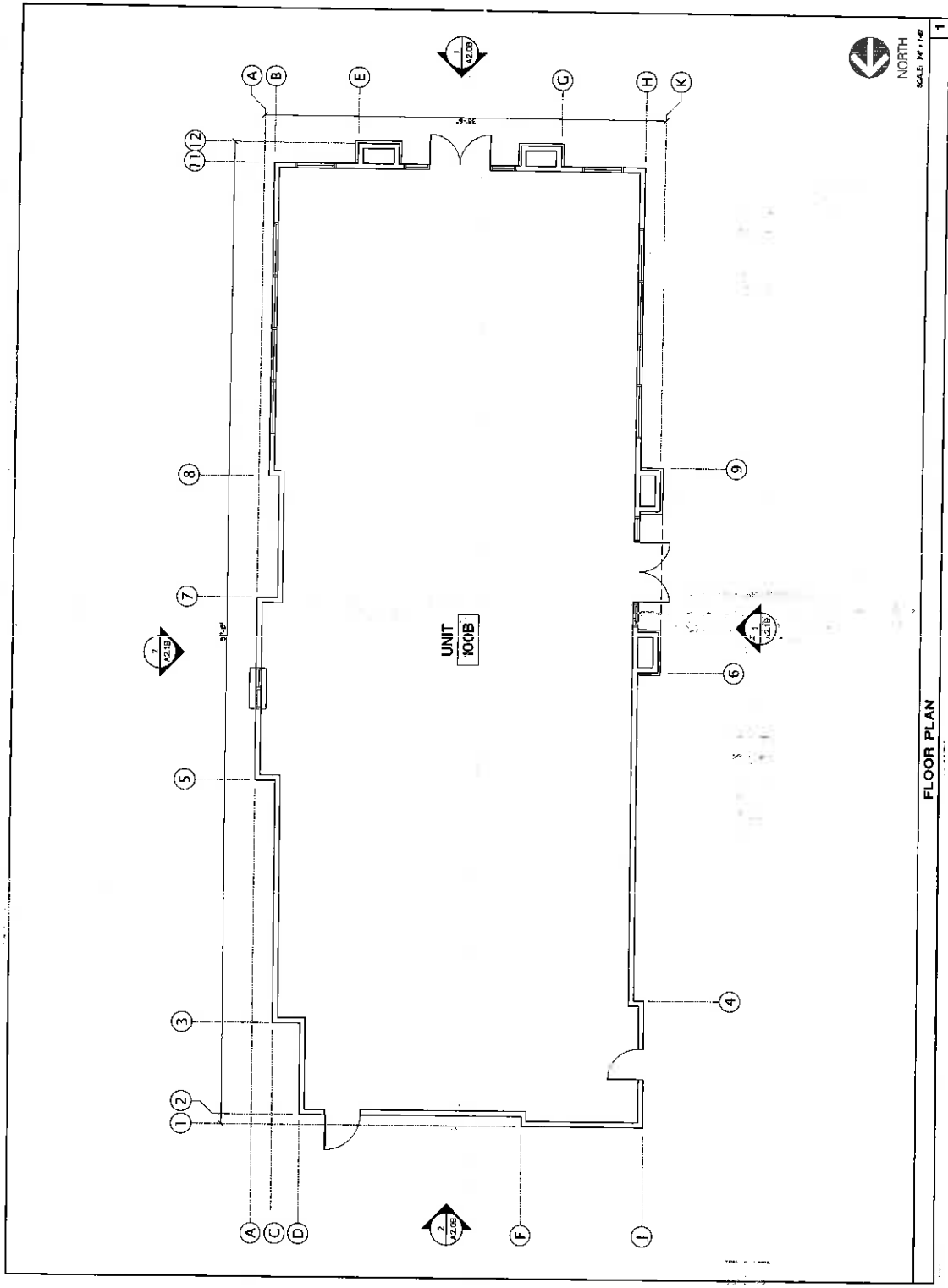
PROJECT OWNER
THE BUREAU
 1000 CALIFORNIA STREET, SUITE 100
 OAKLAND, CA 94612
 PHONE: (415) 771-1000
 FAX: (415) 771-1001
 WWW.THEBUREAU.COM

PROJECT OWNER
ALTA BUREAU
 1000 CALIFORNIA STREET, SUITE 100
 OAKLAND, CA 94612
 PHONE: (415) 771-1000
 FAX: (415) 771-1001
 WWW.ALTABUREAU.COM

EXHIBIT 'C' - FLOOR PLAN
BUILDING 'B'
 1000 CALIFORNIA STREET, SUITE 100
 OAKLAND, CA 94612
 PROJECT NO. 1000-0000
 SHEET NO. 1000-0000

DATE
 10/10/10
SCALE
 1/4" = 1'-0"

A1.0B
 SHEET NUMBER



FLOOR PLAN

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

A1.0C

SHEET NUMBER

DATE	11-11-11
SCALE	1/4" = 1'-0"
PROJECT	ALTA ENTERPRISES, L.P.
UNIT	UNIT 1000C
DATE	11-11-11
SCALE	1/4" = 1'-0"
PROJECT	ALTA ENTERPRISES, L.P.
UNIT	UNIT 1000C

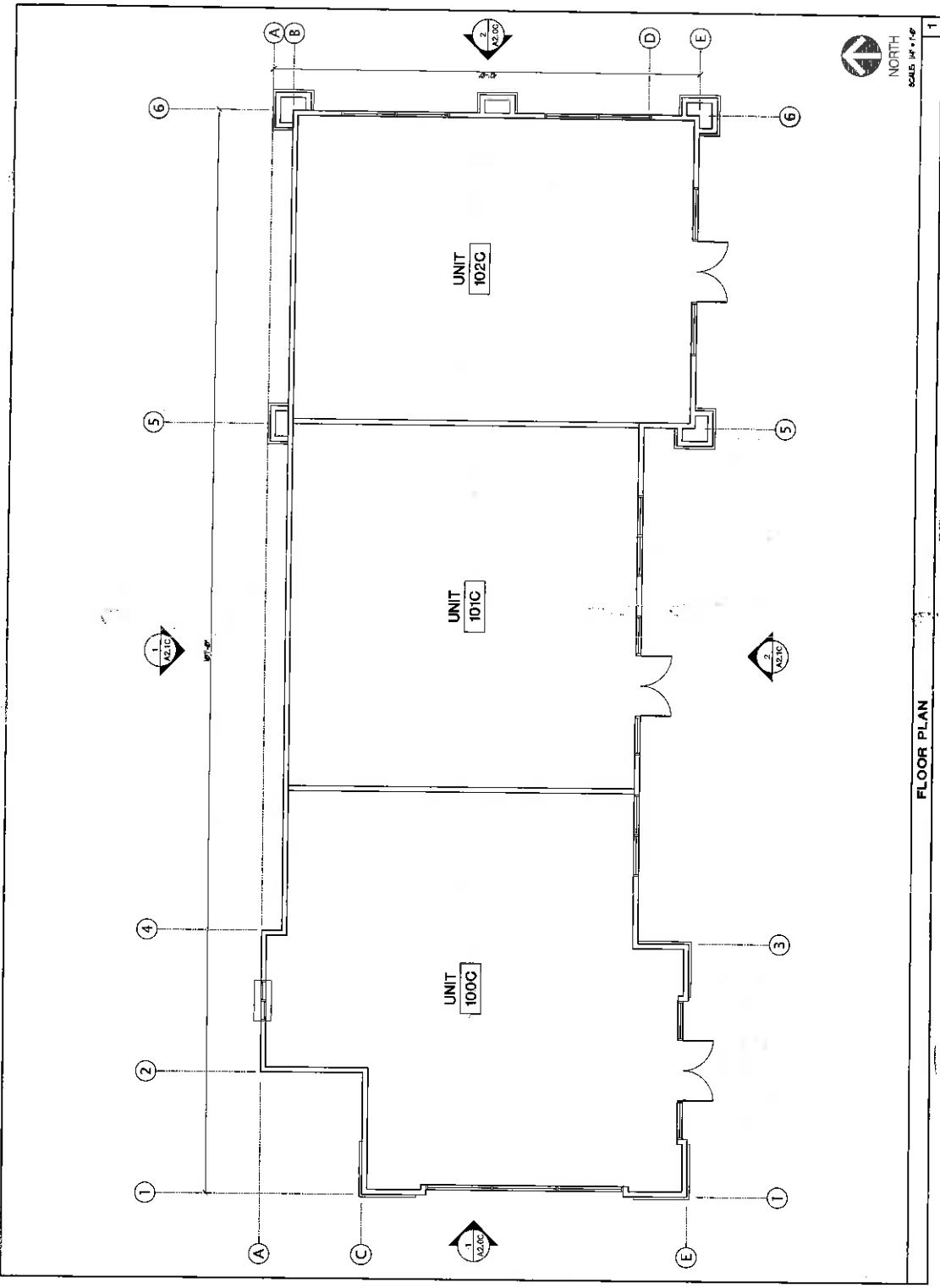
EXHIBIT 'C' - FLOOR PLAN
 BUILDING 'C'
 ALTA ENTERPRISES, L.P.
 270 W. HUNTERS BLVD.
 ANIM 271110-071
 CALIFORNIA EXPRESSWAY & MARSHALL AVENUE
 HERRING, CA

ALTA ENTERPRISES, L.P.
 270 W. HUNTERS BLVD.
 ANIM 271110-071
 CALIFORNIA EXPRESSWAY & MARSHALL AVENUE
 HERRING, CA

REPAIRS / CORRECTIONS
 H.M. BROWN, LLC
 3000 OAKLAND STREET, SUITE 250
 OAKLAND, CA 94612
 PHONE: (925) 761-8333

ARCHITECTS
 HERRING ARCHITECTS
 1000 CALIFORNIA LANE
 SUITE 200
 HERRING, CA 94501
 PHONE: (925) 938-1111
 FAX: (925) 938-1112

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 CONSIDERED A VIOLATION OF THE
 PROFESSIONAL ETHICS OF THE ARCHITECT.



A1.0D

EXHIBIT 'C' - FLOOR PLAN

BUILDING 'D'

PROPERTY OWNER: A.A. ENTERPRISES, 15 A CALIFORNIA STREET, SAN FRANCISCO, CA 94104

ARCHITECT: HOK ARCHITECTS LLP, 1000 CALIFORNIA STREET, SUITE 200, SAN FRANCISCO, CA 94104

DATE: 11-03-11

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

PROJECT NO: 110000000

SHEET NO: 1

DATE: 11-03-11

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

PROJECT NO: 110000000

SHEET NO: 1

DATE: 11-03-11

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

PROJECT NO: 110000000

SHEET NO: 1

DATE: 11-03-11

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

PROJECT NO: 110000000

SHEET NO: 1

DATE: 11-03-11

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

PROJECT NO: 110000000

SHEET NO: 1

DATE: 11-03-11

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

PROJECT NO: 110000000

SHEET NO: 1

DATE: 11-03-11

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

PROJECT NO: 110000000

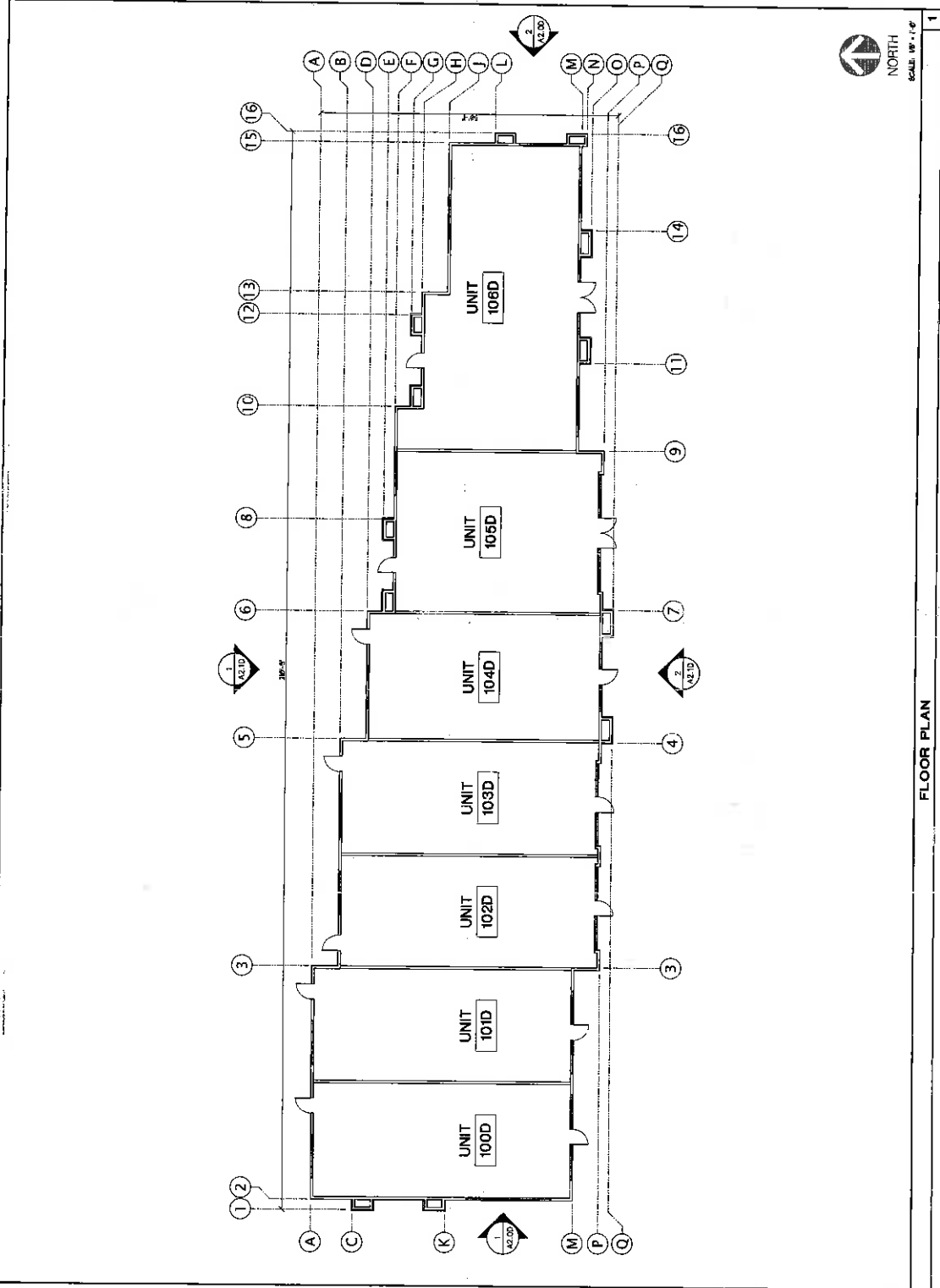
SHEET NO: 1

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



FLOOR PLAN

1



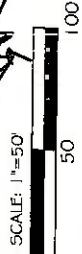
PHASING EXHIBIT PHASE 1

APN 317-110-057, 058, 070 & 071
COUNTY OF RIVERSIDE

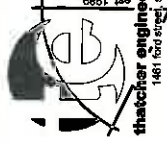
APN 317-110-028

LEGEND:

- PHASE I BUILDING
- PHASE I SIDEWALK
- PHASE I ACCESS/PARKING
- PHASE I LANDSCAPE
- EXISTING SIDEWALK



PREPARED BY:



thatcher engineering & associates, inc.
1461 Ford Street, Suite 105, Redlands, CA 92373
• land planning
• civil engineering
• landscape architecture
phone: 909.748.7777
fax: 909.748.7776

PREPARED FOR:

HHI RIVERSIDE, LLC

ATTN: JOE MINEO
3600 ORANGE STREET, SUITE 250
RIVERSIDE, CA 92501
PHONE: (951) 782-8255

CASE: PP25699 AMD. NO. 2
EXHIBIT: P
DATE: 6/24/15
PLANNER: R. Arroyo

NOTE: IF ANY PHASES ARE BUILT OUT OF SUCCESSION, NECESSARY ACCESS AND LANDSCAPE IMPROVEMENTS SHALL BE PROVIDED AS SHOWN ON PRIOR PHASE EXHIBITS.

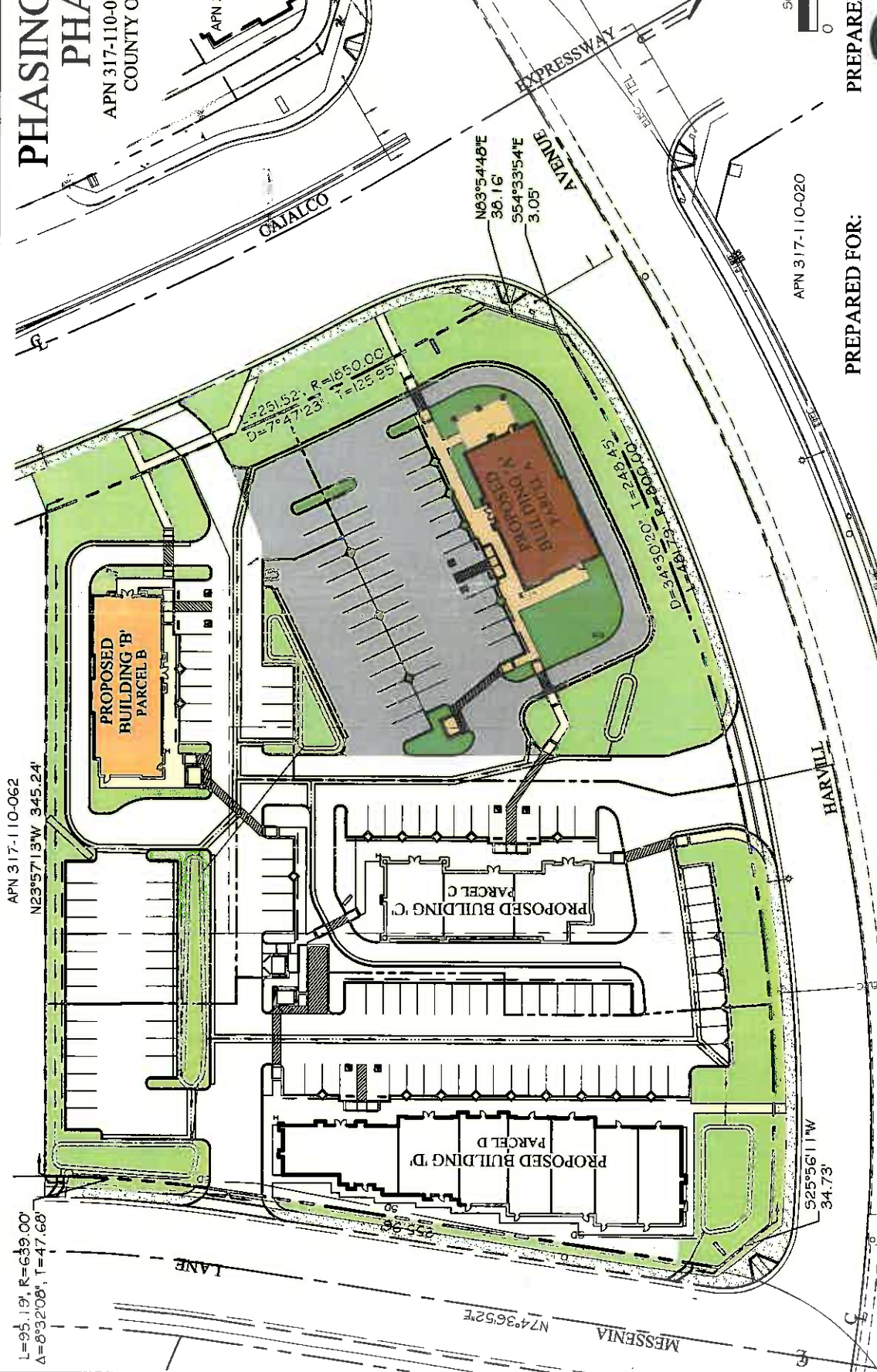
PHASING EXHIBIT PHASE 2

APN 317-110-057, 058, 070 & 071
COUNTY OF RIVERSIDE

APN 317-110-062
N23°57'13"W 345.24'

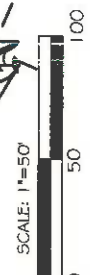
L=95.19', R=639.00'
A=8°32'08", T=47.68'

APN 317-110-028

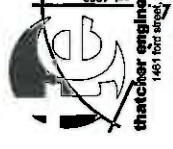


LEGEND:

[Orange Box]	PHASE 2 BUILDING
[Light Green Box]	PHASE 1 SIDEWALK
[White Box]	PHASE 1 ACCESS/PARKING
[Light Green Box]	PHASE 1 LANDSCAPE
[Dotted Box]	EXISTING SIDEWALK
[Brown Box]	PHASE 2 BUILDING
[Yellow Box]	PHASE 2 SIDEWALK
[Grey Box]	PHASE 2 ACCESS/PARKING
[Dark Green Box]	PHASE 2 LANDSCAPE



PREPARED BY:



• land planning
• civil engineering
• landscape architecture
phone 951.748.3777
fax 951.748.7776
1461 First Street, Suite 105, Indio, CA 92273

PREPARED FOR:

HHI RIVERSIDE, LLC

ATTN: JOE MINEO
3800 ORANGE STREET, SUITE 250
RIVERSIDE, CA 92501
PHONE: (951) 782-8255



CASE: PP25699 AMD. NO. 2
EXHIBIT: P
DATE: 6/24/15
PLANNER: R. Arroyo










NOTE: IF ANY PHASES ARE BUILT OUT OF SEQUENCE, NECESSARY ACCESS AND LANDSCAPE IMPROVEMENTS SHALL BE PROVIDED AS SHOWN ON PRIOR PHASE EXHIBITS.

PHASING EXHIBIT PHASE 3

APN 317-110-057, 058, 070 & 071
COUNTY OF RIVERSIDE

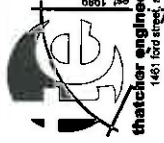
APN 317-110-028

LEGEND:

	PHASE 1/2 BUILDING
	PHASE 1/2 SIDEWALK
	PHASE 1/2 ACCESS/PARKING
	PHASE 1/2 LANDSCAPE
	EXISTING SIDEWALK
	PHASE 3 BUILDING
	PHASE 3 SIDEWALK
	PHASE 3 ACCESS/PARKING
	PHASE 3 LANDSCAPE



PREPARED BY:



• land planning
• civil engineering
• landscape architecture
phone 909 748 7777
fax 909 748 7778
1461 160 street, suite 105, redlands, ca 92373

PREPARED FOR:

HHI RIVERSIDE, LLC

ATTN: JOE MINEO
3800 ORANGE STREET, SUITE 250
RIVERSIDE, CA 92501
PHONE: (951) 762-8255

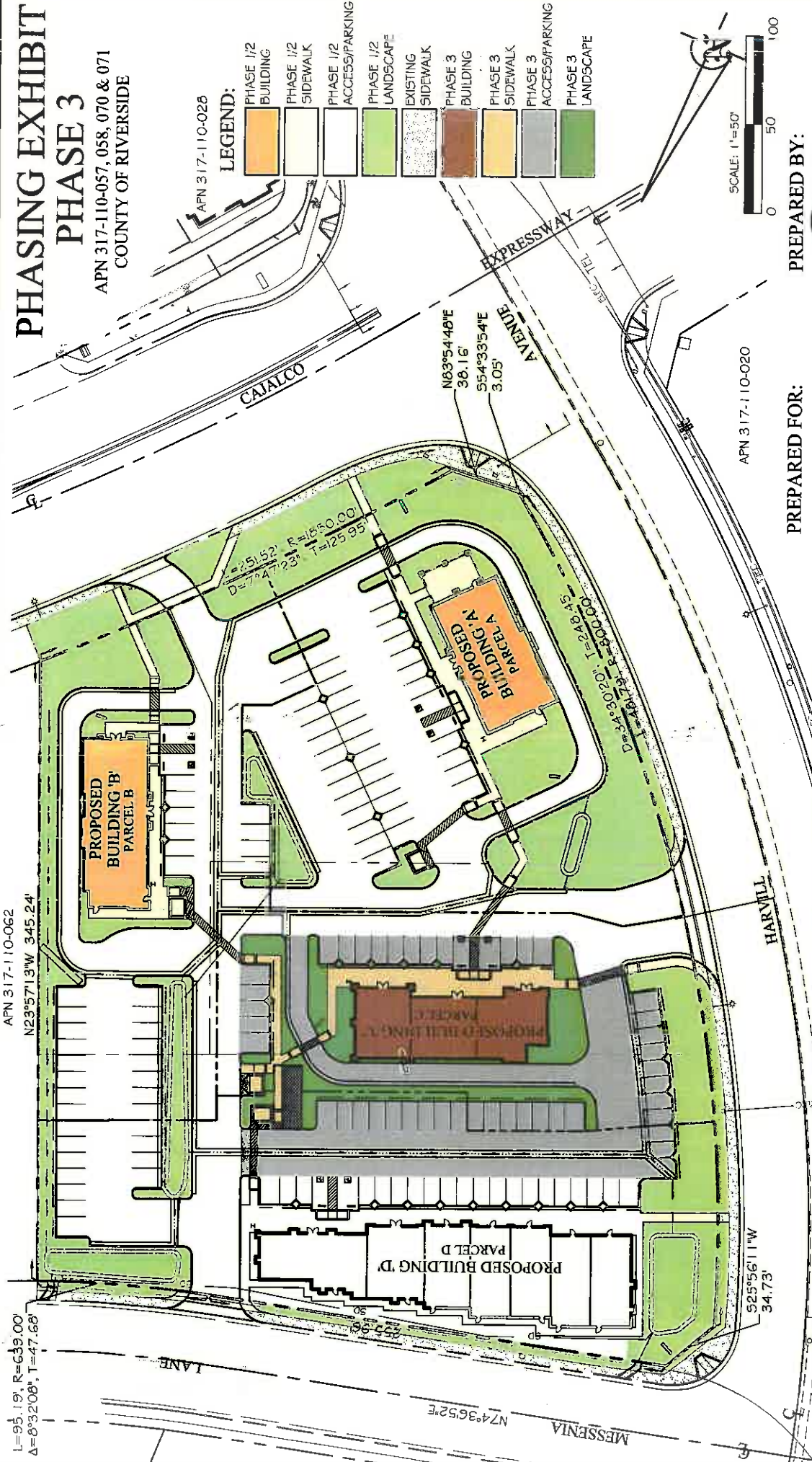
CASE: PP25699 AMD. NO. 2

EXHIBIT: P

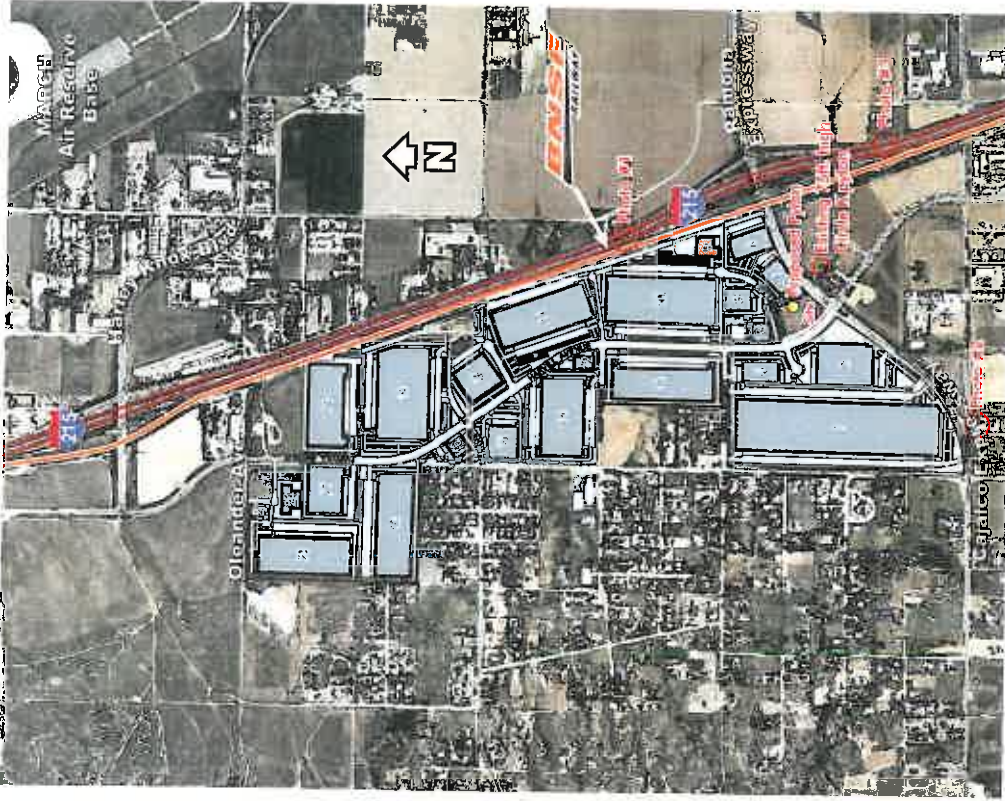
DATE: 6/24/15

PLANNER: R. Arroyo

NOTE: IF ANY PHASES ARE BUILT OUT OF SUCCESSION, NECESSARY ACCESS AND LANDSCAPE IMPROVEMENTS SHALL BE PROVIDED AS SHOWN ON PRIOR PHASE EXHIBITS.




Proposed Full Build Out of Majestic Freeway Business Center

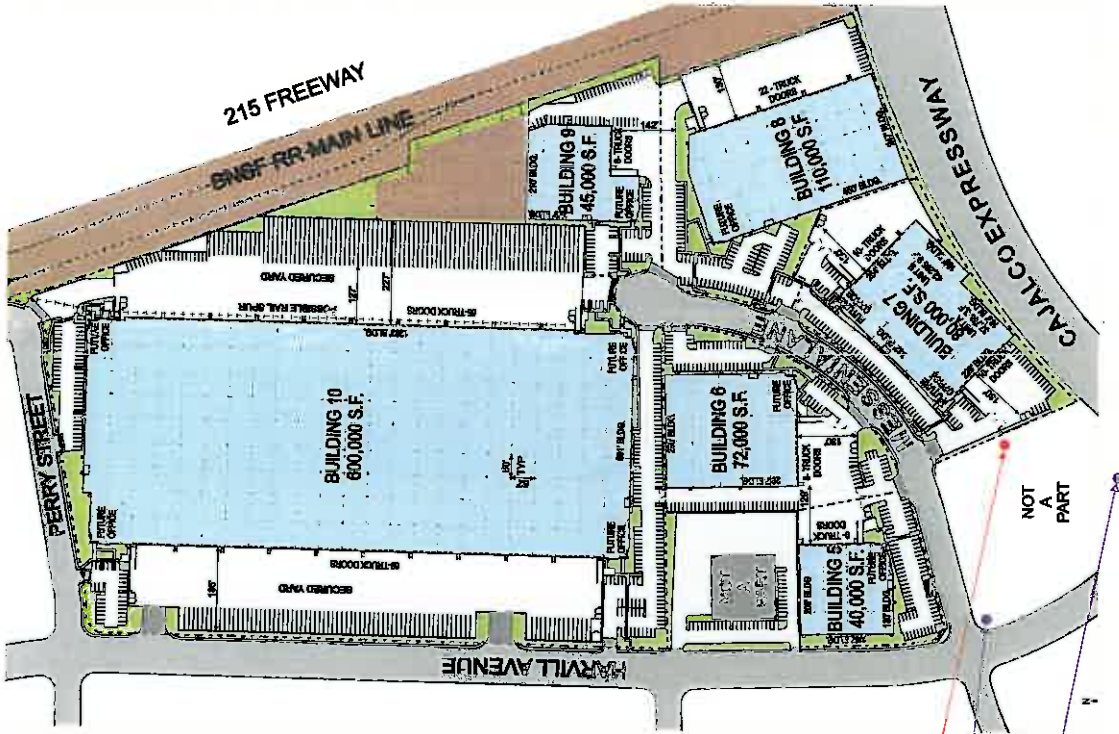


Vicinity Map




 <p>2950 Palisades Dr. Corona, CA 92880 T 800.862.3202 F 951.278.0681 www.ad-s.com</p>	<p>Client: Former Boys</p>	<p>Project: Former Boys Cajatico Road & Hermill Ave. Perris, CA 92570</p>	<p>Resident:</p> <ul style="list-style-type: none"> ▲ MR. RUIZ - basic package type ▲ MR. RUIZ - basic package type with office furnishings ▲ MR. RUIZ - basic package type with office furniture 	<p>This is an original unprinted drawing created by ADS Inc. It is submitted for your personal use in conjunction with a project being planned by you for ADS Inc. It is not to be shown to anyone outside your organization, nor is it to be read, reprinted, copied or published in any fashion without written permission from ADS Inc.</p>	<p>Project No. 38370-R03 Date: 12-30-14 Site Type: Site Plan Sheet No. SP.1</p>
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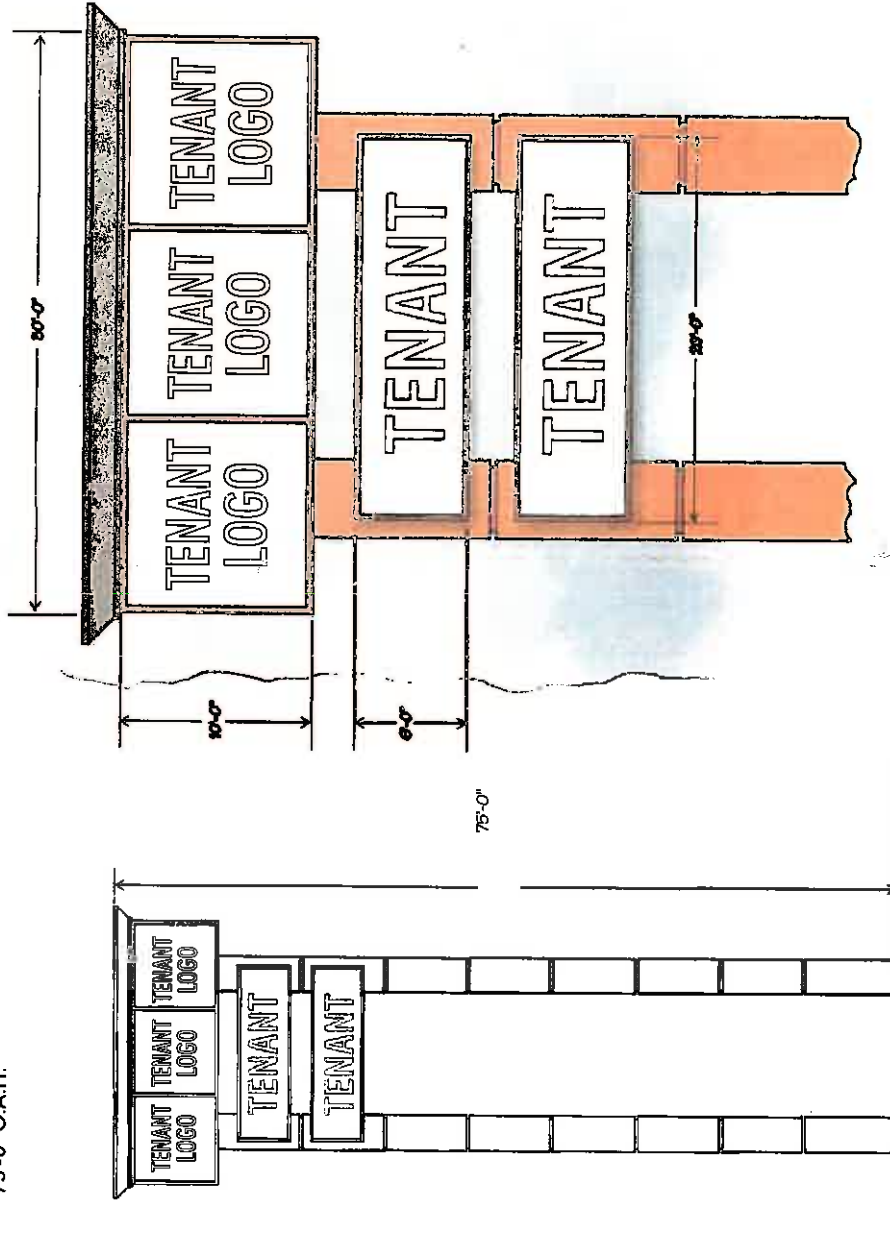
Phase 1
Majestic Freeway Business Center
 Approval PP: 25461



Proposed Pylon Monument #3
Monument #2
Monument #1

<p>2950 Feltsades Dr. Corona, CA 92880 T 800.862.3202 F 951.278.0681 www.ad-s.com</p> 	<p>Client: Farmer Boys</p>	<p>Project: Farmer Boys Cajalco Road & Hornell Ave. Perris, CA 92570</p>	<p>Revisions:</p> <ul style="list-style-type: none"> ▲ R# 1018015 - Update parking layout ▲ R# 1027115 - Update parking layout with ADI final findings ▲ R# 1018015 - Update pylon and monument layout to remove all signs 	<p>Project No: 38370-R03 Date: 12-30-14 Sign Type: Site Plan Sheet No.: SP2</p>	<p>This is an original unpublished drawing created by ADS Inc. It is submitted for your personal use in conjunction with a project being planned for you by ADS Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied, or published in any form without written permission from ADS Inc.</p>
---	--	--	--	--	---

Sign #1 - Pylon
75'-0" O.A.H.



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- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

Client:
Former Boys

Project:
Former Boys
Cajalco Road & Harold Ave.
Perris, CA 92570

References:

- ▲ Mr. Dennis - Boca Raton, FL
- ▲ Mr. Dennis - Boca Raton, FL
- ▲ Mr. Dennis - Boca Raton, FL

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Project No: 38370-R03

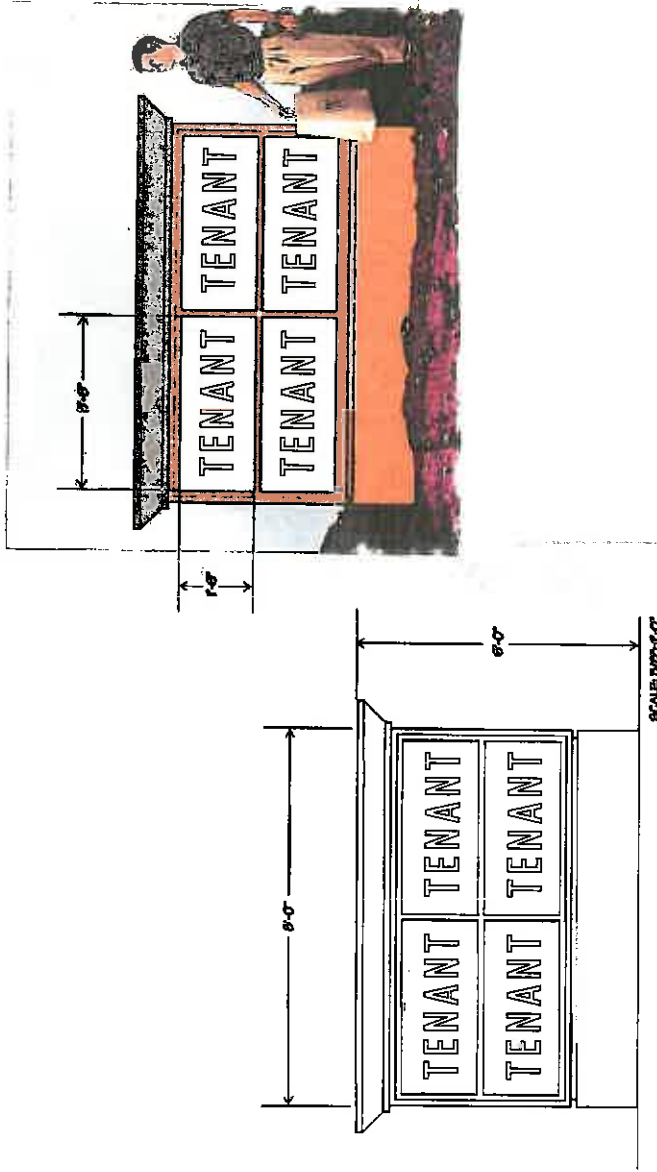
Date: 12-30-14

Sign Type: Sign #1 - Pylon

Sheet No: 1.0

5 of 14

Sign #2 & #3 - Monument
6'-0" O.A.H.



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- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

Client:
Farmer Boys

Project:
Farmer Boys
Cajalco Road & Hanfill Ave
Perris, CA 92570

Revisions:

- ▲ 12-30-14: Add 10/10/14: Add a picture panel
- ▲ 12-30-14: Add 10/10/14: Add a picture panel
- ▲ 12-30-14: Add 10/10/14: Add a picture panel

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Project No: 38370-R03

Date: 12-30-14

Sign Type: Sign #2 & #3 - Monument

Sheet No: 2.0

5 of 11



Majestic Freeway Business Center (foreground) - Approval PP: 25461

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- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

Client:
Farmer Boys

Project:
Farmer Boys
 Cajalco Road & Hanvill Ave.
 Perris, CA 92570

- Partitions:
- ▲ 14. 2000's - 2000's package type
 - ▲ 14. 2200's - 2000's package type with additional moldings
 - ▲ 14. 2400's - 2000's package type with additional moldings

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Project No. **38370-R03**

Date: **12-30-14**

Sign Type: **Sketch-up**

Sheet No.: **3-0**

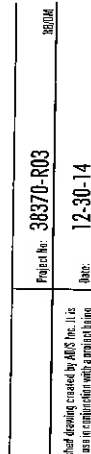
7 of 11



Photo #1

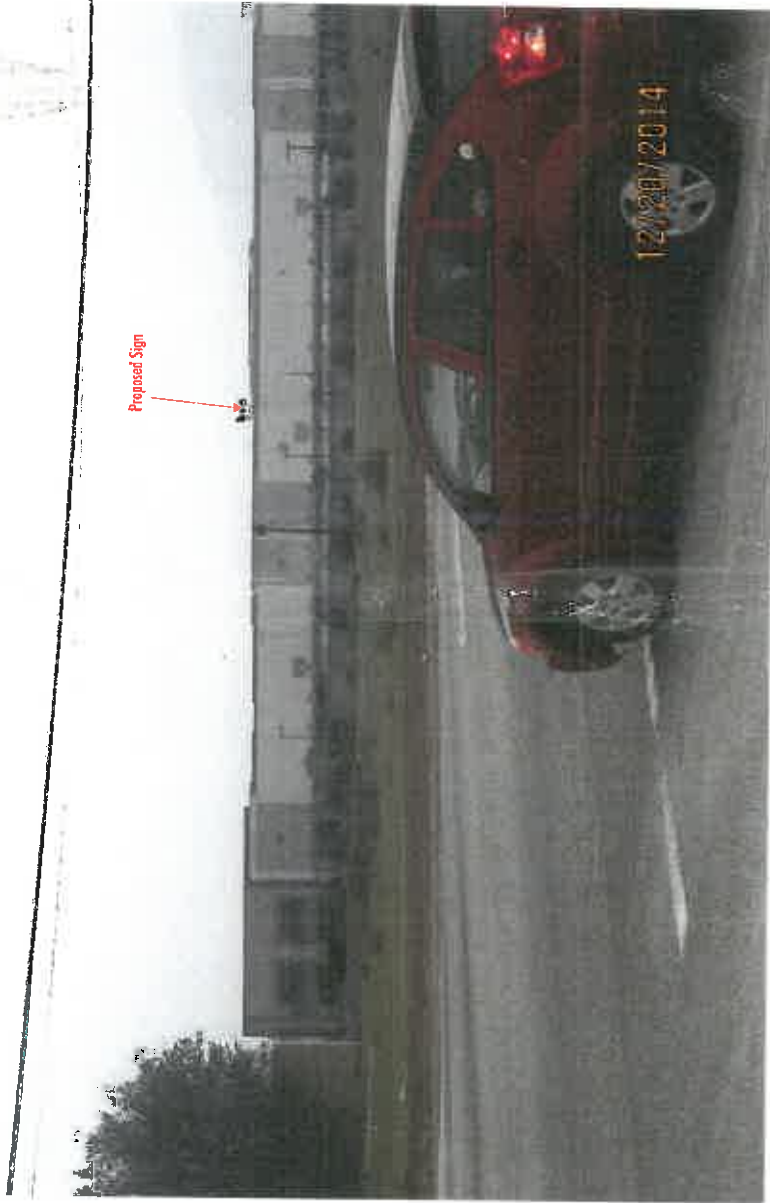


Proposed Pylon Sign
Not to Scale
View from Southbound 215 Freeway - 1/16 of a mile from exit

 <p>2950 Palisades Dr. Corona, CA 92880 T 800.862.3202 F 951.278.0681 www.ads.com</p>	<p>Client: Farmer Boys</p> <p>Project: Farmer Boys Cajalco Road & Harvill Ave. Perris, CA 92570</p>	<p>Revisions:</p> <ul style="list-style-type: none"> △ IM 02/01/14 - Revis signpost final △ CM 02/20/14 - Revis signpost with additional roadway △ AM 02/20/14 - Revis sign and document to meet needs to remove all signs 	<p>Project No: 38370-R03</p> <p>Date: 12-30-14</p> <p>Sign Type: Proposed Pylon Sign</p> <p>Sheet No: 4.0</p> <p>8 of 14</p>
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Photo #2



Proposed Pylon Sign
Not to Scale

View from Southwest of Site - Eastbound on Cajalco Expressway

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www.ad-s.com



- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

Client:

Farmer Boys

Project:

Farmer Boys
Cajalco Road & Harwell Ave.
Perris, CA 92570

Benefits:

- ▲ We serve - Same price point
- ▲ We serve - Same price point with off-site marketing
- ▲ We serve - Same price point with off-site marketing

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Project No: 38370-R03

ADMS

Date: 12-30-14

Sign Type: Proposed Pylon Sign

Sheet No: 50




3 of 11

Photo #3



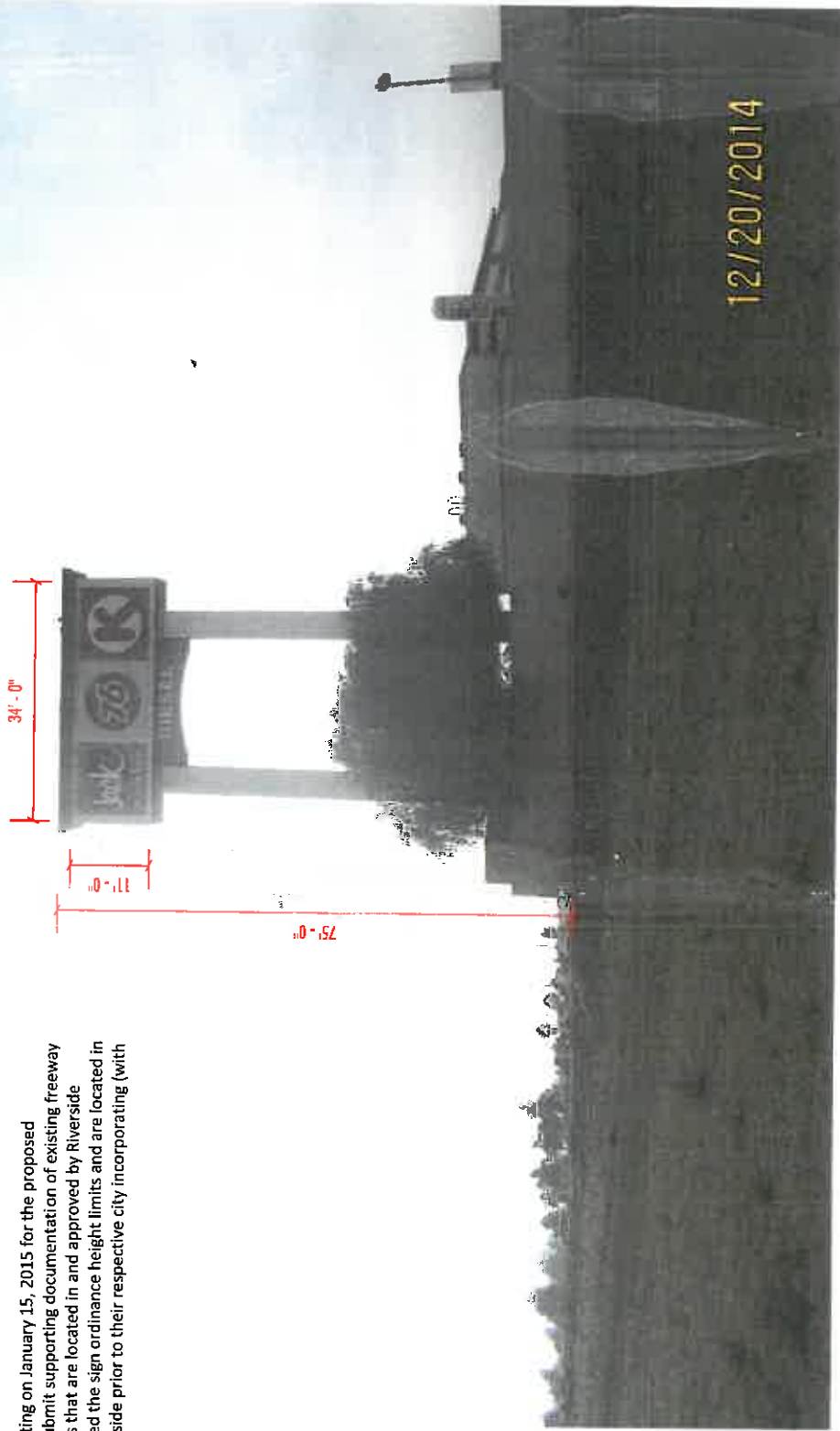
View from Northbound 215 Freeway - 1/8 of a mile from exit

Proposed Pylon Sign
Not to Scale

<p>2950 Palisades Dr. Corona, CA 92880 T 800.862.3702 F 951.278.0681 www.adi-s.com</p>	<p>ADS COMPANIES</p>	<p>■ Signage + Fabrication ■ Displays + Fixtures ■ Lighting + Maintenance</p>	<p>Client: Farmer Boys</p>	<p>Project: Farmer Boys Cajalco Road & Harrell Ave. Perris, CA 92570</p>	<p>Revisions:  01/07/2015: Final pylon sign  01/07/2015: Final pylon sign with utility readings  01/07/2015: Final pylon sign and associated hardware</p>	<p>This is an original unpublished drawing created by ADS Inc. It is submitted for your review in connection with a project being planned for you by ADS Inc. It is to be shown to anyone outside your organization, not to be used, reproduced, copied or exhibited in any fashion without written permission from ADS Inc.</p>	<p>Project No.: 38370-R03 Date: 12-30-14 Sign Type: Proposed Pylon Sign Sheet No.: 6.0</p>
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Re: Plot Plan No. 35699
Variance No. 1893

Pursuant to the Land Development Committee meeting on January 15, 2015 for the proposed development, it was suggested that the applicant submit supporting documentation of existing freeway pylon signage that exceed the sign code height limits that are located in and approved by Riverside County. The following photos are of signs that exceed the sign ordinance height limits and are located in the county or were approved by the County of Riverside prior to their respective city incorporating (with the possible exception of those in the city of Perris).



Existing Pylon Sign
Scale: 1/16" = 1' - 0"

Existing pylon sign located on Southwest Corner of Cajalco & Harvill
(Approved by County Variance)

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- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

Client:
Farmer Boys

Project:
Farmer Boys
Cajalco Road & Harvill Ave.
Perris, CA 92570

- Revisions:
- △ 01-08-2015 - Review photos
 - △ 01-08-2015 - Review photos with additional reviews
 - △ 01-08-2015 - Review photos and comments (per city) provide a review all types.

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Project No: 38370-R03
Date: 12-30-14
Sign Type: Existing Pylon Sign
Sheet No: 7.0

Existing pylon signs located along 60 freeway in the Rubidoux (Jurupa Valley) area



ARCO/Farmer Boys at Valley Way & 60 Freeway



ARCO & Jack in the Box at Rubidoux Blvd. & 60 Freeway
(approx. 65ft. high)



McDonald's/Taco Bell & Mobil at Valley Way & Mission Blvd. & 60 Freeway
(approx. 60-65ft. high)



Shell/Circle K at Pyrite & 60 Freeway
(approx. 60ft. high)



Auto Center pylon at 4th and Interstate 215



Denny's pylon at 4th and Interstate 215



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- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

Client:
Farmer Boys

Project:
Farmer Boys
Cajalco Road & Merrill Ave.
Perris, CA 92570

Revisions:

- 1. MC 02/07/16 - Final package layout
- 2. MC 02/07/16 - Final package layout with vehicle rendering
- 3. MC 02/07/16 - Final sign art document based on vehicle rendering

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Project No:	38370-R03
Date:	12-30-14
Sign Type:	Existing Pylon Signs
Sheet No:	8.0

Existing pylon signs located along 60 freeway in the Rubidoux (Jurupa Valley) area



Target/Lowes at Newport & Interstate 215
(Approved by County Variance)



Home Depot/Classic Center at Ethanac & Interstate 215



Unocal 76 at Ethanac & Interstate 215



Winco/Home Depot at Ethanac & Interstate 215

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- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

Client: **Farmer Boys**

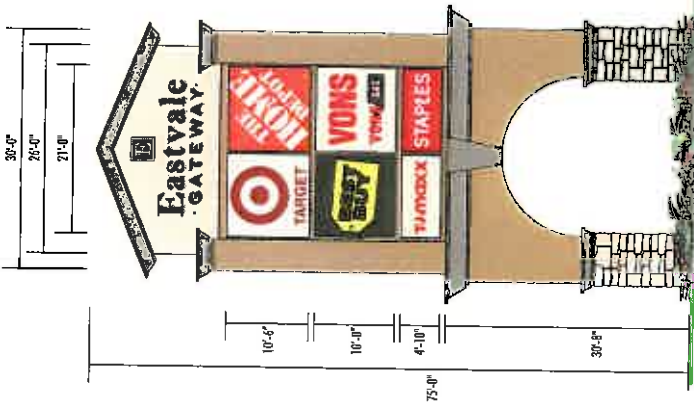
Project: **Farmer Boys**
Cajalco Road & Hanfill Ave.
Perris, CA 92570

- Markers:
- ▲ MK 810015 - Road project sign
 - ▲ MK 822015 - Road project sign with additional readings
 - ▲ MK 000015 - Road project and monument travel signs in various off days

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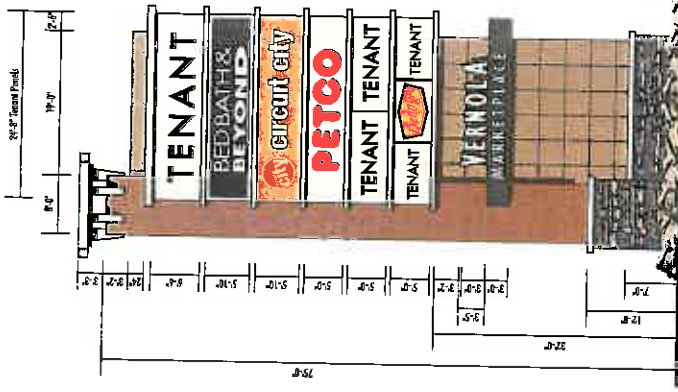
Project No:	38370-R03
Date:	12-30-14
Sign Type:	Existing Pylon Signs
Sheet No.:	8.1

Sign located in Riverside County, West of Interstate 15
at Limonite Ave.
Sign area = 532 sq. ft.



(Approved by County Variance)

Sign located in Riverside County, East of Interstate 15
at Limonite Ave.
Sign area = 824.08 sq. ft.



(Approved by County Variance)

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- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance



Client:

Former Boys

Former Boys
Cajalco Road & Merrill Ave.
Perris, CA 92570

Permits:

- ▲ No existing signs on property
- ▲ No existing signs within 100 feet of road
- ▲ No existing signs within 100 feet of driveway

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Project No: 38870-R03

Date: 12-30-14

Sign Type: Existing Pylon Signs

Sheet No: 8.2

11 of 14

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA 42741
Project Case Type (s) and Number(s): Plot Plan No. 25699 / Variance No. 1893
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Roger Arroyo
Telephone Number: (951) 955-1195
Applicant's Name: HHI Riverside LLC
Applicant's Address: 3800 Orange Street, Suite 250, Riverside CA 92501

I. PROJECT INFORMATION

A. Project Description:

Plot Plan No. 25699 is a proposal to develop a retail shopping center with four (4) commercial buildings totaling 19,558 sq. ft. with one (1) 75 ft. high free-standing pylon sign, two (2) 6 ft. high monument signs, 146 parking spaces, and eight (8) accessible parking spaces. Building A will be a 3,252 sq. ft. drive-thru restaurant for Farmer Boys Restaurant. Building B will be a 3,434 sq. ft. drive-thru restaurant for a future tenant. Building C, totaling 3,980 sq. ft., consists of three units and includes a drive-thru for a future tenant. Building D totaling 8,892 sq. ft., consists of seven retail units. The project will be developed in four (4) phases. Phase I includes Building B and associated site improvements; Phase II includes Building A; and Phases III and IV include Buildings C and D, respectively.

Variance No. 1893 is a request to exceed the surface area and the number of permitted signs allowed per Section 19.4.a. of Ordinance No. 348 due to the location and surroundings of the project site. The variance would allow one (1) 75 ft. high sign with a total display area of 540 sq. ft., resulting in a 490 sq. ft. increase from 50 sq. ft. allowed display area. Section 19.4.a. of Ordinance No. 348 allows two (2) free-standing signs. The variance is also requesting to install a third (3) free-standing sign at the project site.

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

C. Total Project Area: 5.06 gross acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 3.42	Lots: 4	Sq. Ft. of Bldg. Area: 19,558	Est. No. of Employees: 25
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other:			

D. Assessor's Parcel No(s): 317-110-057, 317-110-058, 317-110-070, and 317-110-071

E. Street References: Northerly of Cajalco Expressway, southerly of Messenia Lane, easterly of Interstate 215, and westerly of Harvill Avenue and is 5.06 acres in size.

E. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 4 West, Section 12

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant land with mostly invasive plant species such

as mustard grass, and non-native grasses. Surrounding land uses include a gas station, mini-mart and drive through restaurant to the south, a planned gas station and trucking service station and related commercial uses to the southwest ("Travel Zone"), and predominately vacant land to the north and east. Properties included in the Majestic Specific Plan are located to the west, north, and east of the subject site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The General Plan explains that the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) designations provides for the development of local and regional serving retail and service. All portions of the proposed commercial establishment are consistent with the General Plan.
2. **Circulation:** The vehicular circulation system for the Mead Valley Area Plan is anchored by Interstate 215, State Route 74 and Cajalco Road Major and secondary arterials and collector roads branch off from these major roadways and serve local uses. State Route 74 will be re-aligned to follow Ethanac Road due east from its present intersection with State Route 74, past Interstate 215, to reconnect with State Route 74 in Romoland.

This project will design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the Functional Classifications section and standards specified in the Circulation Element.

3. **Multipurpose Open Space:** The Mead Valley planning area contains a variety of open spaces that serve a multitude of functions, hence the open space label of "multipurpose." The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. The hills, valleys and slopes provide open space, habitat, and recreation spaces alike. These open spaces encompass a variety of habitats including riparian corridors, oak woodlands and chaparral habitats. Examples include features such as Steele Peak, the Gavilan Hills, Cajalco Creek, the San Jacinto River and the Motte-Rimrock Reserve. In particular, the San Jacinto River - a major riparian corridor – flows through the southern portion of this Area Plan, and many native and narrow endemic species thrive on the habitat this river provides.

The Multipurpose Open Space section is a critical component of the character of the County of Riverside and the Area Plan. Preserving the scenic background and the natural resources of Mead Valley gives the meaning to the "remarkable environmental setting," portion of the overall Riverside County Vision. Not only that, these open spaces also help define the edges of and separation between communities (such as Mead Valley and Good Hope), which is another important aspect of the Vision.

This project will comply with all Multipurpose open space standards set forth in the Mead Valley Area Plan.

4. **Safety:** The proposed project is not located within a FEMA Flood Zone. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). According to County records, the project site is subject to low liquefaction potential; upon compliance with Riverside County requirements related to geotechnical and soil reports, the potential impact of the proposed project due to liquefaction will be reduced to a less than significant impact. The proposed project has

allowed 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:** Sufficient mitigation against foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio)

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

F. Policy Area(s), if any: Community Center Overlay (CCO)

G. Adjacent and Surrounding:

1. **Area Plan(s):** Mead Valley

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):** Community Development Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio), Community Development: Light Industrial (CD: LI)

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

5. **Policy Area(s), if any:** Community Center Overlay (CCO)

H. Adopted Specific Plan Information

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

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Scenic Highway Commercial (C-P-S)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Manufacturing – Service Commercial (M-SC)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

December 31, 2015
Date

Roger Arroyo
Printed Name

For Steven Weiss, AICP, Planning 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-9 "Scenic Highways"

Findings of Fact:

a) According to General Plan Figure C-9, *Scenic Highways*, the nearest County Eligible Scenic Highway is Ramona Expressway located approximately .43 miles east of the Project site. Views of the Project site from Ramona Expressway are not possible due to existing development, I-215, and topography. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor, and no impact would occur.

b) The Project site consists of 5.06 acres of undeveloped, disturbed land. Under existing conditions, the project site is relatively flat and lies at an elevation of approximately 1,520 feet above mean sea level. The site is dominated with a low growth of annual grasses and forbs. However, regular site maintenance prevents the growth of tall shrubs and semi-shrubs. While a number of trees are located on-site, they appear to have been planted in conjunction with a previous development project.

With respect to the visual character of the surrounding area, the proposed Project would be similar in character with the existing commercial strips located to the south of the site. Accordingly, implementation of the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. The existing vegetated ravine will be conserved and undisturbed. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 40.38 miles northwest of the Mt. Palomar Observatory, and is therefore not subject to the provisions of Ordinance No. 655. All lighting proposed as part of the Project would be required to comply with the Riverside County Ordinance No. 915 (Regulating Outdoor Lighting) which would serve to minimize impacts associated with project lighting. Because the Project site is located more than 45 miles from the Mt. Palomar Observatory, and because the project would be subject to the provisions of Ord. No. 915, Project lighting would not create or contribute to sky glow that could adversely affect operations at the Observatory, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) All lighting proposed as part of the Project would be required to comply with Riverside County outdoor lighting requirements (Ord. No. 915). Ord No. 915 requires that "All outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash, or rotate." Compliance with Ord. No. 915 would be assured through future County review of building permit applications. In compliance with Ord. No. 915, and typical of a commercial center, lighting elements that would be installed as part of the project would be of inoffensive intensity and would not result in the exposure of on- or off-site property to unacceptable levels. With mandatory compliance with Ord No. 915, the proposed Project would not create a new source of light or glare which would adversely affect daytime or nighttime views in the area, nor would the Project expose adjacent property to unacceptable light levels. Additionally, as there are no residential communities within a quarter mile of the project site,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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there would be no impact to residential property. Therefore, impacts would be less than significant and no mitigation is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) According to Map My County, the Project site is designated as "Farmland of Local Importance." Areas surrounding the Project site are designated as "Farmland of Local Importance," "Urban Built-Up Land" and "Other Land." No portion of the Project site or immediately surrounding areas contains Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Accordingly, the Project would not result in the conversion of Prime Farmland to non-agriculture use, and no impact would occur.

b) The proposed project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The proposed project is located in an area designated as Farmland of Local Importance but is not expected to result in changes to the surrounding environment which, due to its location or nature, could result in conversion of Farmland, to non-agricultural uses. Additionally, the subject property and its vicinity are designated as a Community Development Foundation Component.

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

Monitoring: No monitoring measures are required.

5. Forest

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

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

Findings of Fact:

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

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air	<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
quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
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"/>

Source: SCAQMD CEQA Air Quality Handbook, Greenhouse Gas Analysis Report by FirstCarbon Solutions, dated July 7, 2015

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP on December 7, 2012. The 2012 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2012 AQMP are based on several assumptions. For example, the 2012 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2012 Regional Transportation Plan (RTP). The 2012 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). The indicators are discussed below:

- *Consistency Criterion No. 1: The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if localized significance thresholds (LST's) were exceeded. However, the Project's construction- and operational-source emissions with standard regulatory requirements would not exceed applicable LST's, and a less-than-significant impact would occur. Accordingly, the proposed Project would be consistent with the first criterion.

- *Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The 2012 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. The project proposes to develop the with commercial retail uses on a property currently designated by the Riverside County General Plan as Community Development: Commercial Retail (CD:CR). The proposed project has an operational traffic trip generation rate that is equal to that of the development of uses permitted by the CD:CR land use generation. Thus, development of the project would not exceed the growth projections in the County of Riverside's General Plan and thus considered to be consistent with the AQMP.

As indicated above, the Project would not result in or cause NAAQS or CAAQS violations. The proposed Project would result in a density ratio within the allowable density range associated with the property's LDR land use designation reflected in the adopted Riverside County General Plan. Because land use intensity would be within the allowable range, the Project is considered to be consistent with the AQMP. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant.

b-c) The SCAQMD has also developed regional significance thresholds for regulated pollutants, as summarized in Table 1, *SCAQMD Regional Thresholds*. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2015) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

Table 1 SCAQMD Regional Thresholds

MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)		
Pollutant	Construction	Operational
No _x	100 lbs/day	100 lbs/day
VOC	75 lbs/day	75 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day

(AQMD)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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It should be noted that all projects within the SCAB, including the proposed Project, would be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the basin. This includes the following requirements pursuant to SCAQMD Rule 403:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

Additionally, the Project would be subject to Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans would be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

The proposed Project is not expected to exceed the maximum daily thresholds during the construction phase nor the operational phase. Therefore, there would be a less than significant impact. Implementation of the project would not impact air quality beyond the levels documented in EIR No. 521 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Commercial projects of this size (3.42 acres net, with 12 tenants) do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is Val Verde high School located at 972 Morgan St, Perris, CA 92571 at approximately .5 miles southeast of the Project site.

Based on the analysis presented above, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

e) There would be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise residential, commercial, schools, and undeveloped lands, none of which are considered sources of point source emissions. Accordingly, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Game 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally	<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
protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, Riverside County Planning Department - Biological Review Staff, WRMSHCP Biological Assessment for PP25699 dated March 18, 2015 by Michael D. Misenhelter

Findings of Fact:

a) The Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) is the applicable habitat conservation plan for western Riverside County. The Project site occurs within the Mead Valley Area Plan portion of the MSHCP. The Project site does not occur within a Criteria Cell of the MSHCP, which were established for the acquisition of habitat and sensitive plant and wildlife species. Because the Project is not in a Criteria Cell, it is not subject to the MSHCP’s Habitat Evaluation and Acquisition Strategy (HANS) process or the Joint Project Review (JPR) process and is not planned for open space conservation.

Although habitat conservation is not required on the Project site pursuant to the MSHCP, all projects must demonstrate compliance with applicable MSHCP requirements in accordance with the following sections of the MSHCP: Section 6.1.2, “Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;” Section 6.1.3, “Protection of Narrow Endemic Plant Species;” Section 6.1.4, “Guidelines Pertaining to the Urban/Wildland Interface;” and 6.3.2, “Additional Survey Needs and Procedures.” A discussion of the Project’s consistency with these sections is provided below.

Project Compliance with MSHCP Section 6.1.2

Volume 1, Section 6.1.2 of the MSHCP describes the process to protect species associated with riparian/riverine areas and vernal pools. The MSHCP requires focused surveys for sensitive riparian bird species when suitable habitat would be affected and surveys for sensitive fairy shrimp species when vernal pools or other suitable habitat would be affected.

The WRMSHCP identifies the Least Bell’s Vireo, Southwestern Willow Flycatcher, Western Yellow-Billed Cuckoo, Riverside Fairy Shrimp, Vernal Pool Fairy Shrimp, and the Santa Rosa Plateau fairy shrimp as the species of interest under this requirement. However, a biological assessment dated March 18, 2015 and conducted by Michael Misenhelter found no suitable habitat on the Project site for species of interest. Accordingly, the proposed Project would not impact riparian/riverine areas, vernal pools, or animal species that inhabit those areas. Based on the analysis, the Project would be fully consistent with MSHCP Section 6.1.2.

Project Compliance with MSHCP Section 6.1.3

Volume 1, Section 6.1.3 of the MSHCP requires that within Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plants Species will be required for all public and private projects where appropriate soils and habitat are present.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on Figure 6-1 of the MSHCP, the site is not located within a Narrow Endemic Plant Species Survey Area. Accordingly, focused rare plant surveys are not required. As such, the proposed Project would not impact any MSHCP NEPSSA species and the Project would comply with MSHCP Section 6.1.3.

Project Compliance with MSHCP Section 6.1.4

The MSCHP Urban/Wildland Interface Guidelines (UWIG) are intended to address indirect effects associated with locating development in proximity to the MSHCP conservation areas. The Project site is not located adjacent to any MSHCP conservation areas. Accordingly, the Urban/Wildlife Guidelines do not apply to the proposed Project.

Project Compliance with MSHCP Section 6.3.2

MSHCP Section 6.3.2 requires special surveys for certain plant and animal species for lands located within the Criteria Area Species Survey Areas (CASSA). Based on Figures 6-2 (Criteria Area Species Survey Area) and 6-3 (Amphibian Species Survey Areas) of the MSHCP, the site is not located in an area where additional surveys are needed for certain species in conjunction with MSHCP implementation in order to achieve coverage for these species. Thus, the proposed project is in compliance with MSHCP Section 6.3.2.

Conclusion

Based on the analysis presented above, the proposed Project would be fully consistent with all applicable MSHCP policies and requirements. There are no other Habitat Conservation Plans, Natural Conservation Community Plan, or other approve local, regional, or state conservation plan. Therefore, there would be no impact.

b-d) Implementation of the proposed Project has the potential to directly or indirectly impact nesting bird species. Under the Migratory Bird Treaty Act (MBTA) nearly all birds are protected from harassment and take. In addition, California Department of Fish and Wildlife regulations provide State protection for native birds of prey (FGC Section 3503.5) and all non-game birds (FGC Section 3800). Suitable nesting habitat exists on site for ground and tree nesting species. Potential impacts to nesting birds can be avoided by not disturbing nesting habitat in the breeding season (March through August). Condition of approval 60.EPD.001 (MBTA Nesting Bird) will require any removal of vegetation or other potential nesting bird habitat disturbances to be conducted outside of the avian nesting season (February 1st to August 31st). If the habitat must be cleared during the nesting season a preconstruction nesting bird survey shall be conducted by a biologist. By avoiding potential habitat for migrating birds these requirements will ensure that migrating birds can nest during the migration season, thus preventing interference with the movement of any migratory avian wildlife species. This is a standard condition of approval and is not considered a mitigation measure for CEQA purposes. The impact is considered less than significant.

Additionally, the US Fish and Wildlife Service designates critical habitat for many of the species that have been listed as endangered or threatened by the federal government. Designated Critical Habitat exists in the region for the California gnatcatcher, least Bell's vireo, Quino checkerspot butterfly, and others. Projects located within Designated Critical habitat that have a federal nexus need to consult with the US Fish and Wildlife Service prior to site development. However, the Project site is not located within or adjacent to Designated Critical Habitat.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) No ponds, riparian habitat, or drainages exist within the project footprint. Also Jurisdictional waters do not exist on site and Army Corps of engineers and California Department of Fish and Game 1404 and 1602 permits will not be needed for the proposed project.

g) Aside from the MSHCP, the only other local policies/ordinances protecting biological resources within the Project area are the Riverside County Oak Tree Management Guidelines and the Stephens' Kangaroo Rat Impact Fee Area.

The Oak Tree Management Guidelines require surveys of individual trees and the minimization and/or avoidance of oak trees, where feasible. Based on the project's MSCHP Habitat Assessment, the Project site was found to contain four healthy oak trees. Two of the oaks were non-native and two were identified as native oaks that appear to have been planted on site during the initial landscaping of the Oakwood Business Park.

Additionally, according to Riverside County's "Map My County," the Project site is located within the Stephens Kangaroo Rat Impact Fee Area. However, the Project site would be conditioned to comply with applicable provisions of the County's Stephens' Kangaroo Rat Mitigation Fee Ordinance (Ordinance No. 663), which requires the payment of fees for the assembly and management of the Stephens' Kangaroo Rat Conservation Plan. Payment of fees pursuant to Ordinance No. 663 is mandatory, and would be enforced as part of the Project's conditions of approval. Accordingly, the Project would not conflict with Ordinance No. 663, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection; Project Application Materials; Riverside County Planning Department – Archeology Division

Findings of Fact:

a-b) The Project site is located on former agricultural lands west of I-215 near its intersection with Cajalco Expressway. Regular site maintenance prevents the growth of tall shrubs and semi-shrubs. Due to the historical disturbance of the Project site, it is unlikely that the proposed Project would alter a historic site or cause an adverse change to a historical resource. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.35) This is a standard condition and not considered mitigation for CEQA purposes. 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
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; Riverside County Archeologist review; Letter from Soboba Band of Luiseno Indians dated August 10, 2015; Letter from Agua Caliente Band of Cahuilla Indians dated August 25, 2015; Letter from Rincon Band of Luiseno Indians dated July 20, 2015

Findings of Fact:

a-c) The Project site is located on former agricultural lands west of I-215 near its intersection with Cajalco Expressway. Regular site maintenance prevents the growth of tall shrubs and semi-shrubs. Due to the historical disturbance of the Project site, it is unlikely that the proposed Project would alter a historic site or cause an adverse change to a historical resource. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. At least two weeks prior to ground disturbing activities associated with this Project, the County Archaeologist will be notified of and included in the pre-grade meeting in order to conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. Arrangements will be made for spot-checking field visits by the County Archaeologist during the grading process. (COA 10.PLANNING.35 and 60.PLANNING.12) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

e) State Assembly Bill 52 (AB 52) requires Riverside County Planning Staff to notify local Native American Tribes if a project proposal is located in area Archeological sensitivity. The project proposal is located within the Agua Caliente Band of Cahuilla Indians Traditional Use Area (TUA) and within the Aboriginal Territory of the Luiseno people. The initiation of a formal consultation was requested on August 18, 2015 by the Soboba Band of Luiseno Indians pursuant to AB 52. During the consultation held with Planning staff, the Soboba Band of Luiseno Indians Cultural Resources representatives requested spot-checking during any ground disturbance of the Project site. Accordingly, the Project has been conditioned to schedule arrangements for spot-checking field visits by the County Archaeologist during the grading process. At least two weeks prior to ground disturbing activities associated with this Project, the County Archaeologist will be notified of and included in the pre-grade meeting in order to conduct cultural resources sensitivity training for all construction personnel.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. Arrangements will be made for spot-checking field visits by the County Archaeologist during the grading process. (COA 60.PLANNING.12) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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?

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

Findings of Fact:

a) 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. The applicant will be required to retain a qualified paleontologist approved by the County of Riverside. 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.

By following industry and Society of Vertebrate Paleontology standards required as a condition of approval (60.PLANNING. 001 - PALEO PRIMP & MONITOR) including; the direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately report discoveries to the county; means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed; the sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates; procedures and protocol for collecting and processing of samples and specimens; fossil identification and curation procedures; 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); procedures for reporting of findings; the potential impacts of destroying a unique paleontological resource, site, or unique geologic features will be reduced to 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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones;" GIS database; Geologist Comments; "Geotechnical Engineering Investigation Proposed Retail Center - Cajalco Plaza Harvill Avenue and Cajalco Expressway Riverside County, California", dated October 9, 2006, by Salem engineering group, Inc.; "Geotechnical Investigation Report Update and Double Ring Infiltrometer Testing Proposed Retail Center - Cajalco Plaza NEC of Messenia Lane and Harville Avenue Perris, Riverside County, California", dated September 9, 2014 by Salem engineering group; "Report Addendum and Comment Response Geotechnical Engineering Investigation Proposed Retail Center - Cajalco Plaza NEC of Messenia Lane and Harville Avenue Perris, Riverside County, California", dated April 9, 2015 by Salem engineering group; County Geologic Report (GEO) No. 2421.

Findings of Fact:

a-b) County Geologic Report (GEO) No. 2421 concluded that there is no evidence shown of faulting such as scarps, lineaments, tonal variations, vegetation changes, etc. that would expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death; and the subject site is not within a Fault-Rupture Hazard Zone and 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Riverside County Geologist, "Geotechnical Engineering Investigation Proposed Retail Center - Cajalco Plaza Harvill Avenue and Cajalco Expressway Riverside County, California", dated October 9, 2006, by Salem engineering group, Inc.; County Geologic Report (GEO) No. 2421.

Findings of Fact:

a) County Geologic Report (GEO) No. 2421 concluded that the potential for liquefaction at the site is low and the project area is not subject to seismic-related ground failure.

Mitigation: No mitigation measures are required.

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

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. 2421.

Findings of Fact:

a) GEO02421 concluded that the project area is not subject to strong seismic ground shaking since no evidence shown of faulting such as scarps, lineaments, tonal variations, vegetation changes, etc. are present; the subject site is not within a Fault-Rupture Hazard Zone; soils have low strength characteristics and are highly compressible when saturated; and the soils at subject site are not considered susceptible to seismic settlement.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

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

Findings of Fact:

a) The project area is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards since the area does not have any natural or manufactured slopes greater than 10 feet tall.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Riverside County Geologist; County Geologic Report (GEO) No. 2421.

Findings of Fact:

a) GEO02421 concluded that the subject site is considered to have a very low subsidence potential and as such there is a less than significant impact to a geologic unit or soil that is unstable, or that would become unstable as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials; Riverside County Geologist; County Geologic Report (GEO) No. 2421.

Findings of Fact:

a) GEO02421 concluded Tsunamis and seiches are not considered significant hazards to the project area and, in addition, the project proposal is not subject to mudflows and volcanic hazards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

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

Findings of Fact:

a-c) The project area is relatively flat with minimal elevation changes. The project proposal does not include any manufactured slopes and will not significantly alter the topography or ground surface relief features. No cut or fill slopes greater than 2:1 or higher than 10 feet are proposed. Subsurface sewage disposal systems will not be affected by the grading proposed by the project, as no sewage lines or septic tanks exist within the area proposed for grading.

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

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

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?

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?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection; County Geologic Report (GEO) No. 2421.

Findings of Fact:

a) The project proposes development within the project site that will result in the loss of topsoil as the project area is vacant and undeveloped. The loss of topsoil is not substantial and soil erosion that could be considered substantial will be prevented through project design. The project proposes mostly impervious surfaces of concrete and asphalt concrete to cover the project area, and is designed to direct water flows to detention basins and off-site gutters and storm drains; thus preventing potential soil erosion on or off site.

b) According to GEO02421 the project proposal is not located on expansive soil that would create substantial risks to life or property.

c) The project is required to connect to sewer lines and will not use septic tanks or alternative waste water disposal systems.

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?

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project proposal will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake as there are no water flows leading to or from rivers, streams, or lakes near the project area. Water flows coming from the project site will be collected by storm drains and street gutters and directed away from areas prone to erosion.

b) The project proposal includes the use of impervious materials that will result in an increase of storm water surface run-off from the project area. Monitoring for erosion and sediment control is required and shall be performed through the construction permitting process. 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. 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 and other storm water ordinances/regulations; this until completion of the construction activities, permanent stabilization of the site, and permit finalization. These measures are not considered mitigation under CEQA.

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 proposal will not be impacted by or result in an increase in wind erosion and blowsand, either on or off site as the project area has not been identified as an area susceptible to wind erosion within Riverside County.

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

Source: Greenhouse Gas Analysis Report, Shopping Center Project on Cajalco Expressway, Project Number PP25699, Riverside County, California: dated July 7, 2015

Findings of Fact:

a) Analysis by FirstCarbon Solutions dated July 7, 2015 indicates the project's annual GHG emissions will be 368.54 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is below the threshold of 3,000 MTCO₂e per year for residential, commercial and mixed use projects, as established in the draft County Climate Action Plan (CAP) that on December 15, 2015, the Riverside County Board of Supervisors directed be integrated into the County General Plan. This project total includes both direct (amortized construction and area source) and indirect (electricity, solid waste and water usage) GHG emissions. Hence, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions.

b) The project is consistent with the existing Riverside County General Plan's land use designation(s) of Community Development – Commercial Retail (CD:CR) for the site and does not propose to amend the General Plan. Hence, the project is consistent with the assumptions and policies proposed in the draft CAP and it does not represent development in excess of the CAP's "Business As Usual" (BAU) scenario. Further, it implements the policies of the draft CAP and ensures the project is an improvement over BAU conditions by requiring the following qualitative measures to reduce the project's greenhouse gas emissions.

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

ii. Mandatory compliance with the "efficiency measures" required for "small projects" pursuant to the draft CAP (specifically, per the Screening Tables, page 5) shall be required through their inclusion in the project Conditions of Approval. These two "efficiency measures" are: 1) the project shall achieve energy efficiency of at least 5% greater than 2010 Title 24 requirements; and 2) the project shall implement water conservation measures that comply with the California Green Building Code in effect as of January 2011. This shall be achieved through mandatory compliance with County Ordinance No. 859, the Water-Efficient Landscaping Standards.

iii. Mandatory compliance with the project Conditions of Approval shall include the following additional GHG-reducing measures: 1) the project shall provide at least one bike rack outside of each community building; 2) trees and shrubs used for landscaping onsite shall be drought-tolerant.

As a result of implementation of, and compliance with, the above measures, the project will reduce green-house gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County (including the draft CAP) and the State, AB 32 in particular. These measures ensure that the project will not conflict with the any applicable plans; policies or regulations related to reducing greenhouse gas emissions and will not hinder County attainment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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goals. For these reasons, the project's effect on the attainment of these plans will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) This project proposal does not include the routine transport, use, or disposal of hazardous materials. Riverside County Waste Management does not allow for the disposal of hazardous materials into dumpsters within retail shopping plaza and will penalize offenders that do so.

b) No reasonably foreseeable upset and accident conditions involving the release of hazardous materials in the environment can be identified as the project does not propose land uses that involve hazardous material handling, storing, or transporting. Future tenants occupying suites within the project area will be subject to County procedures for implementation of CEQA that provides a mechanism for preparation of subsequent environmental documentation if future uses involve handling or storage of hazardous materials that will result in impacts that are not addressed in this initial study. These established County development review and building permit procedures provide for review of proposed uses prior to building permit issuance to determine whether a specific use will involve storage or use of hazardous materials. If hazardous materials will be used or stored in conjunction with a particular use, established procedures will be provided for Fire Department and Hazardous Materials Department review of building plans and preparation of a business emergency plan. Established construction inspection procedures provide verification that project construction is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in accordance with the approved plans. Established Fire Department inspection programs provide a mechanism to monitor and enforce maintenance of approved materials handling improvements and procedures. As such, a less than significant impact is expected.

c) This project will not alter public roads or access in a manner that will adversely affect emergency response or evacuation. Additionally, the project has been reviewed by the County Fire and Transportation Departments to ensure adequate and proper emergency access. As such, this project will have no impact on the impairment of implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) This project is not located within one-quarter mile of an existing or proposed school. Therefore, this project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) This project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard or have any impact to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database; Riverside County Airport Land Use Commission letter dated June 1, 2015; FAA's Determination of No Hazard to Air Navigation Letter issued May 28, 2015; FAA Obstruction Evaluation Service letter issued on May 28, 2015 for Aeronautical Study No. 2015-AWP-2773-OE.

Findings of Fact:

a-b) The nearest airport to the Project site is the March Air Reserve Base, which is located approximately 1.5 miles northeast of the Project site. March Air Reserve Base is an airfield operated by the United States military. According to the County of Riverside Mead Valley Area Plan Figure 5, the Project site is located within the March Air Reserve Base Airport Influence Policy Area and within the Safety Zone Area II. According to the recently updated 2014 March Air Reserve Base/Inland Port

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(MARB/IP) Airport Land Use Compatibility Plan, the Project site is located in the MARB/IP Airport Compatibility Zone C2. The Land Use Compatibility Plan does not limit commercial uses or Floor Area Ratio in Compatibility Zone C2. The County of Riverside Airport Land Use Commission (ALUC) conducted a hearing on the Project on April 9, 2015, and determined that the Project is conditionally consistent with the 2014 MARB/IP Land Use Compatibility Plan. Therefore, there will be a less than significant impact.

c) As the project is located within an airport land use plan, measures to ensure safety have been analyzed and added as conditions of approval by the Riverside Airport Land Use Commission (ALUC) to assure the project does not result in a safety hazard for people residing or working in the project area. ALUC found that the project is conditionally consistent with the Airport master plan based on the following criteria -

Land Uses: applicant does not propose any uses prohibited or discouraged in Compatibility Zone C2.

Noise: The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being in an area below the 60 CNEL range from aircraft noise. Therefore, the proposed development would not require special measures to mitigate aircraft-generated noise.

Structures height: The elevation of Runway 14-32 at its southerly terminus is approximately 1488 feet above mean sea level (1488 feet AMSL). At a distance of approximately 8,250 feet from the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1570.5 feet AMSL. The project proposes a maximum finished floor elevation of 1522.6 feet AMSL. The proposed buildings have a maximum height of 28.5 feet for a potential maximum building elevation of 1551.1 feet AMSL. However, the project also proposes a 75 foot tall pylon sign with a base height of approximately 1519.6 feet AMSL for a potential maximum structure elevation of 1594.6 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service is required for the pylon sign. The applicant submitted Form 7460-1 for the permanent 75 foot pylon sign and it has been assigned an Aeronautical Study Number (ASN) of 2015-AWP-2773-OE. The Federal Aviation Administration has conducted an aeronautical study of the proposed pylon sign (Aeronautical Study No. 2015-AWP-2773-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project. Prior to issuance of a building permit for the proposed 75-foot tall pylon sign, the applicant shall have received a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration Obstruction Evaluation Service. The maximum height of the proposed pylon sign shall not exceed 75 feet above ground level, and the maximum elevation of the proposed pylon sign shall not exceed 1,594 feet above mean sea level. The specific coordinates, height, and top point elevation of the proposed pylon sign shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in sign height or elevation shall not require further review by the Airport Land Use Commission. Temporary construction equipment used during actual construction of the pylon sign shall not exceed 75 feet in height, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process. Within five (5) days after construction of the pylon sign reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the sign.

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Prohibited Uses: 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.

(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. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Noise sensitive outdoor nonresidential uses and hazards to flight.

Detention Basins: Any proposed detention basin(s) on the site (including bioretention areas for water quality treatment) 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 retention 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the retention basin(s) shall not include trees that produce seeds, fruits, or berries.

The bioretention area(s) shall be inspected after each significant rainfall event. In the event that standing water is observed in the bioretention area(s) beyond the 48-hour detention period, upon notification to either the United States Air Force or the March Inland Port Airport Authority (the "airport operators"), the airport operators shall notify HHI Riverside, LLC (or its successor(s)-in-interest) (hereafter referred to as "Owner") in writing.

The Owner shall be required to take all measures necessary as soon as possible, but not later than 15 days after written notice, to either drain or cover the standing water. Should the Owner fail to take such action, Owner authorizes the airport operators to take such action as may be necessary to eliminate a hazard to flight. The Owner shall work with the airport operators to prevent recurrence of standing water situations beyond the 48-hour detention period. For each such incidence made known to the Owner, the necessary remediation shall only be considered to have been fulfilled when the airport operators state in writing that the situation has been remediated to the airport operators' satisfaction.

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Electromagnetic Radiation: March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

d) The project is not 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.

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?

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

Findings of Fact:

a) The project proposal 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 as the project area does fall into an area designated as a hazardous or high fire area according to the Riverside County Fire Department Plan Check Process.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

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)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition; Riverside County Department of Environmental Health; Preliminary Drainage Study, Thatcher Engineering and Associates

Findings of Fact:

a) A preliminary drainage study dated February 26, 2015 was conducted by Thatcher Engineering and Associates. Under existing conditions, on-site flows from the Project site drain from the south to the north at an approximate grade of 1.1% to Messenia Lane. There are no onsite flows from the adjacent streets along the south, west, and east of the Project site. Flows from those directions are directed around the subject site to the north along existing curb and gutter. With implementation of the proposed Project, flows will continue as they have historically from the south to the north and will be picked up via ribbon gutters and curb gutters throughout the site that will direct flows to two locations, along the northwest corner of the site and northeast corner along the north property line. Flows will be treated in all locations via a proposed bioretention area. Any excess flows that do not infiltrate will be allowed to drain out to Messenia Lane. However, any flows leaving the subject site will be less than the historic pre-development flows in both intensity and volume. 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 sedimentation 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 CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The receiving waters that the Project site tributary to are Reaches 3 and 4 of the San Jacinto River, Canyon Lake, and Lake Elsinore. EPA Approved 303(d) listed impairments for Canyon Lake include nutrients and pathogens. Impairments identified for Lake Elsinore include nutrients, organic enrichment/low dissolved oxygen, sediment toxicity, and PCB's. (Tissot, 2015, p. 7)

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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 absence of any protective or avoidance measures.

Pursuant to the requirements of the County of Riverside, 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 the 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

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 any watershed by structural and programmatic controls. The Project's WQMP identifies structural controls (three bioretention areas) to minimize and prevent stormwater runoff flows. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-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 Riverside County Department of Environmental Health has reviewed to project to ensure that it will not 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. Wells in the vicinity have been identified and water flows have been redirected by way of existing drainage facilities and the planned integration of new drainage facilities.

d) As mentioned under Threshold 25.a), a preliminary drainage study dated February 26, 2015 was conducted by Thatcher Engineering and Associates. Under exiting conditions, on-site flows from the Project site drain from the south to the north at an approximate grade of 1.1% to Messenia Lane. There are no onsite flows from the adjacent streets along the south, west, and east of the Project site. Flows from those directions are directed around the subject site to the north along existing curb and

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gutter. With implementation of the proposed Project, flows will continue as they have historically from the south to the north and will be picked up via ribbon gutters and curb gutters throughout the site that will direct flows to two locations, along the northwest corner of the site and northeast corner along the north property line. Flows will be treated in all locations via a proposed bioretention area. Any excess flows that do not infiltrate will be allowed to drain out to Messenia Lane. The project site is served by Riverside Flood Control District's Perris Valley Master Drainage Plan (MDP) Line E (Project No. 4-0-00488) which conveys flows southerly in an underground storm located in Harvill Avenue and the District's Perris Valley MDP Lateral E-9 (Project No. 4-0-00490), an underground storm drain which connects to Line E and runs westerly in Messenia Lane. However, any flows leaving the subject site will be less than the historic pre-development flows in both intensity and volume.

Additionally, with required adherence to a SWPP and WQMP as discussed above under Threshold 25.b), 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-f) As shown on Map My County, no structures are proposed within a 100-year flood zone. The nearest flood zone is located approximately 1.82 miles northeast of the Project site. Thus, the Project would not result in any impacts due to the placement of 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 substantial degradation of water quality beyond what is described in the responses to Thresholds 25.a), 25.b), and 25.d). Thus, no additional impact would occur.

h) The three (3) proposed bioretention areas are strategically placed at the downstream points of the Project's drainage areas. Runoff on the Project site would be collected in the bioretention areas to minimize or prevent any offsite flows. Any flows that enter the bioretention and do not infiltrate will be directed to a proposed sump pump that will outlet excess flows to Messenia Lane, which would preclude the attraction of vectors (e.g. mosquitos) and odors associated with standing water. Any 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 BMP's that could result in significant environmental effects, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) As mentioned in Threshold 25.a), a preliminary drainage study dated February 26, 2015 was conducted by Thatcher Engineering and Associates. Under exiting conditions, on-site flows from the Project site drain from the south to the north at an approximate grade of 1.1% to Messenia Lane. There are no onsite flows from the adjacent streets along the south, west, and east of the Project site. Flows from those directions are directed around the subject site to the north along existing curb and gutter. With implementation of the proposed Project, flows will continue as they have historically from the south to the north and will be picked up via ribbon gutters and curb gutters throughout the site that will direct flows to two locations, along the northwest corner of the site and northeast corner along the north property line. Flows will be treated in all locations via a proposed bioretention area. Any excess flows that do not infiltrate will be allowed to drain out to Messenia Lane. Any flows leaving the subject site will be less than the historic pre-development flows in both intensity and volume. Additionally, there are no streams or rivers on the Project site. Therefore, impacts would be less than significant.

b) There will be no increase in offsite flows due to the development of the site from pre-developed conditions during any storm events. Proposed water quality features will mitigate a total of 6,628 cubic feet of volume via the bioretention areas. The proposed bioretention area along the northwest corner of the site has been sized to mitigate a total of 2,098 cubic feet; therefore, there will be no offsite flows from that area during 10 and 25 year storm events (100-year storm event will be reduced to 0.87 cfs). The bioretention basins along the northeast and east portion of the site will treat a total of 4,530 cubic feet. This will reduce the 100-year offsite flows from that area to be equal to the pre-development conditions. In the event of back-to-back 100-year storm event, flows will be allowed to leave the site via proposed drains along Messenia Lane. Flows that are not infiltrated into the proposed bioretention areas will enter a small onsite storm drain system that will terminate at a sump and pump that will force flows out to Messenia Lane. There will be no increase in flows or intensity from the historic pre-development condition of the site after the onsite improvements have been made.

c) As indicated on Mead Valley Area Plan Figure 10, the Project site is not located near any Dam Hazard Zones. Accordingly, the proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving flooding as a result of a levee or dam. No impact would occur and no mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) As discussed detail under the discussion and analysis of Threshold 25.a), the site's existing drainage patterns would generally be maintained under the proposed Project, with on-site flows being conveyed to the three (3) bioretention areas. 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 monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project area and adjacent parcels to the south are within the Community Development – Commercial Retail (CD: CR) land use designation as identified in the Riverside County General Plan. Parcels to the north, east, and west are designated as Community Development – Light Industrial (CD: LI). The project conforms to commercial land use patterns to the south including a gas station and convenience store across the street from the project area. The project proposal will not result in an alteration of present or planned land uses in the area as the General Plan indicates the surrounding areas will be used for light industrial and commercial retail purposes.

b) The project area is within the City of Perris sphere of influence. The land use proposal is consistent with Riverside County General Plan land use designations that are within this sphere of influence. When the General Plan was adopted a land use analysis was done where land use designations within the City of Perris sphere of influence were assessed for compatibility. The project proposal is consistent with that assessment and is a compatible land use within the sphere of influence of the City of Perris.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned sur-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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rounding land uses?				
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 project proposal is consistent with the site's existing zoning of C-P-S (Scenic Highway Commercial) and meets development standards related to building height and yard requirements.
- b) The proposed commercial center is compatible with the existing surrounding zoning of M-SC (Manufacturing – Service Commercial) and will serve occupants of nearby industrial land uses by provided drive-thru fast food establishments.
- c) The project proposal is compatible with existing and planned CD-CR (Commercial Development – Commercial Retail) land use designations as development of the parcel will result in a planned increase of commercial services within the local area.
- d) The project area is consistent with land use designations and policies of the General Plan as it will serve local and regional uses intended to increase service retail opportunities in the area.
- e) Finally, the project will not disrupt or divide the physical arrangement of an established community as none exist on site or within proximity of the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

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Findings of Fact:

- a) The General Plan's Multipurpose Open Space Element identifies most of western Riverside County, where there are no known mineral resources, as being within Mineral Resources Zone No. 3 (Figure OS-5). The project site is located within this Mineral Resources Zone (MRZ-3). The designation of MRZ-3 is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The project site contains no known mineral resources. Therefore, impacts are considered less than significant.
- b) There are no identified mineral resource sites within proximity of the project site. Therefore, no impacts are anticipated.
- c) The proposed project will not be an incompatible land use to a State classified or designated area or existing surface mine. There are no mines or mineral resource areas located near the project site. Therefore, no impacts are anticipated.
- d) The project site is not located in an area of proposed, existing or abandoned quarries or mines; therefore, project development would not expose people or property in the project area to these hazards. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

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a-b) The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being in an area below the 60 CNEL range from aircraft noise. Therefore, the proposed development would not require special measures to mitigate aircraft-generated noise. Also, the project is not located within the vicinity of a private airstrip.

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

Findings of Fact:

A Burlington Northern Santa Fe Railroad is located less than one-quarter mile east of the project site. Trains along this railroad create intermittent noise impacts. However, based on the distance to the railroad, project design, and the location of buildings recently approved for Phase One of the Majestic Business Park Specific Plan, the project site would not be exposed to excessive noise levels. Therefore, the impact is considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials, Riverside County Department of Environmental Health

Findings of Fact:

The General Plan established 70 decibels (dB) as the upper limit of "normally acceptable" noise levels for commercial land uses. Based on the Noise Element of the General Plan, the 70 dB noise contour exists at approximately 300 feet from the highway (I-215) right of way. The project site is more than 1,100 feet away from the I-215 right of way; therefore, the impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

No other potential noise impacts have been identified by review of the project proposal.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

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

Findings of Fact:

a) The project proposal does not include land uses that will substantially increase ambient noise levels in the vicinity, above levels existing without the project. Currently, industrial land uses that contribute to noise levels that are greater than those expected from the project proposal.

b) Construction activities may create a temporary increase in ambient noise levels in the vicinity but they are not anticipated to be significant.

c) The Land uses that are proposed do not generate noise levels in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies. Condition of approval 10.PLANNING.20 (EXTERIOR NOISE LEVELS) will ensure that noise levels produced by any use allowed under the approval will not exceed 45 db(A) between the hours of 10pm to 7am and 65 db(A) at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use.

d) The project does not propose any land uses that generate excessive ground-borne vibration or ground-borne noise levels.

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

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

- a) This project will be developed on currently vacant land and will therefore have no impact on displacing substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) This project will develop a commercial center on commercially designated property and will have no impact on creating a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.
- c) This project will be developed on vacant land and will therefore have no impact on displacing a substantial amount of people that would necessitate additional housing elsewhere.
- d) This project is not located within a County Redevelopment Project Area.
- e) This project will not contribute to the amount of residential homes to the area. Therefore, this project will have no impact on cumulatively exceeding official regional or local population projections.
- f) This project will not contribute to the amount of residential homes to the area. Therefore, this project will have no impact on inducing substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

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

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element, Riverside County Fire Department

Findings of Fact:

The proposed project will have an impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance 659, which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No 659, impact to Fire services is viewed as less than significant.

Additionally, the 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. As such, this project will not cause the construction of facilities 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan, Riverside County Sheriff's Department

Findings of Fact:

The proposed project will have an impact on the demand for Sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance 659, which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No 659, impact to Sheriff services is viewed as less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, the 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. As such, this project will not cause the construction of facilities 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: GIS database

Findings of Fact:

The proposed project will not generate residents; therefore will not have any impact on schools.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not generate residents; therefore will not have any impact on libraries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The construction of health services buildings in conjunction with the proposed development is not anticipated. Existing health services facilities will serve the site. As a condition of development of the proposed industrial buildings, mitigation fees will have to be paid by the developer to the County for necessary capital improvements for public facilities. There is currently not enough information available to analyze potential impacts associated with the development of such public facilities, which

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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may be required as a result of this and other developments in the area. At the time new health service facilities are proposed, the County of Riverside will assess potential environmental impacts associated with their construction.

Additionally, the 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. As such, this project will not cause the construction of facilities 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

Source: GIS database, Ord. No. 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) This project will have no impact on recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

b) This project will have no impact on 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.

c) This project is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). Therefore, this project will have no impact on a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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42. Recreational Trails

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

Findings of Fact:

The Mead Valley area Plan identifies a Class II Bike Path along the northeasterly side of Cajalco Expressway. The proposed development has been conditioned to construct a trail/bike path along Cajalco Expressway. See condition of approval - 60.PARKS.1 (CLASS II BIKE PATH).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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?

d) Alter waterborne, rail or air traffic?

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

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

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

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

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County General Plan, Traffic Impact Analysis prepared by Trames Solutions Inc. dated July 28, 2015, California Department of Transportation letter dated January 7, 2015

Findings of Fact:

a-b) The General Plan circulation policies require a minimum of Level of Service (LOS) 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections. The Riverside County Transportation Department determined that the project proposal along with mitigation measures identified by the traffic study will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Mitigation measures will ensure project impacts stay below the threshold established in order to avoid potentially significant impacts.

A traffic study was conducted for the project proposal and it indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions:

Decker Road (NS) at Cajalco Expressway (EW); Seaton Avenue (NS) at Cajalco Expressway (EW); Harvill Avenue (NS) at Messenia Lane (EW) and Cajalco Expressway (EW); I-215 Southbound Ramps (NS) at Cajalco Expressway (EW); I-215 Northbound Ramps (NS) at Cajalco Expressway (EW); Webster Avenue (NS) at Ramona Expressway (EW); Harvill Avenue (NS) at Project Driveway (EW); Project Driveway (NS) at Messenia Lane (EW); Project Driveway (NS) at Cajalco Expressway (EW).

The following LOS ratings indicate existing conditions at the following intersections:

Decker Rd/Cajalco Expressway 'D'
 Seaton Ave/Cajalco Expressway 'E' in the AM and 'F' in the PM
 Harvill Ave./Messenia Lane 'A' in the AM 'B' in the PM
 Harvill Ave./Cajalco Expressway 'C'
 Interstate 215 SB ramps/Cajalco Expressway 'C'
 Interstate 215 NB ramps/Cajalco Expressway 'C'
 Webster Ave./Ramona Expressway 'C'

c-d) The project does not propose development that will 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; alter waterborne, rail or air traffic;

e) The project design will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The Transportation Department has reviewed preliminary improvement plans and has concluded the designs do not harm public, health, safety, and welfare.

f-g) The project proposal will cause an effect upon or a need for new or altered maintenance of road and cause an effect upon circulation during the project's construction. Standard conditions of approval

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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have been added in order to ensure project impacts stay less than significant over the course of development.

h-i) The project proposal will not result in inadequate emergency access or access to nearby uses; or 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.

Mitigation: Conditions of approval:

- 90.TRANS.18 (TS/INTERCONNECT)
- 90.TRANS.14 (SIGNING & STRIPING)
- 90.TRANS.11 (EXISTING CURB & GUTTER)
- 80.TRANS.12 (USE - TS/GEOMETRICS)
- 60.TRANS.1 (REVISE STREET IMP PLAN)
- 10.TRANS.12 (USE – TS/CONDITIONS)

Monitoring: Monitoring will be accomplished through the construction permitting process.

44. Bike Trails

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

Findings of Fact:

A Class II Bike Path along Cajalco Expressway on the northwest side of the street is required by the Riverside County Parks Department in order to mitigate impacts to recreation by the project proposal. See condition of approval 60.PARKS.1 (CLASS II BIKE PATH).

Mitigation: No mitigation is required at this time.

Monitoring: No monitoring is required at this time.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review of project proposal and review of the Eastern Municipal Water District's Urban Water Management Plan (UWMP).

Findings of Fact:

a) Water treatment facilities and potable water services will be provided to the proposed development by Eastern Municipal Water District (EMWD). The proposed project will connect to the existing water

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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line in Harvill Avenue and will not require new or expanded water treatment facilities as development of the project site was included in EMWD's Urban Water Management Plan (UWMP). Therefore, the impact is considered less than significant.

b) The project site is located within the EMWD service area which will supply potable water to the project site. EMWD's Urban Water Management Plan (UWMP) summarizes the existing and projected water demand for its service area as well as how that demand will be met. The UWMP utilizes the designated land uses in the General Plan to project future water demand. Since the project is consistent with the designated land use in the General Plan, the project's water needs have been included in the UWMP and EMWD will have sufficient water supplies to service the project. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

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

Source: Department of Environmental Health Plan Check Review, Eastern Municipal Water District (EMWD) Letter dated January 20, 2015

Findings of Fact:

a) The project proposal has been reviewed by the Department of Environmental Health and it has been determined that wastewater treatment facilities, including septic systems, or expansion of existing facilities, will not be required. A "will-serve" letter from the EMWD shall be submitted to the Department of Environmental Health as a condition of approval.

b) The EMWD has issued a letter regarding the project proposal in which the agency proposes the initiation of EMWD's Plan of Service (POS). This is the first step in determining service connection points that will provide sewer and potentially, recycled water services to the project. By initiating this process EMWD has determined it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

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

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

Findings of Fact:

a-b) The project was assessed for impacts to landfills by the Riverside County Waste Resources Department and was found to be in compliance with all standards. An agency clearance letter will be required prior to building permit issuance to assure that the project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and the project complies with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Southern California Edison Letter dated January 9, 2015, Riverside County Flood Control, Economic Development Department,

Findings of Fact:

a) Southern California Edison has reviewed the project proposal and has determined that PP25699 will not unreasonably interfere with its facilities.

b-c) Natural Gas facilities and Communication systems will not be impacted.

d) According to Riverside County Flood Control storm water drainage facilities will not be impacted requiring or resulting in the construction of new facilities or the expansion of existing facilities.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project is located within County Service Area #89 (Perris – Street Lighting). Riverside County Economic Development Department has reviewed the project and has determined the project will not impact facilities.

f) The maintenance public facilities, including roads not require or result in the construction of new facilities or the expansion of existing facilities.

g) Impacts to facilities of other governmental services have not been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source: Riverside County Planning staff

Findings of Fact:

Based on project review by Riverside County planning staff it has been determined the project proposal will not conflict with any adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

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 popu-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

Source: Staff review, Project Application Materials

Findings of Fact:

The project area and the local vicinity of the project area are mostly vacant. Historically the area has been used for agricultural purposes. Current and future projects including the construction of the Majestic Freeway Business Center Specific Plan (SP341) will incrementally contribute to environmental impacts adjacent to the project area. E.I.R. No. 466 certified by the Riverside County Board of Supervisors has already identified and required mitigation measures for those impacts. The project proposal will contribute to those impacts but at a less than significant level.

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

Source: Staff review, project application

Findings of Fact:

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Not Applicable

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

VII. AUTHORITIES CITED

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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PLOT PLAN:TRANSMITTED Case #: PP25699

Parcel: 317-110-071

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to develop a retail shopping center with four (4) commercial buildings totaling 19,558 sq. ft. with one (1) 75 ft. high free-standing pylon sign, two (2) 6 ft. high monument signs, 146 parking spaces, and eight (8) accessible parking spaces. Building A will be a 3,252 sq. ft. drive-thru restaurant for Farmer Boys Restaurant. Building B will be a 3,434 sq. ft. drive-thru restaurant for a future tenant. Building C, totaling 3,980 sq. ft., consists of three units and includes a drive-thru for a future tenant. Building D totaling 8,892 sq. ft., consists of seven retail units. The project will be developed in four (4) phases. Phase I includes Building B and associated site improvements; Phase II includes Building A; and Phases III and IV include Buildings C and D, respectively.

Variance No. 1893 is a request to exceed the surface area and the number of permitted signs allowed per Section 19.4.a. of Ordinance No. 348 due to the location and surroundings of the project site. The variance would allow one (1) 75 ft. high sign with a total display area of 540 sq. ft., resulting in a 490 sq. ft. increase from 50 sq. ft. allowed display area. Section 19.4.a. of Ordinance No. 348 allows two (2) free-standing signs. The variance is also requesting to install a third (3) free-standing sign at the project site.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25699

Parcel: 317-110-071

10. GENERAL CONDITIONS

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

RECOMMND

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. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25699 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25699 , Exhibit A
(Site Plan) Amended No. 2, dated 6/24/15.

APPROVED EXHIBIT B = Plot Plan No. 25699, Exhibit B,
(Sheets 1-8), (Elevations) Amended No. 2, dated 6/24/15.

APPROVED EXHIBIT C = Plot Plan No. 25699, Exhibit C
(Floor Plans) Amended No. 2, dated 6/24/15.

APPROVED EXHIBIT G = Plot Plan No. 25699, Exhibit G
(Conceptual Grading Plan) Amended No. 2, dated 6/24/15.

APPROVED EXHIBIT L = Plot Plan No. 25699, Exhibit L
(Conceptual Landscape Plans) Amended No. 2, dated 6/24/15.

APPROVED EXHIBIT P = Plot Plan No. 25699, Exhibit P
(Phasing Plan) dated 6/24/15.

APPROVED EXHIBIT S = Plot Plan No. 25699, Exhibit S, dated
(Sign Plan) dated 6/24/15.

PLOT PLAN:TRANSMITTED Case #: PP25699

Parcel: 317-110-071

10. GENERAL CONDITIONS

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

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

Construction activities including but not limited to

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10. GENERAL CONDITIONS

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

RECOMMND

clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

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

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

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

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE -CODE/ORD REQUIREMENTS RECOMMND

CODE/ORDINANCE REQUIREMENTS:
Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE -CODE/ORD REQUIREMENTS (cont.) RECOMMND

shall be reviewed during the building plan review.
The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.
At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. require a separate building permit.
At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

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

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

10.FIRE. 4 USE-#01A - SHELL BUILDINGS RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.
Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department.
Occupant or tenant identification is imperative for oderly and prompt processing.

10.FIRE. 7 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 225 feet from any portion of the building as measured along approved vehicular travel

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10. GENERAL CONDITIONS

10.FIRE. 7 USE-#19-ON/OFF LOOPED HYD (cont.) RECOMMND

ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 8 USE-#89-RAPID ENTRY SYSTEM RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 25699 is a proposal to develop an approximately 5.1-acre site for the development of a commercial shopping center consisting of several buildings for drive-thru restaurants and retail shopping. The site is located in the Perris area west of Interstate 215 on east side of Harvill Avenue between Cajalco Expressway and Messenia Lane. The site has been previously reviewed by the District under Parcel Map 29716, Conditional Use Permit 3315 and Conditional Use Permit 3468.

The site is protected from flooding because of the construction of major flood control facilities which were part of the infrastructure improvements constructed in this area in the early 1990's for Parcel Map 24110 and Community Facility District (CFD) 88-8. These drainage facilities are the District's Perris Valley Master Drainage Plan (MDP) Line E (Project No. 4-0-00488) which conveys flows southerly in an underground storm located in Harvill Avenue and the District's Perris Valley MDP Lateral E-9 (Project No. 4-0-00490), an underground storm drain which connects to Line E and runs westerly in Messenia Lane. Therefore, except for nuisance nature local runoff that may traverse portions of the project site, the project site is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage.

The development is proposing onsite bio-retention basins for treatment of storm runoff. The development is discharging flows into Messenia Lane. This easterly flow pattern from this site is consistent with the drainage patterns of the Perris Valley MDP. Runoff from this site is intended to drain to the Perris Valley MDP Lateral E-10.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

No additional mitigation for increased runoff should be required if compliance with the Hydrological Conditions of Concern (HCOC) requirements in the WQMP are met. This project does not involve any existing or proposed District maintained facilities and the review and approval of the preliminary and final Water Quality Management Plan (WQMP), plus any associated drainage and grading plans, will be processed by the Transportation Department.

The project is located in within the boundaries of the Perris Valley Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors. Normally, the mitigation fee would include the entire 5.1-acres of the site but street improvements, including curb and gutter, reduce the impervious area of the development to 3.42-acres. The ADP fee may be reduced to \$1,070/acre if documentation can be submitted that indicates that a portion of the ADP fee for this project site was already paid by CFD 88-8.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - GEO02421

RECOMMND

County Geologic Report (GEO) No. 2421, submitted for this project (PP25699) was prepared by Salem engineering group, inc. and is entitled: "Geotechnical Engineering Investigation Proposed Retail Center - Cajalco Plaza Harvill Avenue and Cajalco Expressway Riverside County, California", dated October 9, 2006. In addition, Salem engineering group, inc. submitted the following document: "Geotechnical Investigation Report Update and Double Ring Infiltration Testing Proposed Retail Center - Cajalco Plaza NEC of Messenia Lane and Harville Avenue Perris, Riverside County, California", dated September 9, 2014. "Report Addendum and Comment Response Geotechnical Engineering Investigation Proposed Retail Center - Cajalco Plaza NEC of Messenia Lane and Harville Avenue Perris, Riverside County, California", dated April 9, 2015. These documents are herein incorporated as part of GEO02421 GEO02421 concluded:

- 1.No evidence shown of faulting such as scarps, lineaments, tonal variations, vegetation changes, etc.
- 2.Subject site is not within a Fault-Rupture Hazard Zone.
- 3.The potential for liquefaction at the site is low.
- 4.Subject site is not within an inundation zone.

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - GEO02421 (cont.)

RECOMMND

5. Soils have low strength characteristics and are highly compressible when saturated.
6. Free groundwater was encountered at a depth of 32 feet.
7. Underground utilities and /or old septic system maybe located at the site.
8. The subject site soils are not considered susceptible to seismic settlement.
9. The subject site is considered to have a very low subsidence potential.
10. Tsunamis and seiches are not considered significant hazards.

GEO02421 Recommended:

1. It is recommended that at least 2 feet below the base of the footings and the slab system be excavated, moisture-conditioned as necessary and recompactd. The over-excavation should extend a minimum of 5 feet beyond footing lines.
2. Shoring or sloping back trench sidewalls may be required.
3. It is recommended that the underground structures should be entirely removed and the resulting excavation be backfilled with engineered fill.

GEO No. 2421 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2421 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. 2 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.

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 4 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 5 USE- COLORS & MATERIALS RECOMMND

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

10.PLANNING. 8 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),

1 space for every 45 square-feet of serving area (restaurants, drive-thrus, walk-ups, cafes, lounges, bars and other establishments for the sale and consumption on the premises of food and beverages)

1 space/200 sq.ft. of gross floor area (general retail)

10.PLANNING. 9 USE- LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the sign shown on APPROVED EXHIBIT S. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.43.B and D (Substantial Conformance-uncirculated) of Ordinance No. 348.

10.PLANNING. 10 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

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING (cont.) RECOMMND
to this approval.

10.PLANNING. 12 USE- PHASES ALLOWED RECOMMND
Construction of this project may be done in four (4) phases as shown on APPROVED EXHIBIT P. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

10.PLANNING. 13 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. 16 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. 17 USE - NO SECOND FLOOR RECOMMND
No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 18 USE- NO RESIDENT OCCUPANCY RECOMMND
No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE- NO RESIDENT OCCUPANCY (cont.) RECOMMND

address within the premises as a place of residence.

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 23 USE - 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. 24 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. 25 USE - IND OCCUPANT CHANGE RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 28 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 or cutoff luminaires, shall be utilized.

10.PLANNING. 33 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 34 USE - IF HUMAN REMAINS FOUND RECOMMND

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the 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. 35 USE - UNANTICIPATED RESOURCES RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 35 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

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.

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."

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10. GENERAL CONDITIONS

10. PLANNING. 36

USE - ALUC CONDITIONS

RECOMMND

(1) Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

(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 a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Noise sensitive outdoor nonresidential uses and hazards to flight.

(3) The attached notice shall be given to all prospective purchasers and/or tenants of the property and shall be recorded as a deed notice.

(4) Any proposed detention basin(s) on the site (including bioretention areas for water quality treatment) 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

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10. GENERAL CONDITIONS

10. PLANNING. 36 USE - ALUC CONDITIONS (cont.)

RECOMMND

retention 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the retention basin(s) shall not include trees that produce seeds, fruits, or berries.

The bioretention area(s) shall be inspected after each significant rainfall event. In the event that standing water is observed in the bioretention area(s) beyond the 48-hour detention period, upon notification to either the United States Air Force or the March Inland Port Airport Authority (the "airport operators"), the airport operators shall notify HHI Riverside, LLC (or its successor(s)-in-interest) (hereafter referred to as "Owner") in writing.

The Owner shall be required to take all measures necessary as soon as possible, but not later than 15 days after written notice, to either drain or cover the standing water. Should the Owner fail to take such action, Owner authorizes the airport operators to take such action as may be necessary to eliminate a hazard to flight. The Owner shall work with the airport operators to prevent recurrence of standing water situations beyond the 48-hour detention period. For each such incidence made known to the Owner, the necessary remediation shall only be considered to have been fulfilled when the airport operators state in writing that the situation has been remediated to the airport operators' satisfaction.

(5) Prior to issuance of a building permit for the proposed 75-foot tall pylon sign, the applicant shall have received a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration Obstruction Evaluation Service. [This condition shall be considered to have been MET.]

6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - ALUC CONDITIONS (cont.) (cont.) RECOMMND

(7) The Federal Aviation Administration has conducted an aeronautical study of the proposed pylon sign (Aeronautical Study No. 2015-AWP-2773-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.

(8) The maximum height of the proposed pylon sign shall not exceed 75 feet above ground level, and the maximum elevation of the proposed pylon sign shall not exceed 1,594 feet above mean sea level.

(9) The specific coordinates, height, and top point elevation of the proposed pylon sign shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in sign height or elevation shall not require further review by the Airport Land Use Commission.

(10) Temporary construction equipment used during actual construction of the pylon sign shall not exceed 75 feet in height, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

(11) Within five (5) days after construction of the pylon sign reaches its greatest height, FAA Form 7460-2 (Part II) , Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the sign.

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows

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10. GENERAL CONDITIONS

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

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. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.TRANS. 6 USE - 100 YEAR SUMP OUTLET RECOMMND

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

10.TRANS. 7 USE - PERP DRAINAGE PATTERNS RECOMMND

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

10.TRANS. 8 USE - INCREASED RUNOFF RECOMMND

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

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

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10. GENERAL CONDITIONS

10.TRANS. 9 USE - DRAINAGE EASEMENTS RECOMMND

Drainage facilities not located within the road right-of-way shall be contained within dedicated drainage easements. For offsite drainage facilities, dedicated drainage easements shall be obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

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

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

10.TRANS. 11 USE - SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2013-0024, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

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10. GENERAL CONDITIONS

10.TRANS. 11 USE - SUBMIT FINAL WQMP (cont.) RECOMMND

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

10.TRANS. 12 USE - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Decker Road (NS) at:
Cajalco Expressway (EW)

Seaton Avenue (NS) at:
Cajalco Expressway (EW)

Harvill Avenue (NS) at:
Messenia Lane (EW)
Cajalco Expressway (EW)

I-215 Southbound Ramps (NS) at:
Cajalco Expressway (EW)

I-215 Northbound Ramps (NS) at:
Cajalco Expressway (EW)

Webster Avenue (NS) at:

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10. GENERAL CONDITIONS

10.TRANS. 12 USE - TS/CONDITIONS (cont.)

RECOMMND

Ramona Expressway (EW)

Harvill Avenue (NS) at:
Project Driveway (EW)

Project Driveway (NS) at:
Messenia Lane (EW)

Project Driveway (NS) at:
Cajalco Expressway (EW)

As such, the proposed project is consistent with this
General Plan policy.

The associated conditions of approval incorporate
mitigation measures identified in the traffic study, which
are necessary to achieve or maintain the required level of
service.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT RECOMMND

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

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

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

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

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

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

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 - MBTA NESTING BIRD

RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Perris Valley 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 25699 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 1 USE MITCHARGE (cont.) RECOMMND

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 3.42-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.

60.FLOOD RI. 2 USE ADP FEE PORTION EXEMPT RECOMMND

This project is located within the limits of the Perris Valley Area Drainage Plan (ADP) for which fees have been adopted by the Board of Supervisors. It should also be noted that the project is located within Parcel Map 24110 which has constructed portions of Line E, Lateral E-8 and Lateral E-9 of the Perris Valley Master Drainage Plan (MDP). Those drainage facilities were funded by Community Facilities District (CFD) 88-8. Provided proper documentation is submitted, the construction of those facilities exempts this project from the ADP fee except the \$1,070/acre portion allocated for the Perris Valley Channel. This fee shall be paid prior to permit issuance.

PARKS DEPARTMENT

60.PARKS. 1 USE - CLASS II BIKE PATH RECOMMND

The applicant shall provide a Class II Bike Path along Cajalco Expressway on the northwest side of the street. If you have any questions, please contact H. P. Kang at (951) 955-6998 or email at hpkang@rivcoparks.org .

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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.

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

60.PLANNING. 8 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.06 acres (gross) in accordance with APPROVED EXHIBIT NO.

A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 11 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25699, the Planning Department shall determine the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 USE- FEE STATUS (cont.) RECOMMND

status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 12 USE - CULTURAL PRE-GRADE RECOMMND

At least two weeks prior to ground disturbing activities associated with this project, the County Archaeologist will be notified of and included in the pre-grade meeting in order to conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. Arrangements will be made for spot-checking field visits by the County Archaeologist during the grading process.

TRANS DEPARTMENT

60.TRANS. 1 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval obtain the existing street improvement plan and show the revision on the plan or as directed by the Director of Transportation.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 2 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 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.8 and 90.TRANS.10.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 4 USE - SUBMIT GRADING PLAN RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

60.TRANS. 5 USE - SUBMIT WQMP AND PLANS RECOMMND

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

60.TRANS. 6 USE - WQMP MAINT DETERMINATION RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6 USE - WQMP MAINT DETERMINATION (cont.) RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

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

TRANS DEPARTMENT

70.TRANS. 1 USE - IMPLEMENT WQMP RECOMMND

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

70.TRANS. 2 USE - ESTABLISH MAINT ENTITY RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 2 USE - ESTABLISH MAINT ENTITY (cont.) RECOMMND
approved project specific WQMP.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND
Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

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

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

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 2 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.

80.E HEALTH. 7 USE - FOOD PLANS REQD RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Perris Vally 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 USE MITCHARGE (cont.)

RECOMMND

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 25699 is located within the limits of the Perris Valley 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 3.42-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.

80.FLOOD RI. 2 USE ADP FEE PORTION EXEMPT

RECOMMND

This project is located within the limits of the Perris Valley Area Drainage Plan (ADP) for which fees have been adopted by the Board of Supervisors. It should also be noted that the project is located within Parcel Map 24110 which has constructed portions of Line E, Lateral E-8 and Lateral E-9 of the Perris Valley Master Drainage Plan (MDP). Those drainage facilities were funded by Community Facilities District (CFD) 88-8. Provided proper documentation is submitted, the construction of those facilities exempts this project from the ADP fee except the \$1,070/acre portion allocated for the Perris Valley Channel. This fee shall be paid prior to permit issuance.

PLANNING DEPARTMENT

80.PLANNING. 3 USE- CONFORM TO ELEVATIONS

RECOMMND

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

80.PLANNING. 4 USE- CONFORM TO FLOOR PLANS

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

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

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 12/23/14, summarized as follows:

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. 18 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 19 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 25699, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

80.TRANS. 2 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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

NOTE:

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

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.TRANS. 3 USE - LC LANDSCAPE SECURITIES RECOMMND

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

NOTE:

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

NOTE:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - LC LNDSCPNG PROJ SPECIFC RECOMMND

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

1. Landscape Construction Documents to use .45 ETo per State water Ordinance.

80.TRANS. 5 USE - LANDSCAPE PLAN SUBMITTAL RECOMMND

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - LANDSCAPE PLAN SUBMITTAL (cont.) RECOMMND

5) Landscaping plans for slopes exceeding 3 feet in height;

6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

The Transportation Department shall clear this condition.

80.TRANS. 8 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 Cajalco Expressway, Harvill Avenue and Messenia Lane.
- (2) Streetlights on Messenia Lane.
- (3) Future traffic signal located on Harvill Avenue at intersection of Messenia Lane.
- (4) Street sweeping.

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

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 8 USE = ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(4) "Streetlight Authorization" form from SCE, or other electric provider.

80.TRANS. 9 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. 10 USE - LANDSCAPING 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 Cajalco Expressway, Harvill Avenue, and Messenia Lane 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. 11 USE - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

None

80.TRANS. 12 USE - TS/GEOMETRICS RECOMMND

The intersection of Seaton Avenue (NS) at Cajalco Expressway (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left-turn/through/right-turn lane
- Southbound: one shared left-turn/through/right-turn lane
- Eastbound: one left-turn lane, one through lane
- Westbound: one left-turn lane, one through lane

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 12

USE - TS/GEOMETRICS (cont.)

RECOMMND

NOTE: Convert the eastbound and westbound left-turn lanes into a two-way left-turn median lane to provide an acceleration lane on Cajalco Expressway for the northbound and southbound left-turn traffic. The project proponent may its fair share of the improvements.

The intersection of Project Access (NS) at Cajalco Expressway (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: N/A
Eastbound: two through lanes
Westbound: two through lanes, one right-turn in only lane

NOTE: The project access is restricted to right-in only for westbound traffic. Appropriate channelization shall be provided by the project proponent.

The intersection of Harvill Avenue (NS) at Project Access (EW) shall be improved to provide the following geometrics:

Northbound: one through lane, one shared through/right-turn lane
Southbound: one left-turn lane, two through lanes
Eastbound: N/A
Westbound: one right-turn out only lane

NOTE: The project access is restricted to right-in/right-out/left-in turn movements. Left-out movements shall be prohibited. The left-in turn movements will be allowed in the interim until traffic impacts occur at the intersection of Harvill Avenue and Cajalco Expressway due to ambient growth and other projects in the local vicinity. At that time, a raised median shall be constructed on Harvill Avenue, restricting the project access to right-in/right-out movements only. The project shall pay its fairshare for the raised median. The project proponent shall notify future buyers and tenants of this condition.

or as approved by the Transportation Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 12 USE - TS/GEOMETRICS (cont.) (cont.) RECOMMND

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

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

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

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

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 USE - BMP REGISTRATION (cont.) RECOMMND

control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

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

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

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

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

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
 - a.Inspection of Final Paving
 - b.Precise Grade Inspection
 - c.Inspection of completed onsite storm drain facilities
 - d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the 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.

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

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

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

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

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

Install a complete fire sprinkler system per NFPA 13 2013 edition. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s)

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90. PRIOR TO BLDG FINAL INSPECTION

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

will be automatically fire sprinkled must be included on the title page of the building plans.

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

**Buildings B & C are required to be sprinkled

**Buildings A & B may be required to be sprinkled based on the occupant load and occupancy at time of building permit (occupant load/occupancy information has not provided under the Plot Plan)

90.FIRE. 3 USE-#27-EXTINGUISHERS RECOMMND

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

90.FIRE. 4 USE-#36-HOOD DUCTS RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 5 USE-#83-AUTO/MAN FIRE ALARM

RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

**May be required based on occupancy load and occupancy the Fire Department will determine upon submittal of the Building Plans

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL

RECOMMND

A minimum of one-hundred forty-six (146) 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 eight (8) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each

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90.PLANNING. 4 USE- ACCESSIBLE PARKING (cont.) RECOMMND

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- INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of three spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 11 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. 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

Four (4) trash enclosures which are adequate to enclose a minimum of one (1) bin 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE- TRASH ENCLOSURES (cont.) RECOMMND

and shall be made with masonry block, landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 20 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. 23 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 5.06 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

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90.PLANNING. 23 USE- SKR FEE CONDITION (cont.) RECOMMND

superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

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

90.PLANNING. 27 USE- ORD 810 O S FEE (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. 25699 is calculated to be 3.42 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

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

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

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. 25699 has been calculated to be 3.42 net acres.

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

TRANS DEPARTMENT

90.TRANS. 1 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 2 USE - LNDSCPE INSPCTN RQRMNTS RECOMMND

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

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE - LNDSCP E INSPCTN RQRMNTS (cont.) RECOMMND

"USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

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

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

90.TRANS. 7 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. 8 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,

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90.TRANS. 8 USE STREETLIGHT AUTHORIZATION (cont.) RECOMMND
or other electric provider.

90.TRANS. 9 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. 10 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping along Cajalco Expressway, Harvill Avenue, and Messenia Lane.
- (2) Streetlights on Messenia Lane.
- (3) Future traffic signals located on Harvill Avenue at intersection of Messenia Lane.
- (4) Street sweeping.

90.TRANS. 11 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Cajalco Expressway,

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - EXISTING CURB & GUTTER (cont.) RECOMMND

Harvill Avenue, and Messenia Lane shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

If you have questions, please call the Plan Check Section at (951) 955-6527.

- NOTE: 1. The driveway shall be constructed in accordance with County Standard No. 207A.
2. Refer to TS/GEOMETRICS condition for turning movement restrictions and future restrictions. The project shall pay its fair share for a raised median on Harvill Avenue or as directed by the Director of Transportation.
3. A right-in ONLY driveway shall be provided on Cajalco Expressway as shown on Amended No. 2 exhibit dated 6/24/2015.

90.TRANS. 12 USE - LANDSCAPING COMM/IND 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 Cajalco Expressway, Harvill Avenue, and Messenia Lane.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 13 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.

Landscaping will be improved within Cajalco Expressway, Harvill Avenue, and Messenia Lane.

90.TRANS. 14 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.

90.TRANS. 15 USE - FACILITY COMPLETION RECOMMND

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

90.TRANS. 16 USE - IMPLEMENT WQMP RECOMMND

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

90.TRANS. 17 USE - BMP MAINT AND INSPECTION RECOMMND

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

01/26/16
15:24

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 55

PLOT PLAN:TRANSMITTED Case #: PP25699

Parcel: 317-110-071

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 18

USE - TS/INTERCONNECT

RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the along Harvill Avenue between Messenia Lane and Cajalco Expressway.

or as approved by the Transportation Department.

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

DATE: December 10, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – M. Osur
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Landscaping Section-M. Hughes
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
ALUC – John-Guerin
March Air force Base
1st District Supervisor

1st District Planning Commissioner
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
CALTRANS District #8
CALTRANS Division of Aeronautics

PLOT PLAN NO. 25699 VARIANCE NO. 01893 – Applicant: HHI Riverside LLC./Joe Minero – Engineer/Representative: Thatcher Engineering – Owner: J L S Enterprises – First/First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly Cajalco Expressway, southerly Messenia Lane, easterly Harvill Avenue, westerly I-215 Freeway – 3.4 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The plot plan proposes a for phased development of commercial shopping center on 5.06 acres to include two drive-thru restaurants, two retail/commercial buildings which includes a suite for a drive-thru coffee shop, 49,211 square feet of Landscaping, four (4) bio retention area for water quality treatment, 158 parking spaces and 3 Free standing signs - two (2) monument signs and one (1) pylon sign. The variance application proposes to increase pylon height from 20 feet maximum to 75 feet high, increase display area from maximum 50 feet surface area to 540 square feet surface area, and one additional free-standing monument sign – APN: 317-110-071

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 15, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Bahelila Boothe**, Project Planner, at **(951) 955-8073** or email at bboothe@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

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

DATE: April 8, 2015

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Dept.

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

P.D. Landscaping Section-Mark Hughes
P.D. Waste Management
1st District Supervisor

PLOT PLAN NO. 25699, VARIANCE NO. 1893, AMENDED NO. 1 – Applicant: HHI Riverside LLC./Joe Minero – Engineer/Representative: Thatcher Engineering – Owner: J L S Enterprises – First/First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – General Plan: Community Development: Commercial Retail (CD: CR) – Location: Northerly Cajalco Expressway, southerly Messenia Lane, easterly Harvill Avenue, westerly I-215 Freeway – 3.4 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The plot plan proposes a for phased development of commercial shopping center on 5.06 acres to include two drive-thru restaurants, two retail/commercial buildings which includes a suite for a drive-thru coffee shop, 49,211 square feet of Landscaping, four (4) bio retention area for water quality treatment, 158 parking spaces and 3 Free standing signs - two (2) monument signs and one (1) pylon sign. The variance application proposes to increase pylon height from 20 feet maximum to 75 feet high, increase display area from maximum 50 feet surface area to 540 square feet surface area, and one additional free-standing monument sign – APN: 317-110-071

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 comment on April 23, 2015.** 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:

{Transportation, Env. Health, Fire, B&S – Plancheck, EPD, Geology, Landscape, Waste}

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

Should you have any questions regarding this project, please do not hesitate to contact **Bahelila Boothe, Project Planner**, at (951) 955-8703 or email at bboothe@rctlma.org / MAILSTOP# 1070.

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



CHAIR June 1, 2015

Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

Steve Manos
Lake Elsinore

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Ms. Bahelila Boothe, Urban Regional Planner
Riverside County Planning Department
4080 Lemon Street, Twelfth Floor
Riverside, CA 92501
(VIA HAND DELIVERY)

RE: **AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**
File No.: ZAP1111MA15
Related File No.: PP25699 (Plot Plan) and VAR01893 (Variance)
APNs: 317-110-057; 317-110-058; 317-110-070; 317-110-071

Dear Ms. Boothe:

On April 9, 2015, the Riverside County Airport Land Use Commission (ALUC) found Plot Plan No. 25699, a proposal to develop a 19,558 square foot retail and dining center on 3.42 net (5.06 gross) acres located at the northeasterly corner of Cajalco Expressway and Harvill Avenue in the unincorporated community of Mead Valley, and Variance Case No. 1893, a proposal to erect a pylon sign 75 feet in height with a total display area of 540 square feet on this site, in addition to two freestanding monument signs, **CONDITIONALLY CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, pending Federal Aviation Administration (FAA) review, which has now been completed, subject to the following conditions, as amended to incorporate the provisions of the FAA's Determination of No Hazard to Air Navigation letter issued on May 28, 2015 (conditions added pursuant to FAA letter subsequent to hearing shown in **bold type**).

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
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.
 - (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. (Such uses include landscaping utilizing water features, aquaculture,

production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Noise sensitive outdoor nonresidential uses and hazards to flight.
3. The attached notice shall be given to all prospective purchasers and/or tenants of the property and shall be recorded as a deed notice.
 4. Any proposed detention basin(s) on the site (including bioretention areas for water quality treatment) 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 retention 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the retention basin(s) shall not include trees that produce seeds, fruits, or berries.

The bioretention area(s) shall be inspected after each significant rainfall event. In the event that standing water is observed in the bioretention area(s) beyond the 48-hour detention period, upon notification to either the United States Air Force or the March Inland Port Airport Authority (the "airport operators"), the airport operators shall notify HHL Riverside, LLC (or its successor(s)-in-interest) (hereafter referred to as "Owner") in writing.

The Owner shall be required to take all measures necessary as soon as possible, but not later than 15 days after written notice, to either drain or cover the standing water. Should the Owner fail to take such action, Owner authorizes the airport operators to take such action as may be necessary to eliminate a hazard to flight. The Owner shall work with the airport operators to prevent recurrence of standing water situations beyond the 48-hour detention period. For each such incidence made known to the Owner, the necessary remediation shall only be considered to have been fulfilled when the airport operators state in writing that the situation has been remediated to the airport operators' satisfaction.

5. Prior to issuance of a building permit for the proposed 75-foot tall pylon sign, the applicant shall have received a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration Obstruction Evaluation Service.

[This condition shall be considered to have been MET.]

6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

The following conditions have been added subsequent to the ALUC hearing pursuant to the terms of the FAA Obstruction Evaluation Service letter issued on May 28, 2015 for Aeronautical Study No. 2015-AWP-2773-OE.

7. The Federal Aviation Administration has conducted an aeronautical study of the proposed pylon sign (Aeronautical Study No. 2015-AWP-2773-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.
8. The maximum height of the proposed pylon sign shall not exceed 75 feet above ground level, and the maximum elevation of the proposed pylon sign shall not exceed 1,594 feet above mean sea level.
9. The specific coordinates, height, and top point elevation of the proposed pylon sign shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in sign height or elevation shall not require further review by the Airport Land Use Commission.
10. Temporary construction equipment used during actual construction of the pylon sign shall not exceed 75 feet in height, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
11. Within five (5) days after construction of the pylon sign reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the sign.

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549, or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JJGJG

Attachment: Notice of Airport in Vicinity
FAA Aeronautical Study No. 2015-AWP-2773-OE

cc: Joe Mineo, HHI Riverside, LLC (applicant/landowner/payee)
Vicky Valenzuela, Thatcher Engineering and Assoc. (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Sonya Pierce, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1111MA15\ZAP1111MA15.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influent 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
 2601 Meacham Boulevard
 Fort Worth, TX 76193

Aeronautical Study No.
 2015-AWP-2773-OE

Issued Date: 05/28/2015

Joe Mineo
 HHI Riverside, LLC
 3800 Orange St. #250
 Riverside, CA 92501

**** 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: Sign Pylon Sign
 Location: Perris, CA
 Latitude: 33-50-30.07N NAD 83
 Longitude: 117-15-20.92W
 Heights: 1519 feet site elevation (SE)
 75 feet above ground level (AGL)
 1594 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 11/28/2016 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-2773-OE.

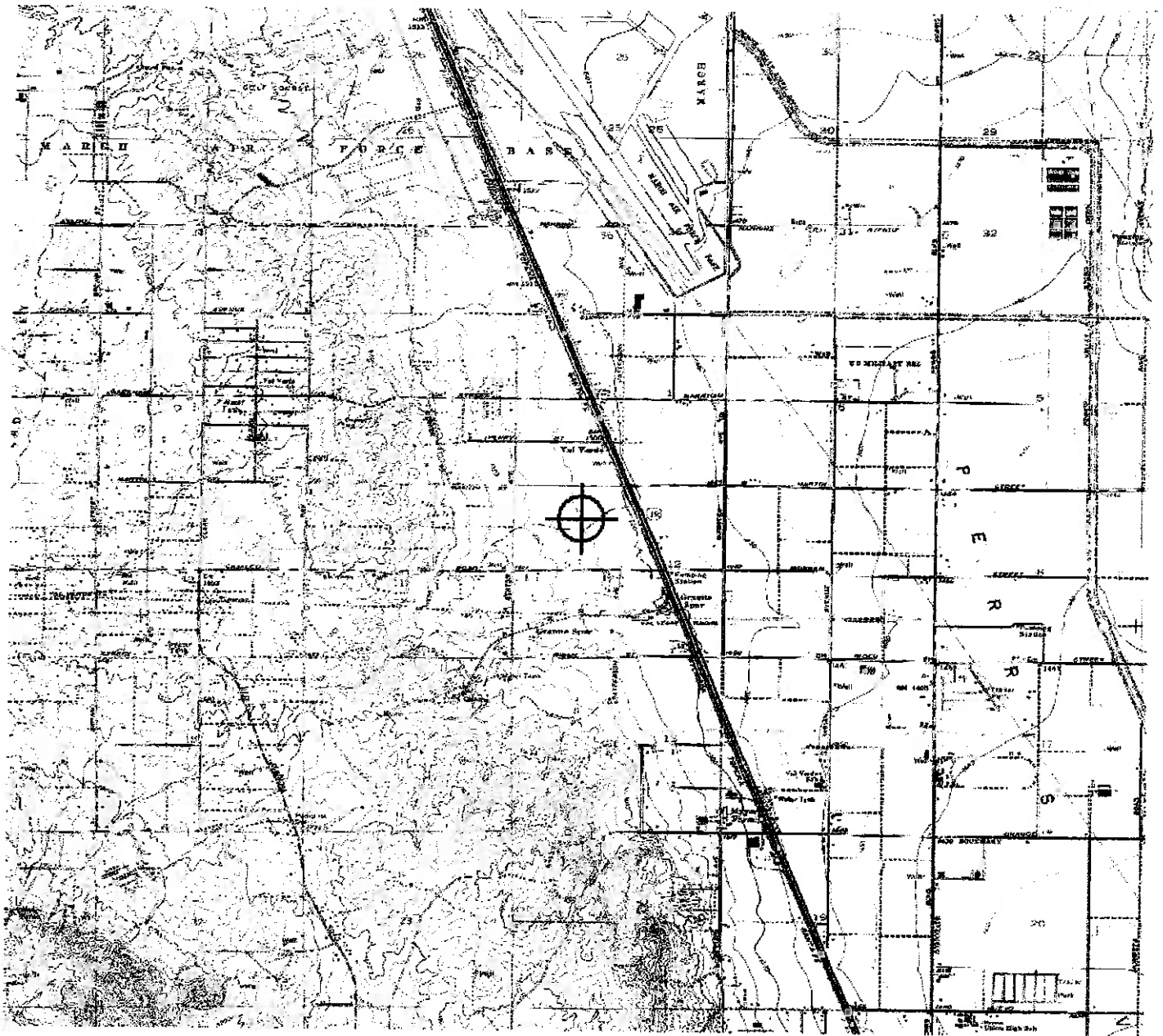
Signature Control No: 244885997-253333466

Paul Holmquist
Technician

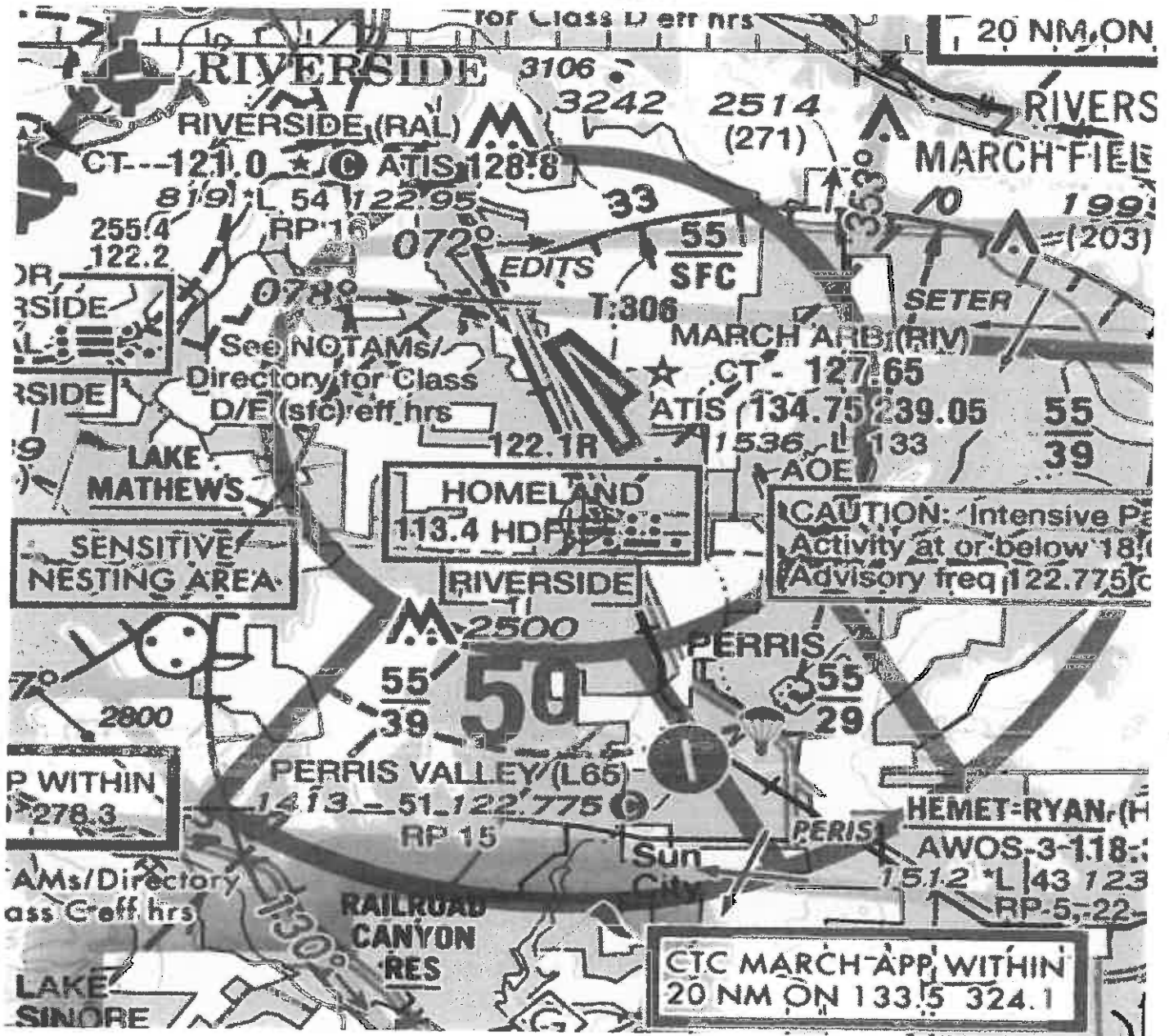
(DNE)

Attachment(s)
Map(s)

TOPO Map for ASN 2015-AWP-2773-OE



Sectional Map for ASN 2015-AWP-2773-OE



LEGEND

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
 - High Terrain Zone
 - CAN Reg 7, Military Outer Horizontal Surface Limits
 - PAN Reg 77, Notification Area

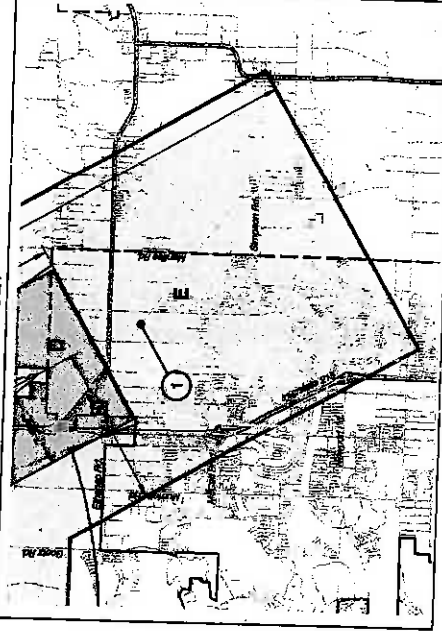
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- ▭ Site-Specific Exceptions (existing local agency commitments to development projects)

- ① March JPA, March Business Center/Meridian
- ② Ferris: Harvest Landing
- ③ Ferris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA, Ban Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision

INSET



Note: All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

SAN BERNARDINO COUNTY

MORENO VALLEY

UNINCORPORATED

SEE INSET AT RIGHT

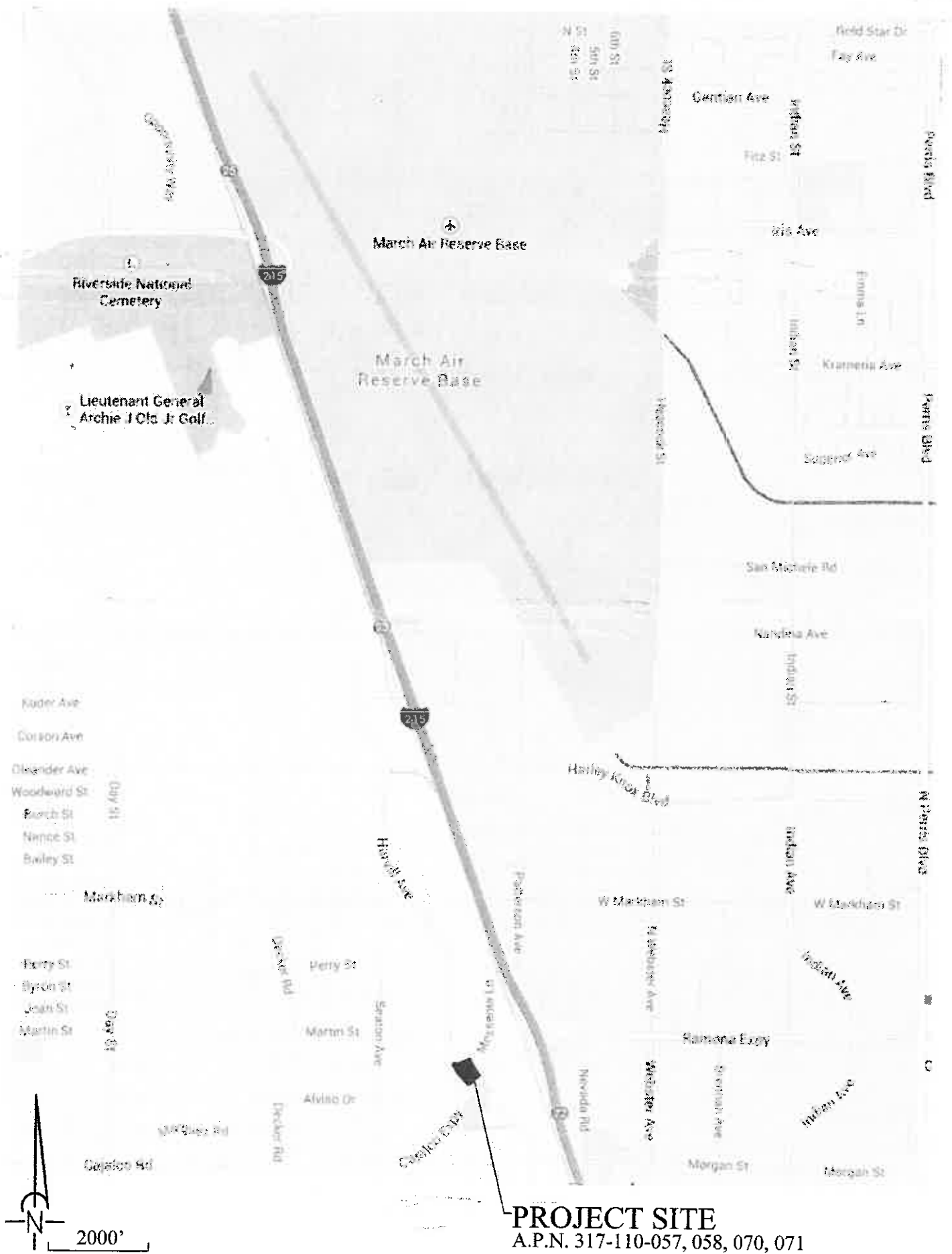
Riverside County

Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(Adopted November 13, 2014)

Map N/A-1

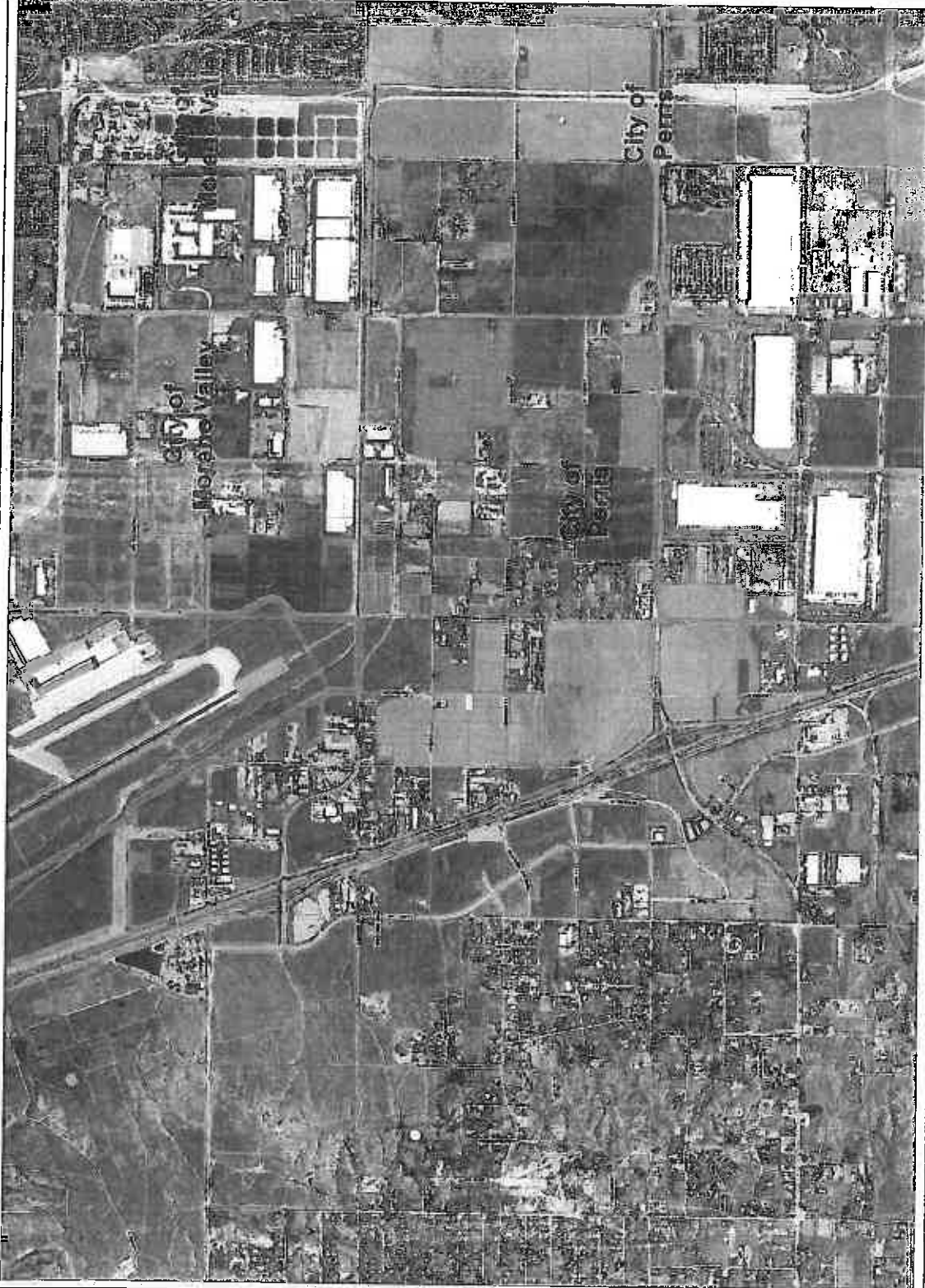
Compatibility Map
March Air Reserve Base / Inland Port Airport

PROJECT LOCATION EXHIBIT



PROJECT SITE
A.P.N. 317-110-057, 058, 070, 071

My Map



Legend

- Airports
- AIA
- Runways
- City Boundaries
- roadsanno
- highways
- HWY
- 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.

REPORT PRINTED ON... 2/24/2015 11:15:48 AM

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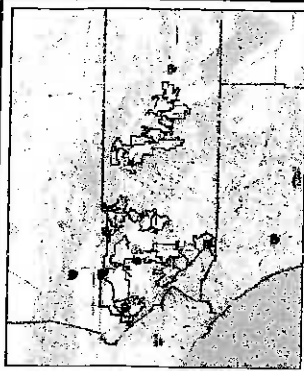


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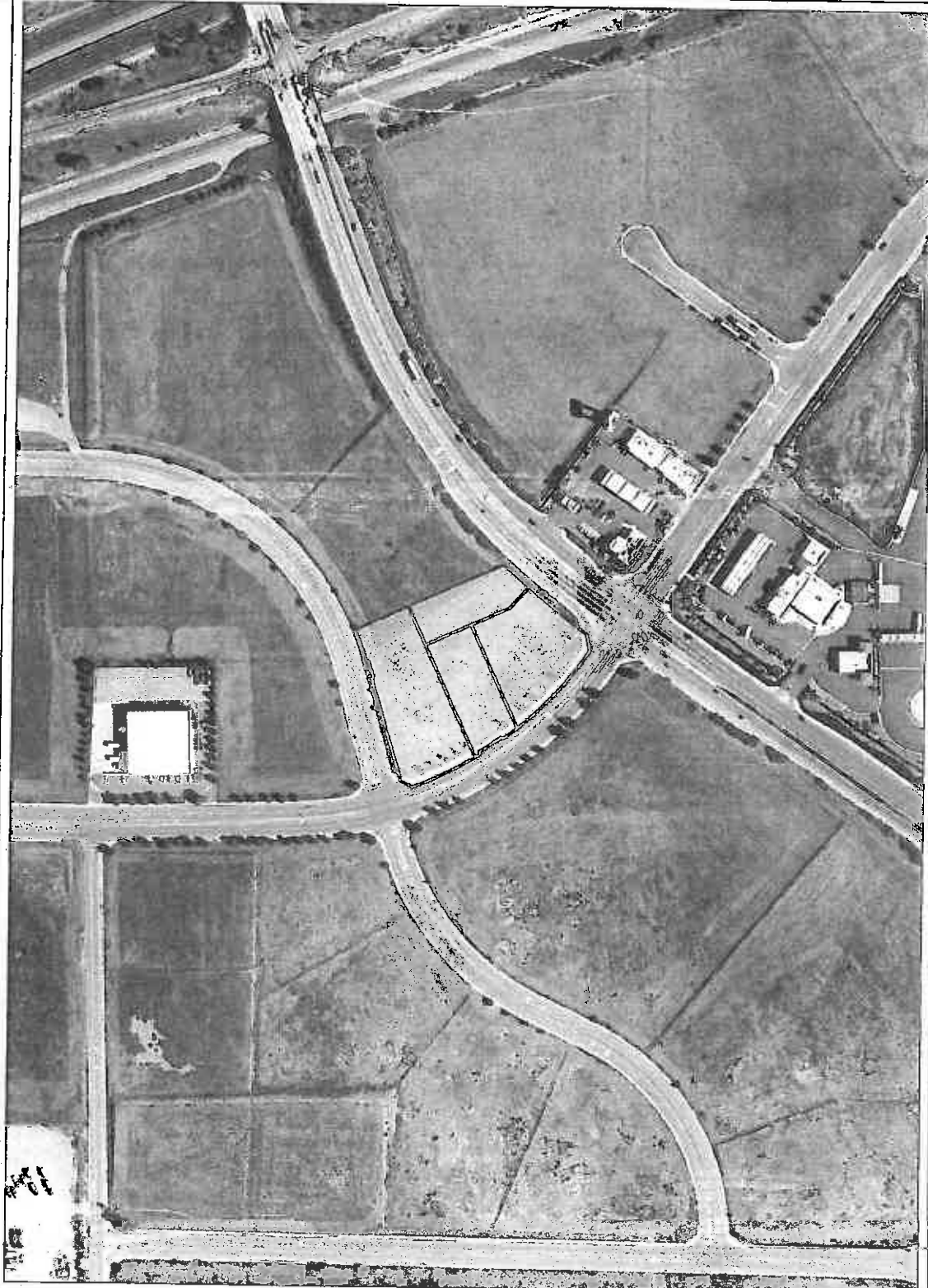
6,572 Feet



My Map



- Legend**
- RCLIS Parcels
 - Airports
 - AIA
 - Runways
 - City Boundaries
 - 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.

REPORT PRINTED ON... 2/24/2015 11:14:25 AM

© Riverside County TLMA GIS



411

822 Feet





Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

RECEIVED
December 23, 2014
DEC 4 9 2014

Bahelila Boothe, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

RE: **Plot Plan No. 25699**
Proposal: Phased development of commercial shopping center on 5.06 acres
APN: 317-110-071

Dear Ms. Boothe:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Cajalco Expressway, south of Messenia Lane, east of Harvill Avenue, and west of the I-215 Freeway, in the Mead Valley Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for EACH PHASE**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection for EACH PHASE** the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a building permit for EACH PHASE**, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record

keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

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

For more information, please visit:

www.rivcowm.org/open/cms/recycling/recycling_and_compost_business.html#mandatory

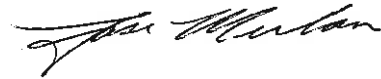
7. AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:
 - Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
 - Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Bahelila Boothe
PP No. 25699
December 23, 2014
Page 3

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

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Jose Merlan
Urban/Regional Planner II

PD #166728

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 722)

464 WEST 4th STREET, 6th Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8



*Serious drought
Help save water!*

RECEIVED
JAN 14 2015

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

January 7, 2015

City of Menifee
Planning Department
Bahellia Boothe
Project Planner
P.O. Box 1409
Riverside, CA 92502-1409

Plot Plan No. 25699 Variance No. 01893 (RIV 215 PM R30.92)

Ms. Boothe,

We have completed our initial review for the above mentioned proposal for a phased development commercial shopping center on 5.06 acres to include two drive-thru restaurants, two retail/commercial buildings which include a suite for a drive-thru coffee shop. Also included would be 158 parking spaces and three Free standing signs – two monument signs and one pylon sign.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

Traffic Study

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:
http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf
Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

- Traffic Impact further away from the project is typically not required because a project's potential impacts to the SHS dissipate to less than significant levels as traffic disperses throughout the transportation system.
- The data used in the TIS should not be more than 2 years old.
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.

- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Please submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

Prior to your submission for an Encroachment Permit, a follow-up Traffic Study Report letter will be required from the Department of Planning.

Encroachment Permit Requirements

Issuance of a Caltrans Encroachment Permit will be required prior to any construction within State R/W. In addition, all work undertaken within SR 18 R/W shall be in compliance to all current design standards, applicable policies, and construction practices. Detailed information regarding permit application and submittal requirements is available at:

Office of Encroachment Permits
California Department of Transportation
464 West Fourth Street, 6th Floor, MS 619
San Bernardino, CA 92401-1400
(909) 383-4526

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

Sincerely,



MARK ROBERTS
Office Chief
Intergovernmental Review, Community and Regional Planning

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and HHI Riverside, LLC, a California Limited Liability Company (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 317-110-057, 317-110-058, 317-110-070 and 317-110-071 (“PROPERTY”); and,

WHEREAS, on November 7, 2014, PROPERTY OWNER filed an application for Plot Plan No. 25699 and Variance No. 1893 (“PROJECT”); and,

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

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

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

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

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

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

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

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

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

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

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

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

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

PROPERTY OWNER:
HHI Riverside, LLC
Attn: Makis A. Havadjia
3800 Orange Street, Ste. 250
Riverside, CA 92501

With a copy to:
Vicky Valenzuela
1461 Ford Street, Ste. 105
Redlands, CA 92373

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

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

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

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

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

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

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

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

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

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

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

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

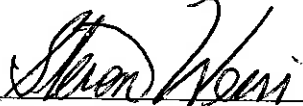
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

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

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

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


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

By: 
Steven Weiss
Riverside County Planning Director

FORM APPROVED COUNTY COUNSEL
BY:  11/3/15
MELISSA R. CUSHMAN DATE

Dated: 1/6/16

PROPERTY OWNER:
HHI Riverside, LLC, a Limited Liability Company

By: 
Makis A. Havadjia CHRISTAKIS HAVADJIA
Manager

Dated: 10.30.2015

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)
County of RIVERSIDE)

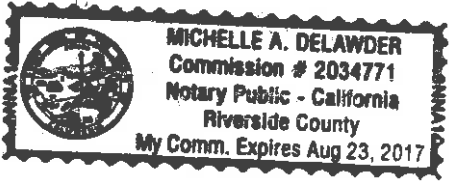
On 10-30-2015 before me, MICHELLE A. DELAWDER NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared CHRISTAKIS HAVADJIA
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Michelle A. Delawder
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

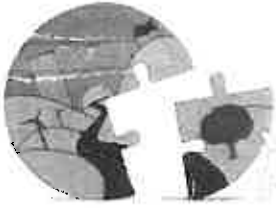
Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Commercial development with related onsite improvements including paving, landscaping, parking, and signage

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Ordinance No. 348.4773, Section 9.50

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: HHI Riverside, I.C., Attn: Joe Mineo E-Mail: jmineo@farmerboys.com

Mailing Address: 3800 Orange Street, Suite 250

	<u>Street</u>	
<u>Riverside</u>	<u>CA</u>	<u>92501</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (951) 782-8255 Fax No: (951) 782-8259

Engineer/Representative's Name: Thatcher Engineering and Assoc. Inc. E-Mail: vickyv@thatcherengineering.com

Mailing Address: 1461 Ford Street, Suite 105

	<u>Street</u>	
<u>Redlands</u>	<u>CA</u>	<u>92373</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (909) 748-7777 x.30 Fax No: (909) 748-7776

Property Owner's Name: J.L.S. Enterprises, LP E-Mail: jmineo@farmerboys.com

Mailing Address: c/o HHI Riverside, Attn: Joe Mineo 3800 Orange Street, Suite 250

	<u>Street</u>	
<u>Riverside</u>	<u>CA</u>	<u>92501</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (951) 782-8255 Fax No: (951) 782-8259

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE 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.

HHI Riverside, LLC

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.

J.L.S. Enterprises, LP

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): 317-110-057, 058, 070, and 071

Section: 12

Township: 4S

Range: 4W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 5.06 Acres

General location (nearby or cross streets): North of Cajalco Expressway, South of Messenia Ln, East of Harvill Ave., West of Interstate 215 FWY

Thomas Brothers map, edition year, page number, and coordinates: 2008, Pg 777, Grid D2

Project Description: (describe the proposed project in detail)

Please see attached.

Related cases filed in conjunction with this application:

Plot Plan Application for proposed commercial development.

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

If yes, provide Case No(s): CUP 3468, ZC 7320, VAR01814 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 40311 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

If yes, indicate the type of report(s) and provide a copy: Geotechnical Investigation Report Update & Double Ring Infiltrometer Testing dated 9/9/14

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

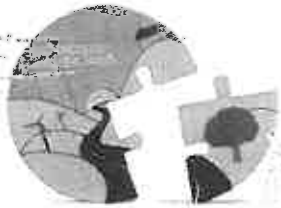
Is sewer service available at the site? Yes No

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?

Estimated amount of cut = cubic yards: 1,900 cubic yards



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

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CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

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Mailing Address: 3800 Orange Street, Suite 250

	<u>Street</u>	
<u>Riverside</u>	<u>CA</u>	<u>92501</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (951) 782-8255 Fax No: (951) 782-8259

Engineer/Representative's Name: Thatcher Engineering and Assoc. Inc. E-Mail: vickyv@thatcherengineering.com

Mailing Address: 1461 Ford Street, Suite 105

	<u>Street</u>	
<u>Redlands</u>	<u>CA</u>	<u>92373</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (909) 748-7777 x.30 Fax No: (909) 748-7776

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APPLICATION FOR LAND USE PROJECT

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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.

HHI Riverside, LLC

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

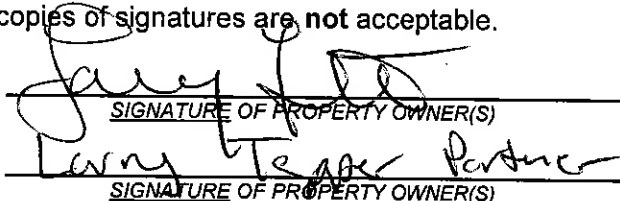
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

J.L.S. Enterprises, LP

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): 317-110-057, 058, 070, and 071

Section: 12 Township: 4S Range: 4W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 5.06 Acres

General location (nearby or cross streets): North of Cajalco Expressway, South of Messenia Ln, East of Harvill Ave., West of Interstate 215 freeway

Thomas Brothers map, edition year, page number, and coordinates: 2008, Pg 777, Grid D2

Project Description: (describe the proposed project in detail)

Please see attached.

Related cases filed in conjunction with this application:

Variance Application for proposed signage.

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

If yes, provide Case No(s). CUP 3468, ZC 7320, VAR01814 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 40311 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

If yes, indicate the type of report(s) and provide a copy: Geotechnical Investigation Report Update & Double Ring Infiltrometer Testing dated 9/9/14

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?

Estimated amount of cut = cubic yards: 1,900 cubic yards

Project Description for Plot Plan application:

The project proposes to develop 5.06 gross acres (3.42 net acres) with two drive-thru restaurants (3,271 SF and 3,482 SF respectively), and two (2) retail/commercial buildings totaling 13,358 SF that includes a 1,505 SF suite for a drive-thru coffee shop. The total development proposal includes 20,111 SF of building area, 49,211 SF of landscaping, four (4) bio retention areas for water quality treatment, 158 parking spaces, two (2) monument signs and one (1) pylon sign.

A Variance application has been concurrently filed with this application to exceed the height, surface area, and number of signs permitted pursuant to Section 19.4.A of Ordinance 348 for on-site free-standing advertising signs. Ordinance 348 allows for free-standing on-site advertising signs to have a maximum height of 20 feet, a maximum surface of 50 feet, and no more than two (2) free-standing signs for shopping centers that front on two (2) streets.

The proposed pylon sign is 75-feet in height and has a total display area of 540 SF. This represents a 55-foot high increase in height, and a 490 square foot increase in display area. The development proposal would also include one (1) additional free-standing monument sign for a total of two (2) monument signs and one (1) pylon sign.

The current project proposal is a similar proposal to the previous land use entitlement that was approved on this property, CUP3468. CUP 3468 was approved and adopted by the County Board of Supervisors in 2008 for the development of two (2) 3,600 SF drive thru restaurants and two (2) retail commercial buildings totaling 15,000 SF. A Variance application (Variance No. 1814) was approved concurrently with this action to extend the height, surface area, and number of signs permitted for on-site free-standing advertising signs, as currently proposed.

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 1,600 cubic yards

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

Import N/A Export N/A Neither X

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

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

How many anticipated truckloads? 0 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 28,000.00 sq. ft.

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

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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

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

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

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

Santa Ana River Santa Margarita River Whitewater River

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

PROPERTY OWNERS CERTIFICATION FORM

PP25699/VAR01893

APN's 317-110-057, 058, 070, 071

I, Mickey Zolezio, certify that on
(Print Name)

11/2/2015 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered : 1500'

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.

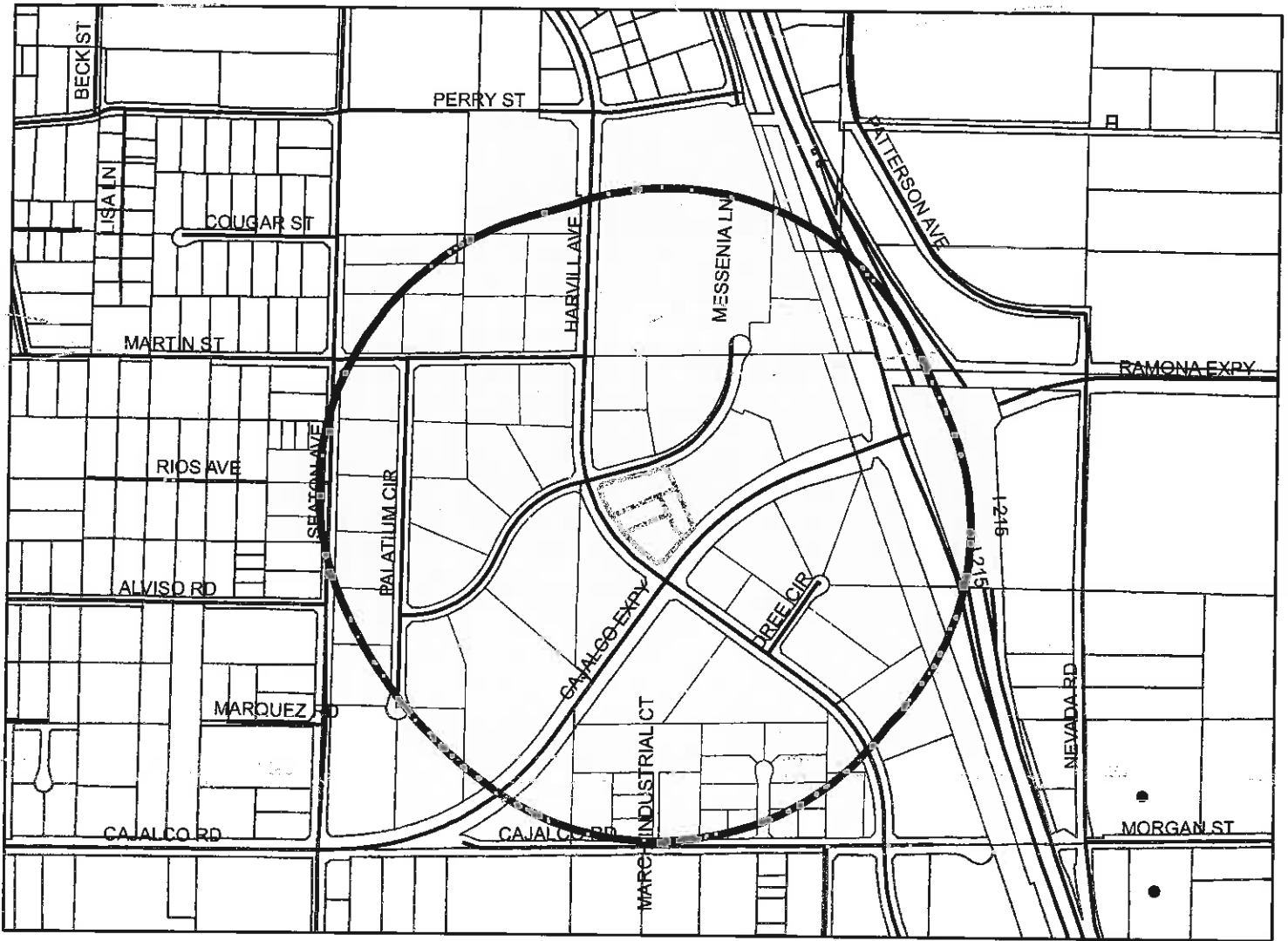
NAME: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

ADDRESS: 3450 14th St, 5th Fl

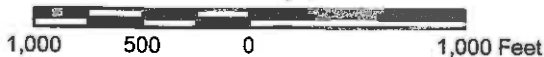
Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649



Selected Parcels

317-310-007 317-110-006 317-110-072 317-300-016 317-110-028 314-130-020 314-130-021 317-110-057 317-110-058 317-110-070
 317-110-071 317-110-021 314-130-019 314-130-015 314-130-023 314-130-024 314-130-026 314-130-027 314-310-010 314-310-015
 314-310-016 317-100-010 317-100-011 317-100-012 317-100-013 317-100-014 317-100-015 317-100-017 317-100-018 317-100-019
 317-100-020 317-100-021 317-100-022 317-100-023 317-100-024 317-100-025 317-100-026 317-100-027 317-100-028 317-100-029
 317-110-020 317-110-062 317-110-066 317-110-068 317-110-069 314-130-011 317-110-039 317-110-009 317-110-010 317-110-034
 314-140-032 314-140-047 314-310-006 317-110-029 317-110-030 317-110-031 317-110-032 317-110-040 317-120-019 317-120-020
 317-130-030 317-110-035 317-300-009 317-110-038 317-110-041 317-110-042 317-110-043 317-110-044 317-110-045 317-110-046
 317-110-047 317-110-048 317-110-049 317-110-051 317-310-008 317-120-016 317-130-034 317-110-004 317-110-037 317-110-008



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: 314130011, APN: 314130011
TIMOTHY BLACKBURN, ETAL
C/O TIMOTHY J BLACKBURN
29390 VIA NORTE
TEMECULA CA 92591

ASMT: 317110028, APN: 317110028
MONA SEDRAK, ETAL
C/O TAX SERVICE
2834 HAMNER AVE NO 508
NORCO CA 92860

ASMT: 314130019, APN: 314130019
KENNETH MCBRIDE
18890 SEATON AVE
PERRIS, CA. 92570

ASMT: 317110034, APN: 317110034
PINNACLE REAL ESTATE HOLDINGS INC
C/O WILLIAM D ANGEL
23261 CAJALCO EXPRS
PERRIS CA 92571

ASMT: 314130021, APN: 314130021
GOLD COAST INDUSTRIES
P O BOX 9326
REDLANDS CA 92375

ASMT: 317110035, APN: 317110035
RIVERSIDE COUNTY TRAVEL ZONE CENTER II
23261 CAJALCO EXY
PERRIS, CA. 92570

ASMT: 314310016, APN: 314310016
MAJESTIC FREEWAY BUSINESS CENTER
C/O LINDSAY J CASEY
13191 CROSSROADS N 5TH FL
CITY OF INDUSTRY CA 91746

ASMT: 317110037, APN: 317110037
PEGGY STAGLIANO, ETAL
5501 ST ANDREWS CT
PLANO TX 75093

ASMT: 317110008, APN: 317110008
WILLIAM WARNER
C/O PAUL N WARNER
1573 JAMESON CT
RIVERSIDE CA 92507

ASMT: 317110039, APN: 317110039
PARCEL 33 TRUST
C/O TAX SERVICE
2834 HAMNER AVE NO 506
NORCO CA 92860

ASMT: 317110010, APN: 317110010
PAUL WARNER
P O BOX 1381
MORENO VALLEY CA 92556

ASMT: 317110040, APN: 317110040
RIVERSIDE COUNTY TRANSPORTATION COM
C/O CATHY BECHTEL
4080 LEMON ST 3RD FL
RIVERSIDE CA 92501

ASMT: 317110021, APN: 317110021
JAM HALL
C/O UNIVERSAL SPEC VEHICLES INC
19052 HARVILL AVE
PERRIS CA 92570

ASMT: 317110049, APN: 317110049
SHIRLEY SABA, ETAL
41309 AVENIDA BIONA
TEMECULA CA 92591

ASMT: 317110051, APN: 317110051
SHIRLEY SABA, ETAL
41309 AVD BIONA
TEMECULA CA 92591

ASMT: 317300009, APN: 317300009
ROBERT PEDREGON
19121 SEATON ST
PERRIS, CA. 92570

ASMT: 317110069, APN: 317110069
MAJESTIC FREEWAY BUSINESS CENTER
C/O LINDA CASEY
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

ASMT: 317300016, APN: 317300016
ERICA CASTRO
19081 SEATON AVE
PERRIS, CA. 92570

ASMT: 317110071, APN: 317110071
HHI RIVERSIDE
C/O JOE MINEO
3800 ORANGE ST NO 250
RIVERSIDE CA 92501

ASMT: 317310007, APN: 317310007
CHAD THOMPSON
8661 MILLPOND PL
RIVERSIDE CA 92508

ASMT: 317110072, APN: 317110072
DEBORAH SIROONIAN, ETAL
14150 VINE PL
CERRITOS CA 90703

ASMT: 317310008, APN: 317310008
SILVIA BUENROSTRO
19195 SEATON AVE
PERRIS CA 92570

ASMT: 317120016, APN: 317120016
STATE OF CALIF
DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

ASMT: 317130030, APN: 317130030
RIVERSIDE COUNTY TRANSPORTATION COM
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 317130034, APN: 317130034
VCH NO 1
C/O HAMANN COMPANIES
1000 PIONEER WAY
EL CAJON CA 92020

HHI Riverside LLC
Attn: Joe Mineo
3800 Orange St. – #250
Riverside CA 92501

Thatcher Engineering
1461 Ford St. – Suite 105
Redlands CA 92373

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Attn: Joe Mineo
3800 Orange St. – #250
Riverside CA 92501

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Riverside CA 92501

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Redlands CA 92373

HHI Riverside LLC
Attn: Joe Mineo
3800 Orange St. – #250
Riverside CA 92501

Thatcher Engineering
1461 Ford St. – Suite 105
Redlands CA 92373

Riverside Transit Agency
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968

Southern California Edison
ATTN: Karen Cadavona
2244 Walnut Grove Ave.
P.O. Box 600
Rosemead, CA 91770

Southern California Gas
ATTN: Tim Pearce
251 E. 1st St.
Beaumont, CA 92223-2903

CALTRANS (District #8)
ATTN: Dan Kopulsky
464 W. 4th St.
6th Floor - Mail Stop 725
San Bernardino, CA 92401-1400

March Air Reserve Base
610 meyer Dr. B-2403
March ARB, CA 92518-2166

CALTRANS (Div. of Aeronautics)
ATTN: Philip Crimmins
P.O. Box 942873
Sacramento, CA 94273-0001

Eastern Municipal Water District
2270 Trumble Road
P.O. Box 8300
Perris, CA 92570

Airport Land Use Commission
Attn: John Guerin
Mail Stop 1070

California Council for the Blind
ATTN: Foster Brown
P.O. Box 172
Riverside, CA 92502



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25699/Variance No. 1893

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: Roger Arroyo Title: Project Planner Date: December 31, 2015

Applicant/Project Sponsor: HHI Riverside, LLC Date Submitted: November 7, 2014

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Roger Arroyo at 951-955-5719.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\PP25699\DH-PC-BOS Hearings\DH-PC\PP25699.VAR1893.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42741 ZCFG6127

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

EA42741/Plot Plan No. 25699/Variance No. 1893

Project Title/Case Numbers

Roger Arroyo

County Contact Person

(951) 955-1195

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

HHI Riverside, LLC

Project Applicant

3800 Orange Street, Suite 250, Riverside, CA 92501

Address

This project is located within the Mead Valley Area Plan of Western Riverside County. More specifically, this project is located north of Cajalco Expressway, south of Messenia Lane, east of Harvill Avenue and west of the I-215 freeway.

Project Location

Plot Plan No. 25699 is a proposal to develop a retail shopping center with four (4) commercial buildings totaling 19,556 sq. ft. with one (1) 75 ft. high free-standing pylon sign, two (2) 6 ft. high monument signs, 146 parking spaces, and eight (8) accessible parking spaces. Building A will be a 3,252 sq. ft. drive-thru restaurant for Farmer Boys Restaurant. Building B will be a 3,434 sq. ft. drive-thru restaurant for a future tenant. Building C, totaling 3,980 sq. ft., consists of three units and includes a drive-thru for a future tenant. Building D totaling 8,892 sq. ft., consists of seven retail units. The project will be developed in four (4) phases. Phase I includes Building B and associated site improvements; Phase II includes Building A; and Phases III and IV include Buildings C and D, respectively. **Variance No. 1893** is a request to exceed the surface area and the number of permitted signs allowed per Section 19.4.a. of Ordinance No. 348 due to the location and surroundings of the project site. The variance would allow one (1) 75 ft. high sign with a total display area of 540 sq. ft., resulting in a 490 sq. ft. increase from 50 sq. ft. allowed display area. Section 19.4.a. of Ordinance No. 348 allows two (2) free-standing signs. The variance is also requesting to install a third (3) free-standing sign at the project site.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 1/22/2016

Y:\Planning Case Files-Riverside office\PP25699\DH-PC-BOS Hearings\DH-PC\PP25699.VAR1893.NOD Form.docx

Please charge deposit fee case#: ZEA42741 ZCFG6127 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1412233

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: HHI RIVERSIDE LLC \$50.00
paid by: CK 2725
EA42741
paid towards: CFG06127 CALIF FISH & GAME: DOC FEE
at parcel: 19220 HARVILL AVE PERR
appl type: CFG3

By _____ Nov 07, 2014 12:27
MGARDNER posting date Nov 07, 2014

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1600113

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: HHI RIVERSIDE LLC \$2,210.25
paid by: CK 16698
EA42741
paid towards: CFG06127 CALIF FISH & GAME: DOC FEE
at parcel: 19220 HARVILL AVE PERR
appl type: CFG3

By _____ Jan 06, 2016 13:27
MGARDNER posting date Jan 06, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.25

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