



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

1:30 P.M.

FEBRUARY 8, 2016

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

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

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

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR

1.1 NONE

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

2.1 NONE

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


- 3.1 **PLOT PLAN NO. 25870** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Kearny Real Estate Company – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Mead Valley Area Plan – Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northeasterly corner of West Orange Avenue and Harvill Avenue, more specifically 24100 Orange Avenue – 14.50 Acres – Zoning: Manufacturing-Heavy (M-H) – **REQUEST:** The plot plan proposes a warehouse and distribution facility for the El Dorado Stone facility that will include the storage of manufactured stone, concrete products, cardboard boxes, and wood pallets. The site consists of an existing 80,000 sq. ft. building which will be renovated and utilized. An existing 16,000 sq. ft. building will be demolished and replaced with a water quality basin. A 2,000 sq. ft. modular office building and a parking lot with landscaping will also be constructed on the site. The remainder of the site is proposed to be paved and used for storage. The existing

chain link along the east, south, and west of the property line will be replaced by an eight (8) foot high wrought iron fence. Project Planner: Brett Dawson at (951) 955-0972 or email bdawson@rctlma.org.

4.0 PUBLIC COMMENTS:

Agenda Item No.: **3.1**
Area Plan: Mead Valley
Zoning Area: North Perris
Supervisory District: First
Project Planner: Brett Dawson
Director's Hearing: February 8, 2016

PLOT PLAN NO. 25870
Environmental Assessment No. 42828
Applicant: Kearney Real Estate Company
Engineer/Representative: Albert A. Webb
Associates


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a warehouse and distribution facility for the El Dorado Stone facility that will include the storage of manufactured stone, concrete products, cardboard boxes, and wood pallets. The site consists of an existing 80,000 square foot building which will be renovated and utilized. An existing 16,000 square foot building will be demolished and replaced with a water quality basin. A 2,000 square foot modular office building and a parking lot with landscaping will also be constructed on the site. The remainder of the site is proposed to be paved and used for storage. The existing chain link along the east, south, and west of the property line will be replaced by an eight (8) foot high wrought iron fence.

The project is located within the Mead Valley Area Plan on northeasterly corner of West Orange Avenue and Harvill Avenue, more specifically 24100 Orange Avenue within the unincorporated area of Riverside County, nearby Perris CA.

BACKGROUND:

Conditional Use Permit No. 3674 was approved on the same property on September 18, 2013 to operate an aggregate material recycling facility, consisting of broken concrete, asphalt and reinforced concrete, on 10.8 gross acres of a 14.5 acre parcel. The aggregate recycling facility was approved to process up to 100,000 tons of material annually. The facility would have received 15 loads per day, on average, of broken asphalt and concrete until the stockpile reached 50,000 tons of material. The crushing operation was approved to include heavy equipment, conveyors and crushing machines which would be operated by four employees (and one office employee), and would operate for approximately 30 days to crush all the material. This entitlement expired on September 18, 2015.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Light Industrial (CD:LI)
(0.25-0.60 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Light Industrial (LI) to the North and South,
Business Park (BP) to the West, and the I-215
Freeway to the East. |
| 3. Existing Zoning: | Manufacturing - Heavy (M-H) |
| 4. Surrounding Zoning: | Manufacturing - Heavy (M-H) to the North and
South, Manufacturing - Service Commercial (M- |



- | | |
|----------------------------|--|
| 5. Existing Land Use: | SC) to the West, and Manufacturing - Medium (M-M) and the I-215 Freeway to the East. |
| 6. Surrounding Land Use: | Vacant former stone facility |
| 7. Project Data: | Salvation Army Building and Vacant Lot to the South, Industrial facility to the North, Vacant Lot to the west, and the Interstate 215 to the East. |
| 8. Environmental Concerns: | Total Acreage: 14.50 acres; Two buildings totaling 82,000 square feet. |
| | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42828**, 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. 25870, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) on the Mead Valley Area Plan.
2. The Light Industrial Land Use Designation allows, industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The proposed use, a warehouse and distribution facility, is a permitted use in the Light Industrial (LI) designation.
3. The project site is surrounded by properties which are designated Business Park (BP) to the west, Light Industrial (LI) to the north and south, and the I-215 Freeway to the east.
4. The zoning for the subject site is Manufacturing - Heavy (M-H).
5. The proposed use, a warehouse and distribution facility, is a permitted use subject to approval of a plot plan in the M-H Zone in accordance with Section 12.2.b.1.o.(7) of Ordinance 348.
6. The proposed use, a warehouse and distribution facility, is consistent with the development standards (for lot size, setbacks, height requirements, walls, landscaping, parking areas, outside storage areas, and lighting) set forth in the M-H zone.
 - a. The minimum lot size is 14.50 acres which exceeds the required 10,000 square feet for M-H zone.
 - b. The building is setback at least 25 ft. from the street.
 - c. The structure will not exceed 40 feet in height at the yard setback line.
 - d. A minimum of 10 percent of the site proposed for development and a minimum ten foot strip adjacent to street right-of-way line will be landscaped and irrigated.

- e. Parking areas meet Section 18.12 requirements of Ordinance No. 348.
 - f. Trash Collection Areas and outside storage and service areas will be appropriately screened.
 - g. Lighting fixtures will be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.
7. The project site is surrounded by properties which are zoned Manufacturing Heavy (MH) to the North and South, Manufacturing Service Commercial (M-SC) to the west, Manufacturing Medium (M-M) and the I-215 Freeway to the east.
 8. Heavy manufacturing uses have been constructed and are operating in the project vicinity.
 9. The project is not located within a Criteria Cell Unit of the Riverside County Multiple Species Habitat Conservation Plan.
 10. In accordance with AB52, notices were mailed to all requesting tribes on November 10, 2015. The consultation was closed January 13, 2016.
 11. The project is located within the March Air Reserve Base Airport Influence Area. It was reviewed by the Airport Land Use Commission (ALUC) on October 8, 2015 whereby the ALUC review found the project consistent.
 12. Environmental Assessment No. 42828 identified the following potentially significant impacts:
 - a. Cultural Resources
 - b. Hydrology and Water Quality

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing - Heavy (M-H) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

PLOT PLAN NO. 25870

Director's Hearing Staff Report: February 8, 2016

Page 4 of 4

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agricultural Preserve;
 - b. A flood zone;
 - c. A fault zone;
 - d. A High Fire Area; or,
 - e. A Historic Preservation District.
3. The project site is located within:
 - a. The City of Perris Sphere of Influence;
 - b. The March Air Reserve Base Airport Influence Area; and,
 - c. Mt Palomar Observatory Zone B of ordinance 655.
4. The subject site is currently designated as Assessor's Parcel No. 305-090-048.

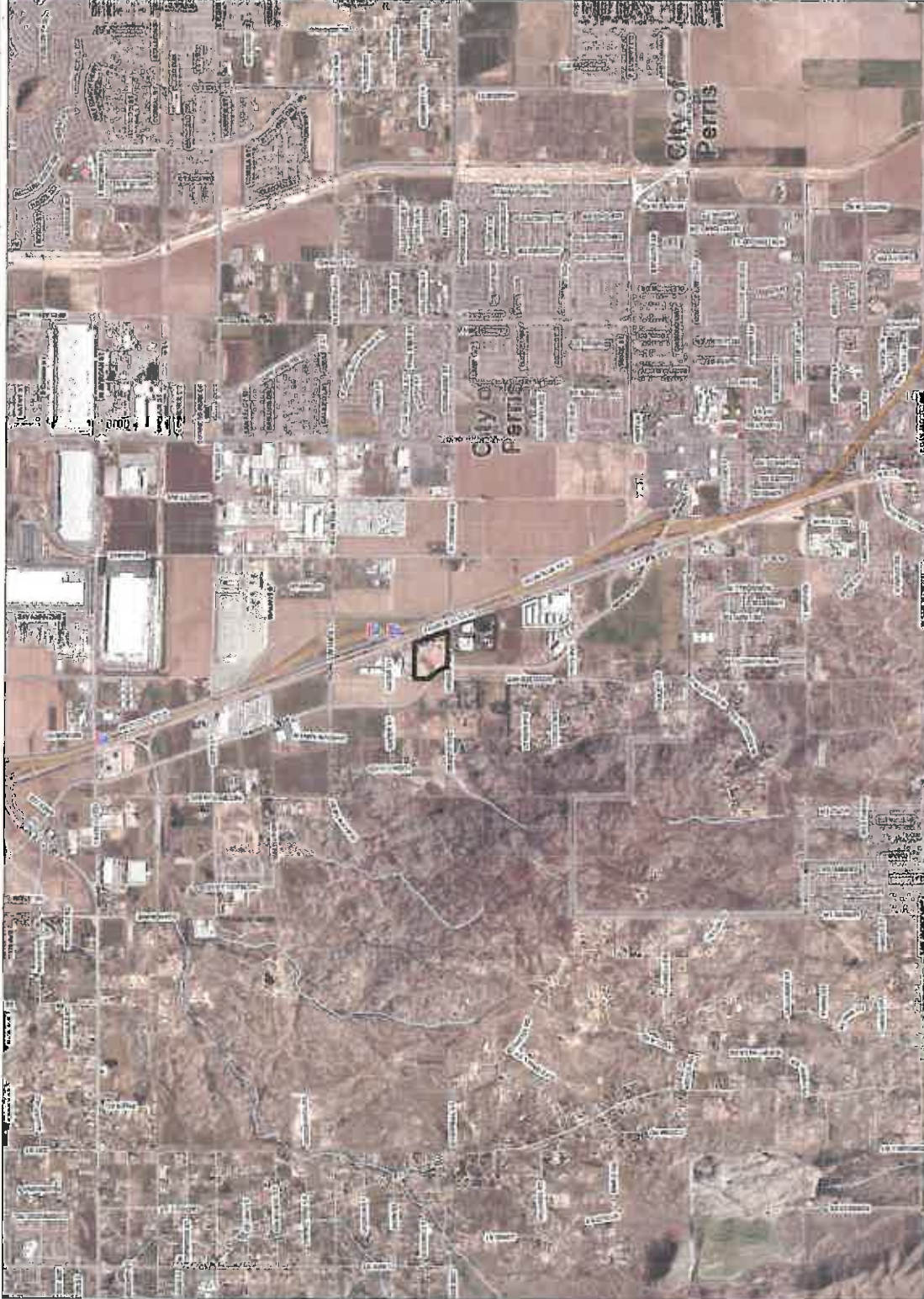
BD:bd/da

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Date Prepared: 01/6/16

Date Revised: 02/01/16

PP25870
Vicinity Map



- Legend**
- City Boundaries
 - highways**
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - majorroads**
 - counties**
 - cities**
 - hydrography/lines**
 - 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.



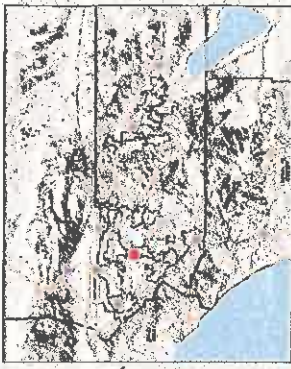
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PP25870
Land Use



Legend

- Display Parcels
- City Boundaries
- Cities**
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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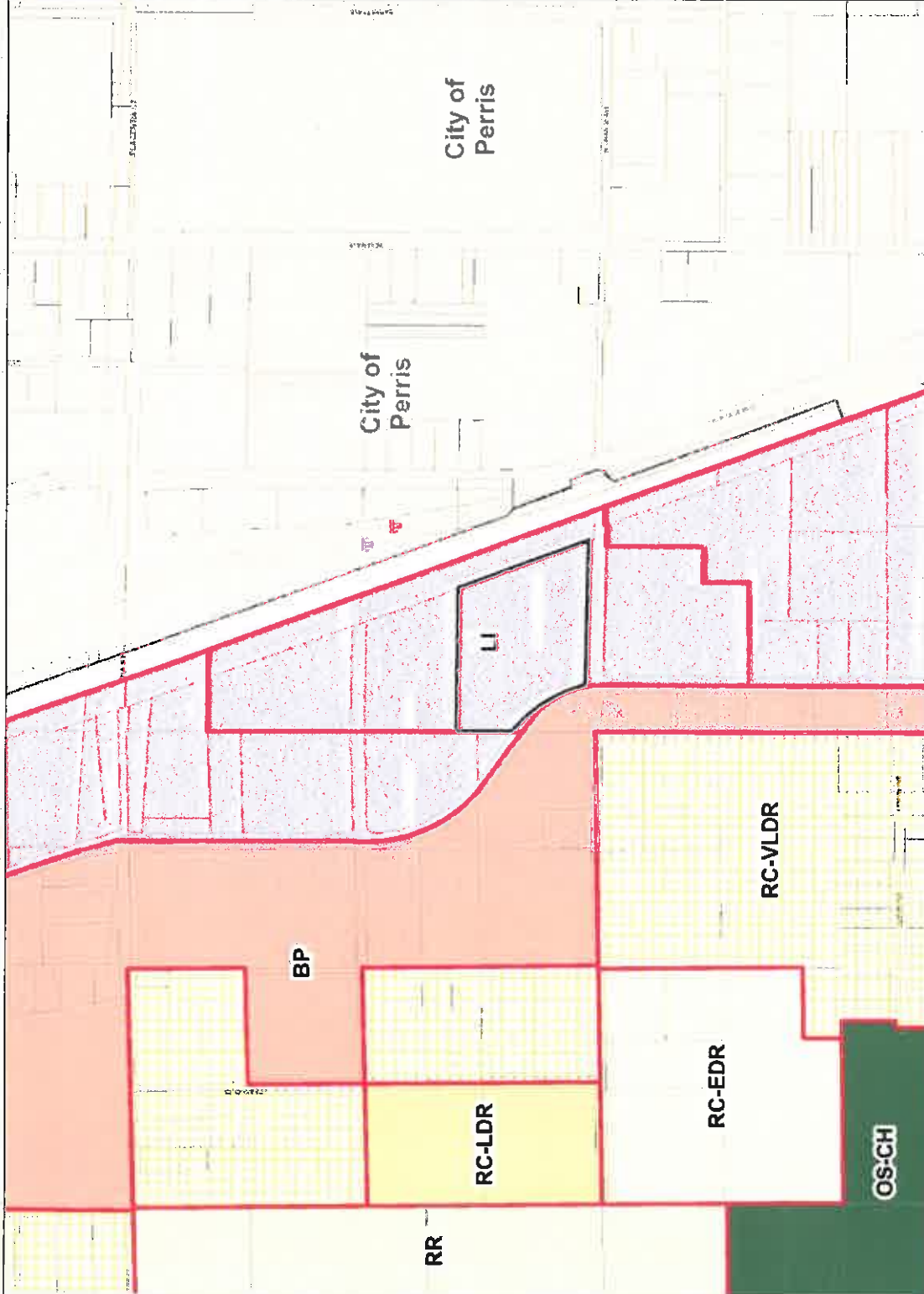


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PP25870

General Plan Designations

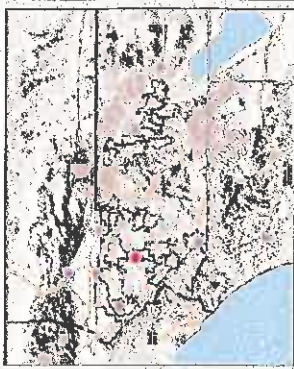


Legend

Display Parcels

Landuse <all other values>

AG	BP	CC	CO	CR	CT	City	EDR	EDR-RC	Freeway	HDR	HHDR	HI	IND	LDR	LDR-RC	LI	MDR	MHDR	MUPA	OS-C	OS-CH	OS-MIN	OS-R
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Notes

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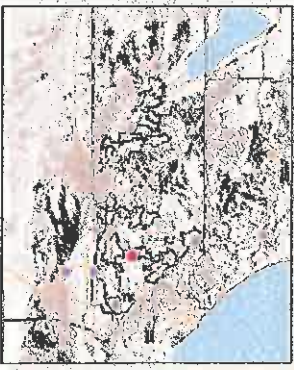
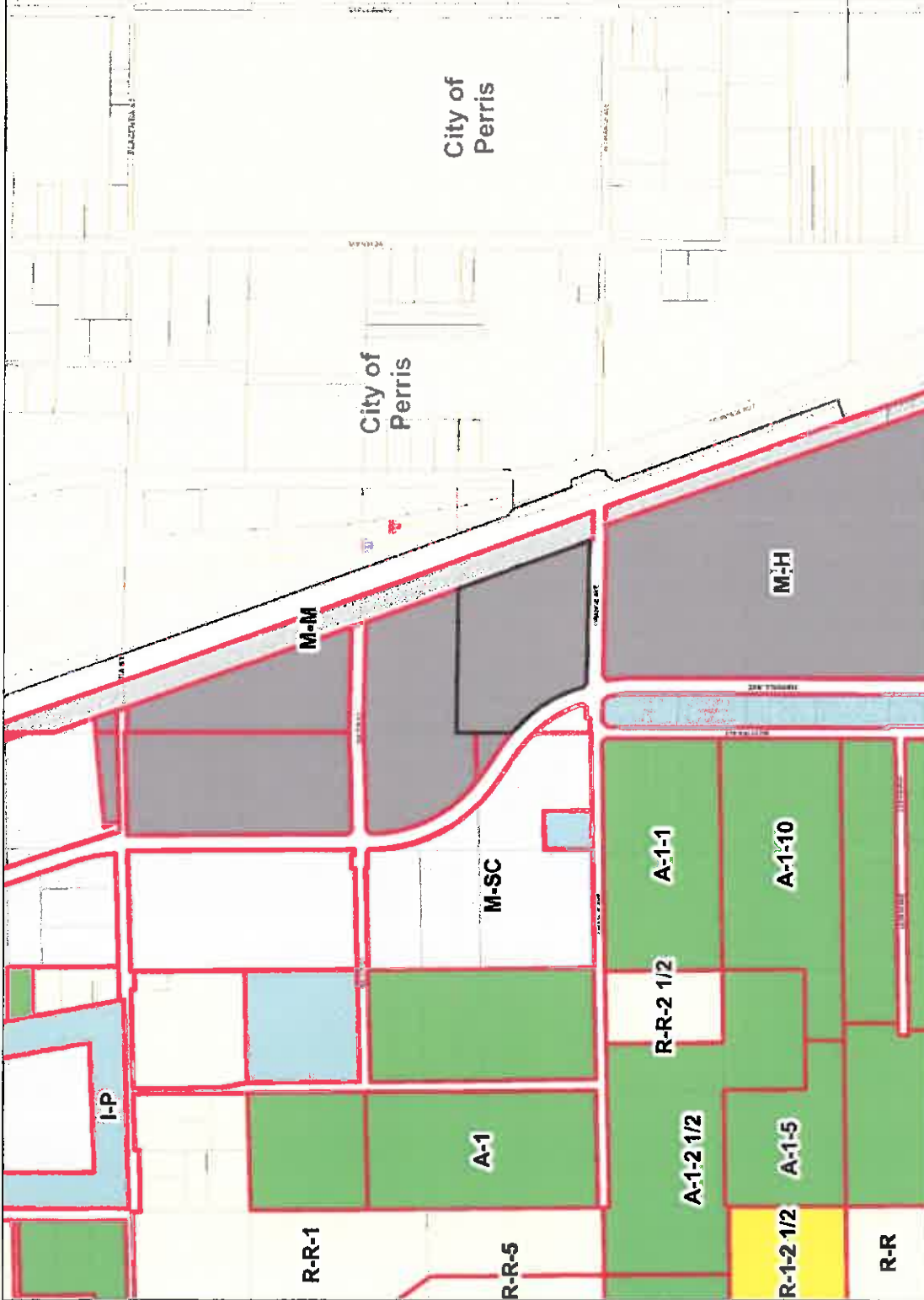
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PP25870 Zoning



Legend

Display Parcels

Zoning

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	A-1
	A-1-1
	A-1-1 1/2
	A-1-1/2
	A-1-10
	A-1-15
	A-1-2
	A-1-2 1/2
	A-1-2 1/4
	A-1-20
	A-1-30000
	A-1-4
	A-1-40
	A-1-5
	A-2
	A-2-1
	A-2-10
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	A-D
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Notes

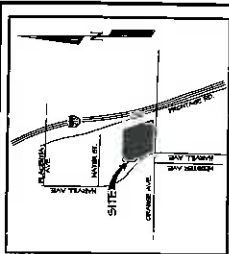
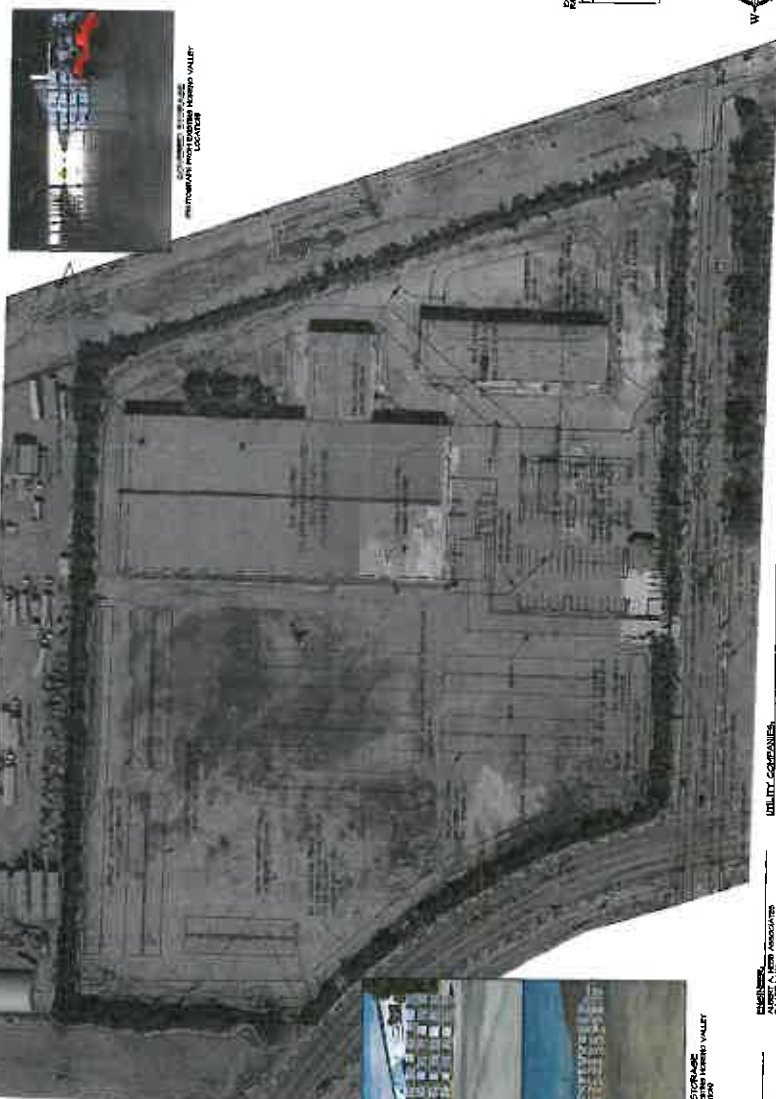
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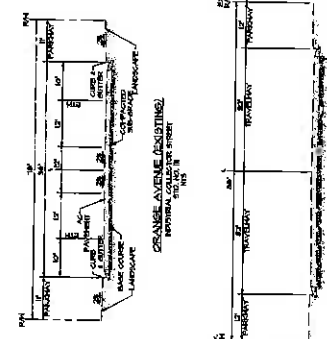
EL DORADO STONE PLOT PLAN PP NO. 25870



VICINITY MAP
SHEET NO. 12-12-12
SECTION 18, T. 8 S., R. 14 E., S. 43 N.

PROJECT DESCRIPTION
THE PROPOSED HOUSING PROJECT LOCATED AT 2400 CRANE AVENUE THE COUNTY OF RIVERSIDE
IS THE SUBJECT OF THE COUNTY PLANNING COMMISSION'S CONSIDERATION OF THE PROPOSED
PLOT PLAN FOR THE HOUSING PROJECT. THE PROPOSED HOUSING PROJECT IS TO BE DEVELOPED
ON THE 2.00 ACRES OF LAND BEING OFFERED FOR DEVELOPMENT. THE PROPOSED HOUSING
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EXISTING BUILDINGS
LAYOUT MAP
TOTAL SQUARE FEET TO BE DEVELOPED
TOTAL SQUARE FEET TO BE DEVELOPED
TOTAL SQUARE FEET TO BE DEVELOPED
TOTAL SQUARE FEET TO BE DEVELOPED



CRANE AVENUE (EXISTING)
HASSELL AVENUE (EXISTING)



COUNTY OF RIVERSIDE	
EL DORADO STONE	
2400 CRANE AVENUE, RIVERSIDE COUNTY	
PLOT PLAN / CONCEPTUAL GRADING PLAN	
DATE: 11/18/15	PROJECT NO. 25870
BY: [Signature]	SCALE: AS SHOWN
CHECKED: [Signature]	SHEET 1 OF 2
APPROVED: [Signature]	PROJECT NO. 25870
DATE: 11/18/15	SHEET NO. 1

NOTES:
1. THIS PLAN IS SUBJECT TO THE APPROVAL OF THE COUNTY PLANNING COMMISSION.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

EL DORADO STONE
PLOT PLAN
PP NO. 25870



UTILITY COMPANIES:
AVCO
EASTERN ENERGY - N-E-E EXTREMIT
ELECTRIC
SOUTHERN CALIFORNIA GAS
GAS
SOUTHERN CALIFORNIA GAS COMPANY

PLANNING:
COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
100 WEST G ST., SUITE 100
RIVERSIDE, CA 92501
PHONE: (951) 955-2000

ARCHITECT:
ARCHITECT
100 WEST G ST., SUITE 100
RIVERSIDE, CA 92501
PHONE: (951) 955-2000

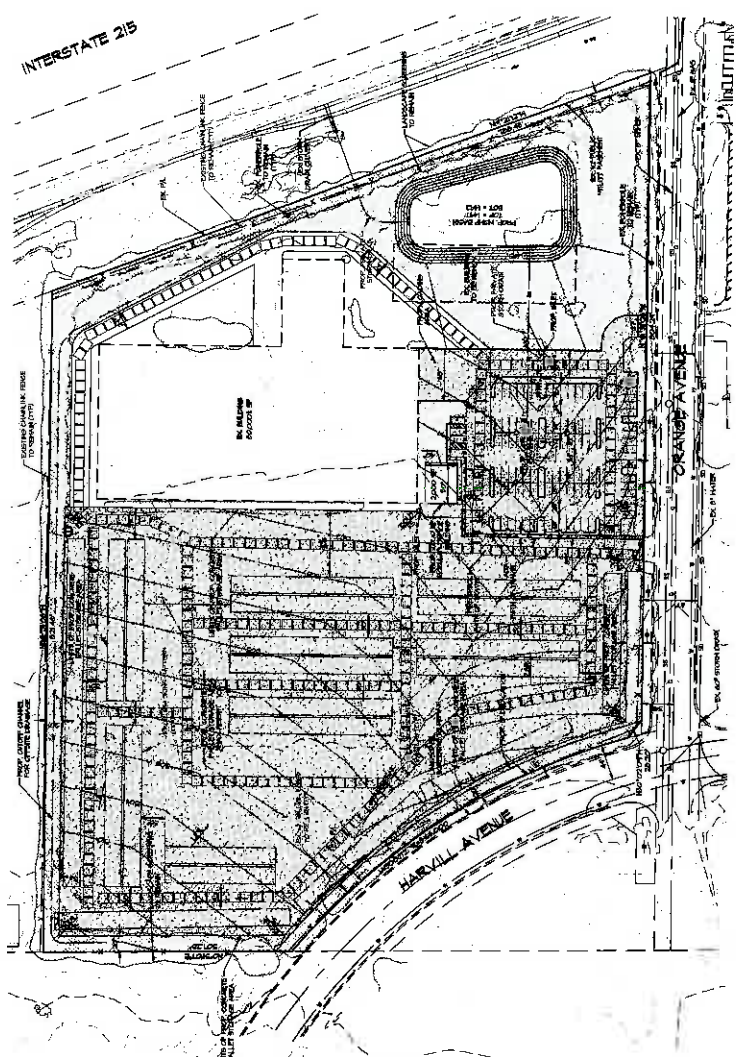
CASE: P25870
DATE: 11/18/15
EXHIBIT A (Sheets 1-2)
PLANNER: B. DAWSON

EL DORADO STONE CONCEPTUAL GRADING PLAN PP NO. 25870

- NOTE:**
1. THE PROPOSED GRADING PLAN IS BASED ON THE LATEST AVAILABLE DATA.
 2. THE AREA IS NOT TO BE ADJUSTED TO CORRECT ERRORS OR OMISSIONS.
 3. THE GRADING PLAN IS FOR INFORMATION PURPOSES ONLY.
 4. THE PROPOSED GRADING PLAN IS BASED ON THE LATEST AVAILABLE DATA.
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 10. THE PROPOSED GRADING PLAN IS BASED ON THE LATEST AVAILABLE DATA.

- LEGEND:**
- PROPOSED CONCRETE FOOTINGS
 - PROPOSED LANDSCAPE AREA
 - EXISTING PAVED AREA
 - PROPOSED PAVED AREA
 - EXISTING BUILDING
 - PROPOSED BUILDING
 - EXISTING ELEVATION
 - PROPOSED ELEVATION
 - EXISTING SPOT ELEVATION
 - PROPOSED SPOT ELEVATION

ITEM NO.	DESCRIPTION	EXISTING	PROPOSED	TOTAL
1	PROPOSED CONCRETE FOOTINGS	0.00	1.00	1.00
2	PROPOSED LANDSCAPE AREA	0.00	1.00	1.00
3	EXISTING PAVED AREA	1.00	0.00	1.00
4	PROPOSED PAVED AREA	0.00	1.00	1.00
5	EXISTING BUILDING	1.00	0.00	1.00
6	PROPOSED BUILDING	0.00	1.00	1.00
7	EXISTING ELEVATION	1.00	0.00	1.00
8	PROPOSED ELEVATION	0.00	1.00	1.00
9	EXISTING SPOT ELEVATION	1.00	0.00	1.00
10	PROPOSED SPOT ELEVATION	0.00	1.00	1.00

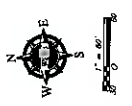


COUNTY OF RIVERSIDE

EL DORADO STONE
PLANNING AND ENGINEERING
PLANNING & ENGINEERING

WEBB
REGISTERED PROFESSIONAL ENGINEER
No. 44,000 (Exp. 12/31/10)

NO.	DATE	DESCRIPTION	SHEET NO.
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2	02/10/10	REVISED	2
3	03/10/10	REVISED	3



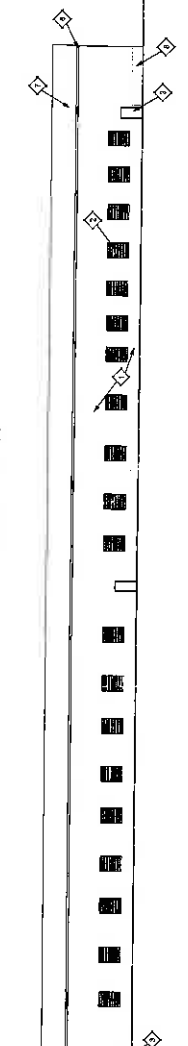
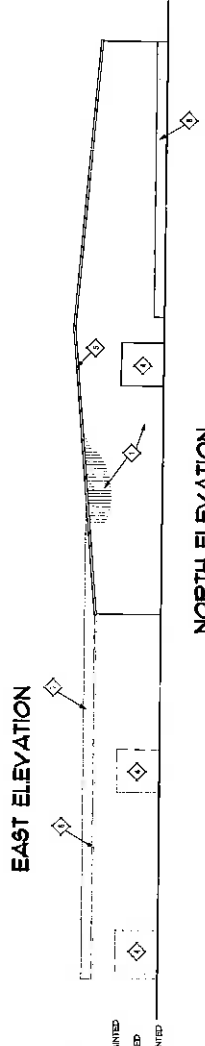
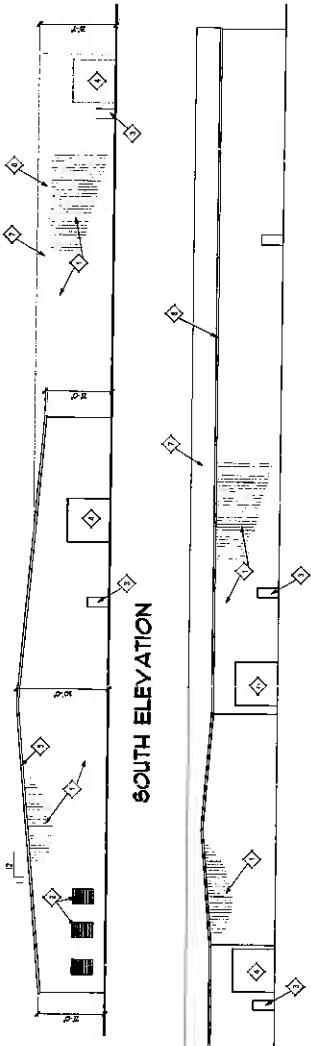
CASE: PP25870
 EXHIBIT B (Sheets 1-2)
 DATE: 10/5/15
 PLANNER: B. DAWSON



P&P GROUP
 EL DORADO STONE - ACTIVITY
 1500 ORANGE AVE
 PEBBLE, CA 9570



TITLE: ELEVATIONS
 DATE: 10/5/15
 SCALE: 1/8" = 1'-0"
 SHEET: 3



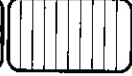
- ◇◇◇◇◇ EXISTING 14'-0" PANEL SIDING TO BE REPAIRED AND PAINTED
- ◇◇◇◇◇ EXISTING 3" T LOWER VENTS TO BE REPAIRED AND PAINTED
- ◇◇◇◇◇ EXISTING 3" X 1" MAIN DOOR TO BE REPAIRED AND PAINTED
- ◇◇◇◇◇ EXISTING 14'-0" W. COLING DOOR TO BE REPAIRED AND PAINTED
- ◇◇◇◇◇ EXISTING END WALL TRIM TO BE REPAIRED AND PAINTED
- ◇◇◇◇◇ EXISTING GUTTER AND DOWNSPOTS TO BE REPAIRED AND PAINTED
- ◇◇◇◇◇ EXISTING ROOF PANELS TO BE REPAIRED AND PAINTED
- ◇◇◇◇◇ EXISTING 3'-4" W. CHU WALL TO BE PAINTED

ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 ALL MATERIALS TO BE SPECIFIED IN NOTES

VESELY ARCHITECT
 ARCHITECTS
 1000 CALIFORNIA STREET
 SAN FRANCISCO, CA 94108
 TEL: 415.774.2000
 WWW.VESLEYARCHITECT.COM

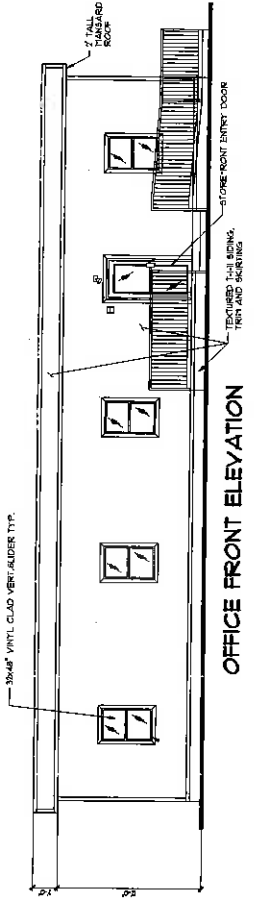


EL DORADO STONE - ADULTY
 P/R CLASS
 2400 ORANGE AVE
 FRESNO, CA 93720

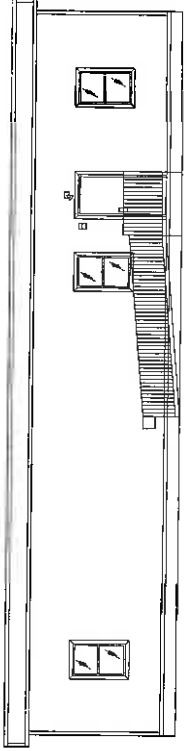


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 DATE: 12/15/00
 SHEET: 3.1

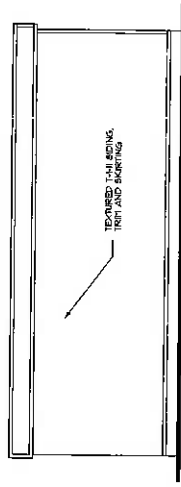
OFFICE ELEVATIONS



OFFICE FRONT ELEVATION

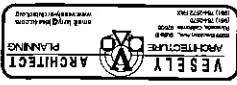


OFFICE REAR ELEVATION



OFFICE END ELEVATIONS

CASE: PP25870
 EXHIBIT C (Sheets 1-2)
 DATE: 10/5/15
 PLANNER: B. DAWSON

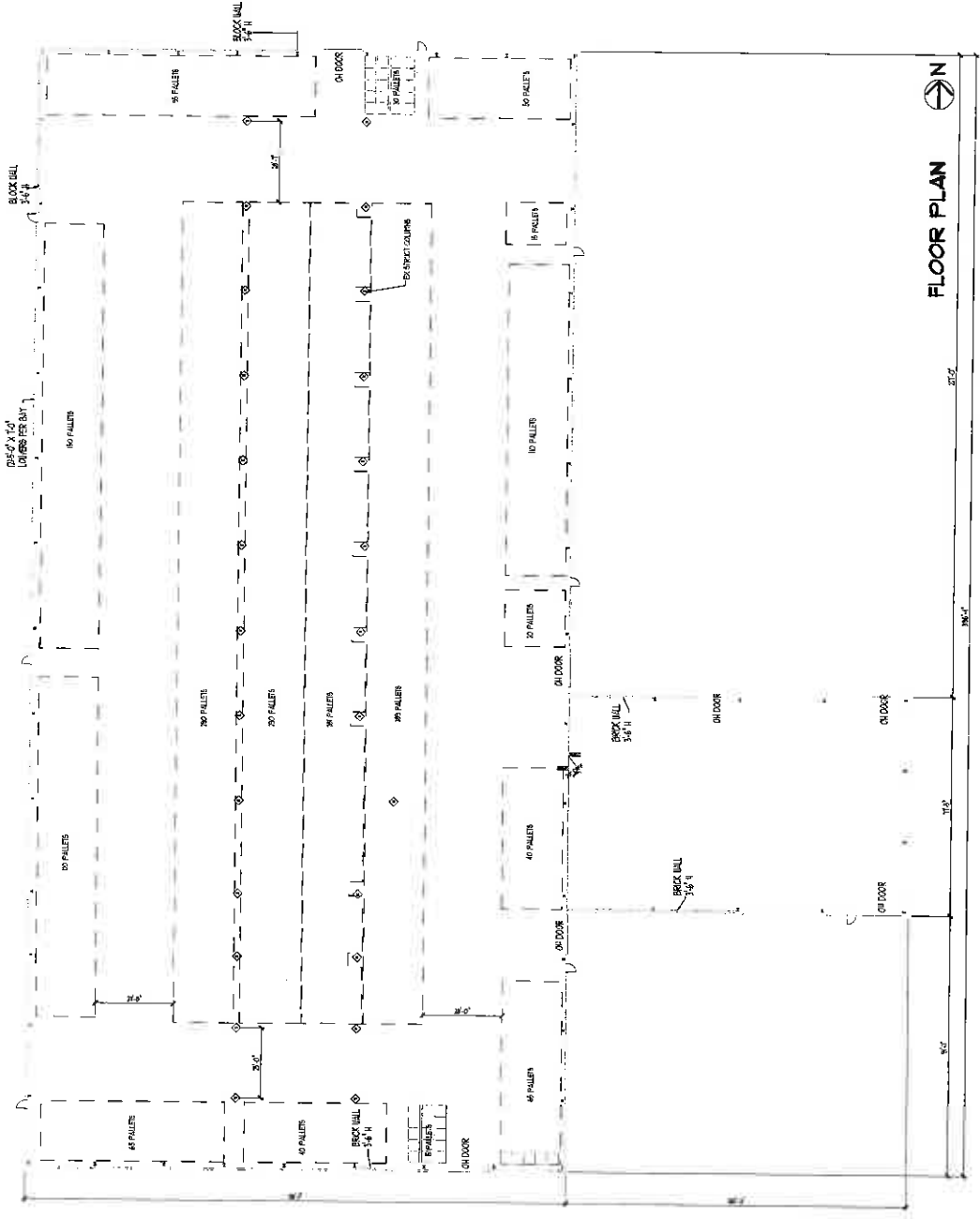


P&P CHARTERS
 1800 ORANGE AVE
 FERRIS, CA 95970



SHEET NO. 2
 SCALE: 3/4" = 1'-0"
 DATE: 10/5/15

PLAN BLDG.
 FLOOR PLAN



10/5/15 10:00 AM
 B. DAWSON
 1800 ORANGE AVE
 FERRIS, CA 95970

VESELY ARCHITECT ARCHITECTURE PLANNING
 1000 16th Street, Suite 100
 San Francisco, CA 94103
 Tel: 415.774.8800
 www.vesely.com

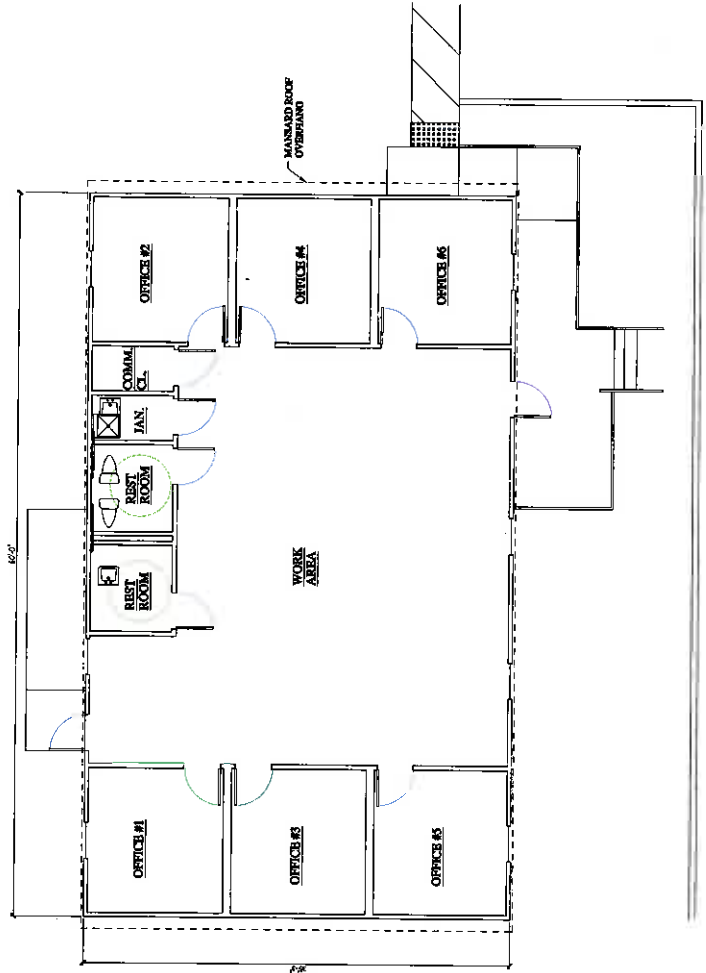


B. PRADO STONE - ADITY
 PAR 0446
 2000 GRAVINE AVE.
 FERRIS, CA 94702



DATE: 08/01/13
 SCALE: 1/8" = 1'-0"
 SHEET NO. 21

WT 12071
 1/0000 PLN



CASE: PP25870
EXHIBIT L (Sheets 1-5)
DATE: 10/6/15
PLANNER: B. DAWSON



24100 ORANGE AVENUE | COUNTY OF RIVERSIDE, CALIFORNIA

EL DORADO STONE RENOVATION SITE | CONCEPTUAL LANDSCAPE PLAN

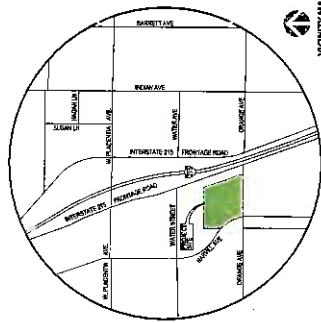


LANDSCAPE CONCEPT THEORY

THE INTENT FOR THIS PROJECT IS TO PROVIDE A LANDSCAPE DESIGN THAT WILL THRIVE IN THE CLIMATE OF THE AREA AND PROVIDES YEAR-ROUND INTEREST AND BEAUTY. ALL OF THE PLANT MATERIAL THAT HAS BEEN PROPOSED FOR THIS PROJECT IS DROUGHT TOLERANT, HEAT AND COLD RESISTANT AND EASY TO MAINTAIN. THE PROPOSED LAYOUT OF THE PLANT MATERIAL WILL BE DONE IN A WAY THAT THE PLANTS WILL HAVE ROOM ENOUGH TO GROW TO THEIR FULL MATURITY WITHOUT HAVING TO BE PRUNED. THE USE OF WOOD MULCH AND DECOMPOSED GRANITE WILL INHIBIT WEED GROWTH AND HELP RETAIN SOIL MOISTURE IMPROVING THE GROWING CONDITIONS WHILE LOWERING WATER USE. THE FINISHED LANDSCAPE WILL INTEGRATE WELL INTO THE SURROUNDING EXISTING LANDSCAPE AREAS AND WILL PROVIDE SCREENING OF THE PROJECT FROM THE SURROUNDING ROADS. THE TREES, SHRUBS, AND GROUNDCOVERS WERE SELECTED TO PROVIDE A VARIETY OF COLOR, TEXTURES, AND FORMS TO ACCENT AND BEAUTIFY THE DEVELOPMENT. TREES WILL PROVIDE SCREENING, SHADE AND SOFTEN THE PAVED AREAS. THIS PROJECT WILL COMPLY WITH STATE OF CALIFORNIA MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE, COUNTY OF RIVERSIDE WATER EFFICIENT LANDSCAPE REQUIREMENTS ORDINANCE, AND LOCAL WATER USE EFFICIENCY ORDINANCE BY USING AN ET-EFFICIENT (SMART) IRRIGATION CONTROLLER COMBINED WITH RAIN SENSORS AND FLOW SENSORS.

OWNER / APPLICANT
 CENTRAL CENTRE COMPANY
 1000 AVENUE OF THE STARS, SUITE 210
 CITY, ARIZONA 85718

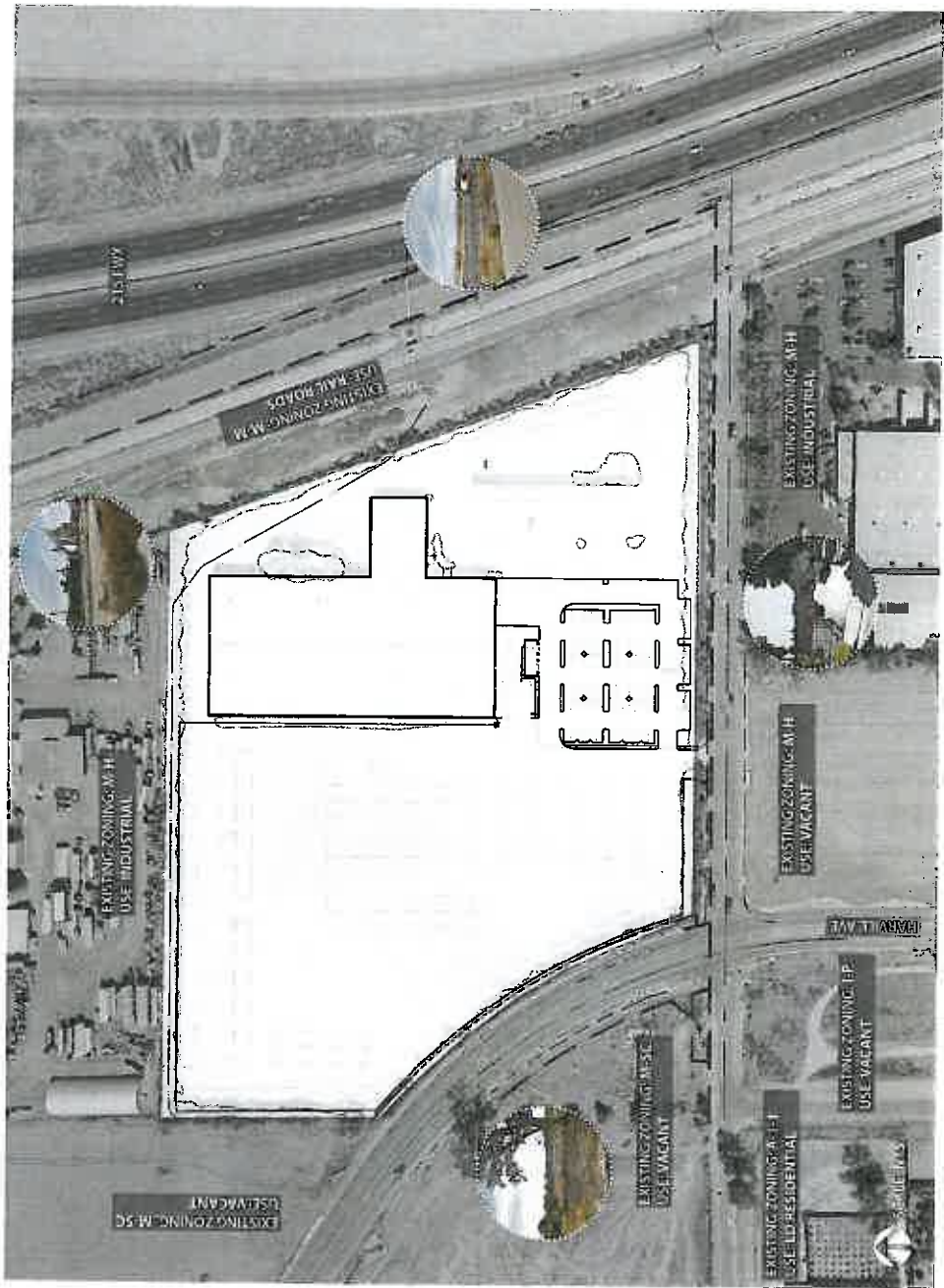
LANDSCAPE ARCHITECT
 ALBERTA WEBB ASSOCIATES
 3700 HANCOCK STREET
 SUITE 100
 PHOENIX, ARIZONA 85018
 PH: (602) 244-4027 FAX: (602) 244-1508
 WWW.ALBERTAWEBBASSOCIATES.COM



VICINITY MAP

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CONCEPTUAL SHADING PLAN.....	5



OWNER/APPLICANT
 FORTY EIGHT COMPANY
 2700 W. 10TH STREET
 CHANDLER, AZ 85224
 PH: 480.948.4422 EC@F48.COM

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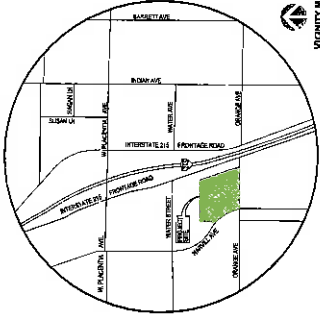
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 WWW.AAWEBCONSTRUCTION.COM

LAND USE SUMMARY

PERCENTAGE	AREA	%
INDUSTRIAL	12.5 AC	12.5%
VACANT	87.5 AC	87.5%
TOTAL AREA	100 AC	100%



I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED LANDSCAPE ARCHITECT IN THE STATE OF ARIZONA. I HAVE REVIEWED THE INFORMATION CONTAINED HEREIN AND I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND. I AM NOT PROVIDING ANY ADVICE OR OPINION ON ANY MATTER OTHER THAN THAT WHICH IS SPECIFICALLY REQUESTED BY THE CLIENT. I AM NOT PROVIDING ANY SERVICE OR OPINION ON ANY MATTER OTHER THAN THAT WHICH IS SPECIFICALLY REQUESTED BY THE CLIENT.



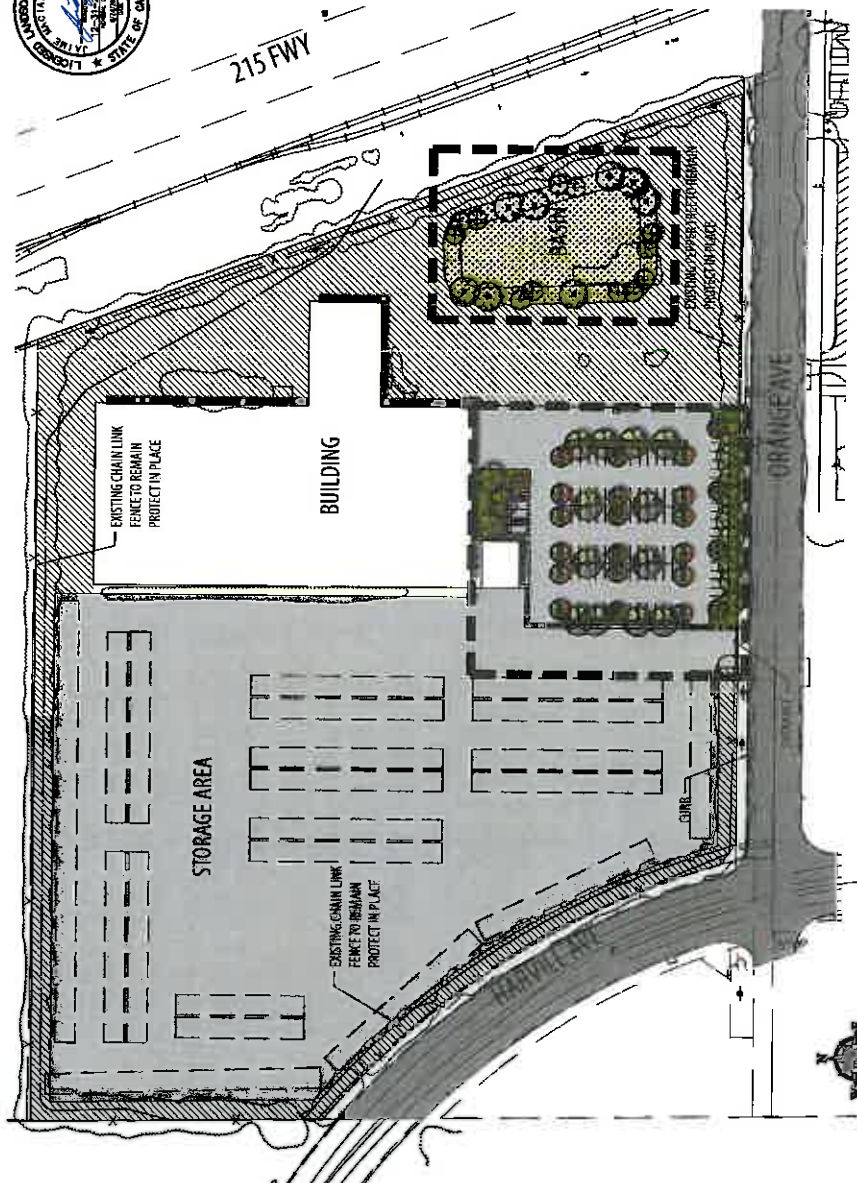
EL DORADO STONE RELOCATION SITE - SITE CONTEXT



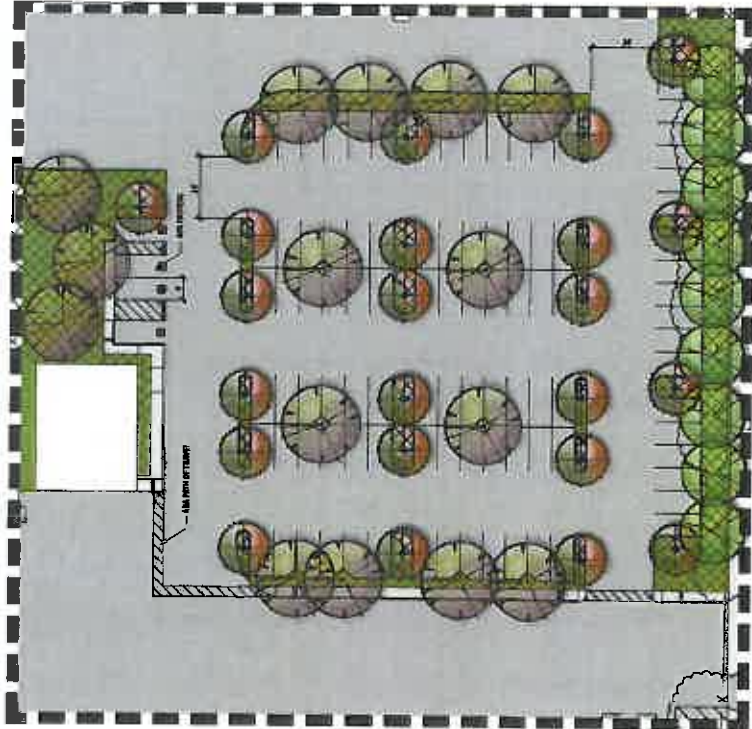


SYMBOL	DESCRIPTION	MATERIALS	SIZE	PLANT	PLANT	PLANT	PLANT
(Symbol)	CENTRAL PLANTING	SP700	12"	SP700	12"	SP700	12"
(Symbol)	PERIPHERAL PLANTING	SP700	12"	SP700	12"	SP700	12"
(Symbol)	PERIPHERAL PLANTING	SP700	12"	SP700	12"	SP700	12"
(Symbol)	PERIPHERAL PLANTING	SP700	12"	SP700	12"	SP700	12"

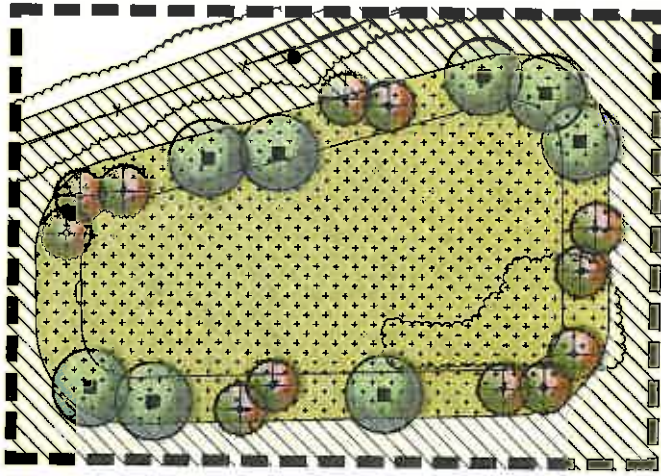
SYMBOL	DESCRIPTION	MATERIALS	SIZE	PLANT	PLANT	PLANT	PLANT
(Symbol)	PERIPHERAL PLANTING	SP700	12"	SP700	12"	SP700	12"
(Symbol)	PERIPHERAL PLANTING	SP700	12"	SP700	12"	SP700	12"
(Symbol)	PERIPHERAL PLANTING	SP700	12"	SP700	12"	SP700	12"
(Symbol)	PERIPHERAL PLANTING	SP700	12"	SP700	12"	SP700	12"



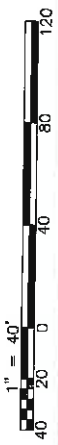
EL DORADO STONE RELOCATION PROJECT | CONCEPTUAL LANDSCAPE SITE PLAN



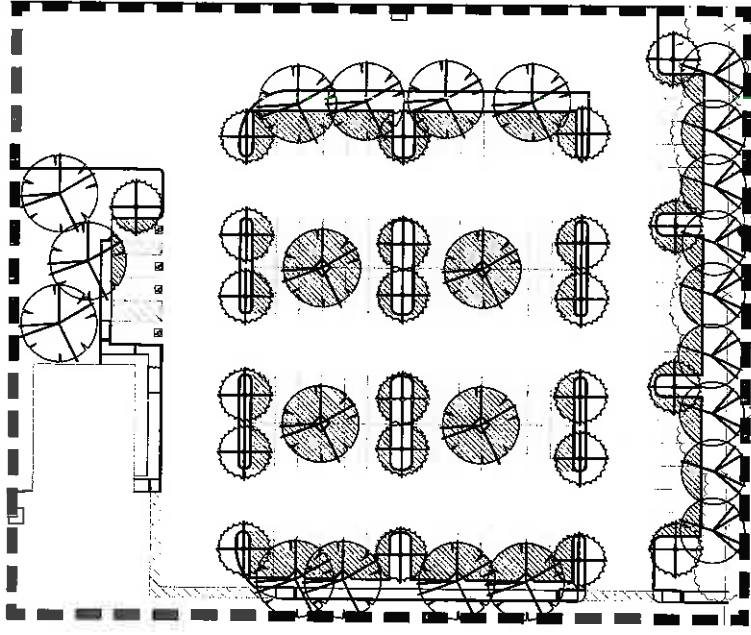
ENLARGEMENT PARKING LOT





ENLARGEMENT BASIN



EL DORADO STONE RELOCATION SITE - ENLARGEMENTS



TREE SHADING LEGEND

-  16,711 SF PARKING AREA
-  8,747 SF SHADED PARKING

PERCENTAGE RATIO OF TOTAL SHADED
PARKING AREA PROVIDED: 52%

MINIMUM PERCENTAGE RATIO OF TOTAL
SHADED PARKING AREA REQUIRED: 50%

GENERAL NOTES:

- TREES SIDE ARE SHOWN AT 15 YEARS
MATURITY PER RIVERSIDE COUNTY
ORDINANCE
- FOR PLANT LEGEND AND NOTES SEE
CONCEPTUAL LANDSCAPE PLAN



EL BONADO STONE RELOCATION SITE | CONCEPTUAL SHADING PLAN

El Dorado Stone Relocation Project Photo Plate



Aerial Phot of Site



Site Frontage facing northwest.



Site Frontage facing southeast.



South corner facing east.



South corner facing west.



South facing north.



Southwest corner facing north.



Southwest facing northeast.



South facing northeast.



West corner facing northeast.



West facing east.



southwest corner facing east.



East facing northwest.



Southeast corner facing west.



Southeast corner facing northwest.



Center of property.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42828
Project Case Type (s) and Number(s): Plot Plan No. 25870
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Brett Dawson, Contract Planner
Telephone Number: (951) 955-0972
Applicant's Name: Kearney Real Estate Company
Applicant's Address: 1900 Avenue of the Stars, Suite 320, Los Angeles CA 90067

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes a warehouse and distribution facility for the El Dorado Stone facility that will include the storage of manufactured stone, concrete products, cardboard boxes, and wood pallets. The site consists of an existing 80,000 square foot building which will be renovated and utilized. An existing 16,000 square foot building will be demolished and replaced with a water quality basin. A 2,000 square foot modular office building and a parking lot with landscaping will also be constructed on the site. The remainder of the site is proposed to be paved and used for storage. The existing chain link along the east, south, and west of the property line will be replaced by an eight (8) foot high wrought iron fence.

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

C. Total Project Area: 14.50 Acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A		Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: 14.50	Lots: 1	Sq. Ft. of Bldg. Area: 82,000	Est. No. of Employees: 15
Other: N/A			

D. Assessor's Parcel No(s): 305-090-048

E. Street References: Northeast corner of Harvill Ave, and Orange Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 3 West Section 18, San Bernardino Base Meridian.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is a former brick facility with existing landscaping, an existing 80,000 square foot building, parking lot and a 16,000 square foot building which will be demolished. The site is bounded by a vacant lot and a Salvation Army building to the south, an industrial facility to the north, vacant lots to the west and the 215 Freeway to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with all other applicable land use policies of the Riverside County General Plan and the Mead Valley Area Plan.

2. **Circulation:** The proposed project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets with all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the project upon future development of the site. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** 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 (existing non-residential) meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The proposed project meets all other applicable Healthy Community policies.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial (LI)

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

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

G. Adjacent and Surrounding:

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

2. **Foundation Component(s):** Community Development to the North, South, East and West.

3. **Land Use Designation(s):** Light Industrial (LI)

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

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

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

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

I. Existing Zoning: Manufacturing Heavy (M-H)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Manufacturing Heavy (M-H) to the North and South, Manufacturing Service Commercial (M-SC) to the west, and Medium Manufacturing (M-M) and I-215 Freeway to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

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

January 12, 2016

Date

Brett Dawson, Project Planner
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) The project site is not located near to any State Scenic Highway by the Riverside County General Plan. Nonetheless, Development Standards and Design Guidelines (Architecture and Landscaping) set forth in Ordinance 348 would ensure that the project development adhere to, and be aesthetically maintained in a manner that is visually attractive and not adversely affecting public views. Therefore, impacts are considered less than significant.

b) The project site is a currently developed site and will not substantially damage scenic resources. There are no scenic resources near to the project that would be obscured from the proposed development. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

a) The project site is located approximately 38.4 miles from Mt. Palomar Observatory and within Zone B of Ordinance No. 655. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. The project is conditioned to submit lighting plans consistent with the requirements of Zone B development standards in the Riverside County Ordinance No. 655 (Conditions of Approval 10.PLNG.30). The lighting associated with the project will be low-pressure sodium vapor lights which will be fully shielded to control the amount of light directed upwards into the sky and reduce the light pollution emissions interfering with adjacent residential uses (Conditions of Approval 10.PLNG.8). The project will not create glare that would impede the vision of aircraft from March Air Reserve Base Airport, located in the nearby vicinity northeast of the project. Therefore, the project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description. Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a-b)The proposed project will create marginally new sources of light which would generally accompany new commercial development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area as it is located within a developed and infill area. The project is conditioned for any outside lighting to be hooded and directed downward so as to not shine directly upon adjoin property (COA 10.PLANNING.6). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or	<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
Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<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; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 2 of 3, Project Application Materials.

Findings of Fact:

- a) According to the GIS database, the project site is located within Urban-Built Up Land and not located within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, no impact will occur.
- b) According to the County GIS database, the project site is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the project. No impact will occur.
- c) The proposed project is not located within 300 feet of agriculturally zoned property. The nearest agriculturally zoned property is approximately 330 feet southwest of the project which is zoned Light Agriculture-1 Acre Minimum (A-1-1). Therefore, no impact will occur.
- d) The project site does not involve other changes in the existing environment that could result in conversion of Farmland, to non-agricultural uses. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of	<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
forest land to non-forest use?				
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<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 County has no designation 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)). Therefore, the project site will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook, Air Quality/Greenhouse Gas Analysis for the El Dorado Stone Project, County of Riverside by Albert A. Webb Associates October 9, 2015.

Findings of Fact:

a-c) The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area (14.5 acres), a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. The Air Quality Analysis conducted for the project found that the construction and operation of the proposed project will not exceed criteria pollutant thresholds established by SCAQMD on a regional or localized level. The project will also not exceed the draft GHG screening threshold recommended by SCAQMD.

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

Surrounding land uses within 1 mile of the project include residential homes and Val Verde Elementary School, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, manufacturing uses, or generate significant odors. The project is consistent with the Riverside County General Plan EIR, prepared in 2003, which previously analyzed the air impacts generated by industrial development in the Light Industrial land use designation. The proposed industrial use is consistent with surrounding existing land use designations, and where it is likely that vehicle trips will minimally increase, the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the size and nature of the project. Therefore, impacts to sensitive receptors are considered less than significant.

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

f) The project proposes to operate a stone facility on a 14.50 acre parcel. The proposed industrial use is not anticipated to create objectionable odors affecting a substantial number of people. The proposed project is compatible with its surrounding uses consisting of industrial businesses that any odor the project may potentially create, it will be similar in scope and scale as the existing surrounding uses and therefore, less than significant impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site is not located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) Area or within a designated Criteria Cell. Furthermore, the project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, impacts are considered less than significant.

b-c) The project site's perimeter is bounded by mature trees. Since these trees pose a potential to support suitable nesting bird habitat, the project has been conditioned to require a nesting survey and

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Migratory Bird Treaty Act survey in the event that these habitats are removed (COA 60. EPD.1). Therefore, impacts are considered less than significant with mitigation incorporated.

The condition of approval states: Birds and their nests are protected by the Migratory Bird Treaty Act (MTBA) and the California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Counseling Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials, Cultural Resources Survey Report for the El Dorado Stone facility Relocation Project by CRM Tech November 2015, PDA 4952

Findings of Fact:

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a-b) CRM Tech conducted a historical/archaeological resources records search, pursued historical background research, contacted Native American representatives, and carried out an intensive-level field survey. Through the various avenues of research, this study did not encounter any "historical resources" within the project area. Therefore, CRM TECH recommends a finding of no impact regarding cultural resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, Cultural Resources Survey Report El Dorado Stone facility Relocation Project, near the City of Perris, Riverside County California PDA 1452

Findings of Fact:

a-b) Based on the analysis of records and a survey of the property by CRM Tech, it has been determined that there are no impacts to historical or archaeological resources because they do not occur within the project site. The results of the survey are provided in (PDA) No. 4952, a resources report titled, "Cultural Resources Survey Report El Dorado Stone facility Relocation Project, near the City of Perris, Riverside County California". dated November 4, 2015.

Furthermore, if during ground disturbance activities, cultural resources are discovered that were not assessed by previous archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the appropriate Native American tribe (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

The above is considered as a standard Condition of Approval (COA 10.PLANNING.2), and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

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

d) The project site will not restrict any religious or sacred uses within the project site. A Sacred Lands File search was completed by CRM Tech as part of County requirements. A response from the Native American Heritage Commission dated September 29, 2015 indicated that this search resulted in negative results. No impacts will occur.

e) A notification for AB52 consultation was sent out to Soboba, Pechanga, Agua Caliente, Rincon and San Manuel on November 10, 2015, and consultation was closed on January 13, 2016. No cultural tribal resources have been identified.

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"

Findings of Fact:

a) The project is located within a high sensitivity area; High B with a Sensitivity equivalent to A but is based on occurrence of fossils at a specified depth below the surface. The category high B indicated that fossils are likely to be encountered at or below four feet of depth, and may be impacted during excavation by construction activities. Therefore, the project has been conditioned to submit to the County Geologist one 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

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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, and implement a project-specific plan for monitoring site grading and earthmoving activities (COA 60. PLANNING.1). Furthermore, the paleontologist will also be required to document and complete a Paleontological Resource Impact Mitigation Program (PRIMP) which shall be submitted to the County Geologist for review and approval prior grading permit issuance (COA. 70.PLANNING1). Therefore, impacts are considered less than significant with mitigations incorporated.

Mitigation: Prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan (COA 60. PLANNING 1), and said plan shall be submitted to County Geologist (COA 70. PLANNING.1)

Monitoring: Department of Building and Safety Grading Division, Planning Department, County Geologist.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The proposed development and existing building will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to seismic-related ground failure, including liquefaction?

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

Findings of Fact:

a) According to the county GIS database, the project site is located in an area for low potential for liquefaction. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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)

Findings of Fact:

a) According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The proposed development and existing building will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

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: The proposed project is located on and surrounded by flat open space, no slopes occur close enough to affect the project site.

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.

15. Ground Subsidence

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

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

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

- a-b) The project will not change topography as the project site is relatively flat. No impact will occur.
- b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impact will occur.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems. The project will connect to water and sewer services from the Eastern Municipal Water District. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

- a) The project will not result in the loss of topsoil. The majority of the site has already been developed. The project will incorporate best management practices (BMPs) contained in the Erosion Control Plan, and within the required Storm Water Pollution Prevention Plan (SWPPP), will thus reduce impacts in regard to loss of topsoil to less than significant. Therefore, impacts are considered less than significant.
- b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes.
- c) The project will not utilize a septic system. The project will connect to sewer services from the Western Municipal Water District Therefore, no impacts will occur in this regard.

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

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

Findings of Fact:

a-b) The project will involve the demolition of an existing 16,000 square foot building and replace it with a water quality basin and construct a 2000 square foot building. The project will reduce erosion potential during construction by Incorporating best management practices (BMPs) contained in the Erosion Control Plan, Implementing a required Storm Water Pollution Prevention Plan (SWPPP) specific towards “during construction” BMPs; and Implementing a required Water Quality Management Plan (WQMP) specific towards “post construction” BMPs to be in effect after project completion. Therefore, with adherence to the above listed protocol, impacts with regard to erosion and loss of soils will be reduced to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project site is located in an area of “Moderate” erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. CBC requirements are applicable to all development in the state including the project’s proposed construction of the building and therefore not considered mitigation pursuant to CEQA. Therefore, no impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either	<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
directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Albert A Webb Associates, Air Quality/Greenhouse Gas Analysis for the El Dorado Stone Project, County of Riverside.

Findings of Fact:

a) As stated in the Air Quality/Greenhouse Gas Analysis for the El Dorado Stone Project, County of Riverside by Albert A Webb Associates, using all of the emissions quantified, the total Greenhouse Gas emissions generated from the Project is approximately 974.65 MT CO₂e/yr which includes construction-related emissions amortized over a typical project life of 30 years. The total GHG emissions from the Project are below the SCAQMD recommended screening level of 3,000 MT CO₂e/yr for non-industrial projects under Option 2. The total is below the threshold of 7,000 MTY CO₂e for industrial projects established by the South Coast Air Quality Management District (SCAQMD).

b) Because the project will not exceed the screening threshold proposed by SCAQMD, the project will not conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 environ-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: Project Application Materials

Findings of Fact:

a) The typical on-site materials are manufactured stone, concrete products, cardboard wax boxes and wood pallets. There will be approximately 75 propane canisters stored onsite to serve the propane forklifts. The project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials. Nonetheless, as standard operating procedure for compliance with State Hazardous Materials guidelines, onsite staff employees will be required to be trained appropriately in storing and handling of onsite, fuels, chemicals, lubricants and oils used in the maintenance and repair of mechanized equipment and will be required to be fully-trained with the project's Business Emergency Plan (BEP) and Spill Prevention Control and Countermeasure plan (SPCC). In addition the facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances. (COA 90.E HEALTH.3) Therefore, impacts are considered less than significant.

b) The project will not 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. The project does not handle significant hazardous materials as part of their business operations. Therefore impacts are considered less than significant.

c) The project will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. As discussed above in 22a, project staff employees will be required to be fully trained in the procedures outlined in the Business Emergency Plan (BEP) and Spill Prevention Control and Countermeasure plan (SPCC). Therefore, impacts in this regard are considered less than significant.

d) The project site is not located within one quarter mile of an existing or proposed school. The nearest school to the project site is Triple Crown Elementary School located approximately 1.4 miles east from the project site.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

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

Findings of Fact:

a-b) The project site is located within the March Air Reserve Base Influence Area. On October 8, 2015 the Airport Land Use Commission reviewed the project and found it consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

c) The March Air Reserve Base is located approximately 2.5 miles north of the project; thus the project site is not located within two miles an airport. The proposed project will have 15 employees working onsite. The project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, the impact is less than significant.

d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project is not located in a high fire area. The project will not expose people or structures to a significant risk or loss, injury or death involving wildland fires. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
25. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition. 10.FLOOD RI 1.

Findings of Fact:

a)The project site will not alter existing drainage patterns. The project site is generally flat and post-development of the project will result in pre-development runoff rates as required by the NPDES program through implementation of Low Impact Development (LID) standards. LID standards include requiring stormwater runoff to be infiltrated, captured and reused, and/or treated onsite through stormwater BMPs. Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b)The typography of the site is a mild west-to-easterly slope. The site is subject to sheet flow runoff from a tributary drainage area of approximately 200 acres from the west. There is a lack of drainage infrastructure in the area, but street improvements to Harvill Avenue and Orange Street offer some protection to the site from storm runoff. However, a storm of unusual magnitude may cause some damage. The finished floor of new modular building should be elevated 12-inches above surrounding

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ground and a minimum of 18-inches above the highest adjacent curb along Orange Avenue to provide additional flood proofing.

There is an existing Transportation Department maintained storm drain (line "E") within the Orange Avenue right-of-way that collects flows from the west. This 60-inch diameter storm drain transitions into an 18-inch bleeder line that discharges flows into Orange Avenue. The Perris Valley Master Drainage Plan proposes several major drainage facilities in the vicinity of the project site that would collect stormwater runoff from the hills to the west and convey the flows east – in particular Line H-10 Line J-9 and K-20. This project would be considered free from ordinary storm flood hazard once these facilities are constructed. All onsite drainage should be directed to an existing culvert under the railroad tracks on the east side of the site.

The exhibit indicates the 80,000-square foot building exists, but new paved parking, storage area, and driveway are going to be added to the site along with new landscaped areas. The new pavement proposed with this development will adversely impact water quality and generate an increase in peak flow rates. The proposed basin is intended to mitigate for these impacts and preliminary calculations to support the size and effectiveness of the mitigation basin have been submitted for review. A cursory review of the drainage study indicates the preliminary design of the basin did not take a conservative approach, but may be large enough to accomplish its task. The land-use exhibit shows that there is adequate space within the landscaped area to increase the size of the basin if necessary. Therefore, the Flood Control and Water Conservation District does not oppose to this conceptual mitigation plan. In order to mitigate for water quality impacts the project shall provide best management treatment practices. The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans and a copy of the project specific WQMP shall be submitted for review. (COA 60.TRANS.3) Therefore, the impact is considered less than significant with mitigation incorporated.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The project currently draws from an existing 4-inch water line off of Iowa Street and will not require an increase in water usage or in demand for water resources. Therefore, impacts are considered less than significant.

d) The project will not create or contribute runoff water. The project has been designed to include a comprehensive drainage system that collects storm flows, retains the increase in post-development flow, and discharges the surface water at pre-development levels. The project will not create or contribute runoff water that will exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. As discussed in Section 23b above, implementation of a Water Quality Management Plan (WQMP) with post construction BMPs will assist in reducing this impact to less than significant.

e) The project site is not located within a 100-year flood hazard area. No impact will occur.

f) Please refer to response b.

g) The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in this Section. No impacts will occur.

h) As shown in the Site Plan, the project will demolish an existing 16,000 square foot building and construct an approximately 27,600 square foot water quality/detention basin. The amount, size and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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quantity of the existing and proposed storm drain and basin infrastructure will not result in significant effects with regards to vectors and odors. Therefore impacts are considered less than significant.

Mitigation: A copy of the BMP improvement plans along a copy of the project specific WQMP shall be submitted to the Transportation for review and approval. The applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications (COA: 60.TRANS.03, 70.TRANS.1, 70.TRANS.2 90.TRANS.6).

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

26. Floodplains

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input 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 checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a)The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To prevent any significant impacts, the developer has proposed a detention basin as part of the project. Although a final design of the basin will not be required until the improvement plan stage of this development, the applicant's hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development. Therefore impacts are considered less than significant.

b)The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the district for review. The entire area of proposed development will be routed through a detention facility to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project with its proposed drainage basin and landscape plan will provide sufficient onsite permeability for the treatment of runoff and will not substantially change absorption rates or the rate and amount of surface runoff for the project site pursuant to NPDES requirements. Therefore, impacts are considered less than significant.

c) The project site is not located near or within an area subject to dam inundation or flooding. No impact will occur.

d) The project site will not cause changes in the amount of surface water in any water body. No impact will occur.

Mitigation: A complete drainage study including, but not limited to hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the Flood Control District for review and approval. (COA 60.FLOOD.3)

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

LAND USE/PLANNING Would the project

27. Land Use

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

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

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

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County, north of the City of Perris. The project site is designated as Light Industrial land use designation. The project will utilize an existing 80,000 square foot building and demolish an existing 16,000 square foot building which will be replaced with a water quality basin. A 2000 square foot modular office building and parking lot with landscaping will also be constructed on the site. The remainder of the site is proposed to be paved and used for storage. The project will not require a General Plan Amendment or Change of Zone. The project is bounded by Light Industrial to the north and south, and Business Park to the west. The proposed project will relocate an existing stone facility to the site, which was formerly used by a brick company. The proposed expansion will not create a significant alteration to the existing land use that has been there for a long time, without any complaints from its neighbors. Therefore, impacts with regard to a substantial alteration to present land use are considered less than significant.

b) The project site is located within the City Sphere of Influence of Perris. Due that the proposed use will be similar to the former use; impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a-c) The project site is zoned Manufacturing Heavy (M-H). Surrounding zoning classifications are Manufacturing Heavy (M-H) to the north, Manufacturing Heavy (M-H) and Industrial Park (IP) to the south and the I-215 Freeway to the east, and Manufacturing Service Commercial (M-SC) to the west. The proposed project seeks to relocate an existing stone facility which is a permitted use within the Manufacturing Heavy zone. The existing landscaping provides screening to the adjacent streets. Therefore, impacts are considered less than significant. Ordinance 348.4802 Section 12.2 B1h states that Stone, Clay, Glass and Concrete product manufacturing is permitted within the Manufacturing Heavy (M-H) Zone. The lot size exceeds the minimum lot size of 10,000 square feet, the areas adjacent to street right of way lines are adequately landscaped with existing landscaping. The surrounding zoning consists of Manufacturing Heavy (MH) to the North and South, Manufacturing Service Commercial (M-SC) to the West, and Manufacturing Medium (M-M) and the I-215 Freeway to the East. Since the site is surrounded by manufacturing zones, it can be determined that the proposed use is compatible with the zone and surrounding zones.

d-e) The project site is consistent with the Light Industrial land use designation. The project will utilize an existing 80,000 square foot building and demolish an existing 16,000 square foot building which will be replaced with a water quality basin. A 2000 square foot modular office building and parking lot with landscaping will also be constructed on the site. The remainder of the site is proposed to be paved and used for storage. The project will not require a General Plan Amendment or Change of Zone. The project is bounded by Light Industrial to the north and south, and Business Park to the west. The proposed project will relocate an existing stone facility to the site, which was formerly used by a brick company. The proposed expansion will not create a significant alteration to the existing land use that has been there for a long time, without any complaints from its neighbors. Therefore, impacts with regard to a substantial alteration to present land use are considered less than significant.

e) The project is currently developed and located in between an industrial use to the north, The Salvation Army Building and a vacant lot to the south, vacant lot to the west and Interstate 215 to the east. The project will not disrupt or divide any existing community. Therefore impacts are considered less than significant.

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.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

a) The proposed project is located within an area designates as MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist. However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

b) The project will not result in the loss of availability of a known mineral resource in an area and will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impact will occur.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Airport Land Use Commission (ALUC) Development Review, October 13, 2015.

Findings of Fact:

a) The project is located within the March Air Reserve Base Influence Area. On October 8, 2015, the Riverside County Airport Land Use Commission (ALUC) found the project consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

b) The project site is located approximately 3 miles from the Runway of the March Air Reserve Base. The project is a non-residential industrial establishment specializing in the sales and storage of stone materials and is not considered a sensitive noise receptor. Therefore, impacts are considered less than significant.

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:

The project is adjacent to a rail line. The project is a non-residential industrial establishment specializing in the storage of stone materials and is not considered a sensitive noise receptor. Therefore, impacts are 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.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is adjacent to Interstate 215. The project is a non-residential industrial establishment specializing in the sales and storage of stone materials and is not considered a sensitive noise receptor. Therefore, impacts are considered less than significant.

Mitigation: No Mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

a) The use is a stone manufacturing and storage plant, which may generate additional noise. The project is an industrial use, surrounded by similar uses and land designated for similar uses. The use is not considered a sensitive receptor, nor is the surrounding area. No additional noise sources have been identified near the project site that will contribute a significant amount of noise. Therefore, impacts are considered less than significant.

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?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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?

d) Exposure of persons to or generation of excessive

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

a) The use is a stone manufacturing and storage plant, which may generate additional noise. The project is an industrial use, surrounded by similar uses and land designated for similar uses. The use is not considered a sensitive receptor, nor is the surrounding area. No additional noise sources have been identified near the project site that will contribute a significant amount of noise. Therefore, impacts are considered less than significant.

b) The project site with the demolition of an existing 1,600 square foot building and construction of a new 2,000 square foot modular office building will create a substantial temporary or periodic increase in ambient noise. Therefore, in order to reduce temporary increases in noise, the project has been conditioned to not exceed 45 db (A), 10- minute LEQ between the hours of 10:00 p.m. to 7:00 a.m. and 65 ds (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 the discontinued operation of the facilities. The permit holder shall comply with the applicable standards of ordinance No 847. (COA 10.PLANNING.22), Therefore, impacts are considered less than significant with conditions incorporated.

c) The project will not expose people to generation of noise levels in excess of established standards. The project has been conditioned to mitigate noise impacts to below established levels. Therefore impacts are considered less than significant with mitigations incorporated.

d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-c) The project will be the relocation of a stone facility, and will not result in the displacement of substantial numbers of existing housing, create a demand for additional housing, nor displace substantial numbers of people. No impact will occur.

d) The project is not located within a County Redevelopment Project Area. No impact will occur.

e-f) The project will not cumulatively exceed official or local population projections nor induce substantial growth in the area. The project will relocate a stone facility to an existing facility that was originally used for a similar use. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is 1.3 miles to the northeast at 333 Placentia Avenue, Perris CA. Any potential significant effects from the project will be mitigated by the payment of standard fees to the County of Riverside. The project will be required to comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 90.PLANNING.28). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Furthermore, the project will be required to fulfill all conditions listed by Riverside County Fire Department, which are standard Conditions of Approval and pursuant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to CEQA, are not considered mitigation. Therefore, impacts in this regard are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The project area is serviced by the Riverside County Sheriff's Department. The project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Nonetheless, the project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 90.PLANNING.28). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Val Verde Unified School District, GIS database

Findings of Fact:

The project site is located within Val Verde Unified School District (RUSD). The nearest school is Val Verde Elementary School, located 0.3 mile northeast at 2658 Indian Avenue in Perris CA. The project will not physically alter existing facilities or result in the construction of new facilities. Nonetheless, the project will be required to comply with School Mitigation Impact Fees to provide adequate school services. (COA 80PLANNING.17) This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The closest library to the project is Mead Valley Library, located 2.70 miles northwest at 21580 Oakwood St. Perris CA 92570. The project will not create a significant incremental demand for library services and will not require the provision of new, or altered government facilities at this time. Nonetheless, any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. Therefore, project will be required to comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 90.PLANNING.28). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

Findings of Fact:

The project is located within an area served by Municipal and County Health Centers. The closest health center is 1.2 miles to the west located at 2224 Medical Center Drive, Perris CA. The project will not cause an impact on health services and will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

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"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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-b) The project will not require the construction or expansion of recreational facilities, nor require the use of existing parks or other recreational facilities. No impact will occur.

c) The proposed project will be required to pay to a recreational district entity appointed by the County of Riverside for the payment of park and recreation fees to mitigate impacts on existing neighborhood and regional parks. This is a standard condition of approval and is not considered mitigation under CEQA. Nonetheless, payment of park fees will not occur under this project as individual grading and building permits will not result from this project. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 project is not located in an area designated for recreational trails. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
either an increase in traffic levels or a change in location that results in substantial safety risks?				
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed project will not conflict with an applicable plan, or with a congestion management program. The project is for the proposed demolition of an existing 1,600 square foot building to be demolished, and a 2,000 square foot modular building to be built. The proposed use will be very similar to the previous use this site was used for, although the proposed use will not include customer traffic. The addition of 400 square feet is considered small in comparison to the overall project area and with 15 employees, it will not create a significant increase in vehicular traffic.

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

e-f) The project will not substantially increase hazards due to design feature nor cause the need for a new altered maintenance of roads. The project will provide two access points, one on Orange Avenue and one on Harvill Avenue. Internal circulation of the site separates employees/guest traffic with large truck equipment traffic. Both Iowa Avenue and Main Street have been improved so new roads will not be needed. Impacts are considered less than significant.

g) The project will not cause an effect upon circulation during construction. The project site's availability of storage lot space will not require off-site staging as all equipment used in the demolition of the existing building and construction of the new building will be located and conducted on the project premises. Therefore, impacts in this regard are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. As shown in Exhibit A, the project will continue to maintain existing ingress/egress access off of Orange, with secondary access off of Harvill Avenue. Impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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i) The project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Impacts are considered less than significant.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

44. Bike Trails

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

Findings of Fact: There are no areas within or near to the project with a designation for bike trails that would otherwise necessitate the need for a right-of-way easement dedication. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will utilize an existing facility with a similar use to the previous owner. Impacts are considered less than significant.

b) The project will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts are considered less than significant.

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.

48. Utilities

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

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

Source:

Findings of Fact:

a-c) The project currently has access to utility services (Southern California Edison, Southern California Gas Company and Verizon). The project is not anticipated to create a need for new facilities. Impacts are considered less than significant.

d) The project is demolishing a 1600 square foot building and replacing some of the area with a water quality basin. Impacts are considered less than significant.

e-f) The project will not require the construction of new street lighting, nor require the maintenance of public facilities and roads. Impacts are considered less than significant.

g) The project will not require construction or expansion of new government facilities. County Ordinance No. 659 establishes the utilities and public services mitigation fee to be applicable to all project development in order to reduce incremental impacts to these services. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. The proposed project will meet all requirements of Title 24 California Code of Regulations construction for energy savings. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

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

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Albert A Webb Air Quality/Greenhouse Gas Analysis for the El Dorado Stone Project, County of Riverside. October 9, 2015

Cultural Resources Survey Report El Dorado Stone facility Relocation Project, near the City of Perris, Riverside County California by CRM Tech

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

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

VII. AUTHORITIES CITED

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

Revised: 2/1/2016 1:20 PM
 EA42828 for PP25870

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The plot plan proposes a warehouse and distribution facility for the El Dorado Stone facility that will include the storage of manufactured stone, concrete products, cardboard boxes, and wood pallets. The site consists of an existing 80,000 square foot building which will be renovated and utilized. An existing 16,000 square foot building will be demolished and replaced with a water quality basin. A 2,000 square foot modular office building and a parking lot with landscaping will also be constructed on the site. The remainder of the site is proposed to be paved and used for storage. The existing chain link along the east, south, and west of the property line will be replaced by an eight (8) foot high wrought iron fence.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in

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10. GENERAL CONDITIONS

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

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.25870 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25870, Exhibit A (Sheets 1-2), Site Plan, dated November 18, 2015.

APPROVED EXHIBIT B = Plot Plan No. 25870, Exhibit B (Sheets 1-2), Elevations, dated October 5, 2015.

APPROVED EXHIBIT C = Plot Plan No. 25870, Exhibit C (Sheets 1-2), Floor Plans, dated October 5, 2015.

APPROVED EXHIBIT L = Plot Plan No. 25870, Exhibit L (Sheets 1-6), Conceptual Landscape Plan, dated October 5, 2015.

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

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10. GENERAL CONDITIONS

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

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 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.

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10. GENERAL CONDITIONS

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

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.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

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

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

10.BS GRADE. 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 SUBMISSION REQ RECOMMND

SUBMISSION.REQUIREMENTS:

1. Demolition permits required for any structures to be removed
2. Existing building being renovated to comply with 2013 CBC 11B-202 "Existing Buildings and Facilities" in regards to providing accessible path of travel, restrooms, etc.
3. Modular office to be fully accessible, including path of travel, entrance, restrooms, etc.

Craig Lobnow
Principal Building Inspector, CASp
Riverside County Building & Safety
(951) 955-8578

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE

RECOMMND

PP25870 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

FIRE DEPARTMENT

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

RECOMMND

THESE PLANS HAVE BEEN REVIEWED AS A SHELL BUILDING ONLY.

These plans have not been reviewed for commodity storage or the use, storage, or handling of hazardous materials. 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 orderly and prompt processing. A Fire Protection Analysis report may be required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

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

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#25-GATE ENTRANCES RECOMMND

Access gates may need to be located up to 35 feet from the roadway to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 3 USE-#89-KNOX RAPID ENTRY RECOMMND

Buildings must be equipped with a Knox rapid entry box. Buildings storing hazardous materials shall have a Knox hazmat box. Gates shall be equipped with a Knox rapid entry system.

Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 4 USE-#88A-AUTO/MAN GATES RECOMMND

Gates shall be minimum 20 feet in width and two feet wider than the required width of the fire department access. Gate access shall be equipped with a rapid entry system.

Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

10.FIRE. 5 USE* - FIRE SPRINKLERS RECOMMND

Building(s) shall be equipped with fire sprinklers per the California Building Code and California Fire Code, 2013 edition and installed per NFPA 13. Plans shall be submitted by a licensed contractor.

10.FIRE. 6 USE* - FIRE DEPARTMENT ACCESS RECOMMND

Provide fire department access in accordance with Riverside County Fire Department standards.

10.FIRE. 7 USE* - FIRE FLOW RECOMMND

Fire flow shall be in accordance with California Fire Code, 2013 edition. Provide existing fire flow with building plan review information.

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10. GENERAL CONDITIONS

10.FIRE. 8 USE* - INDOOR/OUTDOOR STORAGE RECOMMND

All storage (indoor and outdoor), including propane storage, shall be in accordance with California Fire Code and California Building Code, 2013 edition. Provide storage information, including type of commodities stored and storage arrangement, upon building plan review.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Bluebeam Session ID: 272-673-937
Plot Plan (PP) 25870 is a proposal to establish a distribution facility within an existing building on a 14.5-acre site. The site is located in the Perris area west of Interstate 215 Freeway on the northeast corner of Orange Avenue and Harvill Avenue. This proposed development will demolish an existing 2,000 square foot modular building, renovate another existing 80,000 square foot building and construct a new modular building and paved storage area and parking lot. The District previously reviewed this site as Pre-Application Review 1446 and Conditional Use Permit 3674.

The topography of the site is a mild west-to-easterly slope. The site is subject to sheet flow runoff from a tributary drainage area of approximately 200 acres from the west. There is a lack of drainage infrastructure in the area, but street improvements to Harvill Avenue and Orange Street offer some protection to the site from storm runoff.

However, a storm of unusual magnitude may cause some damage. The finished floor of new modular building should be elevated 12-inches above surrounding ground and a minimum of 18-inches above the highest adjacent curb along Orange Avenue to provide additional flood proofing.

There is an existing Transportation Department maintained storm drain (Line "E") within the Orange Avenue right-of-way that collects flows from the west. This 60-inch diameter storm drain transitions into an 18-inch bleeder line that discharges flows into Orange Avenue. The Perris Valley Master Drainage Plan proposes several major drainage facilities in the vicinity of the project site that would collect stormwater runoff from the hills to the west and convey the flows east - in particular Line H-10, Line J-9 and Line K-20. This project would be considered free from ordinary storm flood hazard once these facilities

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10. GENERAL CONDITIONS

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

are constructed. All onsite drainage should be directed to an existing culvert under the railroad tracks on the east side of the site.

The exhibit indicates the 80,000-square foot building exists, but new paved parking, storage area, and driveway are going to be added to the site along with new landscaped areas. The new pavement proposed with this development will adversely impact water quality and generate an increase in peak flow rates. The proposed basin is intended to mitigate for these impacts and preliminary calculations to support the size and effectiveness of the mitigation basin have been submitted for review. A cursory review of the drainage study indicates the preliminary design of the basin did not take a conservative approach, but may be large enough to accomplish its task. The land-use exhibit shows that there is adequate space within the landscaped area to increase the size of the basin if necessary. Therefore, the District does not oppose to this conceptual mitigation plan.

There are no District maintained facilities (either existing or proposed) associated with this project. The Transportation Department will have the responsibility to process the review and approval of the preliminary and final Water Quality Management Plan (WQMP) for this project.

The site is located in the Perris Valley Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors. The applicable ADP fees for the proposed development are based per acre of impervious area added to the site since the adoption of the ADP on July 7, 1987. From historic aerial photos, it appears the 80,000-square foot building was constructed prior to 1984 and will not be subjected to this fee. The new proposed concrete-paved parking and storage area is subjected to this fee.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - PDA04952 ACCEPTED RECOMMND

County Archaeological Report (PDA) No 4952, submitted for this project (PP25870) was prepared by CRM Tech and is entitled: "Cultural Resources Survey Report El Dorado Stone Facility Relocation Project, near the city of Perris,

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - PDA04952 ACCEPTED (cont.) RECOMMND

Riverside County, California," dated November 04, 2015. According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA. This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
Human remains require special handling, and must be treated with appropriate dignity. 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. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:
a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
i)A County Official is contacted.
ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.
b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.
d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.

- (1)The MLD identified fails to make a recommendation; or
- (2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 3 USE - UNANTICIPATED RESOURCES RECOMMND

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

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

a)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.

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

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

10.PLANNING. 5 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 8 USE - LAND DIVISION REQUIRED RECOMMND

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

10.PLANNING. 10 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), warehouses.

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 25 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 26 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 27 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. 30 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. 35 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. 36 USE - ALUC DEV LIGHTING RECOMMND

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

10.PLANNING. 37 USE - ALUC PROHIBITED USE RECOMMND

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 the 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

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - ALUC PROHIBITED USE (cont.) RECOMMND

facilities, fly ash disposal, and incenerators)

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.

10.PLANNING. 38 USE - ALUC NOTICE RECOMMND

The "Notice of Airport in the Vicinity" notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

10.PLANNING. 39 USE - ALUC EM RADIATION RECOMMND

March Air Reserve Base must be notified of any land iuse 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.

10.PLANNING. 40 USE - ALUC DETENTION BASIN RECOMMND

The proposed detention basin(s) on the site (including bioswales) shall be designed so as to provide for a maximum 48-hour detention period followingthe conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

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

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10. GENERAL CONDITIONS

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

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

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 4 USE - 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

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

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

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

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

10.TRANS. 5 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. 5 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. 6 USE - 100YR SUMP OUTLET RECOMMND

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

10.TRANS. 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.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

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.

10.WASTE. 2 USE - AB 341 RECOMMND

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 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.

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10. GENERAL CONDITIONS

10.WASTE. 2 USE - AB 341 (cont.) RECOMMND

-Subscribe to a recycling service with waste hauler.

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:
www.rivcwm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

10.WASTE. 3 USE - AB 1826 RECOMMND

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.

10.WASTE. 4 USE - LANDSCAPE PRACTICES RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

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

60.BS GRADE. 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - MBTA SURVEY (cont.)

RECOMMND

the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2 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 a detention basin. Although final design of the basin 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 size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

60.FLOOD RI. 3 USE INCREASED RUNOFF CRITERIA

RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3

USE INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = $.9 - (.8 \times \% \text{IMPERVIOUS})$
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE INCREASED RUNOFF CRITERIA (cont.) (cont.)RECOMMND

necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

60.FLOOD RI. 8 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 25870 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 8.46 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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 a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

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 14.53 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. 25870 the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

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

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.2, obtain the existing street improvement plan and show the revision on the plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE - REVISE STREET IMP PLAN (cont.) RECOMMND

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 - SUBMIT GRADING PLAN RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

60.TRANS. 3 USE - SUBMIT WQMP AND PLANS RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE - WQMP MAINT DETERMINATION RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP. The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

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

TRANS DEPARTMENT

70.TRANS. 1 USE - IMPLEMENT WQMP RECOMMND

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

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 2 USE - ESTABLISH MAINT ENTITY

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER/SEWER WILL SERVE RECOMMND
A "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health along with the filing fee in effect at the time of submittal.

EPD DEPARTMENT

80.EPD. 1 USE - MBTA SURVEY RECOMMND
Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 USE - MBTA SURVEY (cont.) RECOMMND

or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

FLOOD RI DEPARTMENT

80.FLOOD RI. 4 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 25870 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 8.46 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

80.PLANNING. 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. 17 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Val Verde School District shall be mitigated in accordance with California State law.

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 25870 the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Harvill Avenue shall be conveyed for public use to provide for a 59 foot half-width right-of-way per County Standard No. 93, Ordinance 461.

Sufficient public street right-of-way along Orange Avenue shall be conveyed for public use to provide for a 39 foot half-width right-of-way per County Standard No. 111, Ordinance 461.

80.TRANS. 2 USE - CORNER CUT-BACK I RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4

USE - LC LANDSCAPE PLOT PLAN

RECOMMND

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

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

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan;
- 7)Provide Landscape plans on 24 x 36 sheets via PDFs on a CD for electronic plan check.
- 8)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 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.

80.TRANS. 6 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.Right of Way on Harvill Avenue and Orange Avenue must comply with Ordinances 348 and 461 including screening and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - LC LNDSCPNG PROJ SPECIFC (cont.) RECOMMND

street tree spacing requirements.

2.Peripheries must meet screening requirements per Ordinance 348. Proposed cut off channel along northern property line must allow sufficient space to meet this requirement.

3.Water calculations must meet State Model Water Efficiency Landscape Ordinance (MWELo) requirements as well as County of Riverside Ordinance 859. Commercial sites must use an ETo allowance of .45. MAWA must be provided per point of connection and must clearly describe hydrozones, including any irrigation of existing landscape to remain.

4.Overall planting of site, must comply with applicable ordinances, including, but not limited to requirements for erosion control and spacing. Plans must clearly label existing areas to remain and indicate species, spacing and any associated irrigation.

5. Project must comply with Ord. 859.3 as landscaped area is greater than 500 square feet.

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN RECOMMND

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

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

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

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

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

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

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
- 3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

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.

90.BS GRADE. 7 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.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 100 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 four (4) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - LOADING SPACES RECOMMND

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

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 16 USE - EXISTING STRUCTURES RECOMMND

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

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 19 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area [as shown on APPROVED EXHIBIT A. located near/at the entrance to teh facility.

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

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

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

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the

PLOT PLAN:TRANSMITTED Case #: PP25870

Parcel: 305-090-048

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE - ORD 810 O S FEE (cont.)

RECOMMND

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. 5870 has been calculated to be 14.50 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.

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. 25870 has been calculated to be 14.50 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.

PLOT PLAN: TRANSMITTED Case #: PP25870

Parcel: 305-090-048

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 2 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveway, and/or drainage devices within County right-of-way, including sewer and water laterals, on Orange Avenue 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:

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. Existing fences shall be relocated outside the ultimate road right-of-way of Harvill Avenue and Orange Avenue.

90.TRANS. 3 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.

PLOT PLAN:TRANSMITTED Case #: PP25870

Parcel: 305-090-048

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

USE - LNDSCP E INSPCTN RQRMTS

RECOMMND

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

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

90.TRANS. 5

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.

PLOT PLAN:TRANSMITTED Case #: PP25870

Parcel: 305-090-048

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 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. 7 USE - BMP MAINT AND INSPECTION RECOMMND

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

90.TRANS. 8 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.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

90.WASTE. 2 USE - RECYCLNG COLLECTION AREA RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the

02/01/16
12:48

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 49

PLOT PLAN:TRANSMITTED Case #: PP25870

Parcel: 305-090-048

90. PRIOR TO BLDG FINAL INSPECTION

90.WASTE. 2

USE - RECYCLNG COLLECTION AREA (cont.)

RECOMMND

Riverside County Building and Safety Department through
site inspection.

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

DATE: September 30, 2015

TO:

Riv. Co. Transportation Dept.	Riv. Co. Building & Safety – Plan Check	1st District Planning Commissioner
Riv. Co. Trans. Dept. – Landscape Section	P.D. Environmental Programs Division	Riv. Co. ALUC
Riv. Co. Fire	P.D. Geology Section	March Air Reserve Base
Riv. Co. Environmental Health Dept.	P.D. Archaeology Section	
Riv. Co. Flood Control District	Riv. Co. Waste Resources Dept.	
Riv. Co. Building & Safety – Grading	1st District Supervisor	

PLOT PLAN NO. 25870 – EA42828 - Applicant: Jeff Dritley, Kearny Real Estate Company – Engineer/Representative: Albert A Webb Associates – First Supervisorial District – Mead Velley Area Plan – Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northeasterly corner of W Orange Avenue and Harvill Avenue – 14.50 Acres- Zoning: Manufacturing Heavy (M-H) - **REQUEST:** Plot Plan proposing to relocate the existing El Dorado Stone Distribution facility to the existing site. An existing 16,000 square foot building will be demolished and replaced with a water quality basin. A 2,000 square foot modular office building and a parking lot with landscaping will also be constructed on the site. The existing 80,000 square foot building will be renovated and utilized. – APN 305-090-048. **THIS IS NOT SCHEDULED FOR LDC**

Staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated 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 LMS routing on or before **October 21, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Should you have any questions regarding this project, please do not hesitate to contact **Brett Dawson, (951) 955-0972, Project Planner**, or e-mail at bdawson@rcplma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



Memorandum

To: Brett Dawson, County of Riverside Planning Department

From: Sandy Chandler, AICP

Date: November 13, 2015

Re: Kearny - El Dorado Stone Relocation project PP25870

Project Description for Plot Plan 25870

Existing Site Conditions: The project site consists of 14.5 acres of previously development industrial property (APN #305-090-048) located at 24100 Orange Avenue in the unincorporated area of Riverside County. The site was formerly the Atkinson Brick Co., and has been vacate for approximately 10 years, although there was temporary use allowed for an aggregate recycling facility under CUP #3674, EA #42465 in the mid-80's . There are two existing vacate buildings: 1) 80,000 s.f. metal building which is proposed to be renovated; and 2) 16,000 s.f. building which is proposed to be demolished. There is existing chain-link fence and landscape screening surrounding the entire site. Currently access is off Orange Street. The entire site has been previously graded. There existing water and sewer to the project site.

Proposed project: Kearny Real Estate Company, the applicant, proposes to relocate the existing El Dorado Stone facility currently located on their property in Moreno Valley to this site. The project will include the following:

- renovation of the 80,000 s.f. building include repairs and replacement of the siab, installation of warehouse lighting, sprinklers, and repairs and painting of the exterior facade of the building;
- demolition of the 16,000 s.f. building;
- addition of a 2,115 s.f. modular office building;
- addition of concrete paving a large portion of the project site on the west side of the existing 80,000 s.f. building for outside storage;
- addition of concrete paving on south side of the existing 80,000 s.f. building for 100 parking space including 4 handicap space (min. required 89 spaces) including landscaping for shading;
- addition of water quality/detention basin to meet Regional Water Quality Control Board for water quality and Riverside County Flood Control District increased runoff requirements;
- addition of second driveway on Orange as required by Riverside County Fire Department for secondary access;
- dedication of additional 15' of roadway right-of-way along Harvill Avenue;
- remove and replace existing chain-link fence along the east, south and west property line with maximum 8' wrought iron security fencing, and preserve existing landscape screening to the
- addition of a trash enclosure on the north side of the project;
- addition of security light in the parking lot and outdoor storage area.

Access: The project proposes to keep the existing driveway on Orange Avenue to remain; addition of second driveway on Orange as required by Riverside County Fire Department for secondary.

Parking: The project will provide 100 parking spaces inclusive of 4 handicap spaces, which is more than the required minimum of 89 spaces.

Hours of Operation: El Dorado Stone's opens at 6:00 AM to 6:00 PM with deliveries starting at approximately 7:30 AM. Typically operations are on Monday thru Friday with few exceptions where work is conducted on the weekend.

Number of Employees: There are approximately 15 employees are planned for the facility with little fluctuation.

Onsite Materials: Typical on-site materials generate by El Dorado Stone are manufactured stone, concrete products, cardboard wax boxes, and wood pallets.

Heavy Equipment: El Dorado Stone uses propane forklifts- currently there are 12.

Onsite Storage: There will be approximately 75 propane canisters stored on site to serve the propane forklifts.

Onsite Sales: There are no sales that will be conducted at the facility. It will be used for warehouse and distribution purposes by the initial tenant, Eldorado Stone.

Height of Outside Storage: The maximum height of the pallets that will be stored outside is 10'.

Corporate Headquarters
3788 McCray Street
Riverside, CA 92506
951.686.1070

Palm Desert Office
36-951 Cook Street #103
Palm Desert, CA 92211
760.568.5005

Murrieta Office
41391 Kalmia Street #320
Murrieta, CA 92562
951.686.1070

August 25, 2015

Jason Rosin
Kearny Real Estate Company
1900 Avenue of the Stars, Suite 320
Los Angeles, CA 90067

RE: Traffic Impact Study Exemption Request for El Dorado Stone (PAR01446),
Riverside County, CA.

Dear Mr. Rosin:

According to the Riverside County Traffic Impact Analysis Preparation Guide, Exhibit A, any use which can demonstrate, based on the most recent edition of the Trip Generation Report published by the Institute of Transportation Engineers (ITE) or other approved trip generation data, trip generation of less than 100 vehicle trips during the peak hours are generally exempt from Traffic Impact Analysis requirements per Board of Supervisor's action November 5, 1996 (Item No. 3.27). El Dorado Stone (PAR01446) is proposing 82 thousand square feet of warehouse. The proposed project is expected to generate 33 trips during the AM peak hour and 34 trips during the PM peak hour in PCE (see attached Tables 1, 2 and 3).

Therefore, the Traffic Impact Study for the proposed project may not be required, although the Riverside County Transportation Department reserves the right to require a traffic impact analysis for any development regardless of size and/or type. If you have any questions regarding this report, please call the undersigned for clarification.

Sincerely yours,

ALBERT A. WEBB ASSOCIATES



Grace Cheng, P.E.
Associate Engineer



Myung Choo, P.E., T.E.
Senior Engineer



Table 1 – Trip Generation Rates

Land Use	Unit	AM Peak Hour			PM Peak Hour			Daily
		Total	In	Out	Total	In	Out	
Warehousing Land Use Category: 150	TSF							
<i>Passenger Cars</i>		0.24	0.19	0.19	0.25	0.06	0.06	2.86
<i>Trucks (2 Axle)</i>		0.01	0.01	0.01	0.02	0.00	0.00	0.19
<i>Trucks (3 Axle)</i>		0.01	0.01	0.01	0.02	0.00	0.00	0.16
<i>Trucks (4+ Axle)</i>		0.03	0.02	0.02	0.04	0.01	0.01	0.36
LAND USE TOTAL		0.30	0.24	0.06	0.32	0.08	0.24	3.56

TSF = 1000 Square Feet Gross Floor Area.

Average trip generation rates from *Trip Generation Manual, ITE, 9th Edition* (2012).

Passenger car / 2 axle / 3 axle / 4+ axle truck split from *Truck Trip Generation Study* by the City of Fontana, 2003.

Table 2 – Project Trip Generation

Land Use	Qty	Unit	AM Peak Hour			PM Peak Hour			Daily
			Total	In	Out	Total	In	Out	
Warehousing	82	TSF							
<i>Passenger Cars</i>			20	16	4	20	5	15	235
<i>Trucks (2 Axle)</i>			1	1	0	2	1	1	15
<i>Trucks (3 Axle)</i>			1	1	0	1	0	1	13
<i>Trucks (4+ Axle)</i>			3	2	1	3	1	2	29
PROJECT TOTAL			25	20	5	26	7	19	292

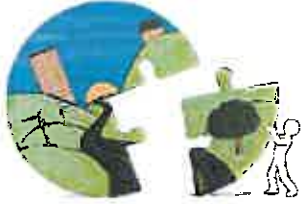
TSF = 1000 Square Feet Gross Floor Area.

Table 3 – Project Trip Generation (PCE)

Land Use	Qty	Unit	AM Peak Hour			PM Peak Hour			Daily
			Total	In	Out	Total	In	Out	
Warehousing	82	TSF							
<i>Passenger Cars (PCE = 1.0)</i>			20	16	4	20	5	15	235
<i>Trucks (2 Axle, PCE = 1.5)</i>			2	2	0	3	2	2	23
<i>Trucks (3 Axle, PCE = 2.0)</i>			2	2	0	2	0	2	26
<i>Trucks (4+ Axle, PCE = 3.0)</i>			9	6	3	9	3	6	87
PROJECT TOTAL (IN PCE)			33	26	7	34	10	25	371

TSF = 1000 Square Feet Gross Floor Area.

PCE = Passenger Car Equivalent for Trucks



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

January 13, 2016

Ebru T. Ozdil
Planning Specialist
Pechanga Band of Mission Indians
P.O. Box 2183
Temecula, CA 92593

RE: AB 52 Consultation for Plot Plan No. 25870

Dear Ms. Ozdil,

An AB 52 notification for Plot Plan No. 25870, also known as the El Dorado Stone Facility Project ("Project"), was sent to you on September 15, 2015. On October 19, 2015, the Riverside County Planning Department ("Planning") received your request on behalf of Pechanga for AB 52 consultation on the Project. On November 10, 2015, Planning provided the following project information to you: PDA04952, *Cultural Resources Survey Report, El Dorado Stone Facility Relocation project, near the City of Perris, Riverside County, California*, authored by Bai "Tom" Tang with CRM Tech and dated November 04, 2015.

In your letter dated November 9, 2015 you indicate that the Project location is within a known Village Complex and traditional cultural landscape. At this time, however, Planning has not received any further communications or information from you regarding whether the Village Complex or traditional cultural landscape are 1) included or determined to be eligible for inclusion in the California Register of Historical Resources, or 2) included in a local register of historical resources as defined in subdivision (k) of Public Resources Code Section 5020.1. Also, as of the date of this letter, you have not proposed any language regarding possible feasible mitigation measures for the Project. Planning has included conditions of approval for the Project related to the discovery of human remains and unanticipated cultural resources. These conditions of approval are 10 Planning 2 and 10 Planning 3 which are attached to this letter.

As you indicate in your November 9th letter, the Project site involves ground surface that is already highly disturbed due to its past use as a brickyard. During the environmental assessment, Planning gathered the following records regarding the Project's site: PDA04952, *Cultural Resources Survey Report, El Dorado Stone Facility Relocation project, near the City of Perris, Riverside County, California*. Planning welcomes input from Pechanga regarding this Project, however, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that there is no potential significant impact to Tribal Cultural Resources as defined in Section 21074 of the Public Resources Code.

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

Based on the above, and in accordance with Public Resources Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Pechanga on Plot Plan No. 25870 and considers AB 52 consultation concluded as of this letter's date. Planning will notify Pechanga when the Project's mitigated negative declaration is released for the public review period as well as when the Project is scheduled for a public hearing.

Sincerely,



Heather Thomson
Archaeologist

Email cc: Brett Dawson, Contract Planner BDawson@rctlma.org

Attachments:

Condition of Approval 10 Planning 2

Condition of Approval 10 Planning 3



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

October 19, 2015

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Searce, III
Neal Ibanez
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Heather Thomson
County Archaeologist
Riverside County
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for the PP 25870

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe” and/or “Payómkawichum”), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated September 15, 2015 and received in our office September 23, 2015

This letter serves as the Tribe’s formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe’s, aboriginal territory as evidenced by the existence of Payómkawichum cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 RE PP 25870
October 19, 2015
Page 2

extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-8113 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-158

October 02, 2015

[VIA EMAIL TO:Hthomson@rctlma.org]
Riverside County
Ms. Heather Thomson
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

Re: AB-52, PP25870

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PP25870 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). For this reason, the ACBCI THPO requests the following:

*At this time ACBCI has no concerns and defers to Soboba. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at keskew@aguacaliente.net.

Cordially,

Katie Eskew
Archaeologist
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

Brett

October 14, 2015

Attn: Heather Thomson, Archaeologist
Riverside County
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409



Re: AB 52 Consultation; Plot Plan 25870

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

Thomson, Heather

From: Daniel McCarthy <DMcCarthy@sanmanuel-nsn.gov>
Sent: Thursday, October 29, 2015 4:48 PM
To: Thomson, Heather
Subject: AB 52 response for PP25870

Heather,

We received your AB 52 notification, dated October 20, 2015, for the above referenced project. Thank you for the opportunity to review and respond. The project is outside of the Tribe's ancestral territory. We recommend contacting those tribes with ancestral territory claims that include the proposed project location.

Thank you,
Leslie Mouriquand MA, RPA
for

Daniel McCarthy, MS, RPA
Director
Cultural Resources Management Department
San Manuel Band of Mission Indians
26569 Community Center Drive
Highland, CA 92346
Office: 909 864-8933 x 3248
Cell: 909 838-4175
dmccarthy@sanmanuel-nsn.gov

THIS MESSAGE IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination or copying of this communication is strictly prohibited. If you have received this electronic transmission in error, please delete it from your system without copying it and notify the sender by reply e-mail so that the email address record can be corrected. Thank You



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR October 13, 2015

Simon Housman
Rancho Mirage

Mr. Brett Dawson, Contract Planner
Riverside County Planning Department
4080 Lemon Street, Twelfth Floor
Riverside, CA 92501
(VIA HAND DELIVERY)

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

RE: **AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**
File No.: ZAP1149MA15
Related File No.: PP25870 (Plot Plan)
APNs: 305-090-048

John Lyon
Riverside

Glen Holmes
Hemet

Dear Mr. Dawson:

Greg Pettis
Cathedral City

On October 8, 2015, the Riverside County Airport Land Use Commission (ALUC) found Plot Plan No. 25870, a proposal to establish a stone and stone product distribution facility with outdoor storage of concrete pallets on a 14.53-acre parcel located at 21400 Orange Avenue (on the northerly side of Orange Avenue, easterly of Harvill Avenue, southerly of Water Street, and westerly of Interstate 215) in the unincorporated community of Mead Valley, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

Steve Manos
Lake Elsinore

STAFF

Director
Ed Cooper

CONDITIONS:

John Guerin
Russell Brady
Barbara Santos

1. Any new 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.)

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 858-5132

www.rcaluc.org

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION October 13, 2015

- (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 of the property and tenants of the building, and shall be recorded as a deed notice.
- 4. 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.
- 5. The proposed detention basin(s) on the site (including bioswales) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

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

cc: Jason Rosin, Kearny Modular Way, LLC/Kearny Real Estate Company (applicant/payee)
Earthshine, LP (landowner)
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\ZAP1149MA15\ZAP1149MA15.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 influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

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
- FAA Part 77 Military Obstr. Horizontal
- State Limits
- FAA Part 77 Notification Area

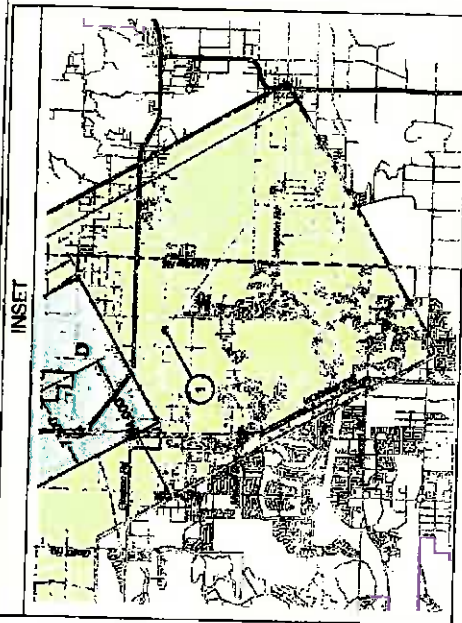
Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exemptions (existing local agency commitments in development projects)

- 1 March JPA: March Business Center/Inland
- 2 Peris: Harvest Learning
- 3 Peris: Park West
- 4 Moreno Valley: Affordable Housing
- 5 March JPA: Bran Clark Training Center
- 6 Riverside: Ridge Crest Subdivision

- 1 Point at which aircraft on Runway 32 ILS Approach descend below 3,000 feet above runway end. Airport Elevation is 1,533 feet MSL.
- 2 Point at which departing aircraft typically reach 3,000 feet above runway end.

INSET



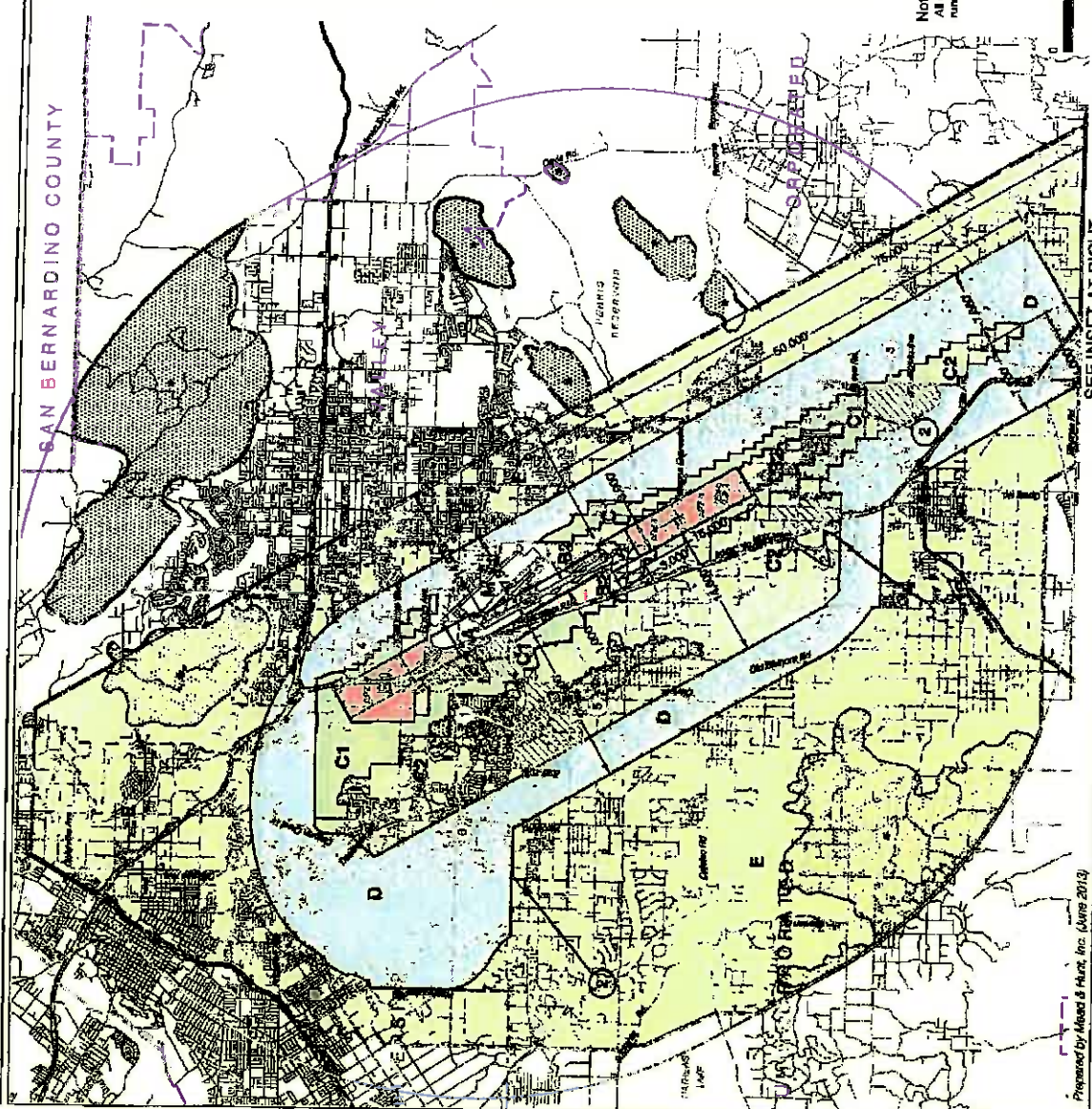
Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 19, 2014)

Map MA-1
Compatibility Map
 March Air Reserve Base / Inland Port Airport

Note:
 All dimensions are measured from
 runway ends and centerlines.



Base map source: County of Riverside 2013



Prepared by Mead & Hunt, Inc. (June 2013)

My Map



Legend

Airport Compatibility

	OTHER ZONE
	A
	A-EXC1
	B1
	B1-APZ I
	B1-APZ I-EXC1
	B1-APZ II
	B1-APZ II-EXC1
	B1-EXC1
	B2
	B2-EXC1
	C
	C1
	C1-EXC1
	C1-EXC3
	C1-EXC4
	C1-HIGHT
	C2
	C2-EXC1
	C2-EXC2
	C2-EXC3
	C2-EXC5
	C2-EXC6
	C2-HIGHT
	C2-HIGHT-EXC1
	C2-HIGHT-EXC5

Notes

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



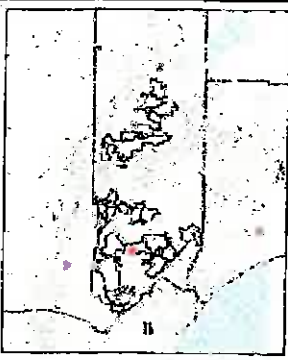
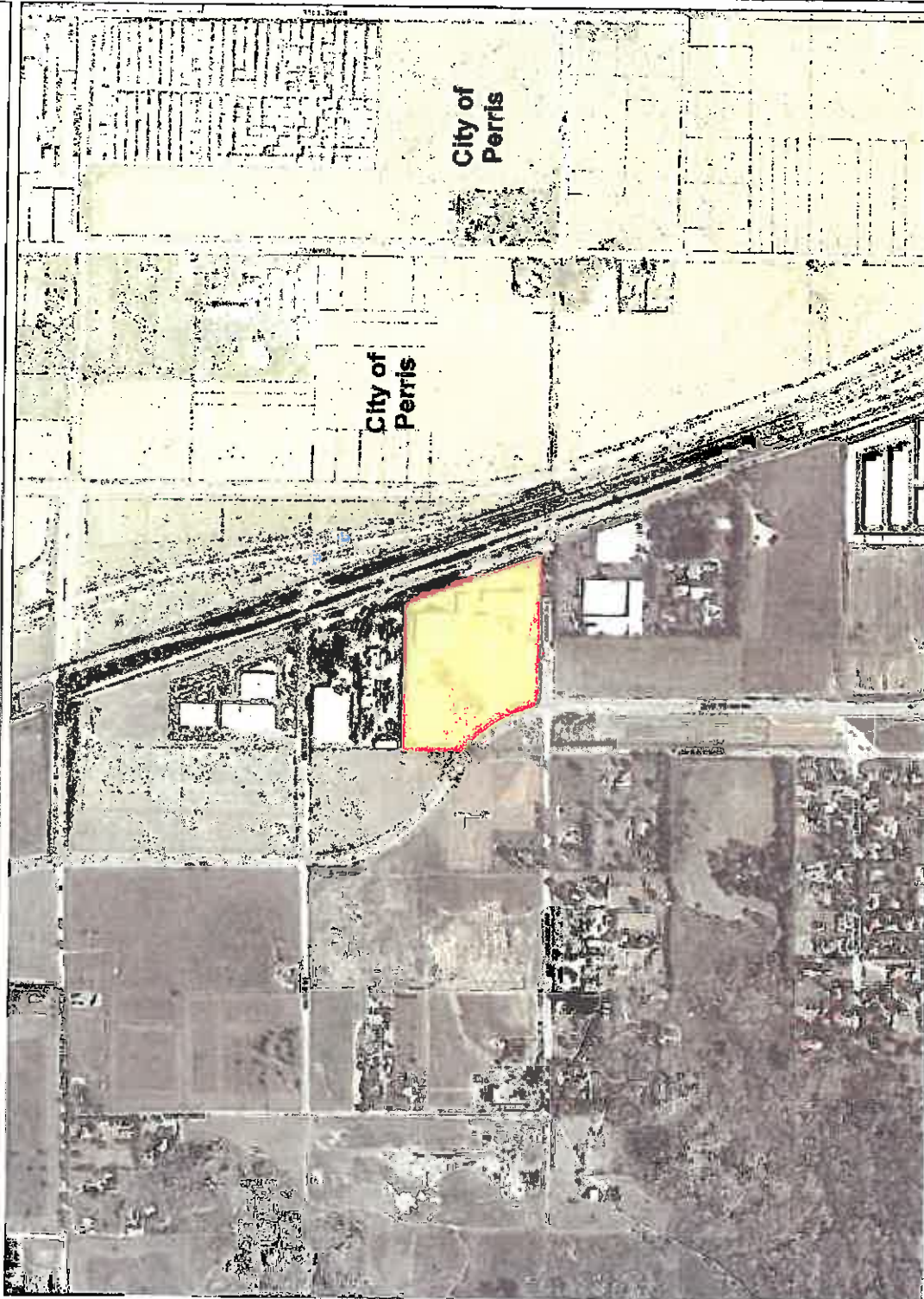
0 8,201 16,402 Feet



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© Riverside County TLMA GIS

My Map



Legend

- Display Parcels
- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- countries
- 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.



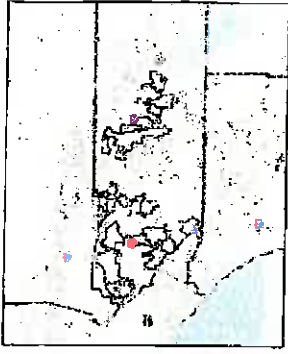
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© Riverside County TLMA GIS

My Map



- Legend**
- Display Parcels
 - Airport Compatibility**
 - OTHER ZONE
 - A
 - A-EXC1
 - B1
 - B1-APZ1
 - B1-APZ1-EXC1
 - B1-APZ1I
 - B1-APZ1I-EXC1
 - B1-EXC1
 - B2
 - B2-EXC1
 - C
 - C1
 - C1-EXC1
 - C1-EXC3
 - C1-EXC4
 - C1-HIGHT
 - C2
 - C2-EXC1
 - C2-EXC2
 - C2-EXC3
 - C2-EXC5
 - C2-EXC6
 - C2-HIGHT
 - C2-HIGHT-EXC1



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.

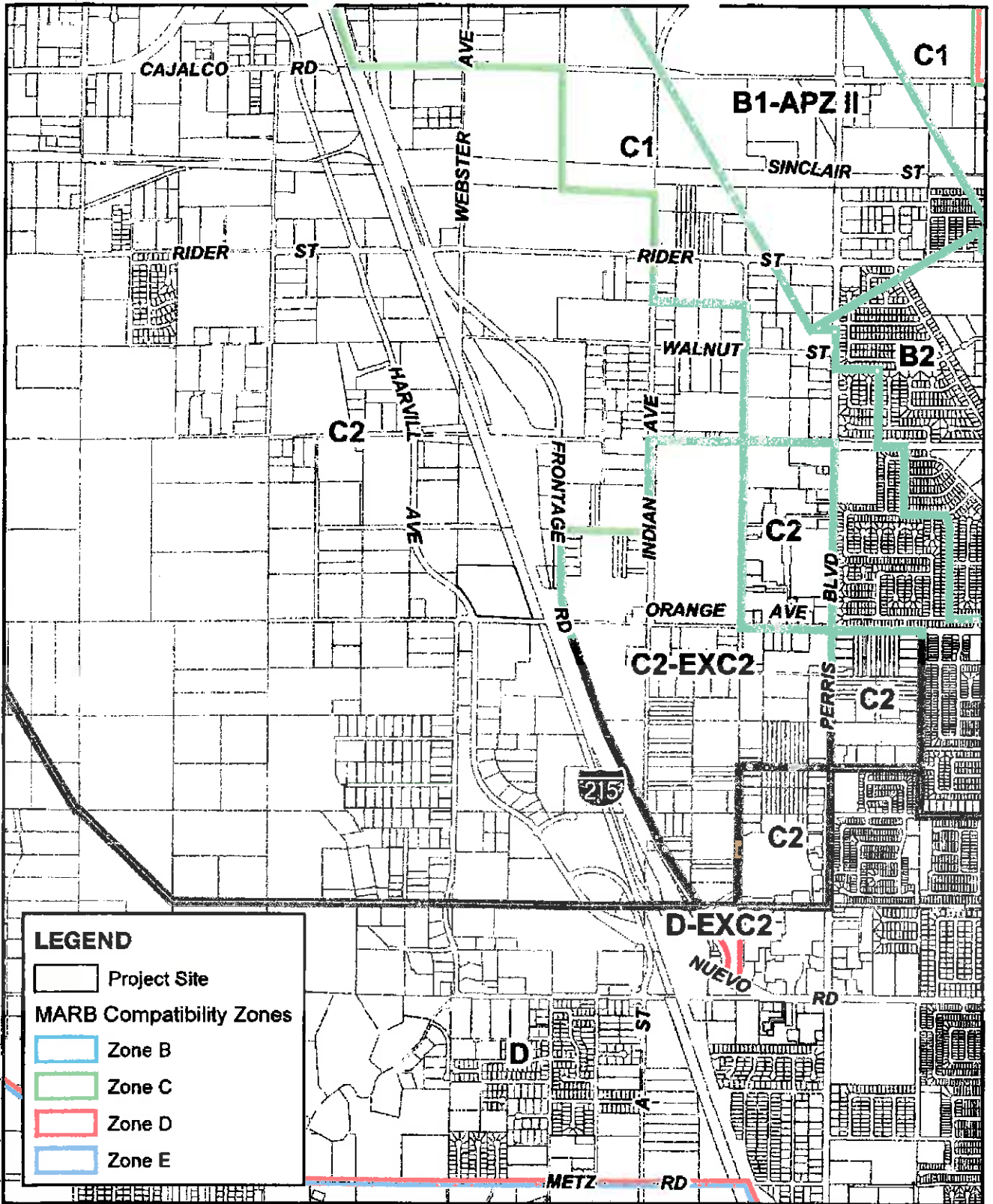


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© Riverside County TLMA GIS

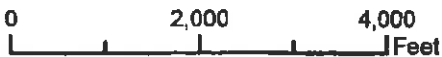


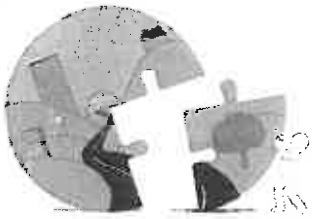
G:\2015\15-0244\GIS\ALUC.mxd

Source: Riverside Co. GIS, 2015.

Project Site and Perris Valley Airport Land Use Compatibility Zones

El Dorado Stone Project





RIVERSIDE COUNTY
PLANNING DEPARTMENT

8/26/15

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: Light Industrial

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Light Industrial

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: PP 25870

DATE SUBMITTED: 8/26/15

APPLICATION INFORMATION

Applicant's Name: Keamy Real Estate Company c/o Jeff Dritley

E-Mail: jrosin@kearny.com

Mailing Address: 1900 Avenue of the Stars, Suite 320

<u>Los Angeles</u>	<u>Street</u>	
	<u>CA</u>	<u>90067</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (310) 203-1840 Fax No: (310) 203-1850

Engineer/Representative's Name: Albert A Webb Associates c/o DJ Arellano

E-Mail: dj.arellano@webbassociates.com

Mailing Address: 3788 McCray Street

<u>Riverside, CA 92506</u>	<u>Street</u>	
	<u>CA</u>	<u>92506</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Earthshine, LP

E-Mail: _____

Mailing Address: 15421 Chemical Lane

<u>Huntington Beach, CA 92649</u>	<u>Street</u>	
	<u>CA</u>	<u>92649</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (_____) _____ Fax No: (_____) _____

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.

Jeff Dritley
PRINTED NAME OF APPLICANT

[Handwritten Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

see next
PRINTED NAME OF PROPERTY OWNER(S)

[Blank Signature Line]
SIGNATURE OF PROPERTY OWNER(S)

[Blank Signature Line]
PRINTED NAME OF PROPERTY OWNER(S)

[Blank Signature Line]
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): 305-090-048

Section: 18 Township: 4S Range: 3W

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.

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Jeff Dritley [Signature]
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.

Ann Limbourne [Signature]
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): 305-090-048
Section: 18 Township: 4S Range: 3W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 14.5 acres

General location (nearby or cross streets): North of Orange Avenue, South of Water Avenue, East of Harvill Avenue, West of W. Frontage Road

Thomas Brothers map, edition year, page number, and coordinates: 38th Ed. 2010, Pg.777. Grid E5,F5

Project Description: (describe the proposed project in detail)

Relocation of existing El Dorado Stone facility, currently located in City of Moreno Valley, to existing ^{distribution} Brownfield site which has been vacant for many years (formerly Atkinson Brick), and has recently been used by County of Riverside as temporary aggregate facility (CUP 03674/EA 42465)

Related cases filed in conjunction with this application:

PAR 1446

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

If yes, provide Case No(s). PAR 1446 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 10,000 CY

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 10,000 CY

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

Import _____ Export _____ Neither balance site

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

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

How many anticipated truckloads? n/a truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 625,086 sq. ft.

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

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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

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

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

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

- Santa Ana River Santa Margarita River Whitewater River

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

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

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

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant: Kearny Real Estate Company c/o Jason Rosin

Address: 1900 Avenue of th Stars, Suite 320; Los Angeles, CA

Phone number: 310-203-1840

Address of site (street name and number if available, and ZIP Code): 24100 Orange Ave, Perris CA

Local Agency: County of Riverside

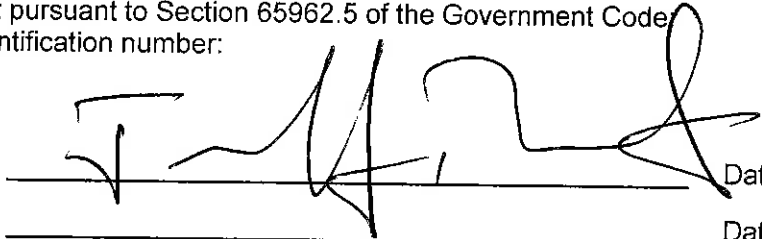
Assessor's Book Page, and Parcel Number: MB 16, page 84, APN: 305-090-048

Specify any list pursuant to Section 65962.5 of the Government Code

Regulatory Identification number:

Date of list:

Applicant (1)



Date

8/24/15

Applicant (2)

Date

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

Yes No

APPLICATION FOR LAND USE PROJECT

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

Yes No

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

Owner/Authorized Agent (1)  Date 8/25/15

Owner/Authorized Agent (2) _____ Date _____

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Earthshine, LP, a Delaware Limited Partnership (“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 305-090-048 (“PROPERTY”); and,

WHEREAS, on August 26, 2015, PROPERTY OWNER filed an application for Plot Plan No. 25870 (“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:
Earthshine, LP
15421 Chemical Lane
Huntington Beach, CA 92646

With a copy to:
Kearny Real Estate Company
Attn: Jeff Dritley
1900 Avenue of the Stars, Ste. 320
Los Angeles, CA 90067

Albert A. Webb Associates
Attn: DJ Arellano
3788 McCray Street
Riverside, CA 92506

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
Steven Weiss
Riverside County Planning Director

Dated: 1/12/16

FORM APPROVED COUNTY COUNSEL
BY: Melissa R. Cushman 12/21/15
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:
Earthshine, LP, a Delaware Limited Partnership

By: Atkinson Earthshine, LLC, a Delaware Limited Liability Company

By: Ann Limbourne
Ann Limbourne
Manager

Dated: 12/10/15

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

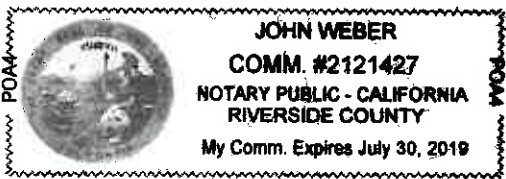
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)
On 12/10/2015 before me, John Weber Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Ann Limbourne
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 [Handwritten Signature]
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: INDEMNIFICATION Agreement Document Date: 12/10/2015
Number of Pages: 5+ACK 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: _____

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PLOT PLAN NO. 25870 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Kearny Real Estate Company – Engineer/Representative: Albert A. Webb Associates – First Supervisorial District – Mead Valley Area Plan – Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) – Location: Northeastly corner of West Orange Avenue and Harvill Avenue, more specifically 24100 Orange Avenue – 14.50 Acres – Zoning: Manufacturing-Heavy (M-H) – **REQUEST:** The plot plan proposes a warehouse and distribution facility for the El Dorado Stone facility that will include the storage of manufactured stone, concrete products, cardboard boxes, and wood pallets. The site consists of an existing 80,000 sq. ft. building which will be renovated and utilized. An existing 16,000 sq. ft. building will be demolished and replaced with a water quality basin. A 2,000 sq. ft. modular office building and a parking lot with landscaping will also be constructed on the site. The remainder of the site is proposed to be paved and used for storage. The existing chain link along the east, south, and west of the property line will be replaced by an eight (8) foot high wrought iron fence.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
 February 8, 2016
 RIVERSIDE COUNTRY ADMINISTRATIVE CENTER
 4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A
 RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Brett Dawson, at 951-955-0972 or email bdawson@rctlma.org or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 1/8/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP 25870 For

Company or Individual's Name Planning Department

Distance buffered 1400'

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

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

NAME: Vinnie Nguyen

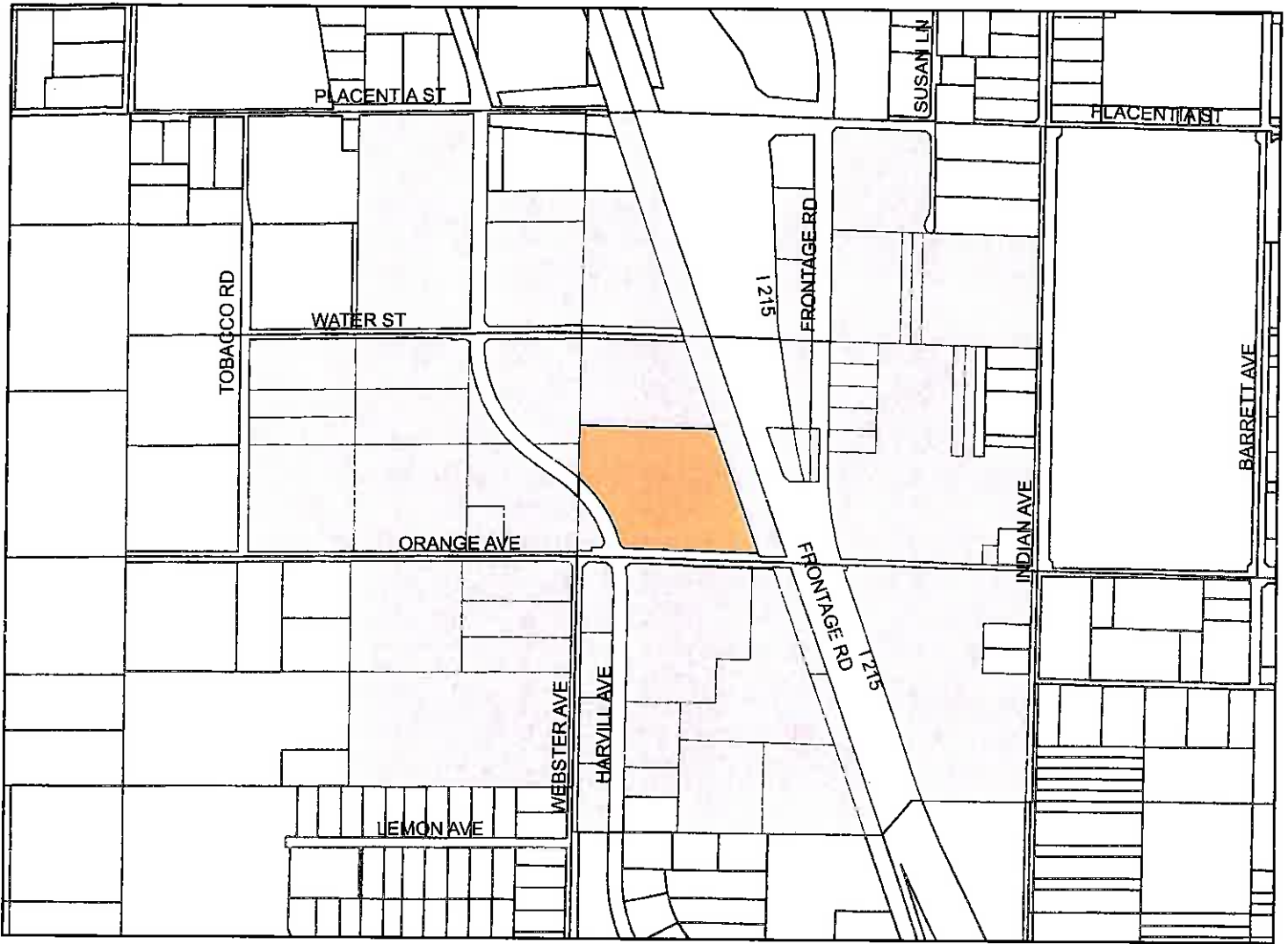
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25870 (1400 feet buffer)



Selected Parcels

305-060-015	317-260-031	317-260-032	305-060-035	305-060-036	305-060-037	305-090-019	305-090-026	305-090-028	305-090-030
305-090-032	305-090-055	305-090-056	305-090-057	305-100-028	305-100-042	305-100-043	317-260-034	317-270-011	305-090-048
322-240-019	317-270-009	317-270-003	322-240-017	322-240-011	317-270-004	305-090-045	317-270-006	317-270-010	317-270-015
317-270-016	322-240-016	317-270-014	305-060-013	305-060-019	305-090-022	305-100-014	305-100-015	322-240-018	305-100-034
305-100-052	305-100-053	317-270-002	305-090-047	305-090-043	305-090-046	305-100-048	305-100-049	305-100-051	305-100-056
305-100-057	305-100-058	305-100-059	305-060-038	305-060-023	305-060-025	305-090-040	305-090-049	317-270-013	317-270-017



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: 305060015, APN: 305060015
CLA VAL CO
C/O CINDY LECHUGA
1701 PLACENTIA AVE
COSTA MESA CA 92627

ASMT: 305090047, APN: 305090047
STAR MILLING CO
P O BOX 1987
PERRIS CA 92572

ASMT: 305060019, APN: 305060019
RIVERSIDE COUNTY TRANSPORTATION COMM
C/O RIGHT OF WAY DEPT
P O BOX 12008
RIVERSIDE CA 92502

ASMT: 305090048, APN: 305090048
EARTHSHINE
15421 CHEMICAL LN
HUNTINGTON BEACH CA 92649

ASMT: 305060025, APN: 305060025
VICTOR THOMPSON
809 N ARROYO PL
FULLERTON CA 92833

ASMT: 305090049, APN: 305090049
WILLIAM CRAMER
601 S PERALTA HILLS DR
ANAHEIM CA 92807

ASMT: 305060038, APN: 305060038
VAL VERDE UNIFIED SCHOOL DIST
C/O JANET
975 W MORGAN ST
PERRIS CA 92571

ASMT: 305100015, APN: 305100015
RIVERSIDE COUNTY TRANSPORTATION COMM
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 305090040, APN: 305090040
JOHN BUCHKO, ETAL
3640 HILLVIEW DR
RIVERSIDE CA 92503

ASMT: 305100028, APN: 305100028
COUDURES FAMILY LTD PARTNERSHIP
C/O MICHELE MAYNARD
1688 N PERRIS BLV STE F4
PERRIS CA 92571

ASMT: 305090045, APN: 305090045
MARY BECKNER
P O BOX 1749
WOODLAND WA 98674

ASMT: 305100043, APN: 305100043
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 305090046, APN: 305090046
STATE OF CALIF
DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

ASMT: 305100053, APN: 305100053
SALVATION ARMY
180 E OCEAN BLV 3RD FL
LONG BEACH CA 90802



ASMT: 305100059, APN: 305100059
TRAMCO INC
P O BOX 1569
CORDOVA AK 99574

ASMT: 317270011, APN: 317270011
DAN CEDERBURG
23672 ORANGE AVE
PERRIS, CA. 92570

ASMT: 317260032, APN: 317260032
CLA VAL CO
P O BOX 1325
NEWPORT BEACH CA 92663

ASMT: 317270013, APN: 317270013
WILLIAM CRAMER
P O BOX 18929
ANAHEIM CA 92817

ASMT: 317260034, APN: 317260034
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
3403 10TH ST NO 500
RIVERSIDE CA 92501

ASMT: 317270014, APN: 317270014
REDEVELOPMENT AGENCY COUNTY OF RIVE
C/O DEPT OF FACILITIES MANAGEMENT
3133 MISSION INN MS 2600
RIVERSIDE CA 92507

ASMT: 317270002, APN: 317270002
SSR INV CO
1930 ALPHA AVE
SOUTH PASADENA CA 91030

ASMT: 317270016, APN: 317270016
MC SHANE CORP
C/O ANNA RYAN
9550 W HIGGINS RD STE 200
ROSEMONT IL 60018

ASMT: 317270003, APN: 317270003
YOUNG PARK, ETAL
20800 TOBACCO RD
PERRIS, CA. 92570

ASMT: 317270017, APN: 317270017
JANET CRAMER, ETAL
42105 ROCKVIEW DR
HEMET CA 92544

ASMT: 317270004, APN: 317270004
DOLLY SETON, ETAL
20860 TOBACCO RD
PERRIS, CA. 92570

ASMT: 322240011, APN: 322240011
LIAD PHILLIPS
2220 MOUNT CALVARY RD
SANTA BARBARA CA 93105

ASMT: 317270009, APN: 317270009
ANDY TRAN, ETAL
9883 RIO HONDO PKY
EL MONTE CA 91733

ASMT: 322240016, APN: 322240016
PEDRO BARBON
23874 CITRUS AVE
PERRIS CA 92570

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Utilisez le gabarit AVERY® 5162®

Sens de
chargement
▼

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révéler le rebord Pop-up™

www.avery.com
1-800-GO-AVERY

ASMT: 322240017, APN: 322240017
JUVENTINA TRUJILLO, ETAL
21063 WEBSTER AVE
PERRIS, CA. 92570

ASMT: 322240018, APN: 322240018
ANGELICA GUTIERREZ, ETAL
14117 COUNTY ROAD 511
VENUS TX 76084

ASMT: 322240019, APN: 322240019
JAMES FLORES
23805 ORANGE AVE
PERRIS, CA. 92570

Easy Peel® Labels
Use Avery® Template 5162®

Feed Paper
▼



Bend along line to
expose Pop-up Edge™



AVERY® 5962®

City of Perris
Planning Department
101 N D Street
Perris CA 92570

Val Verde Unified School District
975 Morgan Street
Perris CA 92571

Soboba Band of Luiseno Indians
23904 Soboba Road
San Jacinto, CA 92583

Southern California Gas Co.
4495 Howard Avenue
Riverside, CA 92507

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

Eastern Municipal Water District
2270 Trumble Road
Perris CA 92570

Pechanga Band of Luiseno Indians
12705 Pechanga Road
Temecula, CA 92593

Kearney Real Estate Company
Jeff Dritley
1900 Avenue of the Stars, Suite 320
Los Angeles CA 90067

Fayres Hall
Webb and Associates
3788 McRay Street
Riverside CA 92506

Earthshine LP
15421 Chemical Lane
Huntington Beach CA
92649



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.

EA42828/Plot Plan No. 25870

Project Title/Case Numbers

Brett Dawson

County Contact Person

(951) 955-0972

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Kearney Real Estate Company

Project Applicant

1900 Avenue of the Stars, Suite 320, Los Angeles, CA 90067

Address

The project is located within the Mead Valley Area Plan on northeasterly corner of West Orange Avenue and Harvill Avenue, more specifically 24100 Orange Avenue within the unincorporated area of Riverside County, nearby Perris CA.

Project Location

The plot plan proposes a warehouse and distribution facility for the El Dorado Stone facility that will include the storage of manufactured stone, concrete products, cardboard boxes, and wood pallets. The site consists of an existing 80,000 square foot building which will be renovated and utilized. An existing 16,000 square foot building will be demolished and replaced with a water quality basin. A 2,000 square foot modular office building and a parking lot with landscaping will also be constructed on the site. The remainder of the site is proposed to be paved and used for storage. The existing chain link along the east, south, and west of the property line will be replaced by an eight (8) foot high wrought iron fence.

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

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 10/06/2015

Y:\Planning Case Files-Riverside office\PP25870\DH-PC-BOS Hearings\PP25870.NOD Form.docx

Please charge deposit fee case#: ZEA42828 ZCFG6206

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25870

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: Brett Dawson Title: Project Planner Date: January 12, 2016

Applicant/Project Sponsor: Kearney Real Estate Company Date Submitted: August 26, 2015

ADOPTED BY: Planning Director

Person Verifying Adoption: Brett Dawson Date: February 8, 2016

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 Brett Dawson at 951-955-0972.

Revised: 07/23/15

Y:\Planning Case Files-Riverside office\PP25870\DH-PC-BOS Hearings\PP25870.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42828 ZCFG6206

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R1600404

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: KEARNY REAL ESTATE CO \$2,210.25
paid by: CK 010173
EA42828
paid towards: CFG06206 CALIF FISH & GAME: DOC FEE
at parcel: 24100 ORANGE AVE PERR
appl type: CFG3

By _____ Jan 14, 2016 15:12
MGARDNER posting date Jan 14, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R1509716

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: KEARNY REAL ESTATE CO \$50.00
paid by: CK 010142
EA42828
paid towards: CFG06206 CALIF FISH & GAME: DOC FEE
at parcel: 24100 ORANGE AVE PERR
appl type: CFG3

By _____ Aug 26, 2015 15:08
MGARDNER posting date Aug 26, 2015

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

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