



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

APRIL 3, 2017

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER
1st Floor, Conference Room 2A
4080 Lemon Street, 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 the TLMA Commission Secretary at (951) 955-7436 or e-mail at esarabia@rivco.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 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31024** – Applicant: K & A Engineering – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Low Density Residential (CD-LDR) – Medium Density Residential (MDR) – Open Space-Conservation (OS-C) – Open Space-Recreation (OS-R) – Rural Community: Estate Density Residential (RC-EDR) – Location: Easterly of 0Retreat Parkway and southerly of Bedford Motor Way – 3.48 Acres – Zoning: Specific Plan Zone (SP317) – Approved Project Description: Schedule "G" Subdivision of 3.48 acres into three (3) residential lots and one (1) open space lot with a minimum lot size of one-half acre. The project is located in Planning Area 3 of Specific Plan No. 317 (the Retreat) – **REQUEST:** Second Extension of Time for Tentative Parcel Map No. 31024, extending the expiration date to June 27, 2017. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.
- 1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33683R1** – Applicant: Wayne Howard – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community-Very Low Density Residential (RC-VLDR) – Location: Southerly of Lincoln Street, westerly of Bellflower Avenue, easterly of Winesap Avenue, and northerly of Brookside Avenue – 7.34 Acres – Zoning: Light Agriculture One Acre Minimum (A-1-1) – Approved Project Description: The Revised Tentative Parcel Map proposes to reduce the number of parcels from four (4) with one (1) remainder to three (3) parcels with a minimum size of one (1) acre on a 7.34 gross acre lot. The previous cul-de-sac has also been removed – **REQUEST:** First Extension of Time Request for Tentative Parcel Map No. 33683r1, extending the expiration date to September 18, 2017. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

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

NONE

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

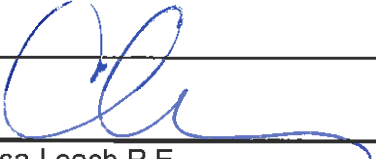
- 3.1 **PLOT PLAN NO. 26080** – Intent to adopt an Addendum to a Negative Declaration – Applicant: Russell Fenton – Engineer/Representative: Psomas/Bruce Kirby – First Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Business Park (CD-BP) (0.25-0.60 FAR) – Location: Northerly of Bedford Motor Way, southerly of Weirick Road, easterly of Retreat Parkway, and westerly of Knabe Road – 9.21 Gross Acres – Zoning: Industrial Park (I-P) – **REQUEST:** The Plot Plan proposes to construct an industrial warehouse building of approximately 139,800 sq. ft. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

4.0 PUBLIC COMMENTS:

1.1

Agenda Item No.
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisorial District: First
Project Planner: Tim Wheeler
Directors Hearing: April 3, 2017

TENTATIVE PARCEL MAP NO. 31024
SECOND EXTENSION OF TIME
Applicant: K&A Engineering



Charissa Leach P.E.,
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 3.48 acres into three residential lots and one open space lot with a minimum lot size of one-half acre. The project is located in Planning Area 3 of Specific Plan No. 317 (the Retreat).

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

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

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

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31024

BACKGROUND:

The Tentative Parcel Map No. 31024 was originally approved at the Director's Hearing dated June 27, 2005.

The first Extension of Time was at the Director's Hearing on May 3, 2010.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated February 16, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

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

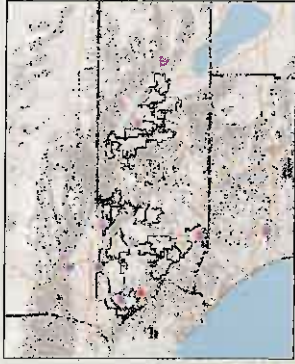
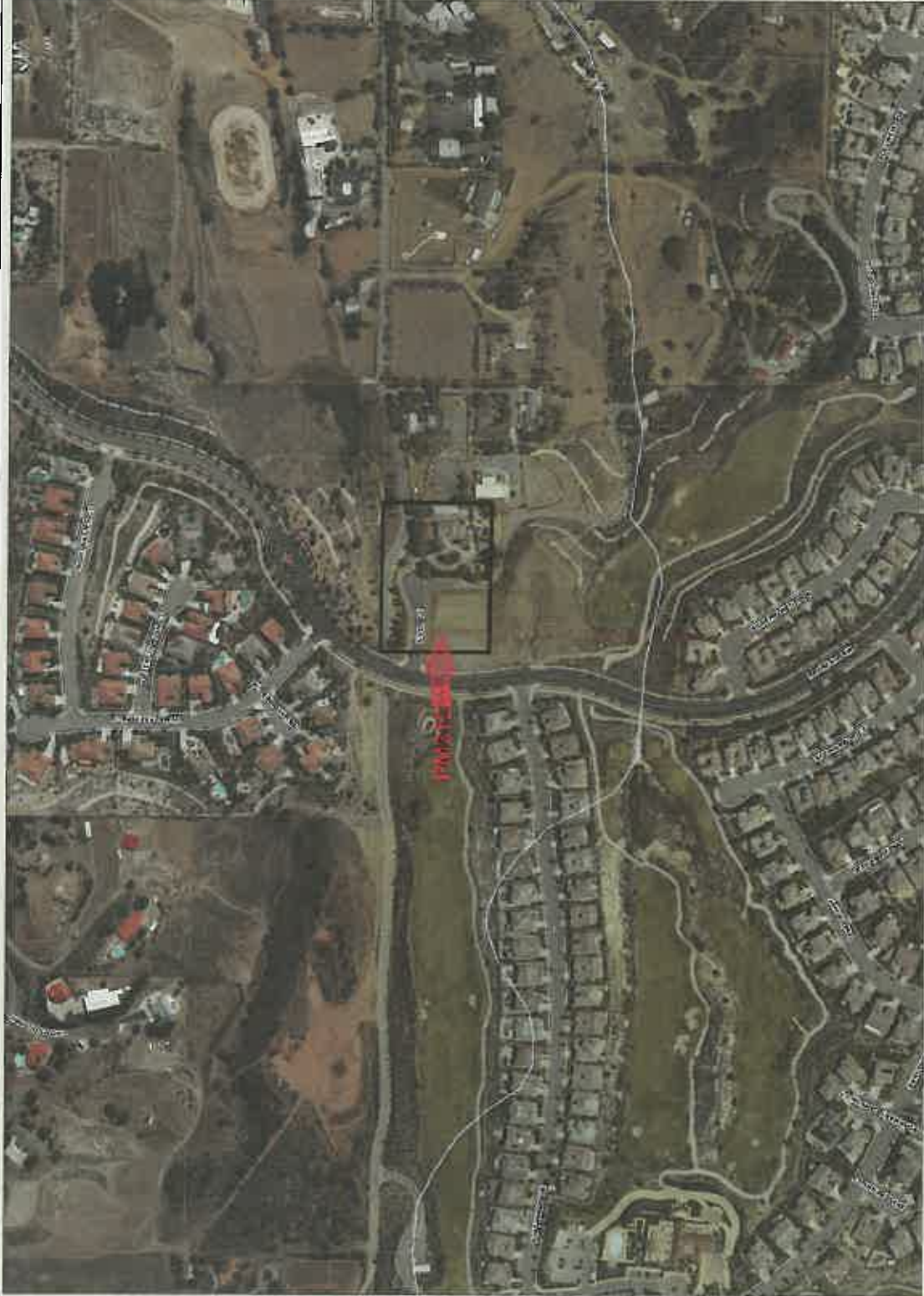
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 27, 2017. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31024, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 27, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

2nd Extension of Time for PM31024

Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - 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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1,130 Feet



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Extension of Time Environmental Determination

Project Case Number: PM31024
Original E.A. Number: Exempt
Extension of Time No.: Second
Original Approval Date: June 27, 2005
Project Location: East of the Retreat Parkway and south of the Bedford Motorway

Project Description: Schedule G - subdivision of 3.48 acres into three residential lots and one open space lot with a minimum lot size of one-half acre. The project is located in Planning Area 3 of Specific Plan No. 317 (the Retreat).

On June 27, 2005, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
Tim Wheeler, Urban Regional Planner III

Date: March 8, 2017
For Juan C. Perez, TLMA Director

Wheeler, Timothy

From: Don Bergh <DonB@kaengineering.com>
Sent: Thursday, February 16, 2017 1:57 PM
To: Wheeler, Timothy
Subject: RE: PM31024 2nd EOT Recommended Conditions

Categories: Green Category

Hello Tim,

Being the Applicant for this Extension of Time request and having just completed reviewing the recommended conditions with the property owner we are now ready to accept the revised recommended conditions.

With the email we hereby accept the following conditions for the 2nd Extension of Time for Parcel Map 31024: 10 E Health #1, 50 E Health #3, 60 BS Grade #9, 60 EPD #1, 80 EPD #1, 90 BS Grade #1, 90 BS Grade #3

Applicant for PM31024 2nd Extension of Time,

Donald Bergh
Vice President

K&A Engineering, Inc.
357 N. Sheridan Street, Suite 117
Corona, CA 92880

Email: donb@kaengineering.com
Phone: (951) 279-1800 ext. 155
Fax: (951) 279-4380



From: Wheeler, Timothy [mailto:TWHEELER@rctlma.org]
Sent: Friday, February 03, 2017 4:19 PM
To: Don Bergh <DonB@kaengineering.com>
Subject: RE: PM31024 2nd EOT Recommended Conditions

Afternoon Don,

Here is a list of the revised recommended COA for the 2nd EOT for PM31024:

Attn: K&A Engineering, Inc.
357 N. Sheridan Street, Suite 117
Corona, CA 92880
Donald Bergh

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 31024.

The County Planning Department has transmitted this extension of time request to the Land Development Committee (LDC) for comments on August 11, 2016. The LDC has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the revised recommended conditions which are identified as follows:

10 E Health #1, 50 E Health #3, 60 BS Grade #9, 60 EPD #1, 80 EPD #1, 90 BS Grade #1, 90 BS Grade #3

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

[How are we doing? Click the Link and tell us](#)

From: Don Bergh [<mailto:DonB@kaengineering.com>]

Sent: Thursday, February 02, 2017 2:13 PM

To: Wheeler, Timothy <TWHEELER@rctlma.org>

Cc: Kim, Kristine <KAKim@rivcocha.org>; Martin, Michele <MMMARTIN@rcflood.org>

Subject: PM31024 2nd EOT Recommended Conditions

Hello Timothy,

We have reviewed the recommended conditions and have contacted a number of County Departments regarding their proposed conditions.

It is our understanding that the following modifications will be made:

Per Michele Martin of RCFC&WCD: Condition 50.Flood RI.1 will now be shown as "not apply".

Per Kristine Kim of Environmental Health: Condition 50.E Health. 4 will be modified to not require a Phase 1 ESA prior to map recordation.

With these modifications will you now be issuing an updated list of proposed conditions for our acceptance so that we can move forward on the Extension of time?

Donald Bergh
Vice President

K&A Engineering, Inc.
357 N. Sheridan Street, Suite 117
Corona, CA 92880

Email: donb@kaengineering.com
Phone: (951) 279-1800 ext. 155
Fax: (951) 279-4380



Engineering
Land Planning
Surveying

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PARCEL MAP Parcel Map #: PM31024

Parcel: 282-150-003

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - ECP COMMENTS RECOMMND

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 3 EOT2- WATER & SEWER WILL SERVE RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 9 EOT2- IF WQMP REQUIRED RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 EPD - 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, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU

02/03/17
16:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM31024

Parcel: 282-150-003

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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 permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist 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 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, documenting the results of the survey, to EPD for review.

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1 MAP - MBTA REPORT

RECOMMND

Prior to the issuance of any building permits the biologist who conducted the MBTA Survey must submit a written report for review to EPD. At a minimum the report must include survey results and a description of any mitigation activities that may were employed to avoid take of any MBTA covered species if necessary.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 EOT2- PRECISE GRADE INSP

RECOMMND

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

PARCEL MAP Parcel Map #: PM31024

Parcel: 282-150-003

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 EOT2- PRECISE GRADE INSP (cont.) RECOMMND

1. Precise grade inspection.

i. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes

2. Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

90.BS GRADE. 3 EOT2- IF WQMP REQUIRED RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

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

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

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

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

Agenda Item No. 1.2
Area Plan: The Pass
Zoning District: Cherry Valley
Supervisory District: Fifth
Project Planner: Tim Wheeler
Directors Hearing: April 3, 2017

TENTATIVE PARCEL MAP NO. 33683R1
FIRST EXTENSION OF TIME
Applicant: Wayne and Marian Howard



Charissa Leach
Assistant Director of TLMA

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide a 7.34 Gross Acre lot. The Revised Tentative Parcel Map proposes to reduce the number of parcels from four with one remainder to three parcels with a minimum size of one acre. The previous cul-de-sac has also been removed.

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

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

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

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33683R1

BACKGROUND:

Tentative Parcel Map 33683 was originally approved at the Director's Hearing on September 18, 2006. Tentative Parcel Map 33683R1 was approved at the Director's Hearing on April 18, 2016. The purpose of the revision was to reduce the number of approved parcels from four parcels with a remainder to three parcels with no remainder.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated March 17, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

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

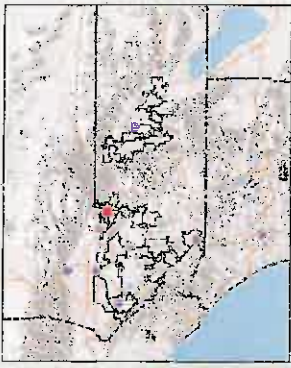
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 18, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 33683R1, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 18, 2017, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

First EOT for PM33683R1

Vicinity Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
 - Lakes
 - Rivers
- World Street Map

Notes

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REPORT PRINTED ON... 3/22/2017 11:12:25 AM

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REVISED TENTATIVE PARCEL MAP NO. 336883

PREPARED MARCH 1

LEGAL DESCRIPTION:

BEING A PORTION OF LOTS 1 & 4 IN BLOCK 9 OF APPLE VALLEY WEST ADDITION, MAP RECORDED IN BOOK 6, PAGE 58 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA (IN SEC. 28, T.25, R.1W, S.B.M.)

ENGINEER:
 HERALD R. LANTIER, RCE 33220
 HIL LAND DEVELOPMENT
 ENGINEERING & SURVEYING
 3910 DUTTON STREET
 CHERRY VALLEY, CA 92223
 (760) 407-7730

OWNER/APPLICANT:
 WAYNE HOWARD
 45721 LINCOLN STREET
 CHERRY VALLEY, CA 92223
 (909) 227-3904

UTILITIES/SERVICE:
 GAS:
 THE GAS COMPANY
 1981 W. LUCOMA AVENUE
 REBLANDS, CA 92373
 (909) 793-3686

TELEPHONE:
 VERIZON
 1500 CROFTON AVENUE, BLDG. 1
 WILSON, CA 92369
 (909) 794-8277

FIRE PROTECTION:
 RIVERSIDE COUNTY FIRE DEPT #1
 210 W. SAN MATEO AVENUE
 PERRIS, CA 92570
 (909) 940-4990

WATER:
 BALLMONT-CHERRY VALLEY WAT
 560 MADRONA
 BEALMONT, CA 92223
 (909) 945-8500

ELECTRIC:
 SOUTHERN CALIFORNIA Edison
 287 TENNESSEE STREET
 REBLANDS, CA 92373
 (909) 315-7191

CABLE TELEVISION:
 AIRLINK
 1722 ORANGE TREE LANE
 REBLANDS, CA 92373
 (909) 888-1600

FLOOD CONTROL:
 RIVERSIDE COUNTY FLOOD CONTR
 1984 MARKET STREET
 RIVERSIDE, CA 92501
 (909) 955-1900

SCHOOLS:
 BEALMONT UNITED SCHOOL DISTRICT
 500 ORANGE STREET
 BEALMONT, CA 92223
 (909) 943-1833

NOTES:
 1. THIS MAP SHOWS THE ENVI
 CONTROLS OWNERSHIP OF
 LAND DIVIDER

NOTE:
 1. LOT ABAND & E TO BE DEDICATED
 TO RIVERSIDE COUNTY
 2. THERE ARE NO EXISTING
 EASEMENTS
 3. THERE ARE NO WELLS WITHIN
 300' OF SUBJECT PARCEL

**3. THIS SITE DOES NOT LIE IN
 A COMMUNITY SERVICES DIST**

SOURCE OF TOPOGRAPHY:
 RIVERSIDE COUNTY FLOOD CONTROL
 PHOTO MAP (SHEET NO. - STD. 26
 1 2 S. R. 1 W., S.08 (4))

BUILDING SETBACKS:
 20' - FRONT
 10' - REAR
 5' - SIDE

**EXISTING TYPICAL SECTION
 LINCOLN STREET
 N.1.5**

**EXISTING TYPICAL SECTION
 LINCOLN STREET
 N.1.5**

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 LINCOLN STREET
 N.1.5**

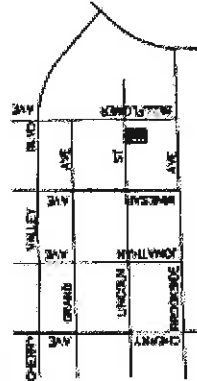
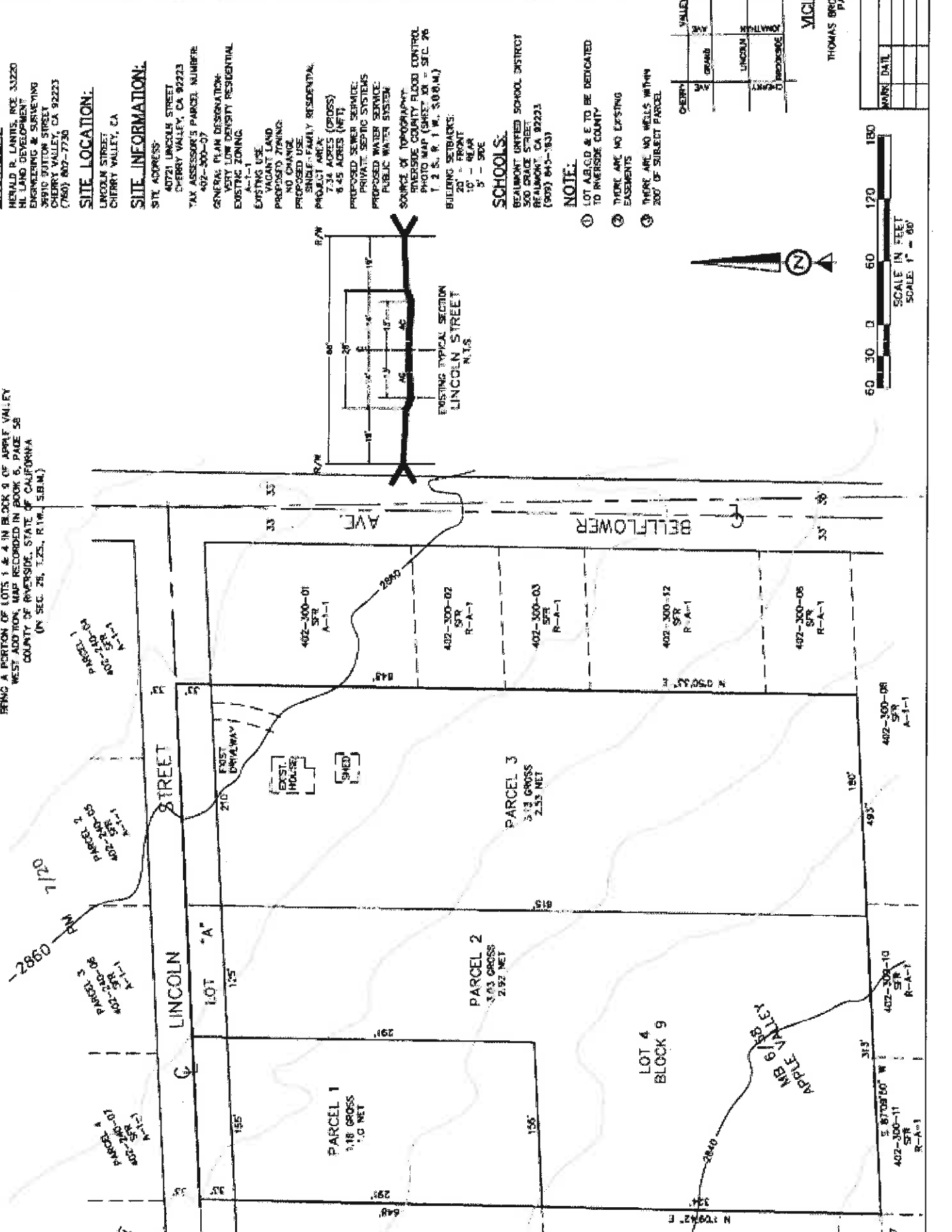
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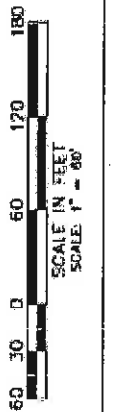
**EXISTING TYPICAL SECTION
 LINCOLN STREET
 N.1.5**

**EXISTING TYPICAL SECTION
 LINCOLN STREET
 N.1.5**



VICINITY MAP
 N.T.S.
 THOMAS BROTHERS (2004 EDITION)
 PAGE 6H, B-5

NO.	DATE	REVISIONS




SCALE IN FEET
 SCALE: 1" = 80'

Extension of Time Environmental Determination

Project Case Number: PM33683R1
Original E.A. Number: 42418
Extension of Time No.: First
Original Approval Date: September 18, 2006
Project Location: South of Lincoln Street, West of Bellflower Avenue, East of Winesap Avenue, North of Brookside Avenue
Project Description: The Revised Tentative Parcel Map proposes to reduce the number of parcels from four with one remainder to three parcels with a minimum size of one acre on a 7.34 Gross Acre lot. The previous cul-de-sac has also been removed.

On September 18, 2006, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
Tim Wheeler, Urban Regional Planner III

Date: March 22, 2017
For Charissa Leach, Asst. Director of TLMA

Banda, Victoria

From: Wayne Howard <wayne.howards@yahoo.com>
Sent: Friday, March 17, 2017 8:26 AM
To: Banda, Victoria
Subject: Re: Corrected First EOT for PM33683R1-Recommended COA

I Wayne Howard will accept the conditions added to parcel map# 33683R . For the first extension of time request .

Sent from my iPhone

On Feb 21, 2017, at 10:13 AM, Banda, Victoria <VBanda@RIVCO.ORG> wrote:

Good Morning,

I apologize for the error. The conditions written below now match those in the attached PDF. We are currently checking on the applicability of each condition as it pertains to this particular project.

Attn: Wayne Howard
40721 Lincoln St.
Beaumont, CA 92223

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 33683R1.

The County Planning Department for this extension of time has determined it necessary to recommend the addition of fifteen (15) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

50 E HEALTH #1, 50 E HEALTH #2, 50 E HEALTH #3, 50 FLOOD #3, 50 TRANS #7, 50 TRANS #8, 60 BS GRADE #10, 60 BS GRADE #11, 60 BS GRADE #12, 60 TRANS #1, 80 TRANS #1, 80 TRANS #2, 90 BS GRADE #3, 90 TRANS #2, 90 TRANS #3

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of

time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Victoria Banda

Professional Student Intern
TLMA-Planning
County of Riverside
Ph: (951) 955-9721
Email: ybanda@rivco.org

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[County of Riverside California](#)

<RECOMMENDED COA FOR 1ST EOT PM33683R1.pdf>

Banda, Victoria

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Sent: Friday, March 17, 2017 8:26 AM
To: Banda, Victoria
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40721 Lincoln St.
Beaumont, CA 92223

*Planning
copy of
Edits
C -*

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 33683R1.

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If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Victoria Banda

Professional Student Intern

TLMA-Planning

County of Riverside

Ph: (951) 955-9721

Email: vbanda@rivco.org

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County of Riverside California

<RECOMMENDED COA FOR 1ST EOT PM33683R1.pdf>

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 EOT1 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 7 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

03/20/17
16:48

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

50. PRIOR TO MAP RECORDATION

50.TRANS. 7 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 10 EOT1 - REQ BMP SWPPP WQMP 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.

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.

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

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

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16:48

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

EOT1 -WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1 - WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 2 EOT1 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

03/20/17
16:48

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM33683R1

Parcel: 402-300-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

EOT1 - WQMP COMP AND BNS REG (cont.)


RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.: 3.1
Area Plan: Temescal Canyon
Zoning District: El Cerrito
Supervisory District: First
Project Planner: Deborah Bradford
Directors Hearing: 4/3/2017

ENVIRONMENTAL ASSESSMENT NO. 38742
PLOT PLAN APPLICATION 26080
Applicant: Russell Fenton
Engineer/Representative: Bruce Kirby



Charissa Leach
Assistant TLMA Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN NO. 26080 proposes to construct a new 139,800-square-foot industrial warehouse building on a 9.21-acre site located at the northwest corner of Knabe Road and Bedford Motorway. The proposed project will include approximately 5,000 square feet of office area and 134,800 square feet of warehousing. Parking will be located along the northern and southern portions of the site where the main building entry areas are located. A total of 91 parking spaces and 8 truck parking spaces are provided. The concrete tilt-up structure will have a varying roof line and ranges in height from 42 feet - 46 feet. The sleek modern industrial building will be painted in grey tones with the darkest grey along the two entry areas located along the north and south corners of the building. Landscaping will consist of a variety of drought tolerant trees and shrubs, appropriate and compatible with the surrounding environment. The entry area along Bedford Motorway and Knabe Road will be a focal point and planted with palms and flowering accent trees. Large 24-inch box Coast Live Oak trees will be planted within the frontage area along Knabe Road. Along the western boundary of the property a stand of existing trees will remain and planting of milkweed will be installed in cooperation with the MAC Milkweed program. Approximately 134,308 square feet of the project site will be landscaped.

The proposed project is located northerly of Bedford Motorway, southerly of Weirick Road, easterly of Retreat Parkway and westerly of Knabe Road.

BACKGROUND

In 2004, while the site was under different ownership, the County approved a Parcel Map (PM30626) and Plot Plan (PP18022) for a self-storage facility totaling 28,000 square feet (SF) and seven industrial buildings totaling 48,384 SF subdivision on the Project Site, for a total of 76,384 SF of development. The County also approved a zone change (CZ06635) to change the previous zoning from Residential Agricultural with a 5-acre minimum and General Commercial (R-A-5 & C-1/C-P) to Industrial Park (I-P). The County also certified an Environmental Assessment (EA 38742) in 2005. In preparation for development of the approved structures, the site was rough graded, onsite soils were compacted, and onsite cement drainages were developed in 2008. However, no other portion of the Approved Project was developed; and after several extensions, the Plot Plan and Parcel Map have expired; the zone change remains in place. The Project Site is vacant and undeveloped.

AB 52 Tribal Consultation

Although the project is an addendum to a previous environmental document and not subject to AB52, notices were sent out on September 07, 2016 to eight Tribes. None of the eight tribes contacted requested consultation on this project.

Sphere of Influence

The project site is located within the City of Corona's sphere of influence area and was transmitted to the City for review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings.

ISSUES OF POTENTIAL CONCERN:

Due to the close proximity to residential properties the applicant was encouraged to meet with the Temescal Valley Municipal Advisory Committee. The applicant met with the committee on October 8, 2016 and received positive feedback from the residents and committee members.

On September 1, 2016 Staff received a letter from the State Department of Transportation, District 8 and an email from the City of Corona on September 8, 2016 requesting that a Traffic Study be prepared to determine how the Level of Service at specific intersections and on and off-ramps of Interstate 15 would be affected by the proposed development. Riverside County's Transportation Department in their review determined that the study was prepared in accordance with the County approved guidelines and found that the proposed project is consistent with the Level of Service policies in the Circulation Element of the General Plan. In addition specific conditions of approval were incorporated to ensure that the required level of service will be achieved or maintained with project implementation.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Business Park (CD:BP) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Business Park (CD: BP) to the north, Community Development: Light Industrial (CD: LI) to the south, Interstate 15, Community Development: Commercial Retail (CD: CR) and Community Development: Business Park to east and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the west. |
| 3. Existing Zoning (Ex. #2): | Industrial Park (I-P). |
| 4. Surrounding Zoning (Ex. #2): | Industrial Park (I-P) to the north, Manufacturing-Service Commercial to the south and east and Rural Agricultural(R-A-5) (5 Acre Minimum) to the west. |
| 5. Existing Land Use (Ex. #1): | Vacant graded land. |
| 6. Surrounding Land Use (Ex. #1): | Scattered residential development to the west, vacant land and residential use to the north, Interstate 15 and commercial and industrial development to the east, commercial use to the south. |
| 7. Project Data: | Total Acreage: 9.21 |

8. Environmental Concerns: See attached Addendum

RECOMMENDATIONS:

CONSIDER an ADDENDUM for Environmental Assessment No. 38742, 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 that none of the conditions described in California Code of Regulations, title 14 ("State CEQA Guidelines"), section 15162 exist; and,

APPROVE PLOT PLAN NO. 26080, 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 Addendum which is incorporated herein by reference.

1. The project site is designated Community Development: Business Park (CD:BP) on the Temescal Canyon Area Plan. Types of uses encouraged in this land use designation include but are not limited to employee intensive uses, research and development, technology centers, corporate offices, clean industry and support retail uses. The proposed industrial use and the supportive office uses is consistent with the General Plan Land Use Designation and the existing industrial uses within the project vicinity.
2. The project site is surrounded by properties which are designated Community Development: Business Park (CD: BP) to the north, Community Development: Light Industrial (CD: LI) to the south, Interstate 15, Community Development: Commercial Retail (CD: CR) and Community Development: Business Park to east and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the west.
3. The zoning classification for the subject site is Industrial Park (I-P).
4. The proposed industrial/office use is a permitted use within the Industrial Park (I-P) Zoning Classification under Section 10.1.B.g.2, subject to Plot Plan approval in accordance with Sections 10.3 and 10.4 of Ordinance No. 348.
5. The proposed project is consistent with the Ordinance No. 348 Development Standards set forth in the Industrial Park (I-P) zone, including:
 - a) The allowable height in the I-P zone is 35 feet unless the structure is set back from the required yard setback line 2 additional feet for every one foot exceeding the 35 foot height limit. As proposed the height of the structure varies from 42 feet to 46 feet. The setback along Knabe Road is required to be a minimum of 47' and maximum of 53' due to the height variation. The proposed project complies with this Development Standard.
 - b) The lot size exceeds the minimum square footage of 20,000 square feet in that the lot is 9.21 acres (400,752 sq. ft.) and the minimum lot width of 100 feet in that the average width of the project site is approximately 591 feet. The proposed project complies with this Development Standard.

- c) Parking areas meet Section 18.12 requirements of Ordinance No. 348. One space per 250 square feet of office area and 1 space per 2,000 square feet of warehouse uses are provided. The minimum number of parking spaces required is 87 parking spaces. The applicant is proposing 91 parking spaces and 8 parking spaces for trailers. The proposed project complies with this Development Standard.
- d) Fifteen (15) percent of the project site is required to be landscaped. The applicant is proposing 35 percent of the site landscaped with an automatic irrigation system. The proposed project complies with this Development Standard.
- e) A minimum 25 foot setback is required on any street. As stated above, the setback along Knabe Road will range from 47 feet to 53 feet. Along Bedford Motorway the setback exceeds the 25 foot requirement. Because the subject property abuts a residentially zoned property the setback is required to be 50 feet. The minimum setback along this area is 65 feet as measured from the proposed tilt-up retaining wall to the western boundary line. From the actual structure the minimum setback is approximately 106 feet. The proposed project complies with this Development Standard.
- f) Trailer parking, loading and trash enclosures are located at the rear of the building. Two trash enclosures are proposed and will be constructed of concrete tilt up construction, will be provide with a roof/cover and be painted to match the proposed building. The proposed project complies with this Development Standard.
- g) Outside storage within the Industrial Park zoning classification shall be screened with structures or landscaping. If non-screened exhibit of products is proposed it must be shown on the Plot Plan and setback at least ten feet from the street. As shown on the site plan the loading and unloading of products will occur at the rear of the building within the loading dock area. Products will be unloaded directly into the building and will not be stored outside. No exhibit areas for products have been illustrated on the Plot Plan. The proposed project complies with this Development Standard.
- h) Roof mounted equipment will be placed on the roof and will be screened from view from the parapet of the building. The proposed project complies with this Development Standard.
- i) All signage shall be in conformance with of Ordinance No. 348, Section 19. Signage is not proposed at this time. However, as a standard condition of approval compliance with this section is required.
- j) A photometric plan indicating that zero foot candle was occurring along the project boundary ensuring that no light spillage was occurring onto the street or adjacent properties. Lighting specifications provided show that illumination will be shielded and focused downward. The proposed project complies with this Development Standard.

6. The project site is surrounded by properties which are zoned Industrial Park (I-P) to the north, Manufacturing- Service Commercial to the south and east and Rural Agricultural(R-A-5) (5 Acre Minimum) to the west.
7. Industrial/commercial facilities and residential uses have been constructed and are operating in the project vicinity.
8. This project site is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). However, located along the south east corner of the site is a Riparian/Riverine feature of approximately 0.085 acres and will be clearly depicted and labeled as MSHCP Riparian/Riverine habitat and will be avoided and left in its natural state to the satisfaction of the Environmental Programs Department's (EPD). (Condition of Approval 60. EPD. 1)
9. The project site is located within a Very High fire hazard area and is within the State Responsibility Area ("SRA") for fire protection services. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee shall be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRA's. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside's County Assistant Fire Marshall Swarhout stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. The proposed Plot Plan is for the development of a new 139,800-square-foot industrial warehouse building on a 9.21-acre site. Development of this project is in compliance sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding, emergency access and egress, signage and building numbering, and emergency water standards. Fire protection services can easily access the site, which is located adjacent to Knabe Road.
 - b. Fire protection and suppression services are available for the site through the California Department of Forestry and Fire Protection.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 et seq. of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Knabe Road. There is adequate accessibility to the project site for all emergency service vehicles.
19. The proposed project will not have a significant effect on the environment. As defined in State CEQA Guidelines section 15162, the guidelines allow for the updating and use of a previously certified EIR or Negative Declaration for projects that meet the following criteria:
 - a) Substantial changes are not being proposed which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

- b) No substantial changes have occurred with respect to the circumstances under which the project is being undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
- c) No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as completed shows any of the following: (a) that the project will have one or more significant effects not discussed in the previous EIR, (b) that any significant effects previously examined will be substantially more severe than shown in the previous EIR, (c) that any mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, (d) there are no mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR that would substantially reduce one or more significant effects of the environment.

The proposed project is a similar use and within the same project area as the previously approved project. No additional impacts or mitigation measures were warranted based on comparison of the two projects in relation to the CEQA checklist items. Therefore, the County has determined based on the findings of EA 38742 and the provisions of Section 15162 of the State CEQA Guidelines that as documented in the proposed Addendum no supplemental or subsequent Negative Declaration or EIR is required to review the modified project application.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Business Park Land Use Designation which allows for employee intensive uses, research and development, technology centers, corporate offices, clean industry and supporting retail uses and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Industrial Park (I-P) zoning classification of Ordinance No. 348, which allows for the proposed industrial use subject to a Plot Plan and with all other applicable provisions of Ordinance No. 348 as it pertains to development standards.
3. The public's health, safety, and general welfare are protected through project design with the incorporation of the fire department conditions of approval to ensure safe emergency access onto the site, compliance with Section 18.12 in regard to off-street parking and landscaping requirements and the development standards stated in Section 10.4 of Ordinance No. 348 in terms of the required lot area, setbacks and height of the proposed development.
4. The proposed project is compatible with the present and future logical development of the area because this for an industrial use which is consistent with the zoning classification and land use designation within the project area.
5. The proposed project will not have a significant effect on the environment in that an Addendum to the previously approved Negative Declaration has concluded that no additional environmental impacts have resulted due to the modification of the project from what was previously analyzed and meets the requirements of Section 15162 of the State CEQA Guidelines.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) because the project is not located within a WRCMSHCP cell group.

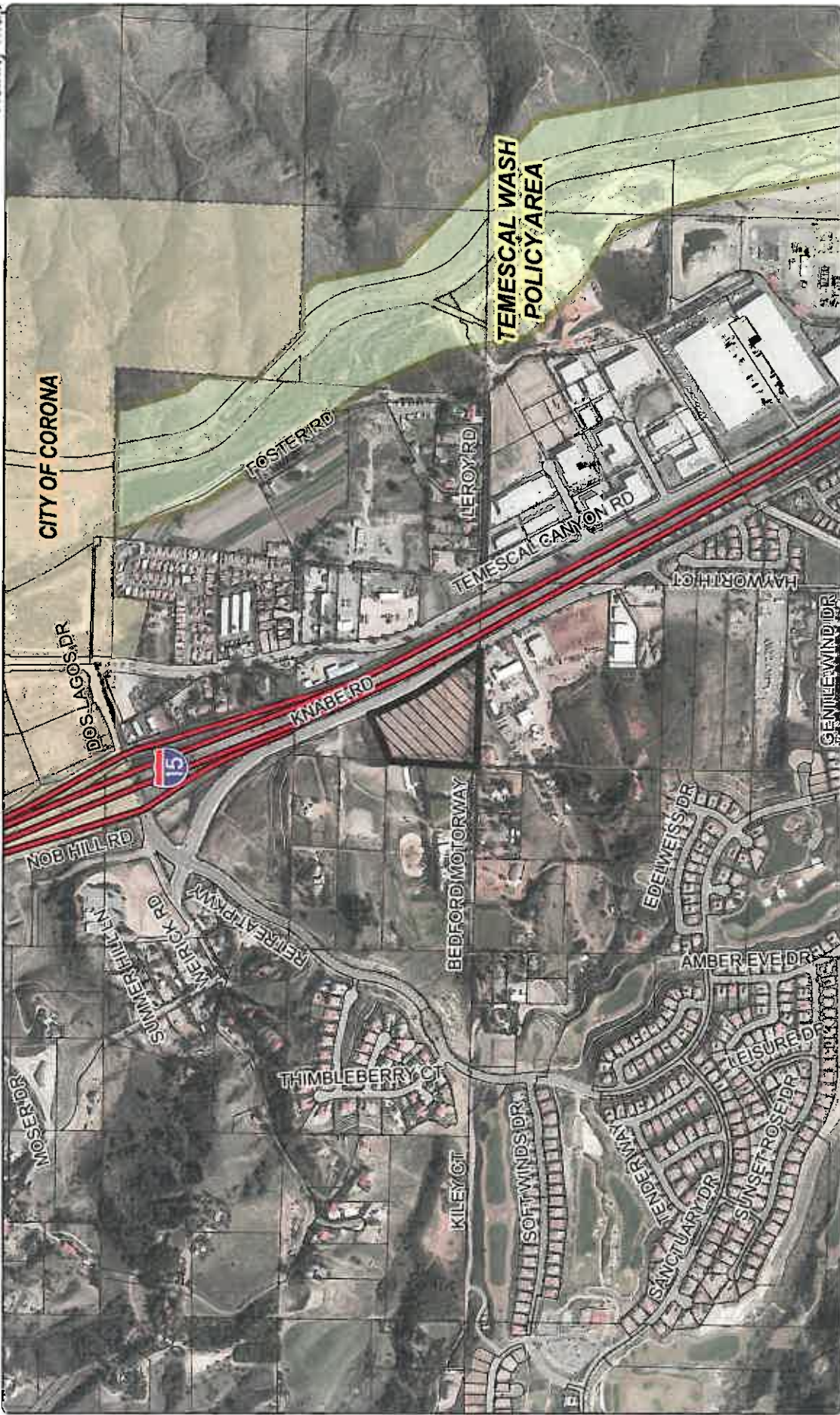
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. County Service Area;
 - b. An Earthquake Fault Zone;
 - c. WRCMSHCP Cell Group;
 - d. A 100-year flood plain;
 - e. An Airport Influence Area or Compatibility Zone.
3. The project site is located within:
 - a. The City of Corona Sphere of Influence;
 - b. Very High Fire Hazard Area;
 - c. An area of high paleontological sensitivity;
 - d. An area Susceptible to Subsidence;
 - e. Corona-Norco Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 282-140-028.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PP26080
VICINITY/POLICY AREAS**

Supervisor: Jeffries
District 1

Date Drawn: 02/27/2017
Vicinity Map



Zoning Dist: El Cerrito

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing a new land use designations for unincorporated Riverside County parcels. The new General Plan designations (different types of land use than is provided for in the previous General Plan) are shown on this map. The County Planning Department office is located at 1251252-2000 Main Street, Suite 100, Palm Desert, CA 92260-3277 (Riverside County) or Website: <http://www.riverside.ca.gov>

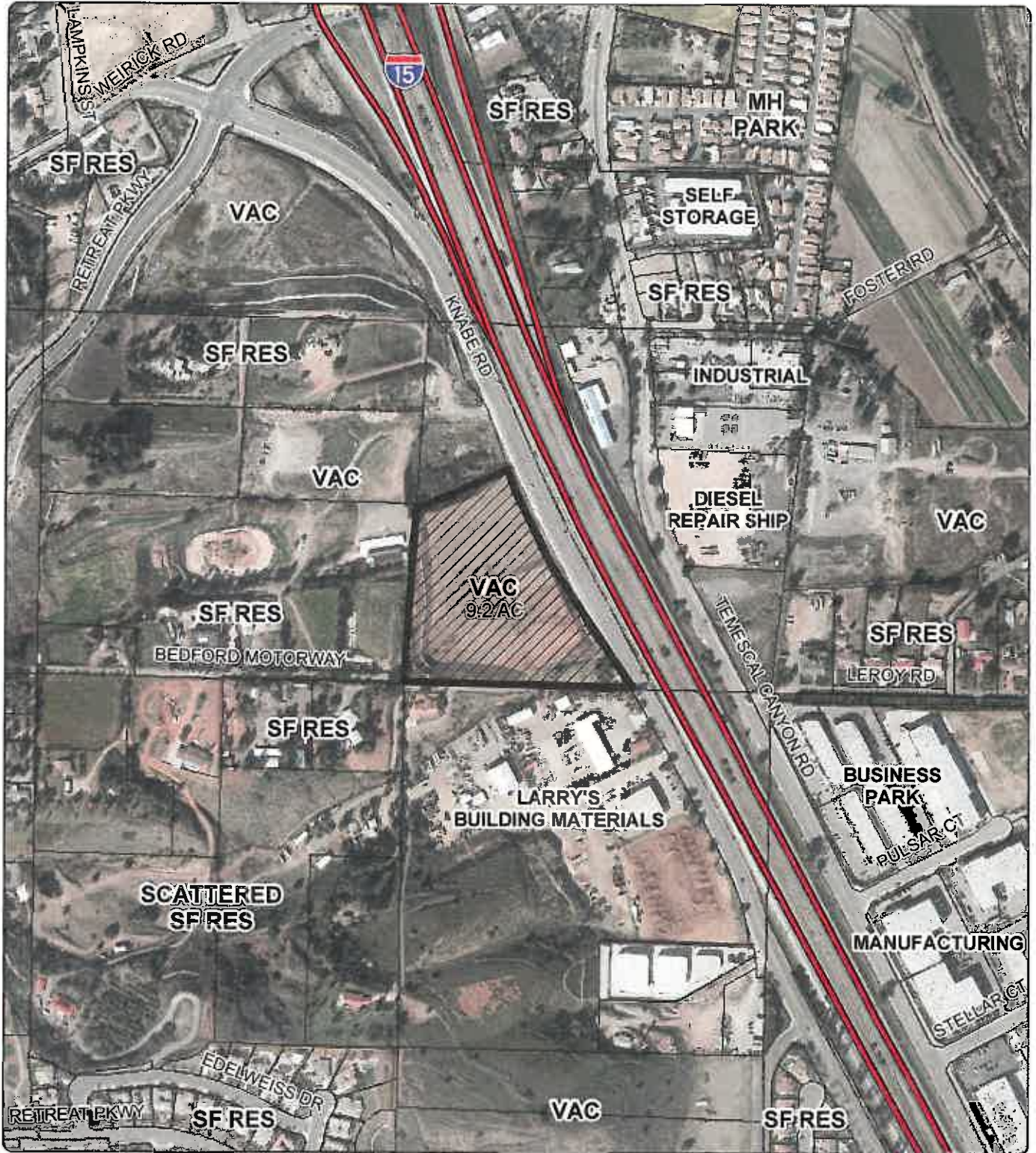
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26080

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 02/27/2017
Exhibit 1



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



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

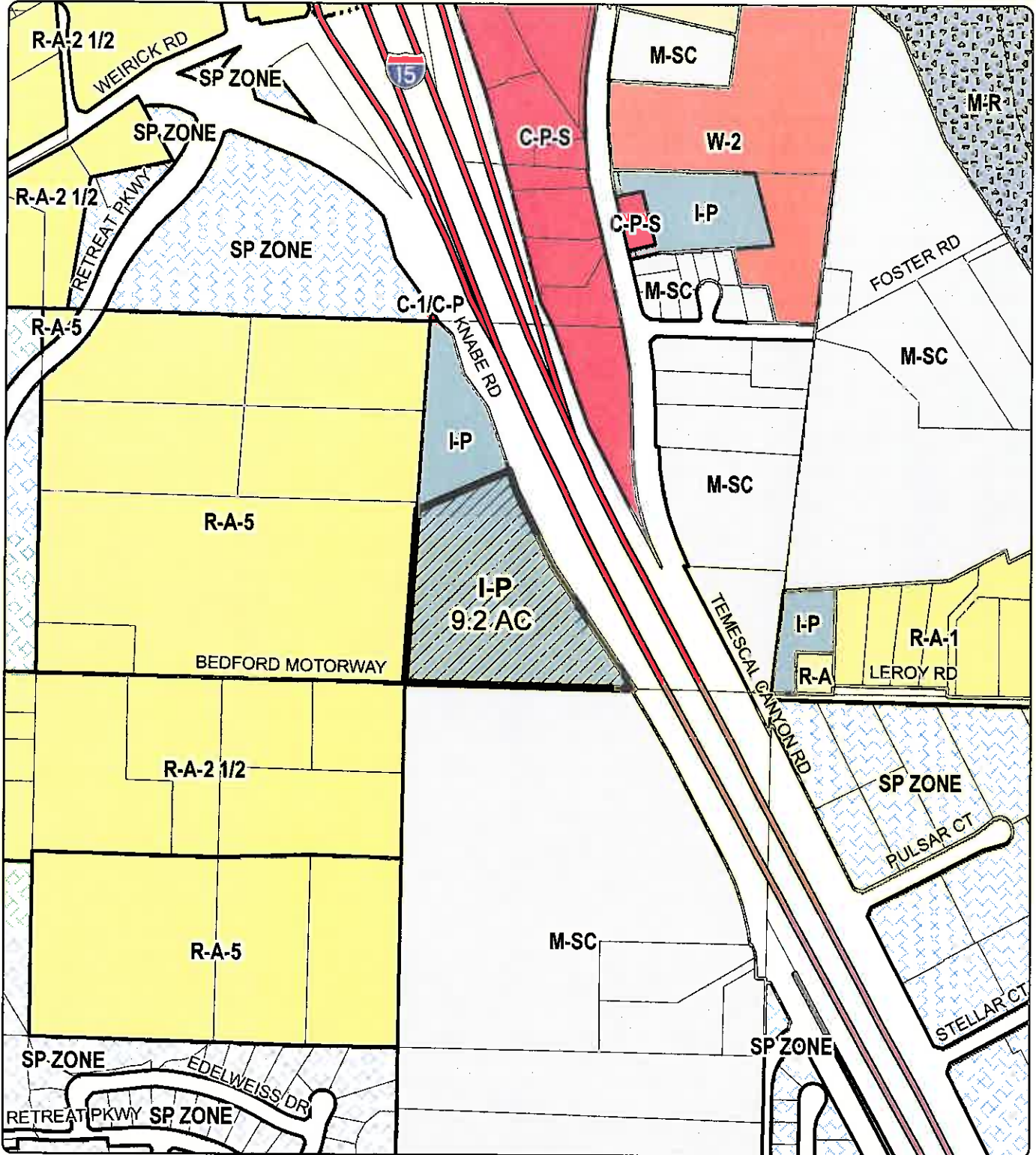
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26080

EXISTING ZONING

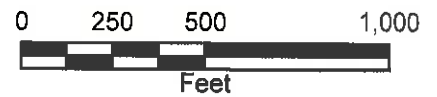
Supervisor: Jeffries
District 1

Date Drawn: 02/27/2017
Exhibit 2



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



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

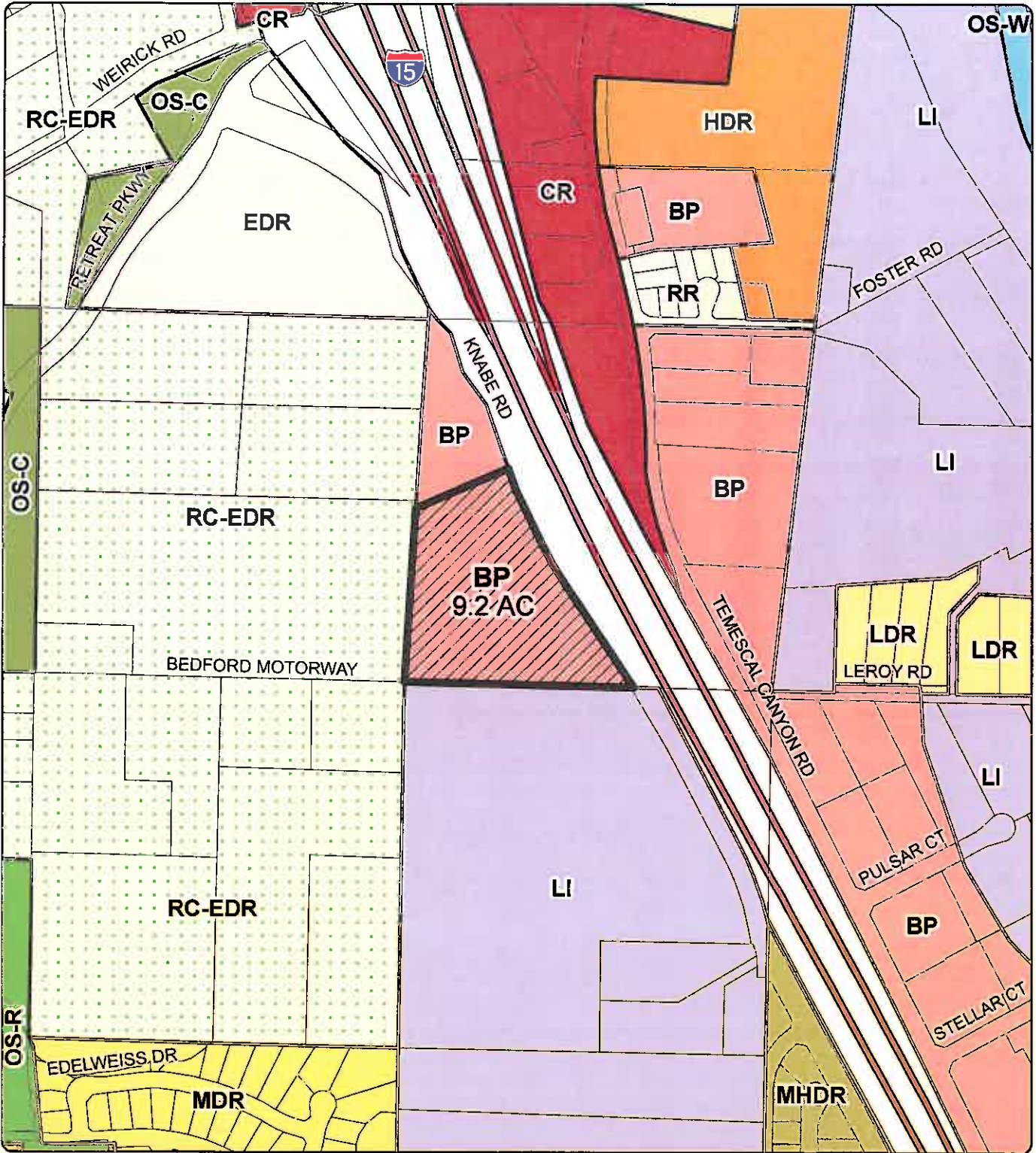
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26080

EXISTING GENERAL PLAN

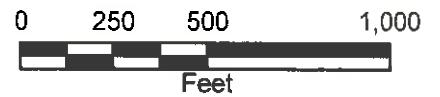
Supervisor: Jeffries
District 1

Date Drawn: 02/27/2017
Exhibit 5



Zoning Dist: El Cerrito

Author: Vinnie Nguyen



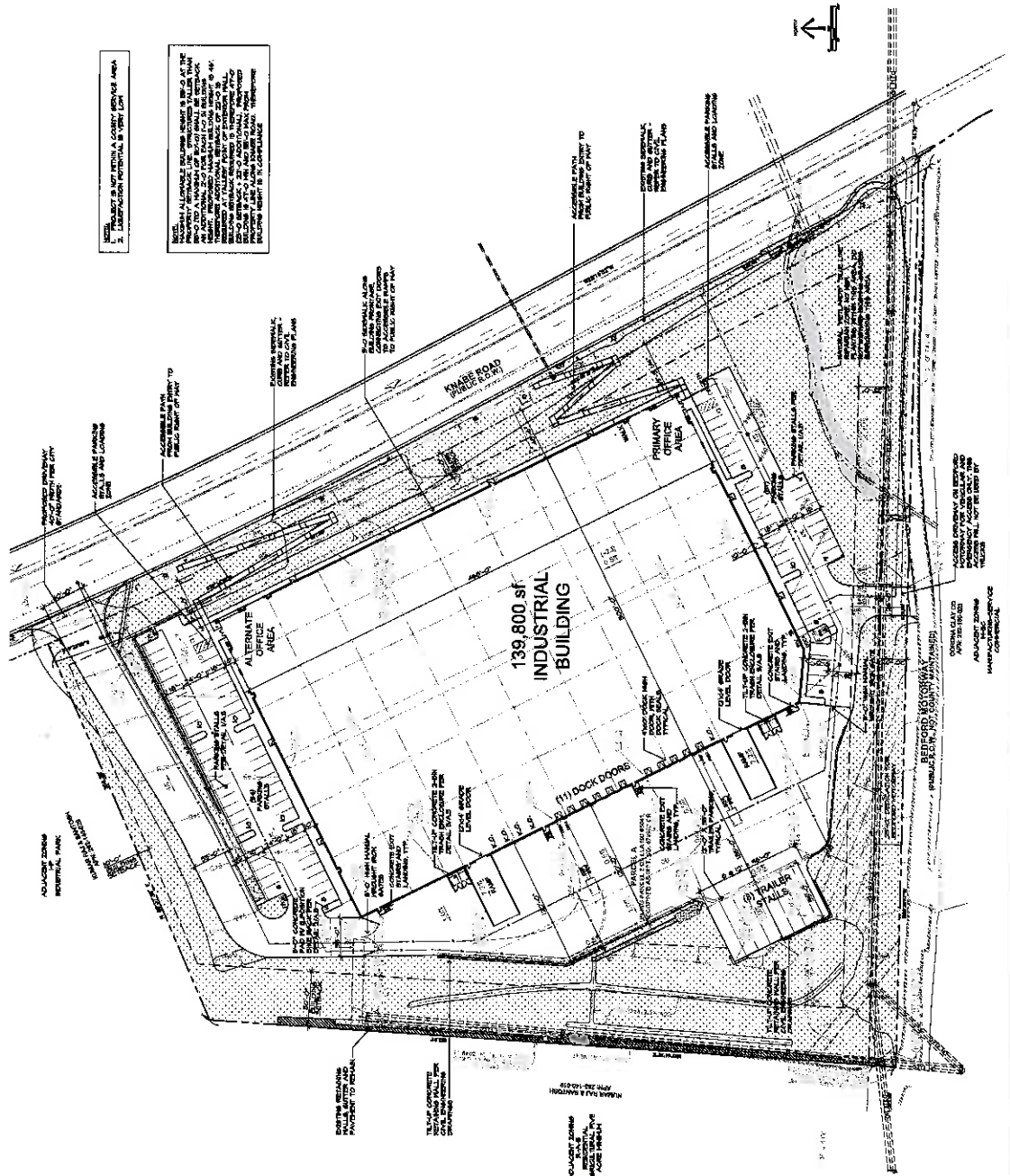
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)953-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

SERRANO COMMERCE CENTER

Knabe Road + Bedford Motorway, Corona, California

A project for: CapRock Partners

Plot Plan: 26080



NOTES:
 1. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
 2. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
 3. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
 4. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
 5. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.

TEAM MEMBERS

OWNER: CAPROCK PARTNERS, 10000 WILSON AVENUE, SUITE 200, BOSTON, MA 02116, (617) 552-1000, WWW.CAPROCK.COM

ARCHITECT: SERRANO COMMERCIAL ARCHITECTS, 10000 WILSON AVENUE, SUITE 200, BOSTON, MA 02116, (617) 552-1000, WWW.SERRANOARCHITECTS.COM

ENGINEER: SERRANO COMMERCIAL ENGINEERS, 10000 WILSON AVENUE, SUITE 200, BOSTON, MA 02116, (617) 552-1000, WWW.SERRANOENGINEERS.COM

LANDSCAPE ARCHITECT: SERRANO COMMERCIAL LANDSCAPE ARCHITECTS, 10000 WILSON AVENUE, SUITE 200, BOSTON, MA 02116, (617) 552-1000, WWW.SERRANOLANDSCAPEARCHITECTS.COM

UTILITY / SCHOOLS CONTACT INFORMATION

WATER: METCAL VALLEY WATER, 10000 WILSON AVENUE, SUITE 200, BOSTON, MA 02116, (617) 552-1000, WWW.METCALVALLEYWATER.COM

ELECTRIC: SERRANO COMMERCIAL ELECTRIC, 10000 WILSON AVENUE, SUITE 200, BOSTON, MA 02116, (617) 552-1000, WWW.SERRANOELECTRIC.COM

TELEPHONE: SERRANO COMMERCIAL TELEPHONE, 10000 WILSON AVENUE, SUITE 200, BOSTON, MA 02116, (617) 552-1000, WWW.SERRANOTELEPHONE.COM

SCHOOLS: SERRANO COMMERCIAL SCHOOLS, 10000 WILSON AVENUE, SUITE 200, BOSTON, MA 02116, (617) 552-1000, WWW.SERRANOSCHOOLS.COM

PROJECT SUMMARY

PROJECT NAME: SERRANO COMMERCE CENTER

PROJECT ADDRESS: 10000 WILSON AVENUE, SUITE 200, BOSTON, MA 02116

PROJECT TYPE: COMMERCIAL

PROJECT STATUS: PLANNING

PROJECT DATE: 10/10/2018

PROJECT AREA: 10000 WILSON AVENUE, SUITE 200, BOSTON, MA 02116

PROJECT OWNER: CAPROCK PARTNERS

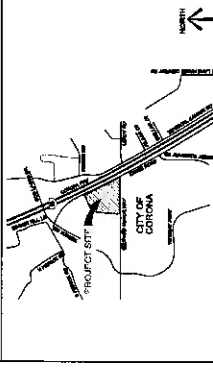
PROJECT ARCHITECT: SERRANO COMMERCIAL ARCHITECTS

PROJECT ENGINEER: SERRANO COMMERCIAL ENGINEERS

PROJECT LANDSCAPE ARCHITECT: SERRANO COMMERCIAL LANDSCAPE ARCHITECTS

LEGAL DESCRIPTION

THE LEGAL DESCRIPTION OF THE PROJECT SITE IS AS FOLLOWS: [Detailed legal description text]



<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>10/10/2018</td> <td>ISSUE FOR PERMIT</td> </tr> <tr> <td>2</td> <td>10/10/2018</td> <td>REVISIONS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	10/10/2018	ISSUE FOR PERMIT	2	10/10/2018	REVISIONS	<p>PROJECT FOR: CapRock Partners Knabe Road + Bedford Motorway Corona, California Plot Plan: 26080</p>	<p>DATE: 28 Oct 2018 SCALE: N.T.S. DESIGNER: SERRANO COMMERCIAL ARCHITECTS PROJECT NO.: 18019/00</p>	<p>A.1</p> <p>SITE PLAN / COVER SHEET</p>
NO.	DATE	DESCRIPTION										
1	10/10/2018	ISSUE FOR PERMIT										
2	10/10/2018	REVISIONS										



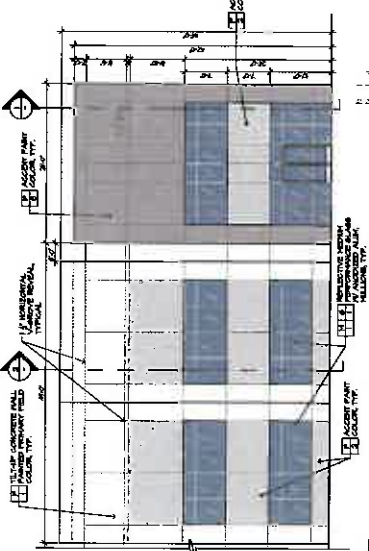
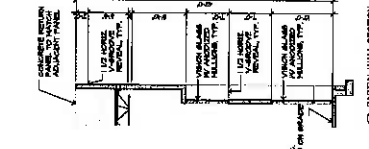
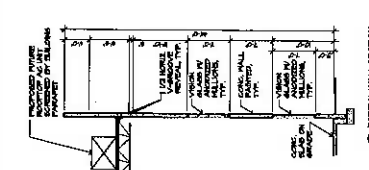
REVISIONS

20 OCTOBER 2018	ISSUED FOR PERMIT
20 OCTOBER 2018	ISSUED FOR PERMIT

MATERIAL & FINISH LEGEND

[Symbol]	1/2" SLIP CONCRETE WALL PANEL, ONE COAT OF INTERIOR GROUT, INTERIOR PAINT, GROUT, INTERIOR PAINT BY T&B
[Symbol]	1/2" SLIP CONCRETE WALL PANEL, ONE COAT OF INTERIOR GROUT, INTERIOR PAINT, GROUT, INTERIOR PAINT BY T&B
[Symbol]	1/2" SLIP CONCRETE WALL PANEL, ONE COAT OF INTERIOR GROUT, INTERIOR PAINT, GROUT, INTERIOR PAINT BY T&B
[Symbol]	1/2" SLIP CONCRETE WALL PANEL, ONE COAT OF INTERIOR GROUT, INTERIOR PAINT, GROUT, INTERIOR PAINT BY T&B
[Symbol]	1/2" SLIP CONCRETE WALL PANEL, ONE COAT OF INTERIOR GROUT, INTERIOR PAINT, GROUT, INTERIOR PAINT BY T&B

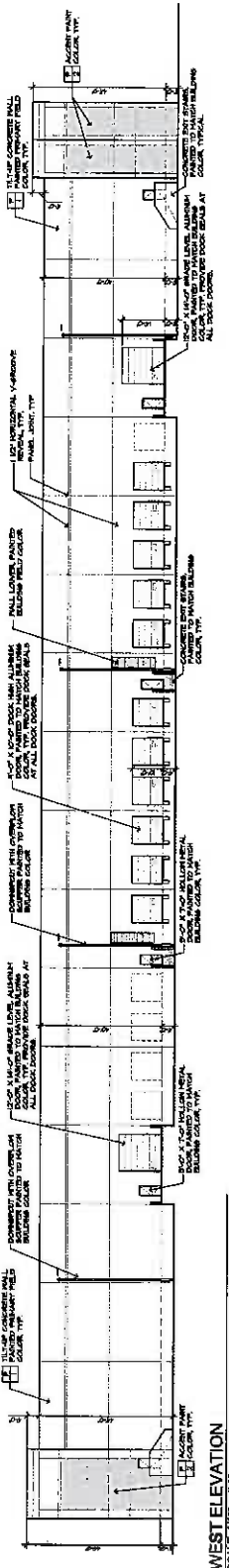
1. INTERIOR SLIP WALL, REFER TO BE MATCHED TO EXISTING WALL.
2. SEE TO INTERIOR FINISHES AS SHOWN ON WALL FINISH SCHEDULE.
3. SEE TO INTERIOR FINISHES AS SHOWN ON WALL FINISH SCHEDULE.



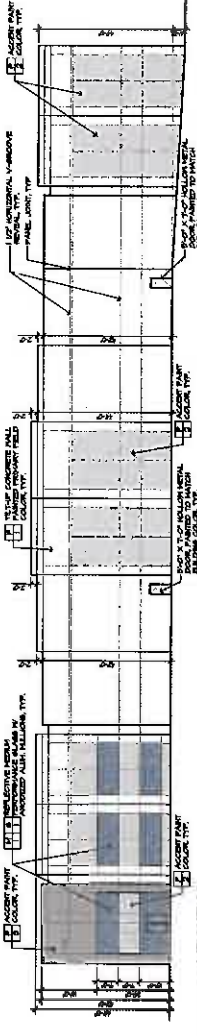
WALL SECTIONS
 SCALE: 1/8" = 1'-0"

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

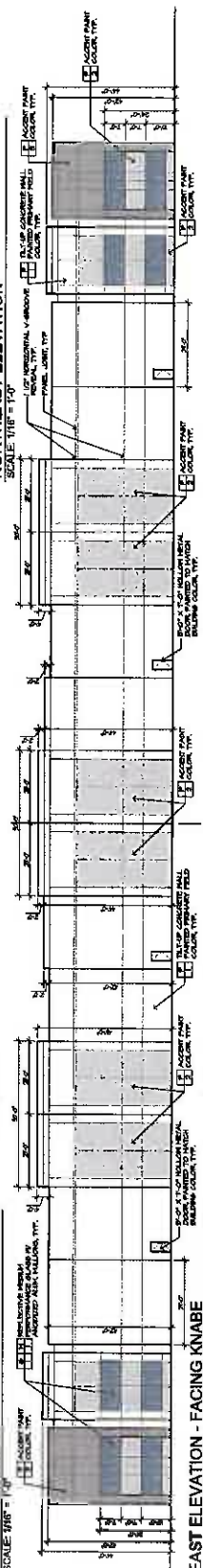
ENLARGED ELEVATION
 SCALE: 1/8" = 1'-0"



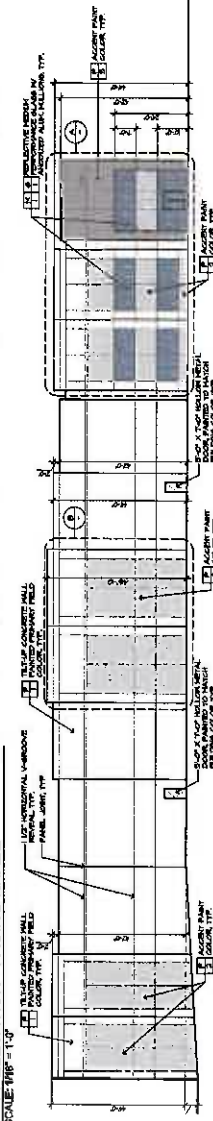
WEST ELEVATION
 SCALE: 1/8" = 1'-0"



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



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



EAST ELEVATION - FACING KNABE
 SCALE: 1/8" = 1'-0"

SOUTH ELEVATION - FACING BEDFORD
 SCALE: 1/8" = 1'-0"

NOTES:
 1. ALL WALLS SHALL BE FINISHED WITH INTERIOR GROUT AND INTERIOR PAINT BY T&B.
 2. SEE TO INTERIOR FINISHES AS SHOWN ON WALL FINISH SCHEDULE.
 3. SEE TO INTERIOR FINISHES AS SHOWN ON WALL FINISH SCHEDULE.

PROJECT NO:	18016100
DRAWN BY:	DFA
SCALE:	1/4" = 1'-0"
DATE:	28 Oct 2018

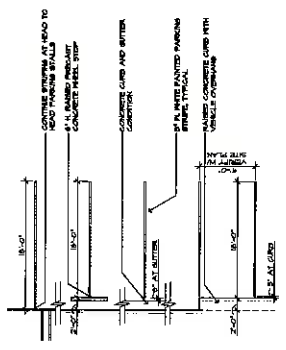
DETAILS

Serrano Commerce Center
A Project for Cap Rock Partners
Knabe Road + Bedford Motorway
Corona, California
Plot Plan: 26080

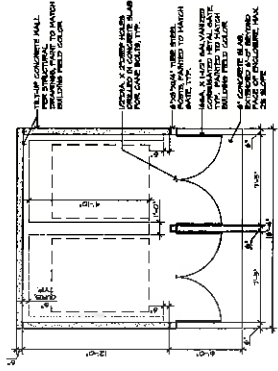
REVISIONS	1. 03/08/2018 PLANNING + DESIGN REVISIONS
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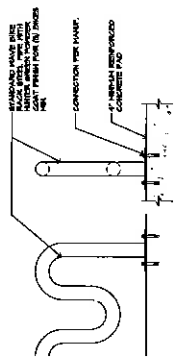
DOUGLAS GROUP
1401 WILSON BLVD, SUITE 200
COSTA MESA, CA 92626
(714) 440-1000



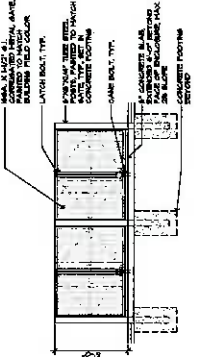
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TYPICAL PARKING STRIPING
SCALE: 1/4" = 1'-0"



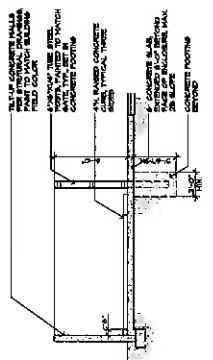
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TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



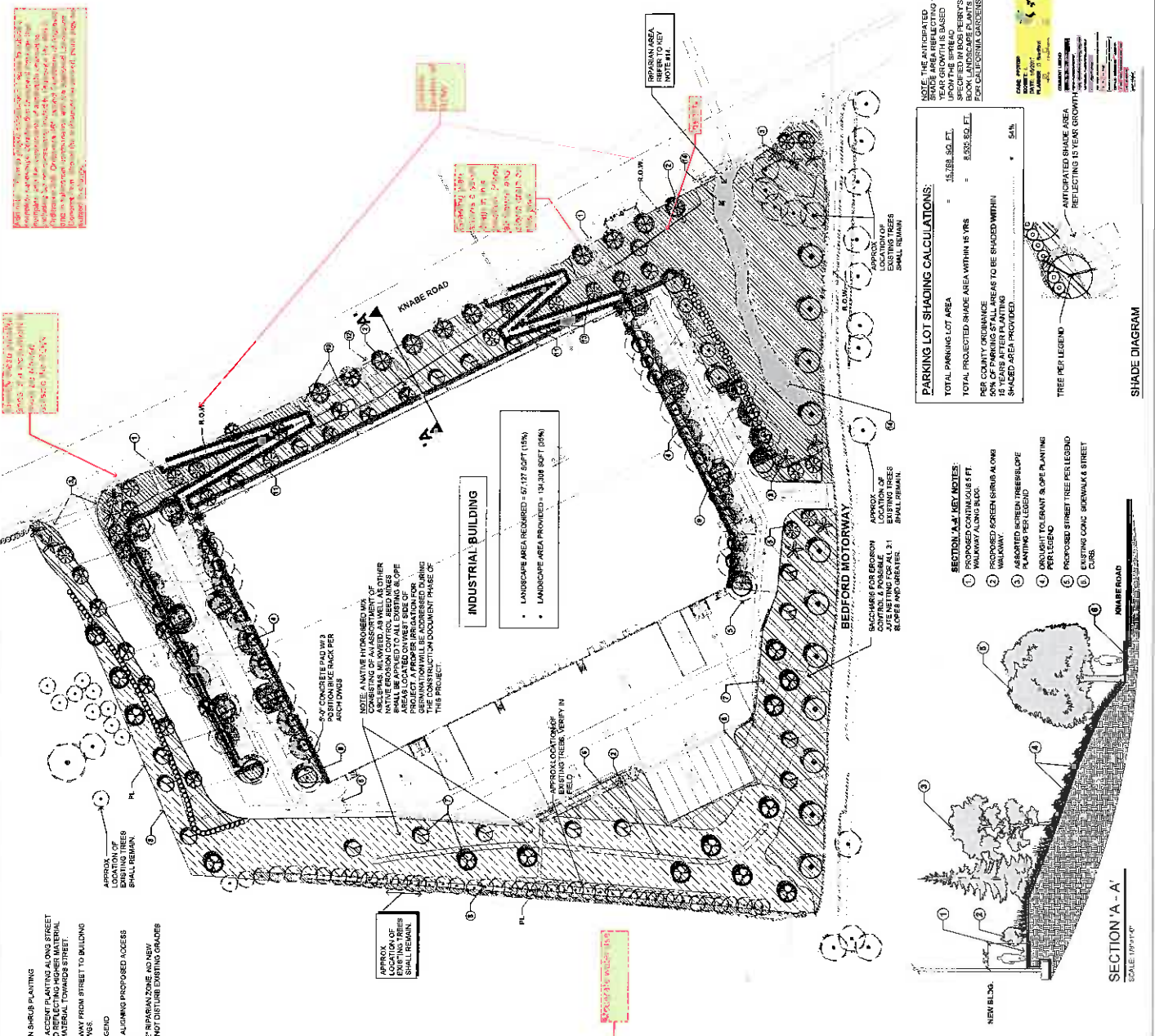
2
BIKE RACK
SCALE: 1/4" = 1'-0"



4
TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



5
TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"



- DESIGN KEY NOTES:**
- EXISTING CONC. SIDEWALK
 - ASSORTED LARGE FOUNDATION SHRUBS PLANTING
 - ASSORTED SCREEN TREES/SLOPE PLANTING PER LEGEND ALONG BLDG. VALUARY
 - REQUIRED ACCESS RAMP/SWALLOWAY FROM STREET TO BUILDING ENTRIES PER ARCHITECTURAL DWGS.
 - TYPE FLOWERING ACCENT TREES ALLOWING PROPOSED ACCESS RAMP/SWALLOWAY FROM STREET.
 - NATURAL "WETLANDS" BLUE UNC. SPRAWLING ZONE AND NEW PLANTING WITHIN THIS AREA. DO NOT DISTURB EXISTING GRADES SURROUNDING THIS AREA.
 - CONTIGUOUS LARGE FOUNDATION SHRUBS PLANTING
 - ASSORTED SCREEN TREES/SLOPE PLANTING PER LEGEND ALONG BLDG. VALUARY
 - REQUIRED ACCESS RAMP/SWALLOWAY FROM STREET TO BUILDING ENTRIES PER ARCHITECTURAL DWGS.
 - TYPE FLOWERING ACCENT TREES ALLOWING PROPOSED ACCESS RAMP/SWALLOWAY FROM STREET.
 - NATURAL "WETLANDS" BLUE UNC. SPRAWLING ZONE AND NEW PLANTING WITHIN THIS AREA. DO NOT DISTURB EXISTING GRADES SURROUNDING THIS AREA.

PLANTING LEGEND

TREES

SYMBOL	TREE NAME	QTY.	WUCOLS
	ACACIA PALM AT DRIVEWAY AND BUILDING ENTRIES 12" B.T.H. SHINNED	15	L
	NEW STREET TREE ALONG KNABE ROAD GUERDIA, ARIZONIA, CHAM LIME OAK	10	L
	NEW STREET TREE ALONG BEDFORD MOTORWAY PLATANUS PACIFICA, CALIFORNIA SYCAMORE 30" BOX SIZE @ 35' O.C.	11	L
	SMALL FLOWERING ACCENT TREE AT DRIVEWAY ENTRANCE 24" BOX SIZE: WATERMELON RED, GRAPE MYRTLE	21	L
	PARKINGS LOT FLOWERING TREE 15 GAL. MIN. SIZE: RHUS LANCEA, AFRICAN SUMAC	15	L
	SECONDARY PARKING LOT TREE 15 GAL. MIN. SIZE: TRIFLORIA COFFEEA, BRISBANE BOX	14	L
	PLANTINGS ALONG KNABE ROAD 15 GAL. MIN. SIZE: PLATANUS PACIFICA, CALIFORNIA SYCAMORE	15	L
	VERTICAL SCREEN TREE ALONG BUILDING 24" BOX SIZE: PRUNUS BUNDAKA, MONDELE PINE	13	L
	PARKINGS LOT FLOWERING TREE 15 GAL. MIN. SIZE: RHUS LANCEA, AFRICAN SUMAC	20	L
	SMALL FLOWERING ACCENT TREE (S. BUSH) SCISSURELLE, CALIFORNIA REDDIPER TREE 15 GAL. 2" X 24" BOX SIZE. 8" H.K.	14	L

SHRUBS

SYMBOL	SHRUB NAME	WUCOLS
	SHRUBS SHALL BE SELECTED FROM THE FOLLOWING: DUCONABA, WISCONSIA PURPUREA, NIPPOBEE BUSH 5 GAL. SIZE GAL. BOTTLED LITTLE JOHN DWARF BOTTLE BRUSH RHUS LANCEA, AFRICAN SUMAC 5 GAL. SIZE ROSEMARY, TUSCAN BLUE, ROSEMARY SHRUB 5 GAL. SIZE LEGUOSPERM ARJUNCULUM, TEXANUM, TEXAS PRIVET 5 GAL. SIZE LEUCOPHYLLUM TEXANUM, TEXAS RANGER 5 GAL. SIZE	L H L L L L L

GROUND COVER/SHRUB MASS

SYMBOL	GROUND COVER/SHRUB MASS NAME	WUCOLS
	GROUND COVER/SHRUB MASS SHALL BE SELECTED FROM THE FOLLOWING: SERRANO MANDARIN, BLUE CHALK ROCKS 1 GAL. SIZE @ 24" O.C. ROSEMARY, TUSCAN BLUE, CREEPING ROSEMARY 1 GAL. SIZE @ 30" O.C. SALVA GORDON, AUTUMN GAZE MUNDAKA, AFRICAN SUMAC, DIER GRASS MUNDAKA, AFRICAN SUMAC, DIER GRASS 1 GAL. SIZE @ 30" O.C. SALVA GORDON, AUTUMN GAZE 5 GAL. SIZE @ 30" O.C. LANTANA MONTICENSIS, BOLD D. BUSH, YELLOW LANTANA 1 GAL. SIZE @ 24" O.C.	L L L L L L L

WUCOLS PLANT FACTOR
 THIS PROJECT IS LOCATED IN WUCOLS REGION 4 SOUTH INLAND VALLEY.
 H = HIGH WATER NEEDS
 M = MODERATE WATER NEEDS
 L = LOW WATER NEEDS

SCALE: 1" = 40'
 NORTH





ENVIRONMENTAL CHECKLIST

COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 38742
Project Case Type (s) and Number(s): Plot Plan No. 26080
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, Riverside, CA 92502
Contact Person: Deborah Bradford, Principal Planner
Telephone Number: (951) 955-1811
Applicant's Name: Russell Fenton
Applicant's Address: 2050 Main Street, Suite 240, Irvine, CA 92614
Engineer's Name: Bruce Kirby, Psomas
Engineer's Address: 3 Hutton Center Drive, Suite 200, Santa Ana, CA 92707

I. PROJECT INFORMATION

A. Project Description Summary:

CapRock Partners ("Applicant") seeks County approval for a Plot Plan to construct a 139,800 square-foot (SF), 46-foot tall concrete tilt-up warehouse building with up to 5,000 SF of office uses. This property ("Proposed Project Site" or "Project Site") is vacant but has been previously rough graded.

The Project Site is located on the west side of Knabe Road, on the northwest corner of Knabe Road and Bedford Motor Way. (See Figure 1, *Regional Map*, and Figure 2, *Local Vicinity Map*). Directly south of the site, across Bedford Motor Way are several manufacturing businesses, a mini storage center and to the east is the I-15 freeway. (See Figure 3, *Site Aerial & Surrounding Land Uses*). There are several rural residential and agricultural buildings located to the west of the Project Site. To the north is a vacant lot with an access road (Badger Road) beyond, that splits and serves residential and nonresidential uses west and north of the site, and provides access to a drainage basin that accommodates water runoff from the neighboring uses.

In 2004, while the site was under different ownership, the County approved a Parcel Map (PM30626) and Plot Plan (PP18022) for a self-storage facility totaling 28,000 square feet (SF) and seven industrial buildings totaling 48,384 SF subdivision on the Project Site, for a total of 76,384 SF of development; identified as the "Approved Project". The County also approved a zone change (CZ06635) to change the previous zoning from Residential Agricultural with a 5-acre minimum and General Commercial (R-A-5 & C-1/C-P) Industrial Park (I-P). The County also certified an Environmental Assessment (EA 38742). After several extensions, the Plot Plan and Parcel Map have expired; however, the zone change remains in place. (See Figure 4, *Approved Project Site Plan*).

The Project Area analyzed in EA 38742 included 9.4 acres that consisted of 14 buildings on 2 development parcels on 8.7-acres, (a mini-storage facility with 7 buildings with individual units and a manager's office/home on Parcel 1, and 7 industrial buildings on Parcel 2) and a 0.7-acre

area of open space remainder parcel. Upon dedication of right-of-way the overall net acreage was reduced to 9.21-acres.¹

In preparation for development of the approved structures, the site was rough graded, onsite soils were compacted, and onsite cement drainages were developed in 2008. However, no other portion of the Approved Project was developed; and the Project Site is vacant and undeveloped.

The Modified Project proposes to construct a new 139,800-square-foot industrial warehouse building on a 9.21-acre site. The Project would include approximately 5,000 square feet of office area and 134,800 square feet of warehousing. Parking would be located along the northern and southern portions of the site where the main building entry areas are located. A total of 90 parking spaces and 8 truck parking spaces are provided. The warehouse building would have an 11-door loading dock bay with two grade level ramps (to accommodate various vehicles), which would be located on the west side of the building. The concrete tilt-up structure would have a varying roof line and range in height from 42 feet - 46 feet. The modern industrial building would be painted in grey tones, with the darkest grey along the two entry areas located along the north and south corners of the building.

Landscaping would consist of a variety of drought tolerant trees and shrubs, appropriate and compatible with the surrounding environment. The entry area along Bedford Motorway and Knabe Road would be a focal point and planted with palms and flowering accent trees. Large 24-inch box Coast Live Oak trees would be planted within the frontage area along Knabe Road. Along the western boundary of the property, a stand of existing trees will remain and planting of milkweed would be installed in cooperation with the MAC Milkweed program. Approximately 134,308 square feet of the project site will be landscaped. (See Figure 5, *Modified Project Site Plan*, and Figure 6, *Conceptual Landscape Plan*).

For additional details about the adopted and proposed Modified Project, including construction information, refer to Sections 1-3.

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

C. Total Project Area: 9.21 acres

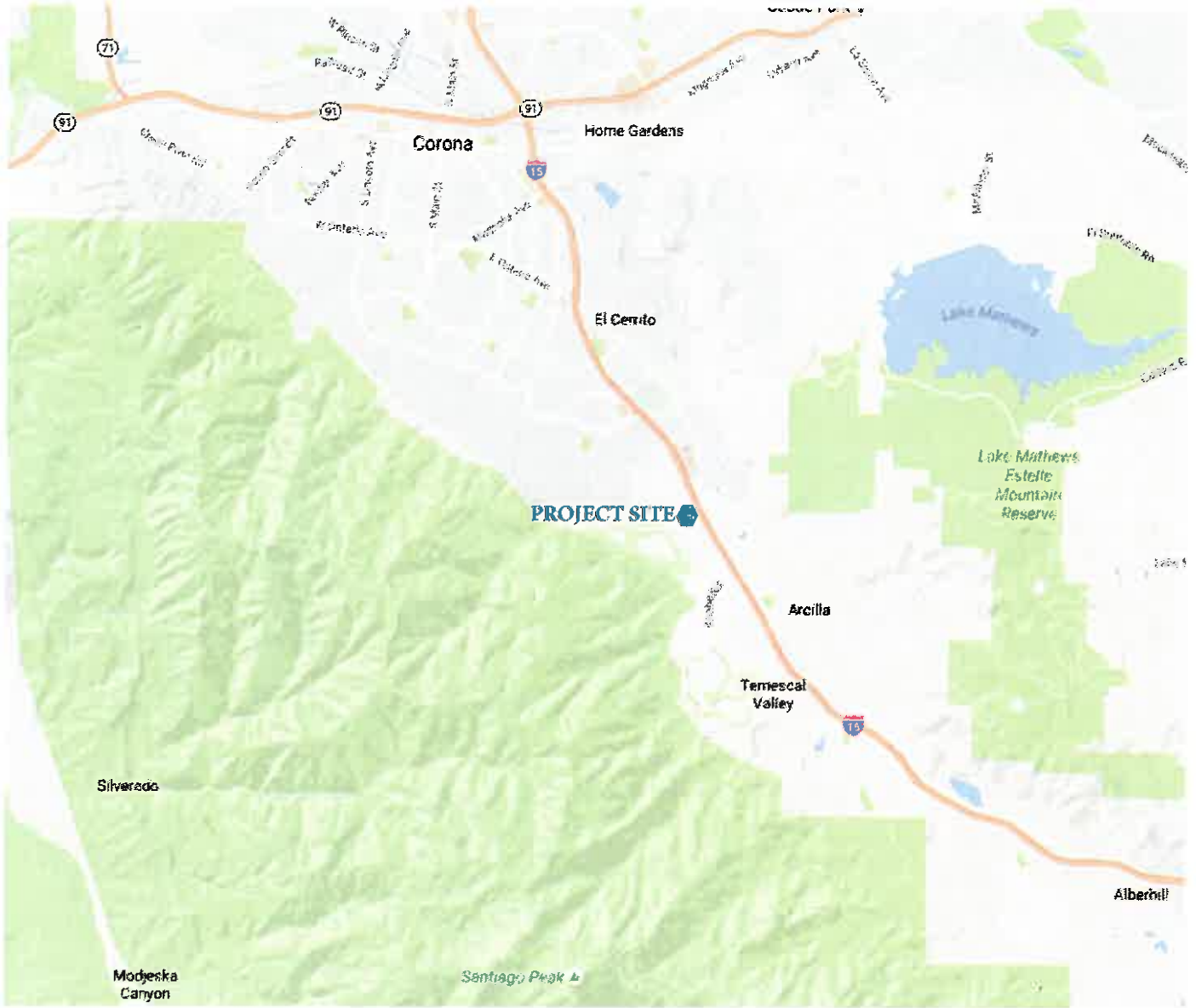
Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 9.21	Lots:	Sq. Ft. of Bldg. Area: 139,800	Est. No. of Employees: 50
Other:			

D. Assessor's Parcel No(s): 282-140-028

E. Street References: 8780 Badger Road. At the northwest corner of Knabe Road and Bedford Motor Way, in the community of Temescal Canyon, in the unincorporated County of Riverside.

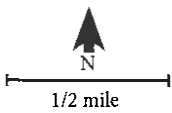
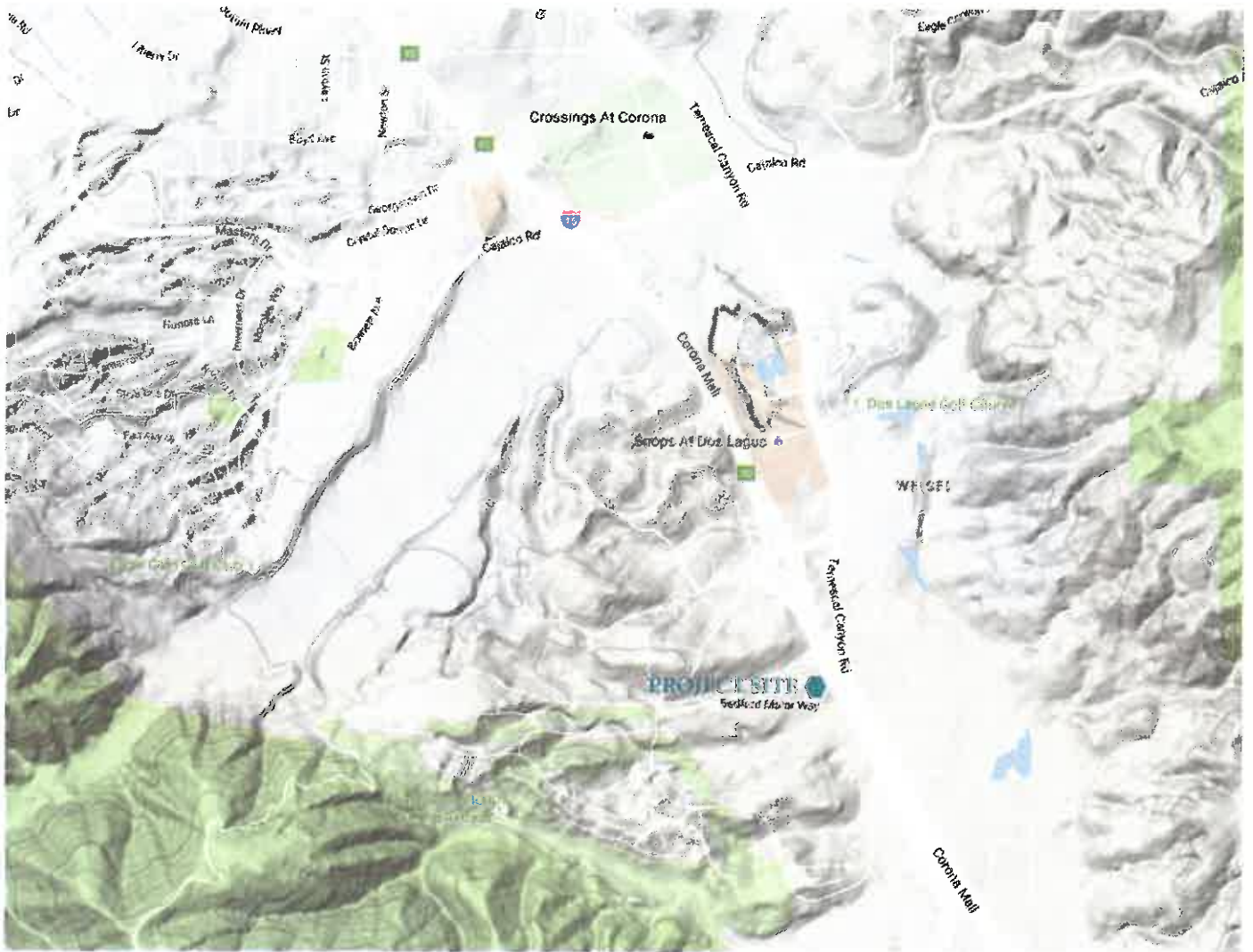
F. Section, Township & Range Description or reference/attach a Legal Description: Township 4 South, Range 6 West, Section 21

¹ See Lot Line Adjustment 05041, 2006-0476609



SOUTH CORONA COMMERCE CENTER
 Plot Plan No. 26080 - County of Riverside
 January 10, 2017

FIGURE 1
Regional Map



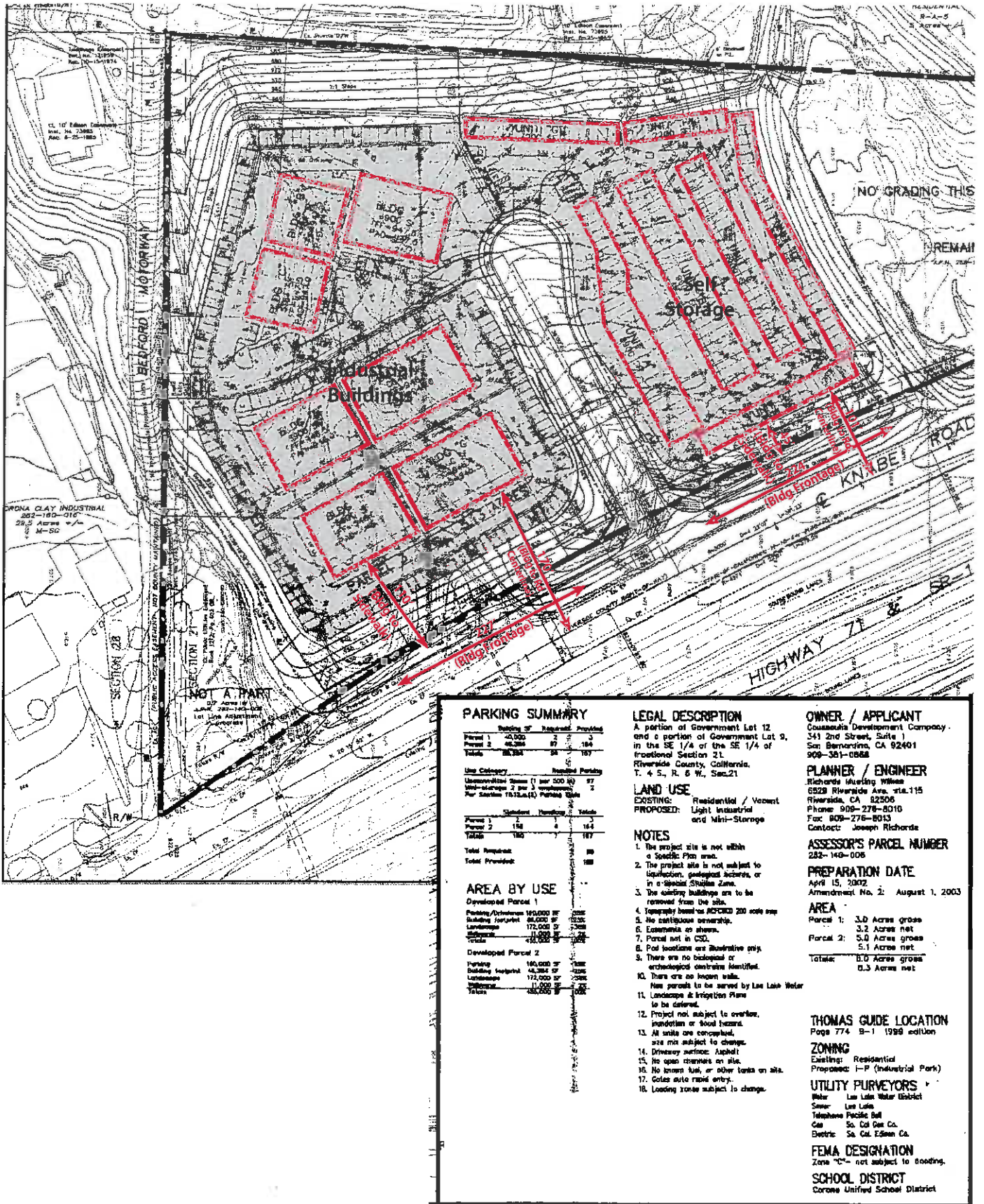
SOUTH CORONA COMMERCE CENTER
Plot Plan No. 26080 - County of Riverside
January 10, 2017

FIGURE 2
Local Vicinity Map



SOUTH CORONA COMMERCE CENTER
Plot Plan No. 26080 - County of Riverside
January 10, 2017

FIGURE 3
Site Aerial & Surrounding Land Uses



PARKING SUMMARY

Parcel	Building SF	Required	Provided
Parcel 1	40,000	2	3
Parcel 2	62,284	87	184
Totals		89	187

Use Category	Required Parking
Manufacturing Space (1 per 500 SF)	97
Mini-Storage (2 per 1,000 SF)	2
Per Section 18.13.4(1) Parking Ratio	99

Parcel	Standard	Deviation	Totals
Parcel 1	156	4	164
Parcel 2	182	2	187
Total Required			191
Total Provided			187

AREA BY USE

Category	Area (SF)	Notes
Developed Parcel 1		
Building Footprint	100,000 SF	20%
Landscaping	84,000 SF	16%
Driveways	172,000 SF	34%
Total	456,000 SF	
Developed Parcel 2		
Building Footprint	160,000 SF	32%
Landscaping	42,284 SF	8%
Driveways	172,000 SF	34%
Total	374,284 SF	

LEGAL DESCRIPTION

A portion of Government Lot 12 and a portion of Government Lot 9, in the SE 1/4 of the SE 1/4 of fractional Section 21, Riverside County, California, T. 4 S., R. 6 W., Sec. 21

LAND USE
 EXISTING: Residential / Vacant
 PROPOSED: Light Industrial and Mini-Storage

NOTES

- The project site is not within a Specific Plan area.
- The project site is not subject to liquefaction, geological hazards, or in a Special Studies Zone.
- The existing buildings are to be removed from the site.
- Topography based on ADCWD 200 scale map.
- No contiguous ownership.
- Easements on shown.
- Parcel not in CSD.
- Pool locations are illustrative only.
- There are no biological or archeological concerns identified.
- There are no known wells.
- New parcels to be served by Lee Lake Water to be confirmed.
- Landscape & Irrigation Plans to be confirmed.
- Project not subject to overbank, inundation or flood hazard.
- All units are conceptual, size not subject to change.
- Driveway surface: Asphalt.
- No open channels on site.
- No known fuel, or other tanks on site.
- Codes auto rapid entry.
- Loading zones subject to change.

OWNER / APPLICANT

Cousins Development Company
 341 2nd Street, Suite 1
 San Bernardino, CA 92401
 909-361-0868

PLANNER / ENGINEER

Richards Consulting Wiles
 6529 Riverside Ave. #115
 Riverside, CA 92506
 Phone 909-278-8010
 Fax 909-278-8013
 Contact: Joseph Richards

ASSESSOR'S PARCEL NUMBER

282-146-008

PREPARATION DATE

April 15, 2002
 Amendment No. 2: August 1, 2003

AREA

Parcel 1: 3.0 Acres gross
 3.2 Acres net
 Parcel 2: 5.0 Acres gross
 5.1 Acres net
**Totals: 8.0 Acres gross
 8.3 Acres net**

THOMAS GUIDE LOCATION

Page 774 B-1 1999 edition

ZONING

Existing: Residential
 Proposed: I-P (Industrial Park)

UTILITY PURVEYORS

Water: Lee Lake Water District
 Sewer: Lee Lake
 Telephone: Pacific Bell
 Gas: So. Cal. Gas Co.
 Electric: So. Cal. Edison Co.

FEMA DESIGNATION

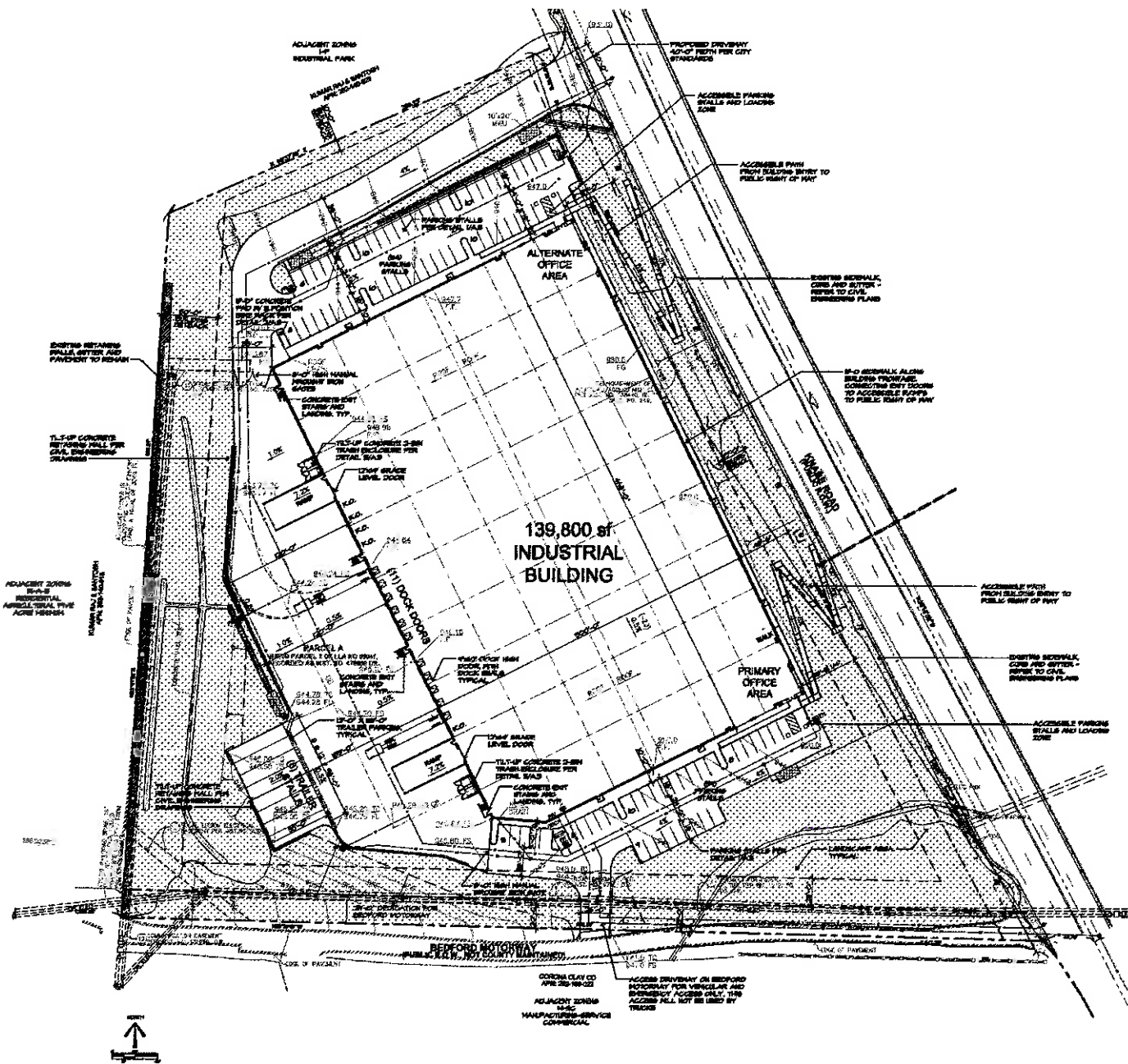
Zone "C" - not subject to flooding.

SCHOOL DISTRICT

Corona Unified School District

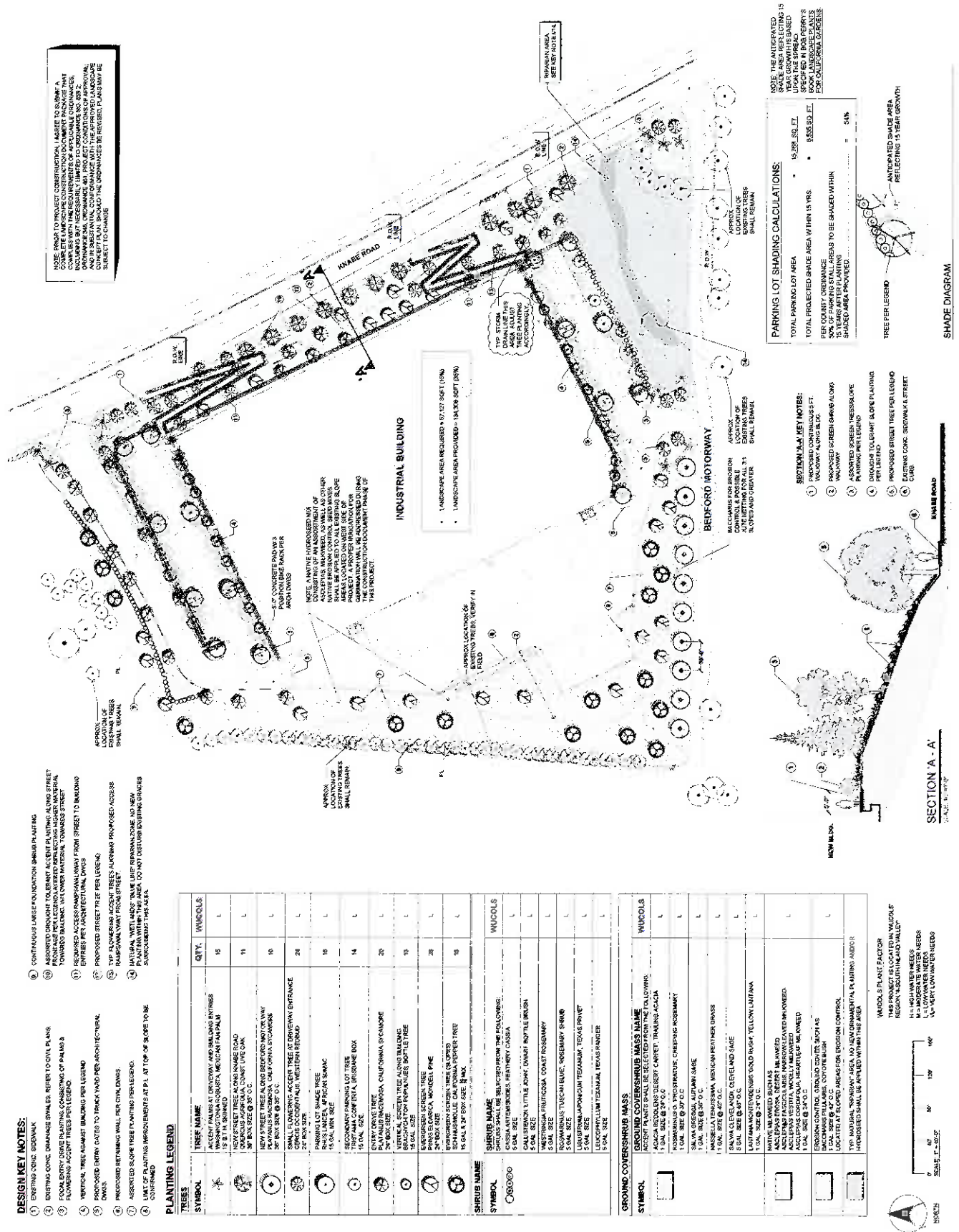
SOUTH CORONA COMMERCE CENTER
 Plot Plan No. 26080 - County of Riverside
 January 10, 2017

FIGURE 4
Approved Project Site Plan



SOUTH CORONA COMMERCE CENTER
 Plot Plan No. 26080 - County of Riverside
 January 10, 2017

FIGURE 5
 Modified Project Site Plan



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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G. Brief description of the existing environmental setting of the Project Site and its surroundings:

The Project Site is located on the west side of Knabe Road, on the northwest corner of Knabe Road and Bedford Motor Way. Directly south of the site, across Bedford Motor Way are several manufacturing businesses, a mini storage center and to the east is the I-15 freeway. There are several rural residential and nonresidential buildings and uses located to the west of the Project Site. To the north is a vacant lot with an access road (Badger Road) that splits and serves residential and nonresidential uses west and north of the site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project Site has a General Plan land use designation of Business Park (BP), which allows a 0.25-0.60 Floor Area Ratio (FAR). As described in the General Plan, this designation is for employee intensive uses, including research and development, technology centers, corporate offices, "clean" industry and supporting retail uses (County 2015).
2. **Circulation:** Adequate existing circulation facilities exist and are proposed to serve the proposed project. The project would install driveways connecting to Knabe Road and Bedford Motor Way. In addition, the project would provide pavement improvements along Bedford Motor Way.
3. **Multipurpose Open Space:** The corner of the parcel contains 0.085 acre (3,743 sq. ft.) of riparian and riverine vegetation and will be avoided and preserved as natural open space. No multi-purpose open space was required to be preserved within the boundaries of this project.
4. **Safety:** The proposed project is located within a high fire hazard area and a subsidence susceptible area. The proposed project is not located within any other special hazard zone (including FEMA flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the project through the project design and payment of development impact fees.
5. **Noise:** As described within Section 34, Noise, the project would not generate noise impacts, and the project meets all applicable Noise Element Policies.
6. **Housing:** The proposed project does not include housing, and there are no applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies, as described within Section 6, Air Quality.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact/No New impact
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- B. General Plan Area Plan(s):** Temescal Canyon Area Plan
- C. Foundation Component(s):** Community Development (CD)
- D. Land Use Designation(s):** Business Park (BP), (0.25-0.60 Floor Area Ratio)
- E. Overlay(s), if any:** Not Applicable
- F. Policy Area(s), if any:** Not Applicable
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Light Industrial (CD:LI) (0.25 to 0.65 Floor Area Ratio) to the south, north and west; Medium High Density Residential (MHDR) (5-8 Dwelling Units per Acre) and Commercial Mixed Use land uses exist to the east across I-15. (See Figure 7, *General Plan Land Use Designations*).
- H. Adopted Specific Plan Information**
 - 1. Name and Number of Specific Plan, if any:** Not Applicable
 - 2. Specific Plan Planning Area, and Policies, if any:** Not Applicable
- I. Existing Zoning:** Industrial Park (I-P)
- J. Proposed Zoning, if any:** No Change Requested
- K. Adjacent and Surrounding Zoning:** The Project Site is surrounded by areas that are zoned Manufacturing Service Commercial (M-SC) to the north and south, Residential Agricultural (R-A-5) to the west, and Wild Rose Specific Plan No. 176 to the east.

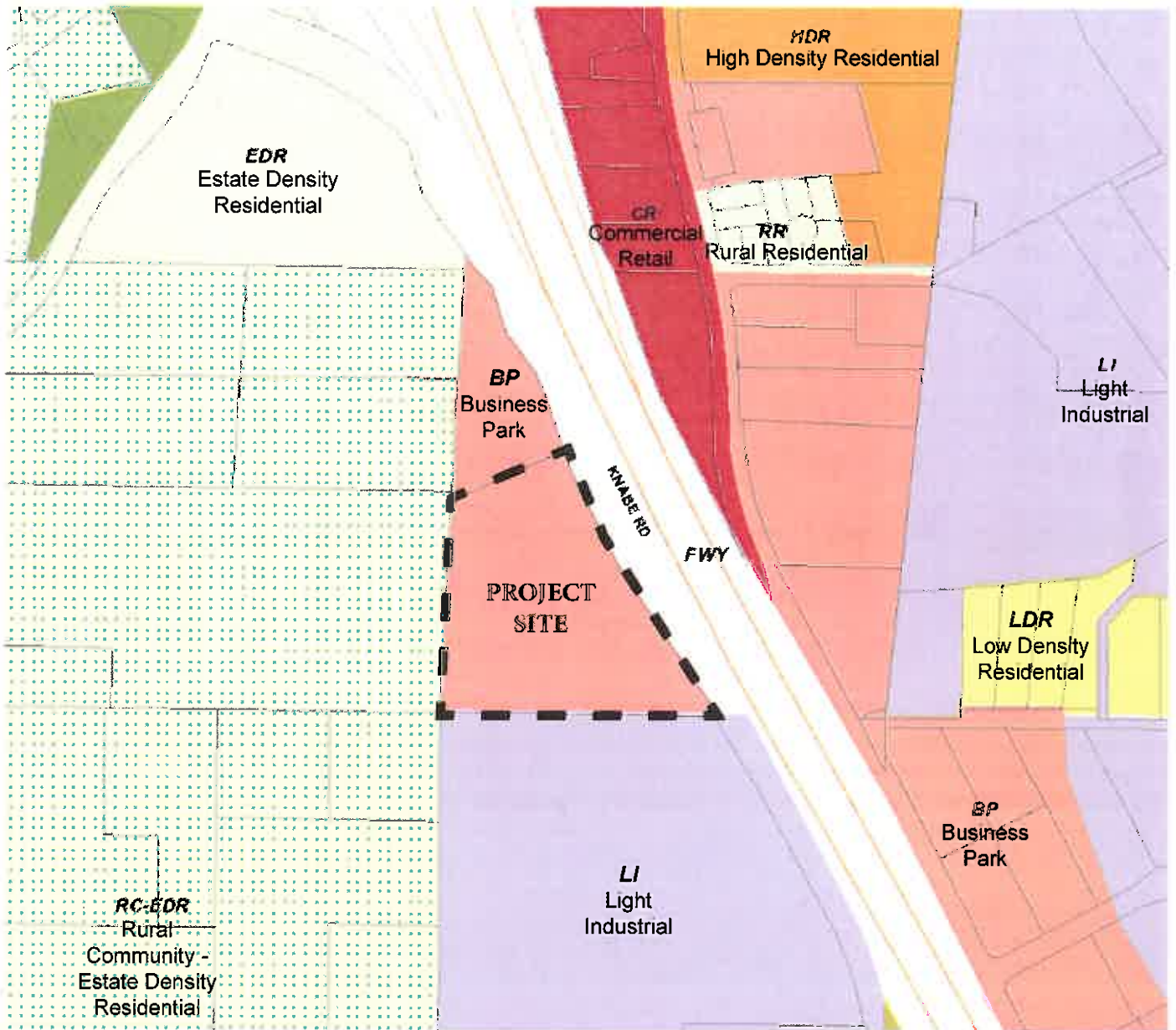


FIGURE 7
General Plan Land Use Designations

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

Pursuant to CEQA and the State CEQA Guidelines and the County's CEQA procedures, the County's review of the proposed environmental checklist and Addendum will determine if approval of the requested discretionary actions and subsequent development could have a significant impact on the environment or cause a change in the conclusions of the Adopted EA, and disclose any change in circumstances or new information of substantial importance that would substantially change the conclusions of the EA. This environmental checklist and Addendum will provide the County with information to document potential impacts of the Proposed Project.

Pursuant to Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines, when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for the project unless the lead agency determines, on the basis of substantial evidence, that one or more of the following conditions are met:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; 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, shows any of 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 identified in the

Addendum to EA No. 38742

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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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 proponent declines to adopt the mitigation measures or alternatives.
- d) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR [or Negative Declaration] would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

Section 15164 of the State CEQA Guidelines states that an Addendum to an EIR or a Negative Declaration shall be prepared "if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred."

This Addendum reviews the changes proposed by the Modified Project and any changes to the existing conditions that have occurred since Negative Declaration (EA 38742) was Adopted. It also reviews any new information of substantial importance that was not known and could not have been known with exercise of reasonable diligence at the time that the EA was Adopted. It further examines whether, as a result of any changes or any new information, a subsequent EA may be required. This examination includes an analysis of the provisions of Section 21166 of CEQA and Section 15162 of the State CEQA Guidelines and their applicability to the Modified Project. This Addendum relies on use of the Environmental Analysis provided herein, which addresses environmental checklist issues on a section-by-section basis.

An Environmental Checklist is included in Section 5. The Environmental Checklist is marked with the findings of the Development Services Director as to the environmental effects of the Modified Project in comparison with the findings the findings for the Approved Project.

On the basis of the findings of EA 38742 and the provisions of the State CEQA Guidelines, the County of Riverside, as the Lead Agency, determined that, as documented in this Addendum to the previously approved EA, no supplemental or subsequent Negative Declaration or EIR is required to review the Modified Project application.

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED	
<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	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.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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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.

Deborah Bradford
Signature

3/15/17
Date

Deborah Bradford
Printed Name

For Charissa Leach, P.E.
Assistant TLMA Director

Addendum to EA No. 38742

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Addendum has been prepared to analyze the proposed project to identify potential significant impacts upon the environment that would result from construction and implementation of the currently proposed project. In accordance with the State CEQA Guidelines, Sections 15162 and 15164, this Addendum provides an analysis prepared by the Lead Agency, the County of Riverside, to describe that implementation of the revised proposed project would not result in a new significant environmental effect or a substantial increase in the severity of a previously identified significant effect; which would require preparation of a subsequent EA/MND. As described within, the analysis in this Addendum describes that an increase in previously identified impacts would not occur from construction and operation of the proposed project. The additional purpose of this Addendum is to inform decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the currently proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-9 “Scenic Highways”; Temescal Canyon Area Plan Figure 9 “Scenic Highways”; California Scenic Highway Mapping System (Caltrans 2016). Accessible at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/

a) Have a substantial effect upon a scenic highway corridor within which it is located?

Summary of Impacts with the Approved Project:

The adopted EA describes that the Project Site is not located along an officially designated scenic highway corridor. Therefore, there were no significant impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Impacts Associated with the Modified Project:

No New Impact. The Project Site is not located along an officially designated scenic highway corridor. However, I-15 is an Eligible State Scenic Highway – not officially designated – and is directly across Knabe Road (approximately 80-feet) from the Project Site. In addition, the site is visible from vehicles traveling along I-15. The existing view corridor in the project vicinity from both the northbound and southbound lanes of I-15 consists of forefront views of one through three-story tilt-up concrete industrial buildings; industrial commercial uses; large freeway facing advertisement billboard signage, utility poles and wires, and areas of ornamental landscaping. Specific views of the Project Site consist of a rough graded parcel with concrete drainages in several areas. The corner of Knabe Road and Bedford Motor Way is landscaped, and the remainder of the area provides views of ruderal vegetation. The site’s elevation is between 15 and 20 feet higher than the surrounding roadways.

Background views throughout the project vicinity consist of various mountains and hillsides. Background views behind Project Site (from I-15) consists of a tree-lined ridgeline of a hillside that sits substantially higher than the Project Site.

As described above, the Approve Project consists of a self-storage facility and seven industrial buildings ranging in height from 24 feet to 35 feet. As shown on Figure 4, *Approved Project Site Plan*, the Approved Project included 14 structures, with a total building frontage of approximately 451-feet along Knabe Road, which would have been visible from I-15. The buildings’ frontage was separated by the project driveway, located in the center site, off Knabe Road. The approved buildings ranged in size from 24 feet to a maximum of 35-feet high; and were setback between 45 and 110-feet from the Knabe Road sidewalk.

The proposed Modified Project has redesigned the location of the project driveway from Knabe Road, and moved it to the northern portion of the parcel, which would provide a more unified frontage. The proposed building would have a frontage of approximately 468-feet along Knabe Road, and the building would be setback between 47 and 53-feet from the sidewalk on Knabe Road. Thus, the proposed building would have a slightly longer frontage, by 17-feet, than the frontage of the Approved Project. The closest part of the Modified Project’s proposed building would be 2 feet farther from Knabe Road, and is thus the overall setback is slightly further than the Approved Project.

The proposed building under the Modified Project would be 46-feet tall, which would be 11 feet taller than the Approved Project. However, the proposed Modified Project would install 134,308 square feet of landscaping that would minimize the visual scale of the building. The proposed landscaping includes new 36-inch box size coast live oak street trees along Knabe Road; screening trees that would include 36-inch box size California sycamores, 24-inch box size mondel pine trees, 15-gallon and 24-inch box size California pepper trees, and various groundcovers on the slope fronting Knabe Road; and vertical trees (15-gallon Australian Willow trees) and various shrubs along the frontage of the building. The size and height of the proposed trees (that include 36 and 24-inch boxed trees, along with vertical growing species such as evergreen and willow trees) would reduce the visual perception of the building height. These trees would be installed pursuant to the County’s Standard Condition of Approval for landscape screening (listed below), which states that landscaping around the perimeter of the proposed building shall be designed to be opaque up to a minimum height of 6-feet at maturity. Thus, a large portion of the project frontage would be screened with landscaping. Additionally, the layering of landscaping at

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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various distances between the proposed building and Knabe Road would provide visual depth and distance between the roadway and project structure.

Furthermore, the varying topography and hills behind the site to the west reduce the visual perception of height and mass of the proposed building, as drivers along I-15 would continue to have background views of hillsides and the higher topography behind the Project Site. As with the Approved Project, the Modified Project would introduce new industrial development onto the graded Project Site. While the Modified Project's building is taller than the Approved Project, and replaces 14 buildings with one building, the visual impacts to views from I-15 remain less than significant. Overall, the Modified Project would result in similar less-than-significant visual changes as those of the Approved Project, and implementation of the Modified Project would not result in any new or more severe impacts upon a scenic highway corridor than was described in the adopted EA for the Approved Project.

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?

Summary of Impacts with the Approved Project:

The adopted EA stated that the project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or a prominent scenic vista view that is open to the public, as these features do not exist on or adjacent to the Project Site. The adopted EA concluded that there would be no significant impacts.

Impacts Associated with the Modified Project:

No New Impact. As described above, the Project Site is rough graded, contains various drainages and does not include scenic resources, scenic vistas, or views, including: trees, rock outcroppings, or unique or landmark features. The Modified Project would develop one 139,800 SF, 46-foot tall industrial warehousing building in place of the Approved Project's 17 buildings. The proposed building would be 11 feet taller than the maximum height of the Approved Project, and would have 17-feet of additional frontage along Knabe Road compared to the Approved Project. Additionally, closest part of the proposed building would be 2 feet farther from Knabe Road, thus, setback slightly further than the Approved Project. The Modified Project would have various layers of landscaping between the proposed building and Knabe Road, that would screen views of the proposed structure from off-site viewing areas. The landscaping trees would be installed pursuant to the County's Standard Condition of Approval, which states that landscaping around the perimeter of the proposed building shall be designed to be opaque up to a minimum height of 6-feet at maturity. Thus, a large portion of the project frontage would be screened from view.

The Modified Project would have the same aesthetic industrial/warehousing character as the Approved Project, and the same industrial service character as other uses along the I-15 corridor and Knabe Road. Overall, the proposed industrial warehousing building would result in similar less-than-significant visual changes as those of the previously approved self-storage facility and industrial buildings, and implementation of the Modified Project would not result in any new or more severe impacts upon a prominent scenic vista or view than was described in the adopted EA for the Approved Project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan and Ord. No. 655 (Regulating Light Pollution)

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

Summary of Impacts with the Approved Project:

The adopted EA described that the Project Site is outside of the General Plan designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains regulations up to a 45-mile radius from the observatory. Because the Project Site is outside of the Zone "B", the project would not be subject to Ordinance No. 655 and impacts related to the Mt. Palomar Observatory would be less than significant.

Impacts Associated with the Modified Project:

No New Impact. The Modified Project is located on the same Project Site, which is approximately 48 miles away from the Mt. Palomar Observatory and outside of the designated 45-mile (ZONE B) Special Lighting Area. Therefore, implementation of the Modified Project would not result in any significant impacts to the Mt. Palomar Observatory and there would be no new impacts compared to the Approved Project.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Ord. No. 655 (Regulating Light Pollution)

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

Summary of Impacts with the Approved Project:

The adopted EA described that the project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The EA concluded that project would result in the generation of minor additional light and glare due to the industrial nature of the project and the large sizes of the proposed buildings. However, it would not expose residential property to unacceptable light levels or affect day or nighttime views in the area. No significant impacts were identified and no mitigation was required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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Impacts Associated with the Modified Project:

No New Impact. The Modified Project would install exterior security and parking lot lighting, which would be similar as that of the Approved Project, and would be hooded, appropriately angled away from adjacent land uses, and would comply with the County’s lighting ordinance and Building and Safety standards, as required by County Ordinance No. 655 and the County’s Standard Conditions of Approval (80. Planning. 21). Existing County standards require that any outside lighting be hooded and directed so as not to shine directly on adjoining properties (per County Standard Condition of Approval 10. Planning. 3. Therefore, implementation of the Modified Project would not result in any new or more severe impacts related to nighttime light compared to the Approved Project.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. However, like the Approved Project, the industrial warehousing building proposed by the Modified Project would not be developed with reflective surfaces, and would not include large areas of windows. Therefore, the Modified Project would not generate substantial sources of glare, and would not result in any significant impacts compared to existing conditions, nor cause new or more severe impacts than the findings described in the adopted EA for the Approved Project.

b) Expose residential property to unacceptable light levels?

Summary of Impacts with the Approved Project:

As described above, the adopted EA for the Approved Project determined that the project would install parking lot and security lighting, but that it would not expose residential properties to unacceptable levels of light or glare. The County Lighting Ordinance requires project lighting to be shielded and directed away from residential properties, and impacts were determined to be less than significant.

Impacts Associated with the Modified Project:

No New Impact. As with the Approved Project, all outdoor lighting for the Modified Project would be hooded, appropriately angled away from residential and adjacent land uses, and would comply with the County’s lighting ordinance (via Standard Conditions of Approval 80. Planning. 21), and Standard Conditions of Approvals, which requires lighting to be hooded and would not to shine directly upon adjoining property or public rights-of-way, and compliance with lighting regulations. Therefore, implementation of the Modified Project would not result in any new or more severe impacts related to exposure of residential property to lighting than was described in the adopted EA for the Approved Project. The Modified Project is consistent with the impacts identified in Adopted EA and the level of impact remains unchanged from that cited in the Adopted EA.

Project Design Features & Standard Conditions of Approval Related to Aesthetics and Lighting

PDFs

There are no PDFs related to aesthetics.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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Standard Conditions of Approval

10. Planning. 14 Landscape Screening: Landscape screening located around the perimeter of the proposed project shall be designed to be opaque up to a minimum height of 6-feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than 30-inches and no trees shall be planted within 10-feet of driveways, alleys, or street intersections.

10. Planning. 5 Lighting Hooded or Directed: Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

80. Planning. 21 Lighting Plans: 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.

Conclusion for Aesthetics and Lighting

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA or other environmental document to evaluate project impacts or mitigation measures exist regarding aesthetics. There have not been 1) changes to the project that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EA was adopted as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe aesthetic or lighting related impacts would result from the adoption and implementation of the Modified Project; therefore, no new or revised mitigation measures are required for aesthetics and lighting.

AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact/No New Impact
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: GIS database and California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) Riverside County Important Farmlands, 2012. Accessible at: <http://www.conservation.ca.gov/dlrp/fmmp>

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

Summary of Impacts with the Approved Project:

The adopted EA described the project as not being located within an area designated prime farmland, unique farmland, or farmland of statewide importance and concluded that the project would have no significant impact.

Impacts Associated with the Modified Project:

No New Impact. The Project Site continues to be identified by the California Department of Conservation FMMP 2014 map as Other Lands. The Project Site is not designated as Prime, Unique, or Farmland of Statewide Importance. Thus, like the Approved Project, the Modified Project would not result in impacts related to conversion of designated farmland to non-agricultural use. Therefore, implementation of the Modified Project would not result in any new or more severe impacts than was described in the Adopted EA for the Approved Project.

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?

Summary of Impacts with the Approved Project:

The adopted EA described that the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, there were no impacts.

Impacts Associated with the Modified Project:

No New Impact. The Project Site is zoned Industrial Park (I-P). As Identified in the adopted EA, the Project Site is not zoned for agricultural use and is not subject to a Williamson Act contract or within a Riverside County Agricultural Preserve. Thus, like the Approved Project, the Modified Project would not result in impacts related to conflict with an existing agricultural zoning, agricultural use, or agricultural preserve. Therefore, implementation of the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

Summary of Impacts with the Approved Project:

The adopted EA described that the Project Site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D & C/V) and would not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. Therefore, it was determined that the project would not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

Impacts Associated with the Modified Project:

No New Impact. The Project Site is zoned Industrial Park (I-P), and is surrounded by lands zoned for Light Industrial, Medium High Residential, and Commercial Mixed Use. As described in the adopted EA, there are no agriculturally zoned properties within 300 feet of the Project Site. Thus, like the Approved Project, the Modified Project would not result in impacts to agricultural lands, and implementation of the Modified Project would not result in any new or more severe impacts to agriculture than was described in the adopted EA.

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?

Summary of Impacts with the Approved Project:

The adopted EA described that the project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Impacts Associated with the Modified Project:

No New Impact. As described in the responses above and consistent with the adopted EA, the Project Site is not zoned for and does not consist of agricultural land. Additionally, the surrounding land uses are not used for or designated for agricultural uses. Thus, like the Approved Project, the Modified Project would not involve changes to the environment that could result in conversion of farmland to non-agricultural use, and implementation of the Modified Project would not result in any new or more severe impacts to agriculture than was described in the adopted EA for the Approved Project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas".

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))?

Summary of Impacts with the Approved Project:

Forest land impacts were not analyzed in the Adopted EA because existing CEQA criteria and thresholds for analyzing forest land, timberland, or timberland zoned Timberland Production did not exist at the time the previous EA was prepared. However, at the time of the adopted EA, the Project Site was not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)).

Impacts Associated with the Modified Project:

No New Impact. The Project Site is zoned Industrial Park (I-P), and is surrounded by lands zoned for Light Industrial, Medium High Residential, and Commercial Mixed Use. The Project Site is not located within the boundaries of a forest land, timberland, or area zoned Timberland Production. Therefore, development of the Project Site would not result in any impacts to forest land, timberland, or timberland production.

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

Summary of Impacts with the Approved Project:

The loss of forest land or conversion of forest land to non-forest use impacts were not analyzed in the Adopted EA because existing CEQA criteria and thresholds for these impact areas did not exist at the time the previous EA was prepared.

Impacts Associated with the Modified Project:

No New Impact. The Project Site is not located within forest land. The Project Site has been rough graded and does not contain forest resources. The Project Site is zoned for Industrial Park uses and surrounded by lands designated for other urban land uses, that do not include forest land. Thus, like the Approved Project, the Modified Project would not result in impacts related to the conversion of forest land to non-forest uses. Therefore, development of the Project Site would not result in any new impacts related to the loss of forest land or conversion of forest land to non-forest use.

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

Summary of Impacts with the Approved Project:

Impacts related to the conversion of forest land to non-forest use were not analyzed in the Adopted EA because existing CEQA criteria and thresholds for these impact areas did not exist at the time the previous EA was prepared

Impacts Associated with the Modified Project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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No New Impact. The Project Site does not contain forest resources. The Project Site is currently zoned for Industrial Park (IP) uses and surrounded by lands designated for other urban land uses, that do not include forest land. Thus, like the Approved Project, development of the Modified Project would not result in changes to the environment that could result in the conversion of forest land to non-forest uses. Therefore, development of the Project Site would not result in any new impacts related to forest land.

Project Design Features & Standard Conditions of Approval Related to Agricultural and Forest Resources

PDFs

There are no PDFs related to agricultural or forest resources.

Standard Conditions of Approval

There are no Standard Conditions of Approval related to agricultural or forest resources.

Conclusion for Agricultural and Forest Resources

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA or other environmental document to evaluate project impacts or mitigation measures exist regarding agricultural and forest resources. There have not been 1) changes to the project that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EA was adopted as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe agricultural or forest resources related impacts would result from the adoption and implementation of the Modified Project; therefore, no new or revised mitigation measures are required for agricultural and forest resources.

AIR QUALITY	Would the project			
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing	<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/No New Impact
emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the Project Site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, air quality modeling provided by Entech Consulting Group, included as Attachment A.

a) Conflict with or obstruct implementation of the applicable air quality plan?

The Project Site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the SCAQMD. The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

Summary of Impacts with the Approved Project:

The adopted EA concluded that air quality impacts would be less than significant.

Impacts Associated with the Modified Project:

No New Impact. The Project Site has a General Plan land use designation of Business Park (BP), which allows a 0.25-0.60 Floor Area Ratio (FAR). As described in the General Plan, this designation is for employee intensive uses, including research and development, technology centers, corporate offices, "clean" industry and supporting retail uses (County 2015). The Modified Project would develop a 139,800 square-foot industrial warehouse building on the 9.21-acre Project Site, which would result in a 0.367 FAR (calculated over 8.7 usable acres) that would be consistent with the existing BP land use designation that allows up to a 0.60 FAR. Therefore, the development density of the Modified Project would also be consistent with the assumptions in the AQMP, and would not conflict with SCAQMD's attainment plans.

In addition, emissions generated by construction and operation of the Modified Project would not exceed thresholds, as described in the analysis below, which are based on the AQMP and are designed to bring the Basin into attainment for the criteria pollutants for which it is in nonattainment. Therefore, because the

Addendum to EA No. 38742

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Modified Project does not exceed any of the thresholds it would not conflict with SCAQMD's goal of bringing the Basin into attainment for all criteria pollutants and, as such, is consistent with the AQMP. As a result, impacts related to conflict with the AQMP from the Modified Project would be less than significant and would not result in any significant impacts compared to existing conditions, or any new or more severe impacts than were described in the adopted EA for the Approved Project.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Regional Air Quality Thresholds

The analysis methodologies from the SCAQMD CEQA Air Quality Handbook are used in evaluating project impacts. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1. Should construction or operation of the project exceed these thresholds a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

Table AQ-1: SCAQMD Regional Air Quality Significance Thresholds

Pollutant	Mass Daily Thresholds (lbs/day)	
	Construction	Operations
Oxides of Nitrogen (NO _x)	100	55
Reactive Organic Gases (ROG)	75	55
Respirable Particulate Matter (PM ₁₀)	150	150
Fine Particulate Matter (PM _{2.5})	55	55
Oxides of Sulfur (SO _x)	150	150
Carbon Monoxide (CO)	550	550
Lead ^a	3	3
TACs (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic & Acute Hazard Index ≥ 1.0 (project increment)	

Source: SCAQMD, 2011.

Summary of Impacts with the Approved Project:

The adopted EA described that the Approved Project would impact air quality in the short-term during construction and in the long-term through operation; however, emissions would be less than significant. In accordance with standard SCAQMD and County requirements, dust control measures and maintenance of construction equipment would be utilized on the property to limit the amount of particulate matter generated, and impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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The Approved Project would primarily impact air quality through increased vehicular emissions. The project would not generate enough traffic and associated air pollutants to violate clean air standards. Therefore, the impacts to air quality were determined to be less than significant.

Impacts Associated with the Modified Project:

No New Impact.

Construction

Construction activities associated with the Modified Project are similar to that of the Approved Project and would generate pollutant emissions from the following: (1) site preparation, grading, and excavation; (2) construction workers traveling to and from Project Site; (3) delivery and hauling of construction supplies to, and debris from, the Project Site; (4) fuel combustion by onsite construction equipment; (5) building construction; application of architectural coatings; and paving. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring.

As with the Approved Project, it is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM₁₀, and PM_{2.5} emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project Site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling, and is included as County's Standard Conditions of Approval (10. BS Grade. 5). In addition, implementation of SCAQMD Rule 1108 governing the VOC content of asphalt, Rules 1113 and 1143 that govern the VOC content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling.

As shown in Table AQ-2, CalEEMod results show that construction emissions generated by the Modified Project would not exceed SCAQMD regional thresholds; and therefore, construction activities would result in a less than significant impact compared to existing conditions. In addition, the Modified Project would not result in any new or more severe impacts than disclosed in the adopted EA for the Approved Project. Model runs are provided in Attachment A.

Table AQ-2: Peak-Day Regional Construction Emissions (lbs/day)

Construction Season	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Summer	33.46	34.30	26.19	0.05	3.35	2.27
Winter	33.47	34.38	25.83	0.05	3.35	2.27
SCAQMD Significance Threshold	75	100	550	150	150	55
<i>Exceed thresholds?</i>	No	No	No	No	No	No

Source: Entech 2016.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Operation

Similar to the Approved Project, implementation of the Modified Project would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, in addition to operational mobile emissions. Development of the Modified Project would generate 652 vehicle trips per day.

Operations emissions associated with the Modified Project were modeled using CalEEMod. Model defaults were adjusted to reflect project-specific data, where available, including the size and type of the proposed land use and project specific trip rates. Modeled operations emissions are presented in Table AQ-3. Significance is determined based on whether, the emissions generated from the Modified Project would exceed the regional thresholds identified in Table AQ-1.

As shown in Table AQ-3, the Modified Project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, the Modified Project's operational emissions would not exceed the NAAQS and CAAQS and impacts would be less than significant compared to existing conditions. In addition, operation of the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

Table AQ-3: Operational Emissions (lbs/day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	2.98	0.0003	0.03	0.00	0.0001	0.0001
Energy	0.008	0.08	0.06	0.0005	0.006	0.006
Mobile	1.77	8.71	26.73	0.08	6.22	1.73
Total Emissions	4.76	8.79	26.82	0.08	6.22	1.73
SCAQMD Significance Thresholds	55	55	550	150	150	55
<i>Exceed thresholds?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Source: Entech 2016.

- 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)?**

Summary of Impacts with the Approved Project:

The adopted EA determined that the Approved Project would primarily impact cumulative air quality through vehicular emissions; and that the project would not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality were determined to be less than significant.

Impacts Associated with the Modified Project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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No new Impact. The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Evaluation of cumulative air quality impacts of the Modified Project has been completed pursuant to SCAQMD's cumulative air quality impact methodology, SCAQMD states that if an individual project results in air emissions of criteria pollutants (ROG, CO, NO_x, SO_x, PM₁₀, and PM_{2.5}) that exceed the SCAQMD's recommended daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

As shown, in Tables AQ-2 and AQ-3, operation of the Modified Project would not exceed SCAQMD's applicable thresholds and together would not substantially contribute to emissions concentrations that would exceed the NAAQS and CAAQS. Therefore, impacts would be less than significant and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

d) Expose sensitive receptors which are located within 1 mile of the Project Site to project substantial point source emissions?

Summary of Impacts with the Approved Project:

The Adopted EA concluded that the Approved Project is not expected to generate substantial point source emissions and significant impacts to sensitive receptors were not anticipated.

Impacts Associated with the Modified Project:

No New Impact. SCAQMD has developed Local Significance Thresholds (LSTs) that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO_x, CO, PM₁₀, and PM_{2.5} pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The Project Site is located in SRA 22, Norco/Corona.

The localized thresholds from the mass rate look-up tables in SCAQMD's Final Localized Significance Threshold Methodology document, were developed for use on projects that are less than or equal to 5-acres in size or have a disturbance of less than or equal to 5-acres daily. The Modified Project is anticipated to have a disturbance of less than 5-acres daily. In addition, the 5-acre site LST threshold provides a conservative evaluation because the project activities within the 9.21-acre project area were evaluated as if they would occur within a five-acre area; thus, concentrating pollutants over a smaller area and increasing potential to exceed an air quality standard. Therefore, if the emissions from the project would not exceed the applicable LSTs for a five-acre site, then the project impacts would not be significant.

SCAQMD only provides LSTs at receptor distances of 82, 164, 328, 656, and 1,640 feet from the emissions source. The closest sensitive receptor is approximately 360 feet away from the Project Site. Although this sensitive receptor is located farther than 328 feet of the Project Site, using the 328-foot threshold provides a conservative analysis, indicating the maximum potential impact. Thus, construction and operational LSTs for a 5-acre site in SRA 22 (Norco/Corona) at a distance of 328 feet from a sensitive receiver (shown in Table AQ-4), were used to evaluate the project's localized air quality impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Table AQ-4: SCAQMD Localized Significance Thresholds for a Five-Acre Site

Pollutant Monitored Within SRA 22 – Norco/Corona	Allowable Emissions (pounds/day) at 328 Feet (100 Meters)
Nitrogen Oxides (NO _x)	378
Carbon Monoxide (CO)	3,967
Respirable Particulate Matter (PM ₁₀)	14
Fine Particulate Matter (PM _{2.5})	5

Source: SCAQMD, 2009.

If the project's peak daily emissions would not exceed the LSTs thresholds, then it can be concluded that the project's emissions would not result in adverse localized air quality impacts on surrounding sensitive receptors, impacts would be less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

As shown in Table AQ-5, with implementation of SCAQMD Rules, the daily construction emissions from the Modified Project would not exceed the applicable SCAQMD LST thresholds for a 5-acre site for NO_x, CO, PM₁₀, or PM_{2.5}. Therefore, localized impacts would be less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

Table AQ-5: Modified Project Localized Peak Day Construction Emissions (lbs/day)

Construction Season	NO_x	CO	PM₁₀	PM_{2.5}
Summer	28.67	18.56	1.97	1.86
Winter	28.67	18.56	1.97	1.86
SCAQMD Significance Threshold	378	3,967	14	5
Exceed Significance?	No	No	No	No

Source: Entech 2016.

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

Summary of Impacts with the Approved Project:

The Adopted EA determined that surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors; and that the storage, industrial, warehousing uses are not considered a substantial point source emitter or a sensitive receptor; therefore, no significant impacts were anticipated.

Impacts Associated with the Modified Project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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No New Impacts. The Modified Project would construct and operate the same type of industrial warehousing uses as the Approved Project, which is not considered a sensitive receptor. Thus, the Modified Project would not involve construction of a sensitive receptor, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

f) Create objectionable odors affecting a substantial number of people?

Summary of Impacts with the Approved Project:

The adopted EA determined that the storage, warehousing, industrial uses would not create objectionable odors affecting a substantial number of people. Impacts were determined to be less than significant.

Impacts Associated with the Modified Project:

No New Impact. According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor issues include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. Similar to the Approved Project, the Modified Project would develop and operate an industrial warehousing building, which would not involve the types of activities that would emit objectionable odors affecting a substantial number of people.

In addition, odors generated by new and existing non-residential land uses are required to be in compliance with SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. SCAQMD Rule 402, Nuisance, states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property

Overall, the Modified Project would not result in any significant impacts, compared to existing conditions. In addition, there would be no new or significantly more severe impacts than was described in the adopted EA for the Approved Project.

Project Design Features & Standard Conditions of Approval Related to Air Quality

PDFs

There are no PDFs related to air quality.

Standard Conditions of Approval

10. BS Grade. 5 Dust Control: 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.

Conclusion for Air Quality

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA or other environmental document to evaluate project impacts or mitigation measures exist regarding air quality. There have not been 1)

Addendum to EA No. 38742

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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changes to the project that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EA was adopted as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe air quality related impacts would result from the adoption and implementation of the Modified Project; therefore, no new or revised mitigation measures are required for air quality.

BIOLOGICAL RESOURCES	Would the project			
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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,	<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/New Impact
vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: CEQA Addendum Biological Letter Report (Blackhawk 2016); Jurisdictional Delineation and Riparian/Riverine Assessment Report. (Blackhawk 2016), both Prepared by Blackhawk Environmental, 2016.

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

Summary of Impacts with the Approved Project:

The County determined that no significant impacts were anticipated as a result of development of the Approved Project site.

Impacts Associated with the Modified Project:

No New Impact. The Project Site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) area; but, is not within a Plan Conservation Area or Criteria Area. However, 0.085 acre (3,743 sq. ft.) of riparian and riverine vegetation, which is protected by the MSHCP, exists within the southeastern most corner of the Project Site near the intersection of Knabe Road and Bedford Motor Way (Blackhawk 2016). Per Section 6.1.2 of the MSHCP, riparian/riverine habitats are “lands containing habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens which occur close to or which depend upon soil moisture from a nearby fresh water source or areas with fresh water flow during all or a portion of the year.” The MSHCP prioritizes conservation of such areas, as well as necessitates surveys for certain sensitive wildlife species in riparian/riverine areas where suitable habitat is present.

Due to the existence of the riparian and riverine vegetation and the MSHCP priority to conserve these areas, the Modified Project does not include construction or operational activities in this area, as required by Project Description Feature PDF BIO-1 and the County’s Standard Conditions of Approval (60. EPD. 1 and 80. EPD. 1 [MSHCP RIP/RIV Mapping] prior to grading permits and building permits, respectively), which are provided below. As shown on Figure 5, *Modified Project Site Plan*, pursuant to Project Description Feature PDF BIO-1 and the County’s Standard Conditions of Approval, this portion of the Project Site would be preserved in its natural state to not impact the biological resources. Additionally, the preservation of this area would provide consistency with the MSHCP. Thus, the Modified Project would not conflict with the provisions of the MSHCP, and the Modified Project would not result in any new or more severe impacts than was identified in the adopted EA for the Approved Project.

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)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Summary of Impacts with the Approved Project:

The County determined that no significant impacts were anticipated as a result of development of the Approved Project site.

Impacts Associated with the Modified Project:

No New Impact. The majority of the Project Site has been disturbed by previous grading activity and consists of bare ground, with small areas in of scattered shrubs, including short-pod mustard (*Hirschfeldia incana*), tocalote (*Centaurea melitensis*), Mediterranean grass (*Schismus barbatus*), and stinkwort (*Dittrichia graveolens*). The disturbed areas do not include sensitive vegetation communities, and do not have the potential to support any state and/or federally listed plant and wildlife species (Blackhawk 2016).

However, as described above, the southeastern most corner of the site, adjacent to the intersection of Knabe Road and Bedford Motor Way is includes an 0.085-acre dry wash that contains Riversidian Sage Scrub and Mulefat scrub, which could provide habitat for endangered or threatened species. However, as with the Approved Project, this area would not be disturbed grading and construction, and would be preserved in its natural state as required by Project Description Feature PDF BIO-1, and the County's Standard Conditions of Approval Project Description Feature PDF BIO-1 and the County's Standard Conditions of Approval (60. EPD. 1 and 80. EPD. 1 [MSHCP RIP/RIV Mapping] prior to grading permits and building permits, respectively). As shown on Figure 5, Modified Project Site Plan, this portion of the Project Site would not be landscaped or irrigated, and would be preserved in its natural condition, so to not impact the existing resources.

In addition, a field survey occurred as part of preparation of the biological reports prepared for the project (Blackhawk 2016), did not identify any federal threatened or endangered wildlife or plant species that had the potential to occur, based on record searches. Thus, there would be no significant impacts related to endangered or threatened species from implementation of the Modified Project, and the Modified Project would not result in any new significant or more severe impacts compared to development of the Approved Project site.

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?

Summary of Impacts with the Approved Project:

The County determined that no significant impacts were anticipated as a result of development of the Approved Project site.

Impacts Associated with the Modified Project:

No New Impact. As described in response b), above, per PDF BIO-1 and the County's Standard Conditions of Approval (60. EPD. 1 and 80. EPD. 1 [MSHCP RIP/RIV Mapping] prior to grading permits and building permits, respectively), the Modified Project would avoid and preserve the southeastern most corner of the site just as the Approved Project did. Avoidance of this area would ensure that impacts to these MSHCP identified biological resources would not occur. In addition, the biological studies for the Project Site (Blackhawk 2016), did not identify any federal or state candidate, sensitive, or special status

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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species on the Project Site. Thus, impacts of development of the Modified Project would be similar to those of the Approved Project. Therefore, no new impacts would occur from the Modified Project.

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?

Summary of Impacts with the Approved Project:

The County determined that no significant impacts were anticipated as a result of development of the Approved Project site.

Impacts Associated with the Modified Project:

No New Impacts. Wildlife corridors are linear features that connect areas of open space and provide avenues for the migration of animals and access to additional areas of foraging. The Project Site does not contain, or adjacent to, any wildlife corridors. The Project Site is surrounded by roadways, residential, and commercial development, and does not provide a linkage to any open space or habitat area. Thus, like the Approved Project, there would be no significant impacts related to interference with movement of wildlife species or wildlife corridors would not occur from development of the highly disturbed and previously graded Project Site.

As described above, the southeastern corner of the Project Site contains a small area of Russian olive trees that could be used by nesting bird species; however, this area would not be disturbed by the Modified Project (per Project Description Feature PDF BIO-1 and the County's Standard Conditions of Approval 60. EPD 1 and 80. EPD 1 [MSHCP RIP/RIV Mapping]). Therefore, any potential nesting birds in the Russian olive trees would not be impacted by the Modified Project and there would be no impact. Overall, the Modified Project would not result in any new or more severe impacts to wildlife corridors or native wildlife nursery sites compared to development of the Approved Project.

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?

Summary of Impacts with the Approved Project:

The County determined that the Project Site does not contain riverine/riparian areas or vernal pools. Therefore, it was determined that no significant impact would occur.

Impacts Associated with the Modified Project:

No New Impact. The project area includes small areas of riparian/riverine habitat in the southwestern most portion of the site, which would be avoided by the design of the Modified Project (per Project Description Feature PDF BIO-1 and the County's Standard Conditions of Approval (60. EPD 1 and 80. EPD 1 [MSHCP RIP/RIV Mapping]). Table BIO-1 summarizes the acreages of existing habitat area for each jurisdiction, which are described below.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Table BIO-1: Existing Jurisdictional Areas Within the Project Site

Jurisdictional Area	Acre
USACE Non-wetland waters of the U.S.	0.016
CDFW Streambed and Mulefat Scrub	0.085
RWQCB Non-wetland waters of the state	0.016
MSHCP Riparian/Riverine Habitat Total, which includes:	0.085
0.069 acre MSHCP Riparian	
0.069 acre MSHCP Mulefat Scrub	
0.016 acre MSHCP Riverine	

Source: Blackhawk 2016.

USACE jurisdictional waters within the project area total 0.016 acre (760 sq. ft.), all of which are considered non-wetland waters of the U.S. These consist of un-vegetated streambed and the ordinary high water marks (OHWMs) conveying ephemeral surface water flow. The USACE has jurisdiction under the Section 404 of the Clean Water Act over non-navigable tributaries that are not considered relatively permanent based on the significant nexus standards.

CDFW jurisdiction within the project area totals 0.085 acre (3,743 sq. ft.), all of which are streambed. CDFW streambed within the project area consists of an un-vegetated streambed and Mulefat Scrub habitat within the streambed area. CDFW has jurisdiction over natural and modified streams, rivers, and lakes through the Section 1600 of the Fish and Game Code.

RWQCB jurisdiction within the project area totals 0.016 acre (760 sq. ft.) of RWQCB waters of the state. RWQCB waters of the state consist of un-vegetated streambed and OHWMs conveying surface water flow. The Mulefat Scrub riparian habitat is not considered jurisdictional by RWQCB, except for the OHWM that is within the riparian habitat. The RWQCB has jurisdiction over water features with surface or subsurface flow under Section 401 of the CWA in conjunction with the USACE Section 404 CWA permit program.

As described above, the Modified Project (per Project Description Feature PDF BIO-1 and the County's Standard Conditions of Approval 60. EPD. 1 and 80. EPD. 1 [MSHCP RIP/RIV Mapping]), would avoid the southeastern most corner of the site, which includes the riparian areas that would be under the jurisdiction of the USACE, CDFW, and RWQCB, and through this avoidance, the Modified Project would not result significant impacts to riparian habitat or other sensitive natural communities. Furthermore, the Approved Project also avoided development of that area, therefore, the Modified Project would not result in any new or more severe impacts than development of the Approved Project.

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?

Summary of Impacts with the Approved Project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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The County determined that no significant impacts were anticipated as a result of development of the Approved Project site.

Impacts Associated with the Modified Project:

No New Impact. As described above, and shown in Table BIO-1, the Project Site includes 0.016-acre (760 sq. ft.) of area that is regulated by Section 404 of the Clean Water Act. This onsite area is considered non-wetland waters of the U.S. and consist of un-vegetated streambed and the OHWMs conveying ephemeral surface water flow. As with the Approved Project, the Modified Project would avoid and preserve the southeastern most corner of the site per Project Description Feature PDF BIO-1 and the County’s Standard Conditions of Approval (60. EPD. 1 and 80. EPD. 1 [MSHCP RIP/RIV Mapping] prior to grading permits and building permits, respectively), which includes the area under the jurisdiction of Section 404, and through this avoidance, the Modified Project would result in no significant impact. In addition, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Summary of Impacts with the Approved Project:

The County determined that no significant impacts were anticipated as a result of development of the Approved Project site.

Impacts Associated with the Modified Project:

No New Impact. The Modified Project would not conflict with any local policies or ordinances. The County of Riverside has two tree management ordinances; one which manages the removal of oak trees, and the other that manages the removal of trees above 5,000 feet in elevation. The Modified Project site does not contain any oak trees and the site is at approximately 930 feet above sea level. Thus, the Modified Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and the Modified Project would not result in any new or more severe impacts than those associated with development of the Approved Project.

Project Design Features & Standard Conditions of Approval Related to Biological Resources

PDF

The following PDF applies to the Modified Project and would help to avoid potential impacts related to biological resources. This PDF will be included in the Modified Project’s mitigation monitoring and reporting program:

PDF BIO-1

The southeastern corner of the Project Site, adjacent to the intersection of Knabe Road and Bedford Motor Way includes a dry wash that would be preserved in its natural condition. The preserved area contains 0.085 acre (3,743 square feet) of:

- Riverside Sage Scrub vegetation that is dominated by brittle bush (*Encelia farinosa*); and includes scattered California sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*); and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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- Mulefat scrub vegetation that is dominated by mule fat (*Baccharis salicifolia*), with scattered upland species such as brittle bush and California sagebrush that provides additional shrub cover.

Due to the existence of the Riversidian Sage Scrub and Mulefat scrub, the Modified Project does not include construction or operational activities in this 3,743 square-foot area. This portion of the Project Site would be preserved in its natural condition, so to not impact the existing resources.

Standard Conditions of Approval

60. EPD. 1 MSHCP RIP/RIV Mapping – Prior to Grading Permit Issuance: Prior to grading permit issuance, all project maps and exhibits shall clearly depict and label the MSHCP Riparian/Riverine habitat being avoided to the Environmental Programs Department’s satisfaction. The Riparian/Riverine feature shall be labeled as “MSHCP Riparian/Riverine to be Avoided”. The Riparian/Riverine habitat being depicted on project maps and exhibits shall correspond with the 0.085 acres of mapped Riparian/Riverine habitat depicted on Exhibit 3 (South Corona Commerce Center Jurisdictional Delineation) found within the document titled “South Corona Commerce Center Project CEQA Addendum Biological Letter Report” dated January 5, 2017 completed by Blackhawk Environmental.

80. EPD. 1 MSHCP RIP/RIV Mapping–Prior to Building Permit Issuance: Prior to building permit issuance, all project maps and exhibits shall clearly depict and label the MSHCP Riparian/Riverine habitat being avoided to Environmental Programs Department’s satisfaction. The Riparian/Riverine feature shall be labeled as “MSHCP Riparian/Riverine to be Avoided”. The Riparian/Riverine habitat being depicted on project maps and exhibits shall correspond with the 0.085 acres of mapped Riparian/Riverine habitat depicted on Exhibit 3 (South Corona Commerce Center Jurisdictional Delineation) found within the document titled “South Corona Commerce Center Project CEQA Addendum Biological Letter Report” dated January 5, 2017 completed by Blackhawk Environmental.

Conclusion for Biological Resources

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA or other environmental document to evaluate project impacts or mitigation measures exist regarding biological resources. There have not been 1) changes to the project that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EA was adopted as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe biological resource related impacts would result from the adoption and implementation of the Modified Project; therefore, no new or revised mitigation measures are required for biological resources.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact/No New Impact
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: Phase I ESA, 2015. Geotechnical Update and Infiltration Evaluation, Prepared by Geotek, Inc. 2016 (Geotek 2016); Phase I Cultural Resources Assessment of TM Parcel Map No. 30626 by Jean A. Keller, PhD (Keller 2004).

a) Alter or destroy an historic site?

Summary of Impacts with the Approved Project:

The adopted EA determined that the Project Site is vacant and undeveloped, and that the Approved Project does not include alteration or destruction of a historic site. Therefore, it was determined that significant impacts would not occur and that mitigation measures were not recommended.

Impacts Associated with the Modified Project:

No New Impact. According to the Phase I prepared for the Project Site, the property was undeveloped as early as 1938, and then developed with a residential dwelling between 1965 and 2006 (Keller 2004). The residence was demolished between 2006 and 2007, and then the site was rough graded in December 2008 (under permit BGR050547) and six to eight inches of onsite soils were compacted, and cement drainages were installed to prepare for development of the site; however, the site was not further developed. Currently, the Project Site is vacant, undeveloped, and rough graded with compacted soils. The site does not include any historic resources. Thus, like the Approved Project, the Modified Project would not alter or destroy a historic site, and would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Summary of Impacts with the Approved Project:

The adopted EA determined that based on the Phase I Cultural Resources Assessment (Keller 2004) the site does not include any historical resources, and that the project would not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Impacts Associated with the Modified Project:

No New Impact. As described above, the Modified Project site is vacant, undeveloped, and rough graded. The site does not include any historic resources, and like the Approved Project, implementation of the Modified Project would not result in a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5 because none are present. In addition, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Report of Geotechnical Testing and Earthwork Construction, 2008 (Geotek 2008); Geotechnical Update and Infiltration Evaluation, Prepared by Geotek, Inc. 2016 (Geotek 2016); Phase I Cultural Resources Assessment of TM Parcel Map No. 30626 by Jean A. Keller, PhD (Keller 2004).

a) Alter or destroy an archaeological site

Summary of Impacts with the Approved Project:

The adopted EA determined that the based on a Phase I Cultural Resources Assessment and field survey, the Approved Project would not alter or destroy an archaeological site and significant impacts were not identified.

Impacts Associated with the Modified Project:

No New Impact. As described in the Report of Geotechnical Testing and Earthwork Construction (Geotek 2008), portions of the Project Site contain up to 17 feet in depth of engineered fill materials. In addition, the site was rough graded in December 2008. During this time, six to eight-inches of loose and compressible near surface soils were removed and recompacted to 90 percent compaction (Geotek 2008). As a result of these earth moving activities, the potential for archaeological sites to currently exist within the Project Site is low. However, because the Modified Project would require excavation of a minimum of 3 feet below the bottom of the proposed building footings and floor-slabs, and up to 3 feet to install utility connections, in areas that may not contain engineered fill, a limited potential of uncovering an archaeologic site exists. Implementation of the County’s Standard Conditions of Approval 10. Planning. 1 (If Human Remains Found) and 10. Planning. 2 (Unanticipated Resources) listed below, provides the same required County measures that were required for the Approved Project, which would halt construction and identify potential resources, if any are uncovered during construction activity. Consistent with the Approved Project, impacts of the Modified Project would remain less than significant related to destruction of an archaeological site with implementation of County’s Standard Conditions of Approval.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?

Summary of Impacts with the Approved Project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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The adopted EA determined that the based on a Phase I Cultural Resources Assessment (Keller 2004), the Approved Project would not adversely change an archaeological resource and significant impacts were not identified.

Summary of Impacts with the Approved Project:

The adopted EA determined that the based on a Phase I Cultural Resources Assessment (Keller 2004), the Approved Project would not adversely change an archaeological resource and significant impacts were not identified.

Impacts Associated with the Modified Project:

No New Impacts. See discussion in Section 9a above. There would be no significant impacts, consistent with the Approved Project. The Modified Project would continue to implement the measures provided by the County’s Standard Conditions of Approval.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Summary of Impacts with the Approved Project:

The adopted EA determined that the based on a Phase I Cultural Resources Assessment and field survey, the Approved Project would not impact human remains and significant impacts were not identified. The Approved Project was subject to State Health and Safety Code Section 7050.5, and if human remains were discovered during ground disturbing activities, requirements pursuant this regulation would ensure there are no significant impacts. Therefore, no new impacts would occur.

Impacts Associated with the Modified Project:

No New Impact. Since approval of the adopted EA, the Project Site has been rough graded and six to eight inches of onsite soils have been removed and recompactd. Any human remains on the Project Site would have likely been identified during the previous grading activities. Thus, impacts are less than significant. However, like the Approved Project, in the unanticipated event that human remains are found during project construction activities compliance with California Health and Safety Code Section 7050.5 would ensure that human remains were treated with dignity and as specified by law, which would reduce the impact to a less than significant level.

As specified by California Health and Safety Code Section 7050.5, if human remains are found on the Project Site, the County Coroner’s office shall be immediately notified and no further excavation or disturbance of the discovery or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code 5097.98. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would make a determination as to the Most Likely Descendent.

Overall, consistent with the Approved Project, compliance with the existing California Health and Safety Code regulations, would ensure impacts related to potential disturbance of human remains are less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

d) Restrict existing religious or sacred uses within the potential impact area?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Summary of Impacts with the Approved Project:

The adopted EA determined that the project would not restrict existing religious or sacred uses within the potential impact area. Therefore, it was determined that significant impacts would not occur.

Impacts Associated with the Modified Project:

No New Impact. See discussion in Section 9A above. The Project Site does not contain any known religious or sacred uses. The site is vacant and has been rough graded. No impacts related to the restriction of religious or sacred uses of the Project Site would occur from implementation of the Modified Project. Therefore, development of the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

Project Design Features & Standard Conditions of Approval Related to Cultural Resources

PDFs

There are no PDFs related to cultural resources.

Standard Conditions of Approval

10. Planning. 1: Use - If Human Remains Found

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

10. Planning. 2: Use - Unanticipated Resources

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

If during ground disturbance activities, unanticipated cultural resources² are discovered, the following procedures shall be followed:

- 1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist³, the Native American tribal

² A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

³ If not already employed by- the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

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

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

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

Conclusion for Archeological Resources

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA or other environmental document to evaluate project impacts or mitigation measures exist regarding archeological resources. There have not been 1) changes to the project that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EA was adopted as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe archeological resources related impacts would result from the adoption and implementation of the Modified Project; therefore, no new or revised mitigation measures are required for cultural resources.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

10.				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

continue monitoring of all future site grading activities as necessary.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.?

Source: RCIP Figure OS-7 “Historic Resources”; Phase I Cultural Resources Assessment of TM Parcel Map No. 30626 by Jean A. Keller, PhD (Keller 2004).

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

Summary of Impacts with the Approved Project:

The adopted EA determined that based on the Phase I Cultural Assessment and field survey, the site does not include any historical resources, and impacts related to historic resources would not occur.

Impacts Associated with the Modified Project:

No New Impact. As described above, the Modified Project site is vacant, undeveloped, and rough graded. The site does not include any historic resources, and like the Approved Project, implementation of the Modified Project would not result in impacts to any historical resources.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.?

Summary of Impacts with the Approved Project:

As described above, the adopted EA determined that based on the Phase I Cultural Assessment and field survey, the site does not include any historical resources, including those set forth in Public Resources Code Section 5024.1.

Impacts Associated with the Modified Project:

No New Impact. As described above, the Modified Project site is vacant, undeveloped, and rough graded. The site does not include any historic resources, and like the Approved Project, implementation of the Modified Project would not result in impacts to any historical resources.

The County contacted Native American contacts who may have information regarding tribal cultural resources that could be impacted by the Modified Project. No evidence was provided to indicate that there is any likelihood of tribal cultural resources or within the immediate project area.

As described in the Report of Geotechnical Testing and Earthwork Construction (Geotek 2016), portions of the Project Site contain up to 17 feet in depth of engineered fill materials. In addition, the site was rough graded in December 2008. During this time, loose and compressible near surface soils were removed and recompacted to 90 percent compaction (Geotek 2016). As a result of these earth moving activities, the potential for tribal cultural resources to currently exist within the Project Site is low. However, because the Modified Project would require excavation of a minimum of 3 feet below the bottom of the proposed building footings and floor-slabs, and up to 3 feet to install utility connections. In the unlikely

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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event that any resources are discovered, implementation of the County's Standard Conditions of Approval 10. Planning. 1 (If Human Remains Found), 10. Planning. 2 (Unanticipated Resources) and 60. Planning.1 (Paleo Primp/Monitor), listed in Section 10 above, would halt construction and identify potential resources, if any are uncovered during construction activity. Consistent with the Approved Project, impacts of the Modified Project would remain less than significant related to destruction of tribal cultural resource with implementation of County's Standard Conditions of Approval.

Therefore, as with the Approved Project, there are no significant impacts related to disturbance to tribal cultural resources on the Project Site, especially given that the site has been significantly graded and no resources were discovered. Therefore, no new impacts would result from development of the Project Site.

Project Design Features & Standard Conditions of Approval Related to Tribal and Cultural Resources

PDFs

There are no PDFs related to Tribal and Cultural Resources.

Standard Conditions of Approval

See Section 9 above. There are no other Standard Conditions of Approval related to Tribal and Cultural Resources.

Conclusion for Tribal and Cultural Resources

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA or other environmental document to evaluate project impacts or mitigation measures exist regarding tribal cultural resources. There have not been 1) changes to the project that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EA was adopted as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe tribal cultural resources related impacts would result from the adoption and implementation of the Modified Project; therefore, no new or revised mitigation measures are required for tribal cultural resources.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” Temescal Canyon Area Plan, Figure 12 Seismic Hazards; State of California Earthquake Fault Zones Corona South Quadrangle, 2003. Accessed: http://gms.consrv.ca.gov/shmp/download/quad/CORONA_SOUTH/maps/CORONA_S.PDF; Geotechnical Update and Infiltration Evaluation (Geotek 2016). August 2016. Prepared by Geotek, Inc.

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

Summary of Impacts with the Approved Project:

The adopted EA determined that no known active faults traverse the Project Site, and that the Project Site does not lie within an Alquist-Priolo Earthquake Fault Zone. Additionally, the adopted EA described that the project is subject to the California Building Code (CBC) requirements pertaining to development, which would reduce potential seismic impacts to a less than significant level.

Impacts Associated with the Modified Project:

No New Impact. The current County General Plan and Corona South Quadrangle map is consistent with the adopted EA, and shows that the Project Site is not located within an Alquist-Priolo Earthquake Fault Zone. Thus, impacts related to an Alquist-Priolo Earthquake Fault Zone would not occur; and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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?

Summary of Impacts with the Approved Project:

As described above, the adopted EA determined that no known active faults traverse the Project Site, and that the Project Site does not lie within an Alquist-Priolo Earthquake Fault Zone. Thus, impacts related to rupture of a known earthquake fault would be less than significant.

Impacts Associated with the Modified Project:

No New Impact. Consistent with the adopted EA, the County General Plan and the Corona South Quadrangle map, the Project Site is not located within an Alquist-Priolo Earthquake Fault Zone and there are no active faults on the Project Site. Thus, impacts related to rupture of a known earthquake fault would continue to be less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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

Source: Riverside County General Plan Figure S-3 “Generalized Liquefaction”, Temescal Canyon Area Plan, Figure 12 “Seismic Hazards”; Geotechnical Update and Infiltration Evaluation, Prepared by Geotek, Inc. 2016 (Geotek 2016).

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

Summary of Impacts with the Approved Project:

The adopted EA determined that the project is located within an area of very low potential for liquefaction. Liquefaction on the site is unlikely due to the shallow bedrock, high to very high density of the soil, and lack of groundwater in the surrounding area. In addition, the EA determined that adherence to the CBC would reduce any potential liquefaction effects to a less than significant level.

Impacts Associated with the Modified Project:

No New Impact. Consistent with the findings of the adopted EA, the General Plan and Area Plan seismic hazard figures show that the Project Site is located within an area of very low liquefaction potential. In addition, liquefaction typically occurs in areas with loose non-consolidated soils and groundwater within 40-feet of the ground surface. As described by the Phase I that was prepared for the Modified Project, the depth of groundwater in the site vicinity is approximately 50 feet below ground surface (bgs). As the site continues to be mapped as having a low liquefaction potential and groundwater below 40 bgs, there would be no significant impacts. Thus, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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

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); State of California Earthquake Fault Zones Corona South Quadrangle, 2003. Accessed: http://gmw.consrv.ca.gov/shmp/download/quad/CORONA_SOUTH/maps/CORONA_S.PDF; Geotechnical Update and Infiltration Evaluation, Prepared by Geotek, Inc. 2016 (Geotek 2016).

a) Be subject to strong seismic ground shaking?

Summary of Impacts with the Approved Project:

The adopted EA determined that the nearest fault line (unnamed fault in Elsinore Fault Zone) is approximately 1,000 feet southwest of the Project Site, and that the principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. The adopted EA described that the project is located within a very high ground shaking risk area; however, implementation of CBC requirements pertaining to new development would reduce the potential impacts to a less than significant level.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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Impacts Associated with the Modified Project:

No New Impact. As described in the adopted EA, the project area, like most of southern California, could be subject to seismically related strong ground shaking. Groundshaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology.

The Project Site is located approximately 1,000 feet southwest of an unnamed fault that is part of the Elsinore Fault Zone. A major earthquake along this faults could cause substantial seismic ground shaking at the site. However, structures built in the County are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2) that provides provisions for earthquake safety based on factors including building occupancy type, the types of soils onsite, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it would withstand the effects of strong ground shaking.

The Riverside County Department of Building and Safety would also review the building plans through building plan checks, issuance of a building permit, and inspection of the building during construction, which would ensure that all required CBC seismic safety measures are incorporated into the building. Compliance with the CBC as verified by the County’s review process, would reduce impacts related to strong seismic ground shaking to a less than significant level. Therefore, consistent with the determination of the adopted EA, implementation of CBC requirements would reduce potential impacts to a less than significant level. Therefore, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

14. Landslide Risk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?				

Source: Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”, Temescal Canyon Area Plan, Figure 13 “Steep Slope” and Figure 14 “Slope Instability”; Geotechnical Update and Infiltration Evaluation, Prepared by Geotek, Inc. 2016 (Geotek 2016).

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?

Summary of Impacts with the Approved Project:

The adopted EA described that Project Site is located on generally flat land with minimal possibilities of resulting in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. In addition, the adopted EA determined that the project would not be located on unstable soil, and that there would be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact/No New Impact
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Impacts Associated with the Modified Project:

No New Impact. Since approval of the adopted EA, the Project Site has undergone rough grading, excavation and compaction of soils, and some resulting onsite topography changes. The Project Site currently has some steep cut/fill slopes (with a gradient of 1.5:1) from the rough grading activities in 2008, which were implemented pursuant to the County of Riverside’s requirements (Geotek 2016), which reduced potential landslide impacts from this slope area.

In addition, the Project Site also has gentle slopes ranging from 2 to 9 percent in elevation change. Parcels adjacent to the west are at a higher grade than the Project Site and parcels to the north, south, and along Knabe Road are at a lower grade than the Project Site. However, the project’s construction activities include grading the site to limit the elevation changes, which would reduce potential landslides, lateral spreading, or rockfalls to a less than significant level. The Project Site is also not mapped within an area of steep slopes or slope instability (Temescal Canyon Area Plan Figures 13 and 14, Steep Slopes and Slope Instability). Furthermore, implementation of the project would be required to ensure stabilized soils on the project pursuant to the requirements of the CBC and the Riverside County Department of Building and Safety, who would also review the building plans through building plan checks, issuance of a building permit, and inspection of the building during construction, which would ensure that all required CBC seismic safety measures are incorporated into grading and soil stabilization activities. Therefore, development of the Modified Project would not result in any impacts related to unstable soils based on existing conditions. Furthermore, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

15. Ground Subsidence	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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”. Geotechnical Update and Infiltration Evaluation, Prepared by Geotek, Inc. 2016 (Geotek 2016).

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?

Summary of Impacts with the Approved Project:

The adopted EA determined that the project area was not subject to ground subsidence hazard.

Impacts Associated with the Modified Project:

No New Impact. As described previously, the Project Site has been rough graded, and areas of loose soils have been removed and recompacted to a 90 percent compaction rate (Geotek 2016) in compliance with Riverside County standards, which implement the CBC regulations.

In addition, the Modified Project would be required to adhere to the CBC and the County’s project review for structural safety, prior to approval of building permits. Thus, impacts related to unstable soils that could result in ground subsidence would continue to be less than significant, and the Modified Project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

16. Other Geologic Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Geotechnical Update and Infiltration Evaluation, Prepared by Geotek, Inc. 2016 (Geotek 2016).

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

Summary of Impacts with the Approved Project:

The adopted EA determined that the Project Site is not located near any large bodies of water or in a known volcanic area; and also determined that the Project Site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Impacts Associated with the Modified Project:

No New Impact. A seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. There are no water bodies near enough to the project area to pose a flood hazard to the site resulting from a seiche. Therefore, no seiche impacts would occur.

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels. As described previously, the project area has some limited topography from the previous rough grading activities, and areas adjacent to the west are at a higher grade than the Project Site and areas to the north, south, and along Knabe Road are at a lower grade than the Project Site. However, the elevation changes are limited, and are not steep enough to result in a mudflow.

In addition, there are no known volcanoes in the project region. Thus, impacts related to volcanoes would not occur. Overall, the Modified Project would not result in any new or more severe impacts related to seiche, mudflow, or volcanic hazard than was described in the adopted EA for the Approved Project.

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

Source: CEQA Addendum Biological Letter Report (Blackhawk 2016); Jurisdictional Delineation and Riparian/Riverine Assessment Report. (Blackhawk 2016), both Prepared by Blackhawk Environmental, 2016; Geotechnical Update and Infiltration Evaluation, Prepared by Geotek, Inc. 2016 (Geotek 2016).

a) Change topography or ground surface relief features?

Addendum to EA No. 38742

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Summary of Impacts with the Approved Project:

The adopted EA determined that the Project Site had a higher 2:1 slope or more than 10 feet, which was considered a steep slope, that project grading would change topography or ground surface relief features and create or fill slopes.

The project was conditioned to comply with the requirements of the Department of Building and Safety – Grading Division. The department of Building and Safety conditioned the Approved Project for a geotechnical/soils report prior to the issuance of grading permits. As part of the mitigation, the applicant was required comply with the recommendations of the geotechnical report, as approved by the County Geologist (Conditions of Approval 60.BS GRADE.2). After implementation of mitigation, impacts were considered less than significant.

Impacts Associated with the Modified Project:

No New Impact. As described above, after approval of the adopted EA, excavation, compaction, and rough grading activities occurred onsite. The Project Site has some steep cut/fill slopes (with a gradient of 1.5:1) from the previous rough grading activities, which were constructed in 2008 pursuant to the County of Riverside’s requirements (Geotek 2016), which reduced potential stability impacts to this slope area. In addition, the site has gentle slopes ranging from 2 to 9 percent in elevation change (Blackhawk 2016). The Modified Project would be developed on the rough graded portion of the Project Site, and no substantial changes to topography or ground surface relief features would occur from implementation of the Modified Project. Therefore, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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

Summary of Impacts with the Approved Project:

The adopted EA determined that the Project Site had a higher 2:1 slope or more than 10 feet, which was considered a steep slope, that project grading would change topography or ground surface relief features and create or fill slopes. The project was conditioned to comply with the requirements of the Department of Building and Safety – Grading Division. The department of Building and Safety conditioned the Approved Project for a geotechnical/soils report prior to the issuance of grading permits. As part of the mitigation, the applicant was required comply with the recommendations of the geotechnical report, as approved by the County Geologist (Conditions of Approval 60.BS GRADE.2). After implementation of mitigation, impacts were considered less than significant.

Impacts Associated with the Modified Project:

No New Impact. Although slopes currently exist on the Project Site from the previous rough grading activities, the Modified Project would not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet, and no impacts would occur. Therefore, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Summary of Impacts with the Approved Project:

The adopted EA determined that the project would not result in grading that affects or negates subsurface sewage disposal systems.

Impacts Associated with the Modified Project:

No New Impact. Consistent with the previously Approved Project, the Modified Project would not result in grading that affects or negates subsurface sewage disposal systems. Therefore, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan Figure S-6 “Engineering Geologic Materials Map”, Santa Ana Regional Water Quality Control Board Riverside County Permits. Accessed at: http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/riverside_permit.shtml; Geotechnical Update and Infiltration Evaluation, Prepared by Geotek, Inc. 2016 (Geotek 2016).

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

Summary of Impacts with the Approved Project:

The adopted EA determined that the development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. The adopted EA determined that implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

Impacts Associated with the Modified Project:

No New Impact. Consistent with the Approved Project, the construction of the Modified Project has the potential to contribute to soil erosion and the loss of topsoil. Grading activities that would be required for the Modified Project would expose and loosen topsoil, which could be eroded by wind or water.

The Codified County of Riverside Ordinances, Title 13, Chapter 13.12, Article 2 Stormwater Management and Discharge Controls implement the requirements of the California Regional Water Quality Control Board, Riverside County (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R8-2010-0033 (MS4 Permit) establishes minimum stormwater management requirements and controls that are required to be implemented for the Modified Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by these County and RWQCB regulations to be developed by a QSD (Qualified SWPPP Developer), which would be implemented by the County's Standard Conditions of Approval 10. Planning 033 and 60.BS Grade 010, listed below. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil, and provide erosion control BMPs to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of: silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. With compliance with the Codified County of Riverside Ordinances stormwater management requirements, RWQCB SWPPP requirements, and installation of BMPs, which would be implemented by the County's Standard Conditions of Approval 10. Planning. 33 and 60. BS Grade. 10, construction impacts related to erosion and loss of topsoil would be less than significant.

The Modified Project includes installation of landscaping throughout the Project Site and areas of loose topsoil that could erode by wind or water, would not exist upon operation of the modified residential uses. In addition, as described in Section 25, Hydrology and Water Quality the hydrologic features of the Modified Project have been designed to slow, filter, and retain stormwater within landscaping and biofiltration systems on the Project Site, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the project requires County approval of a Water Quality Management Plan (WQMP), which would ensure that RWQCB requirements and appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, potential impacts related to substantial soil erosion or loss of topsoil would be less than significant. Overall, the Modified Project would not result in any new or more severe impacts related to soils erosion or the loss of topsoil than was described in the adopted EA for the Approved Project.

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?

Summary of Impacts with the Approved Project:

The County determined that compliance CBC requirements pertaining to the development would ensure that potential impacts related to expansive soils would not be significant.

Impacts Associated with the Modified Project:

No New Impact. As described by the Phase I prepared for the Project Site, the onsite soils are mapped as: 7.3 percent Garretson gravelly very fine sandy loam, 77.3 percent Yorba gravelly sandy loam, and 1.3 percent Terrace escarpments. The Garretson and Yorba series consists of very deep well drained soils on 2 to 9 percent slopes. The Garretson soils were formed in alluvial fans of alluvium derived from metasedimentary rock. The Yorba soils were formed in terraces of sandy and gravelly alluvium derived from mixed sources. Terrace escarpments are shallow and loamy formed in terraces from alluvium derived of mixed sources. These soils are not comprised of clay materials that could shrink or swell, and thus be expansive. Hence, the potential for soil expansion is less than significant. In addition, compliance with CBC regulations related to seismic project design and construction would reduce potential impacts related to movement of soils. Therefore, implementation of the project would not result in any new or more severe impacts compared to the Approved Project.

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

Summary of Impacts with the Approved Project:

The project is for development and operation of an industrial facility and would be connected to the jurisdictional sewer system and would not have a need for a septic system. The project would have no significant impact.

Impacts Associated with the Modified Project:

No New Impact. The Modified Project would connect to the existing sewer system in the adjacent street, and would not utilize septic tanks or alternative wastewater disposal systems. Thus, impacts would not occur; and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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: Codified County of Riverside Ordinances Chapter 16.52, Soil Erosion, Santa Ana Regional Water Quality Control Board Riverside County Permits; Accessed at: http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/riverside_permit.shtml; Project Specific Water Quality Management Plan 2016, prepared by Psomas (Psomas 2016).

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

Summary of Impacts with the Approved Project:

The adopted EA determined that the Project Site is not located in the vicinity of a stream or lake, would not change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. The project would not have a significant impact.

Impacts Associated with the Modified Project:

No New Impact. The Project Site does not include, nor is adjacent to, a river, stream, creek, or bed of a lake. In addition, as described in response 18. a), above, existing RQWCB and County regulations require the project to implement a project specific SWPPP during construction activities that would implement erosion control BMPs, such as silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. to reduce the potential for siltation or erosion. In addition, the project is required to implement a WQMP that would implement operational BMPs to ensure that operation of the industrial warehousing building would not result in erosion or siltation. With implementation of these regulations, the Modified Project would reduce potential impacts related to erosion to any downstream rivers, streams, or lakes to a less than significant level, and the Modified Project would not result in any new or substantially more severe impacts than was described in the adopted EA for the Approved Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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b) Result in any increase in water erosion either on or off-site?

Summary of Impacts with the Approved Project:

The adopted EA determined that the project is not likely to increase in water erosion either on or off site; therefore, the project would have less than significant impact.

Impacts Associated with the Modified Project:

No New Impact. As described in response 18. a), above, existing RQWCB and County regulations require the project to implement a project specific SWPPP during construction activities that would implement erosion control BMPs, such as silt fencing, fiber rolls, and gravel bags, that would reduce the velocity of runoff and reduce the potential for water erosion both on and off-site. In addition, the Modified Project has been designed to slow, filter, and retain stormwater within landscaping and biofiltration systems on the Project Site, which would reduce the velocity of stormwater and the potential for water erosion on and off-site. Furthermore, the project is required to implement a WQMP that would implement operational BMPs to ensure that operation of the industrial warehousing building would not result in water erosion. With implementation of these regulations, the Modified Project would reduce potential impacts related to water erosion to a less than significant level, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

20. Wind Erosion and Blows and 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 blow sand, either on or off site?				

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

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

Summary of Impacts with the Approved Project:

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

Impacts Associated with the Modified Project:

No New Impact. Like the majority of the County, the Project Site is identified as having a moderate wind erosion susceptibility (General Plan Safety Element Figure S-8). As described above, like the Approved Project, the Modified Project would be developed in compliance with CBC regulations, which would be verified by the County Department of Building and Safety prior to approval of building permits. Thus, the modified would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
21. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Geotechnical Update and Infiltration Evaluation, Prepared by Geotek, Inc. 2016 (Geotek 2016).

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Summary of Impacts with the Approved Project:

The adopted EA identified that the Project Site has been mapped as having a high potential for paleontological resources, and that ground disturbing activities have a possibility of exposing fossil specimens. Therefore, a Paleontological Monitoring Report was required to be submitted to the County Geologist for site grading operation. This is a standard condition and impacts were determined to be less than significant.

Impacts Associated with the Modified Project:

No New Impact. As described above, portions of the Project Site contain up to 17 feet in depth of engineered fill materials. In addition, the site was rough graded in December 2008. During that time, six to eight-inches of loose and compressible near surface soils were removed and recompacted to 90 percent compaction (Geotek 2016). As a result of these earth moving activities, the potential for paleontological resources to currently exist within the Project Site is low. However, because portions of the Project Site are underlain by old to very old alluvial fan deposits (Geotek 2016), and the Modified Project would require excavation of a minimum of 3 feet below the bottom of the proposed building footings and floor-slabs, and up to 3 feet to install utility connections, in areas that may contain old to very old alluvial fan deposits, a limited potential of uncovering paleontological resources exists. Implementation of the County's Standard Conditions of Approval 60. Planning 1 and 10. Planning 2, as listed below, provides the same measures that were required for the Approved Project, which would halt construction and identify potential resources, if any are uncovered during construction activity. Consistent with the Approved Project, the Modified Project would result in less than significant impacts related to an adverse change in the significance of a paleontological resource with implementation of the measures provided by the County's Standard Conditions of Approval 60. Planning 1 and 10. Planning 2.

Project Design Features & Standard Conditions of Approval Related to Geology and Soils

PDFs:

There are no PDFs related to geology and soils.

Standard Conditions of Approval

10. Planning 33 Comply with NPDES: Since this project is one acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

60.BS Grade 10 NPDES/SWPPP: 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 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

Addendum to EA No. 38742

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact/No New Impact
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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.

10. Planning. 2: Use - Unanticipated Resources (Text provided in Section 10, Archeological Resources, herein).

60. Planning. 1: Use - Paleo Primp/Monitor

Prior To Issuance of Grading Permits:

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

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
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 11 SABER Policy¹¹, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.⁴ 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.

⁴ Safeguard Artifacts Being Excavated in Riverside County (SABER)

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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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 executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Conclusion for Geology and Soils

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA or other environmental document to evaluate project impacts or mitigation measures exist regarding geology and soils. There have not been 1) changes to the project that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EA was adopted as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe geology and soils related impacts would result from the adoption and implementation of the Modified Project; therefore, no new or revised mitigation measures are required for geology and soils.

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

Source: Greenhouse Gas Emission modeling provided by Entech Consulting Group, included as Attachment A.

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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GHG Thresholds

Riverside County utilizes SCAQMD’s GHG thresholds and analysis methodologies to evaluate GHG emissions from development projects. SCAQMD does not have approved thresholds; however, does have draft thresholds that provides a tiered approach to evaluate GHG impacts, which includes:

- Tier 1: determine whether or not the project qualifies for any applicable exemption under CEQA
- Tier 2: determine whether the project is consistent with a greenhouse gas reduction plan, which would mean that it does not have significant greenhouse gas emissions.
- Tier 3: determine if the project would be below screening values; if a project’s GHG emissions are under one of the following screening thresholds, then the project is less than significant:
 - All land use types: 3,000 MTCO2e per year
 - Residential: 3,500 MTCO2e per year
 - Commercial: 1,400 MTCO2e per year
 - Mixed use: 3,000 MTCO2e per year

In addition, SCAQMD methodology for project’s construction are to average them over 30-years and then add them to the project’s operational emissions to determine if the project would exceed the screening values listed above.

To determine whether the project is significant, this analysis uses the SCAQMD draft local agency Tier 3 threshold of 3,000 MTCO2e per year for all land use types.

Summary of Impacts with the Approved Project:

Greenhouse gas impacts were not analyzed in the Adopted EA because existing CEQA criteria and thresholds for analyzing greenhouse gas emissions did not exist at the time the previous EA was prepared.

Impacts Associated with the Modified Project:

No New Impact.

Construction

Similar to the Approved Project, the Modified Project construction activities would be temporary, but could contribute to greenhouse gas impacts. Construction activities would result in the emission of GHGs from equipment exhaust, construction-related vehicular activity and construction worker automobile trips. Emission levels for construction activities would vary depending on the number and type of equipment, duration of use, operation schedules, and the number of construction workers.

The total estimated construction-related GHG emissions for construction of the Modified Project are shown in Table GHG-1. As shown, the estimated GHG emissions during construction would equal approximately 532.87 MTCO2e, which is equal to approximately 17.76 MTCO2e per year after amortization over 30 years per SCAQMD methodology.

Potentially Significant impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact/No New Impact
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Table GHG-1: Construction-Related GHG Emissions

Emission Type	Estimated CO ₂ e Emissions
Total Mitigated Construction Emissions	532.87 (MT)
Annual Construction (Amortized over 30 years)	17.76 (MT/Yr)

NOTES: CO₂e= carbon dioxide equivalent; MT =metric tons; MT/yr = metric tons per year.
Source: Entech 2016.

Operation

Like the Approved Project, the area and indirect sources of operational GHG emissions associated with the Modified Project would primarily result from motor vehicle trips, electricity and natural gas consumption, water transport (the energy used to pump water), and solid waste generation. GHG emissions from electricity consumed by the proposed building would be generated off-site by fuel combustion at the electricity provider. GHG emissions from water transport are also indirect emissions resulting from the energy required to transport water from its source.

The estimated operational GHG emissions that would be generated from implementation of the Modified Project are shown in Table GHG-2. Additionally, in accordance with SCAQMD’s recommendation, the Modified Project’s amortized construction-related GHG emissions from Table GHG-1 are added to the operational emissions estimate in order to determine the Modified Project’s total annual GHG emissions.

Table GHG-2. Construction and Operations-Related GHG Emissions

Emission Source	Estimated Emissions CO ₂ e (MT/yr)
Construction	
Annual Mitigated Construction (Amortized over 30 years)	17.76
Project Operations	
Area Sources	0.008
Energy Consumption	134.15
Mobile Sources	1,302.48
Solid Waste	66.09
Water Consumption	178.61
Total (Construction and Operational Emissions)	1,699.10
Significance Threshold	3,000
Exceed thresholds?	No

NOTES: CO₂e= carbon dioxide equivalent; MT/yr = metric tons per year.
Source: Entech 2016.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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As shown in Table GHG-2, the Modified Project's total net annual GHG emissions would be approximately 1,699.10 MTCO₂e per year (detailed calculations are included in Appendix A). This would not exceed the threshold of 3,000 MTCO₂e per year. Therefore, the GHG emissions resulting from implementation of the Modified Project would be less than significant and no mitigation measures are required. Thus, the modified would not result in any new or more severe GHG related impacts than what would have been generated by the Approved Project. Therefore, there would be no new significant impacts as a result of development of the Modified Project, both compared to existing conditions, and to the Approved Project.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Summary of Impacts with the Approved Project:

Greenhouse gas impacts were not analyzed in the Adopted EA.

Impacts Associated with the Modified Project:

No New Impact. Since approval the adopted EA, new regulations related to reducing the emissions of greenhouse gases have been adopted. The County of Riverside Climate Action Plan (CAP), 2015, includes goals and actions that are applicable to the Modified Project, such as those pertaining to energy and water use reduction, promotion of green building measures, waste reduction, and reduction of vehicle miles traveled.

The California Air Resources Board (CARB) Climate Change Scoping Plan also includes measures that are applicable to the Modified Project. The Scoping Plan "proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health" (CARB 2008). Of the Recommended Actions contained in CARB's Scoping Plan, the actions that are applicable to the Modified Project include: maximizing building and appliance efficiency, implementing green building practices (CALGreen), reduction of solid waste, and efficient use of water.

The Modified Project would be implemented consistently with the CALGreen requirements to ensure that resources would be used efficiently. CALGreen requires that the new building reduce water consumption, provide increased building system efficiencies, divert construction waste from landfills, and utilize low pollutant emitting finish materials, which would be consistent with the Riverside CAP and CARB Scoping Plan.

As detailed above, the GHG emissions generated by the Modified Project would not exceed the SCAQMD draft screening threshold of 3,000 metric tons per year of CO₂e; thus, implementation of the Modified Project would not generate substantial quantities of GHG emissions, would not result in significant impacts and no mitigation measures are required. In addition, emissions from vehicles, which are the main source of operational GHG emissions associated with the project, would be reduced through implementation of federal and state fuel and air quality emissions requirements that are implemented by CARB. In addition, the County's Standard Conditions of Approval (10. Planning. 31 and 90. Planning. 25), require electrical hookups for refrigerated trailers and do not allow the use of truck engines for auxiliary power for extended periods of time, which further reduce the project's less than significant impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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Overall, implementation of the Modified Project would not conflict with the Riverside CAP or CARB Scoping Plan goals and actions for reducing the emissions of GHGs. Thus, similar to the Approved Project, the Modified Project would not conflict with applicable plans adopted for the purpose of reducing GHG emissions, and impacts would be less than significant. Furthermore, the Modified Project would not result in any new or more severe GHG related impacts than would have been generated by the Approved Project.

Project Design Features & Standard Conditions of Approval Related to Greenhouse Gas Emissions

PDFs

There are no PDFs related to greenhouse gas emissions.

Standard Conditions of Approval

10. Planning 31 Electrical Hookups: Electrical hook-ups for refrigerated trailers shall be provided. The intent of this condition is to provide electrical hook-ups for refrigerated trailers that will be parked on the warehouse facility for more than 15 minutes. The use of truck engines or auxiliary power units to power refrigerated trailers for extended periods of time is not allowed.

90. Planning 25 Extended Truck Idling: 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 areas. 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.

Conclusion for Greenhouse Gas Emissions

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA or other environmental document to evaluate project impacts or mitigation measures exist regarding greenhouse gas emissions. There have not been 1) changes to the project that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EA was adopted as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe greenhouse gas emissions related impacts would result from the adoption and implementation of the Modified Project; therefore, no new or revised mitigation measures are required for greenhouse gas emissions.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
23. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Phase I Environmental Site Assessment (Phase I), 2015; Riverside County Department of Environmental Health, accessible at: <http://www.rivcoeh.org/HazMat>

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Summary of Impacts with the Approved Project:

The adopted EA determined that the Approved Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Impacts Associated with the Modified Project:

No New Impact. A hazardous material is typically defined as any material that due to its quantity, concentration, or physical or chemical characteristics, poses a significant potential hazard to human health and safety or the environment if released. Hazardous materials may include, but are not limited to hazardous substances, hazardous wastes, and any material that would be harmful if released.

There are multiple state and local laws that regulate the storage, use, and disposal of hazardous materials. The Riverside County Department of Environmental Health Hazardous Materials Branch is the local administrative agency that coordinates the following programs that regulate use, storage, and handling of hazardous materials, including Hazardous Materials Disclosure Plan Business Plans, per the County's Standard Conditions of Approval 90.E Health. 1 (applicable future uses utilize or transport hazardous materials; shown below for informational purposes) and the California Accidental Release Program (CalARP). No uses utilizing hazardous materials are proposed at this time and any future uses would be subject to Standard Condition of Approval 90.E Health. 1.

Addendum to EA No. 38742

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Like the Approved Project, the construction activities for the Modified Project would involve transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, hazardous materials would be used for fueling and serving construction equipment onsite. These types of hazardous materials used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing state and federal laws that the project is required to strictly adhere to. As a result, the routine transport, use or disposal of hazardous materials during construction activities for the Modified Project would be less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

Operation of the Modified Project includes similar general industrial warehouse and office uses, as the Approved Project; which generally use limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. Although the Modified Project would utilize common types of hazardous materials, normal routine use of these products would not result in a significant hazard to residents or workers in the vicinity of the project.

In addition, should any future business that occupies the proposed building handle acutely hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95) the business would require a permit from the Riverside County Department of Environmental Health Hazardous Materials Branch. Such businesses are also required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the County Hazardous Materials Branch and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business. In addition, any business handling at any one time, greater than 500 pounds of solid, 55 gallons of liquid, or 200 cubic feet of gaseous hazardous material, is required, under Assembly Bill 2185 (AB 2185), to file a Hazardous Materials Business Emergency Plan with the County. A Hazardous Materials Business Emergency Plan is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the Hazardous Materials Business Emergency Plan is to satisfy federal and state right-to-know laws and to provide detailed information for use by emergency responders.

Therefore, if future businesses that use or store hazardous materials occupy the proposed building, the business owners and operators would be required to comply with all applicable federal, state, and local regulations, as permitted by the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances.

Overall, like the Approved Project, operation of the Modified Project would result in a less than significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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?

Summary of Impacts with the Approved Project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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The adopted EA determined that the Approved Project would 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.

Impacts Associated with the Modified Project:

No New Impact. As described above, similar to the approved storage and industrial warehousing uses, the construction and operation activities of the Modified Project would involve the limited use and disposal of hazardous materials. Equipment that would be used in construction of the Modified Project has the potential to release gas, oils, greases, solvents; and spills of paint and other finishing substances. However, like the Approved Project, the amount of hazardous materials onsite would be limited, and construction activities would be required to adhere to all applicable regulations regarding hazardous materials storage and handling, as well as to implement construction BMPs (through implementation of a required SWPPP) to prevent a hazardous materials release and to promptly contain and clean up any spills, which would minimize the potential for harmful exposures. With compliance to existing laws and regulations, which is mandated by the County in order to receive construction permits, the project’s construction-related impacts would be less than significant.

The uses related to both the adopted and Modified Projects would utilize and store small quantities of hazardous materials such as household cleaners, solvents, paints, and pesticides. These types of hazardous materials are not acutely hazardous and regulated by existing laws that have been implemented to reduce risks related to the use of these substances. Similarly, should any future business that occupies the approved or proposed building handle acutely hazardous materials, it would be required to file a Hazardous Materials Business Plan (per the County’s Standard Conditions of Approval 90.E Health. 1) and receive a permit from the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. As a result, like the Approved Project, operation of the Modified Project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment, and impacts would be less than significant. Additionally, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

Summary of Impacts with the Approved Project:

The adopted EA determined that the Approved Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

Impacts Associated with the Modified Project:

No New Impact. Since approval of the adopted EA, the County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan (2012) that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters. Like the Approved Project, the Modified Project would provide industrial warehouse and limited office uses that would be permitted and approved in compliance with existing safety regulations, such as the California Building Code and Fire Code to ensure that it would not conflict with implementation of the Multi-Jurisdictional Local Hazard Mitigation Plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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The proposed construction activities, including equipment and supply staging and storage, would occur within or immediately adjacent to the Project Site and would not restrict access of emergency vehicles to the Project Site or adjacent areas. During construction of the street improvements to Bedford Motor Way that are included in the Modified Project to provide adequate ingress and egress at the Project Site, one lane would remain open to ensure adequate emergency access to the project area and vicinity, and impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant, and not result in any new or greater impacts than anticipated in the adopted EA for the Approved Project.

Operation of the Modified Project would also not result in a physical interference with an emergency response evacuation. Direct access to the Project Site would be provided from the project improved Knabe Road and Bedford Motor Way, which are adjacent to the Project Site. The project is also required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the Codified County of Riverside Ordinances and the County's Standard Conditions of Approval 90. Fire 1 and 90. Fire 2, as listed below. The Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the Uniform Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9. As a result, the Modified Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant, and would not result in any new or greater impacts than anticipated in the adopted EA for the Approved Project.

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Summary of Impacts with the Approved Project:

The adopted EA determined that the Project Site is not located within one-quarter mile of an existing school, and that the adopted project would not emit and/or handle hazardous or acutely hazardous materials, substances, or waste. Therefore, there is no impact.

Impacts Associated with the Modified Project:

No New Impact. As identified by the adopted EA, there are no schools within one-quarter mile of the Project Site. The closest schools include: Temescal Valley Elementary School, which is 1.1 miles south and the Project Site; and Woodrow Wilson Elementary School, which is 3.3 miles north of the Project Site.

As described above, like the Approved Project, construction and operation of the Modified Project would involve the use, storage and disposal of small amounts of hazardous materials on the Project Site. These hazardous materials would be limited and used and disposed of in compliance with federal, state, and local regulations, which would reduce the potential of accidental release into the environment near the school. In addition, the Modified Project would not involve the use of handling of acutely hazardous materials. However, should future uses of the adopted or proposed Modified Project use or store substantial or acutely hazardous materials, a Hazardous Materials Business Plan (per the County's Standard Condition of Approval 90.E Health. 1) would be required, along with a permit from the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances.

In addition, the emissions that would be generated from construction and operation of the Modified Project were evaluated in the air quality analysis presented in Section 6, and the emissions generated from the

Addendum to EA No. 38742

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Modified Project would not cause or contribute to an exceedance of the federal or state air quality standards. Overall, like the Approved Project, the Modified Project would not emit hazardous or handle acutely hazardous materials, substances, or waste near the school, and impacts would be less than significant. Thus, the Modified Project and would not result in any new or greater impacts than anticipated in the adopted EA for the Approved Project.

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Summary of Impacts with the Approved Project:

The adopted EA determined that the Project Site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and as a result, it would not create a significant hazard to the public or the environment.

Impacts Associated with the Modified Project:

No New Impact. As described by the Phase I that was prepared for the Modified Project, the Project Site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and like the Approved Project, impacts would not occur from implementation of the Modified Project, and impacts would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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

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

a) Result in an inconsistency with an Airport Master Plan?

Summary of Impacts with the Approved Project:

The adopted EA determined that the Project Site is not located within the vicinity of any public or private airport; therefore, the project would not result in an inconsistency with an Airport Master Plan. The closest airport is Corona Municipal Airport, which is located approximately 9 miles northwest of the Project Site.

Impacts Associated with the Modified Project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact/New Impact
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No New Impact. As described above, the closest airport is the Corona Municipal Airport, which is approximately 9 miles northwest of the Project Site. The Project Site is not subject to an Airport Master Plan; thus, impacts related to an Airport Master Plan would not occur. Furthermore, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

b) Require review by the Airport Land Use Commission?

Summary of Impacts with the Approved Project:

The adopted EA determined that the Project Site is not located within the vicinity of any public or private airport; therefore, the project would not require review by the Airport Land Use Commission.

Impacts Associated with the Modified Project:

No New Impact. As described above, the closest airport is the Corona Municipal Airport, which is approximately 9 miles northwest of the Project Site. The Project Site is not within a location that is subject to review by the Airport Land Use Commission; and like the Approved Project, the Modified Project would not require airport related review. Furthermore, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Summary of Impacts with the Approved Project:

The adopted EA determined that the Project Site is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. The closest airport is Corona Municipal Airport, which is located approximately 9 miles northwest of the Project Site.

Impacts Associated with the Modified Project:

No New Impact. As described above, the closest airport is the Corona Municipal Airport, which is approximately 9 miles northwest of the Project Site. The Project Site is not located within an airport land use plan, and would not result in a safety hazard related to airport uses. Furthermore, like the Approved Project, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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?

Summary of Impacts with the Approved Project:

The adopted EA determined that the project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. The closest airport is Corona Municipal Airport, which is located approximately 9 miles northwest of the Project Site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Impacts Associated with the Modified Project:

No New Impact. The Project Site is not located within the vicinity of a private airstrip or heliport, and would not result in a safety hazard related to airstrip or heliport uses. Furthermore, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

25. Hazardous Fire Area

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility"; CALFire Very High Fire Hazard Severity Zoned in Western Riverside County, 2009.

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?

Summary of Impacts with the Approved Project:

The adopted EA determined that the Project Site is located in a high fire hazard area, and that the project would be required to adhere to all Fire Department requirements for projects located within high fire hazard areas, which would reduce impacts to a less than significant level.

Impacts Associated with the Modified Project:

No New Impact. Although the Project Site is not adjacent to or intermixed with wildlands, the Project Site is identified as being within a high fire hazard area. Therefore, the project would be required to comply with California Fire Code Chapter 47 and the Codified County of Riverside Ordinances, Title 8, Chapter 8.32, Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, fire flows. The project is also required to comply with the special construction provisions contained in Riverside County Ordinance 787.7, as required by Standard Condition of Approval 10. Fire. 7. These requirements would be checked by the County prior to approving building permits for the project. In addition, the Modified Project structure would consist of concrete, which is a non-flammable material. Overall, the design of the Modified Project in addition to compliance with state and County fire regulations, that would be verified at the time of permit processing, would provide that impacts related to wildland fire hazards would be less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

Project Design Features & Standard Conditions of Approval Related to Hazards and Hazardous Materials

PDFs

There are no PDFs related to hazards and hazardous materials.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Standard Conditions of Approval

10. Fire. 7 Use 21-Hazardous Fire Area: This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.7.

90.E Health. 1 Hazardous Materials Business Plan: 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. *(Not applicable at this time as no storage of hazardous materials are proposed.)*

90. Fire. 1 Fire Lanes: The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90. Fire. 3 Sprinkler System: Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4-inches in diameter will require the project structural engineer to certify the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building will be automatically fire sprinkled must be included on the title page of the building plans. Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation.

Conclusion for Hazards and Hazardous Materials

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA or other environmental document to evaluate project impacts or mitigation measures exist regarding hazards and hazardous materials. There have not been 1) changes to the project that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EA was adopted as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe hazards and hazardous materials related impacts would result from the adoption and implementation of the Modified Project; therefore, no new or revised mitigation measures are required for hazards and hazardous materials.

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition. Project Specific Water Quality Management Plan 2016, prepared by Psomas (Psomas 2016). Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone,"; FEMA Flood Insurance Rate Map, Map Number 06065C1370G, August 2008.

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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Summary of Impacts with the Approved Project:

The County determined that the Approved project would not significantly alter the existing drainage pattern of the site or area.

Impacts Associated with the Modified Project:

No New Impact. The Project Site does not include, and is not adjacent to, a stream or river. Thus, impacts related to alteration of the course of a stream or river would not occur.

Construction

Construction of the Modified Project would require grading and excavation of soils, which would loosen sediment and could result in erosion or siltation. However, construction requires County approval of a grading and erosion control plan per the State General Permit to Discharge Storm Water Associated with Construction Activities (NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer, which would be implemented by the County’s Standard Conditions of Approval 10. Planning. 33 and 60.BS Grade. 10, listed in Section 21 herein previously. The grading and erosion control plan and SWPPP are required for plan check and approval by the County’s Building and Safety Division prior to provision of permits for the Modified Project, and would include construction BMPs to reduce erosion or siltation. Typical BMPs for erosion or siltation, include: use of silt fencing, fiber rolls, gravel bags, stabilized construction driveway, and stockpile management (as further described in the response below).

Adherence to the existing requirements and implementation of the required BMPs per the permitting process would ensure that erosion and siltation associated with construction activities would be minimized, and impacts would be less than significant.

Operation

The existing drainage on the Project Site consists of natural swales and concrete gutters that connect to a retention basin at the southeast corner of the site. As described in the Biological Resources Section, this existing basin contains riparian and riverine vegetation, which will be protected in place by the Modified Project. The Modified Project would convey stormwater to four separate onsite biofiltration systems that would discharge filtered stormwater onto Knabe Road and into the existing stormwater drainage system. The biofiltration systems would filter, retain, and slowly discharge drainage, such that drainage would be controlled and would not result in substantial erosion or siltation on- or off-site. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County’s Building and Safety Division through the County’s permitting and inspection process. With implementation of the Modified Project’s design features and standard conditions, impacts would be less than significant, and the Modified Project would not result in any new or more severe impacts than compared to development of the Approved Project.

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

Summary of Impacts with the Approved Project:

The County determined that the Approved project would not significantly water quality standards or waste discharge requirements.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact/No New impact
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Impacts Associated with the Modified Project:

No New Impact. The Modified Project is located within the Santa Ana River watershed and under the jurisdiction of the Santa Ana RWQCB, which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the Santa Ana RWQCB are documented in its Basin Plan, and the regulatory program of the Santa Ana RWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are effectively attained.

The Project Site is undeveloped and the soil surface is pervious. Existing stormwater that does not infiltrate into the pervious surfaces onsite, drains to the southeast corner of the site, and then into the storm drain system on Knabe Road.

Construction

Like the Approved Project, construction of the Modified Project would require grading and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff could wash into and pollute waters.

These types of water quality impacts during construction of the project would be prevented through implementation of a grading and erosion control plan that is required by the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer, as included as Standard Conditions of Approval 10. Planning. 33 and 60. BS Grade. 1, listed in Section 21 herein previously. The SWPPP is required for plan check and approval by the County’s Building and Safety Division, prior to provision of permits for the project, and would include construction BMPs such as:

- Silt Fencing, Fiber Rolls, or Gravel Bags
- Street Sweeping and Vacuuming
- Storm Drain Inlet Protection
- Stabilized Construction Entrance/Exit
- Vehicle and Equipment Maintenance, Cleaning, and Fueling
- Hydroseeding
- Material Delivery and Storage
- Stockpile Management
- Spill Prevention and Control
- Solid Waste Management
- Concrete Waste Management

Adherence to the existing requirements and implementation of the appropriate BMPs per the permitting process would ensure that potential water quality degradation associated with construction activities

Potentially Significant impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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would be minimized, and impacts would be less than significant. With implementation of the Modified Project's design features and standard conditions, impacts would be less than significant, and the Modified Project would not result in any new or more severe impacts than compared to development of the Approved Project.

Operation

Like the Approved Project, the Modified Project would introduce industrial warehousing uses to the Project Site, which would introduce the potential for pollutants such as, chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 the Modified Project would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs into the project. The LID site design would to minimize impervious surfaces and provide infiltration of runoff into landscaped areas.

The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and treatment control BMPs that would treat stormwater runoff. The Modified Project would install onsite biofiltration systems to treat stormwater, which remove coarse sediment, trash, and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides). The types of BMPs that would be implemented for the Modified Project are listed in Table HWQ-1.

Table HWQ-1: Types of BMPs Incorporated Into the Project Design

Type of BMP	Description of BMPs
LID Site Design	<u>Optimize the site layout:</u> The site has been designed so that runoff from impervious surfaces would flow over pervious surfaces. Runoff would be directed to the onsite biofiltration systems that would slow and retain runoff.
	<u>Use pervious surfaces:</u> Landscaping and onsite biofiltration systems are incorporated into the project design to increase the amount of pervious area and on-site retention of stormflows.
Source Control	<u>Storm Drain Stenciling:</u> All inlets/catch basins would be stenciled with the words "Only Rain Down the Storm Drain," or equivalent message.
	<u>Need for future indoor & structural pest control:</u> Buildings would be designed to avoid openings that would encourage entry of pests.
	<u>Landscape/outdoor pesticide use:</u> Final landscape plans would accomplish all of the following: <ul style="list-style-type: none"> • Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution. • Consider using pest-resistant plants, especially adjacent to hardscape.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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	<ul style="list-style-type: none"> To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions
	<u>Roofing, gutters and trim:</u> The architectural design would avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.
	<u>Plazas, sidewalks and parking lots:</u> Plazas, sidewalks, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing would be collected to prevent entry into the storm drain system. Wash water containing any cleaning agent or degreaser would be collected and discharged to the sanitary sewer and not discharged to a storm drain.
Treatment Control	<u>Biofiltration Systems:</u> The biofiltration systems proposed for the project would detain runoff, filter it prior to discharge.

With implementation of the operational BMPs that would be required by the County pursuant to the NPDES permit, which would be verified during the permitting process for the Modified Project, potential pollutants would be reduced to the maximum extent feasible, and like the Approved Project, development of the Modified Project would not violate any water quality standards or waste discharge requirements, including but not limited to increasing pollutant discharges to receiving waters, and impacts would be less than significant. Thus, the Modified Project would not result in any new or more severe impacts than those associated with development of the Approved Project.

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)?

Summary of Impacts with the Approved Project:

The County determined that the Approved project would not significantly deplete groundwater supplies.

Impacts Associated with the Modified Project:

No New Impact. Similar to the Approved Project, the Modified Project would not deplete groundwater supplies. The City of Corona Department of Water and Power provides water serves to the project area. As described in the Phase I prepared for the Modified Project, groundwater directly beneath the subject property is not utilized for domestic purposes, and it would not be utilized by the Modified Project. In addition, the project would not otherwise utilize groundwater.

In addition, development of the Modified Project would result in 247,660 square feet of impervious surfaces on the 9.21-acre site. However, the project design includes BMPs that would be incorporated to minimize impervious surfaces, to maximize pervious surfaces thereby promoting infiltration and groundwater recharge. As described above, the project would install landscaping that would infiltrate and treat stormwater drainage onsite, and a biofiltration system that would slowly discharge runoff into the existing stormdrain system. As a result, the Modified Project would not substantially interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact/New Impact
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groundwater table level, and like the Approved Project, impacts would be less than significant. Thus, the Modified Project would not result in any new or more severe impacts compared to development of the Approved Project.

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?

Summary of Impacts with the Approved Project:

The County determined that the Approved project would not significantly increase flow rates on downstream property owners or provide substantial additional sources of polluted runoff.

Impacts Associated with the Modified Project:

No New Impact.

Construction

As described above, the both the Approved and Modified Projects would require grading and excavation of soils, which would loosen sediment and could temporarily alter the existing drainage pattern of the site and result in additional sources of polluted runoff. However, implementation of construction requires approval of a grading and erosion control plan per the County's existing requirements and approval of a SWPPP by a Qualified SWPPP Developer, as included as Standard Conditions of Approval 10. Planning. 33 and 60. BS Grade. 1, listed in Section 21 herein previously, which would include construction BMPs to minimize the potential for construction related sources of pollution or increases in stormwater flows that could result in polluted runoff. Adherence to the existing requirements, County Standard Conditions of Approval, and implementation of the required BMPs per the permitting process, would ensure that increases in runoff and pollution associated with construction activities would be minimized, and impacts related to the capacity of storm water drainage systems and generation of polluted runoff would be less than significant. Thus, the Modified Project would not result in any new or more severe impacts compared to development of the Approved Project.

Operation

As described above, the Modified Project the project includes installation of biofiltration systems that would capture, filter, and slowly discharge runoff. The hydrologic design of the Modified Project and use of the proposed biofiltration systems would control the velocity and amount of runoff to ensure that runoff does not exceed pre-development conditions (Psomas 2016). As a result, implementation of the Modified Project would not increase the rate or amount of runoff that could result in exceedance of the stormwater drainage system, and impacts would be less than significant.

Also, as described above and listed in Table HWQ-1, the Modified Project has included source control BMPs to minimize the introduction of pollutants; and treatment control BMPs have been included to treat runoff. With implementation of the operational source and treatment control BMPs that would be required by the County during the project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and like the Approved Project, implementation of the Modified Project would not provide substantial additional sources of polluted runoff, and impacts would be less than significant. Thus, the Modified Project would not result in any new or more severe impacts compared to development of the Approved Project.

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

Summary of Impacts with the Approved Project:

The County determined the Approved Project would not place housing within a 100-year flood hazard area.

Impacts Associated with the Modified Project:

No New Impact. According to the Federal Emergency Management (FEMA) Flood Insurance Rate Map (FIRM) number 06065C1370G and the Temescal Canyon Area Plan Figure 10, *Flood Hazards*, the Project Site is not located within a 100-year flood zone. In addition, the project does not propose housing. Therefore, consistent with the Approved Project, the Modified Project would not place housing within a 100-year flood zone, and the Modified Project would not result in any new or more severe impacts compared to development of the Approved Project.

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

Summary of Impacts with the Approved Project:

The County determined that the Approved Project would not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

Impacts Associated with the Modified Project:

No New Impact. As described above, the FEMA FIRM map (06065C1370G) and the Temescal Canyon Area Plan Figure 10, *Flood Hazards*, the Project Site is not located within a 100-year flood zone. Therefore, like the Approved Project, the Modified Project would not place structures within a 100-year flood zone that could impede or redirect flood flows, and the Modified Project would not result in any new or more severe impacts compared to development of the Approved Project.

g) Otherwise substantially degrade water quality?

Summary of Impacts with the Approved Project:

The County determined that the project would not otherwise substantially degrade water quality, and impacts were determined to be less than significant.

Impacts Associated with the Modified Project:

No New Impact.

Construction

Construction of the Modified Project is not expected to pose any additional threats to water quality not already identified above. The project would be required to have an approved grading and erosion control plan and approval of a SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution, which would be implemented during construction to protect water quality. As a result, impacts related to the degradation of water quality during construction of the Modified Project would be less than significant, which is consistent with the adopted EA. Thus, the Modified

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Project would not result in any new or more severe impacts compared to development of the Approved Project.

Operation

Operation of the Modified Project is not expected to pose any threats to water quality in addition to those described above. As described, the Modified Project would be required to implement source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. With implementation of the operational source and treatment control BMPs that would be required by the County during the project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the Modified Project would not substantially degrade water quality, and impacts would be less than significant. Thus, the Modified Project would not result in any new or more severe impacts compared to development of the Approved Project.

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)?

Summary of Impacts with the Approved Project:

The County determined that the project would not 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 and odors).

Impacts Associated with the Modified Project:

No New Impact. The Modified Project would install onsite biofiltration systems to treat stormwater, which remove coarse sediment, trash, and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides). The biofiltration systems would be located underground on the Project Site, and would slowly discharge runoff into the existing stormwater drainage system. As these facilities are located underground, the operation of the biofiltration systems would not result in increased vectors or odors. Thus, impacts related to the new stormwater treatment control facilities would not occur; and the Modified Project would not result in any new or more severe impacts as compared to development of the Approved Project.

27. Floodplains

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

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

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," FEMA Flood Insurance Rate Map, Map Number 06065C1370G, August 2008. Project Specific Water Quality Management Plan 2016, prepared by Psomas (Psomas 2016).

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?

Summary of Impacts with the Approved Project:

The County determined the Approved Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

Impacts Associated with the Modified Project:

No New Impact. The Project Site does not include, and is not adjacent to, a stream or river. Thus, impacts related to alteration of the course of a stream or river would not occur.

Construction

Like the Approved Project, construction of the Modified Project would require grading and excavation of soils, which could temporarily alter the existing drainage pattern of the site or area and result in flooding on- or off-site. However, as described above, implementation of construction requires preparation of a SWPPP by a Qualified SWPPP Developer, as included as Standard Conditions of Approval 10. Planning. 33 and 60. BS Grade. 10, listed in Section 21 herein previously, which would include construction BMPs to limit an increase in runoff flows during construction and reduce the potential for construction related flooding to occur.

In addition, the Project Site does not receive run-off, and according to the FEMA Flood Insurance Rate Map Number 06065C1370G, the Project Site is located within "Zone X," which is an area determined to be outside of the 0.2 percent annual chance flood. Therefore, there is a low potential for onsite flooding to occur during construction activities, and impacts relating to flooding both on- and off-site during construction would be less than significant and development of the Modified Project would not result in any new or more severe impacts as compared to development of the Approved Project.

Operation

As described above, the Project Site is currently undeveloped and pervious. The project would include development of pervious surfaces from building pads, driveways, roadways, sidewalks, and other such project features, which would result approximately 247,660 square feet of impervious area on the 9.21-acre Project Site. Although a substantial change of impervious surfaces would occur by implementation of the project, the post-construction drainage would closely mimic the existing drainage conditions because the Modified Project would install biofiltration systems that would capture and retain runoff, and the existing drainage area in the southeastern corner of the Project Site would remain. The hydrologic design

Addendum to EA No. 38742

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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of the Modified Project and use of the proposed biofiltration systems ensure that runoff does not exceed pre-development conditions (Psomas 2016). As a result, implementation of the Modified Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, and impacts would be less than significant; and development of the Modified Project would not result in any new or more severe impacts as compared to development of the Approved Project.

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

Summary of Impacts with the Approved Project:

The County determined that the Approved Project would not result in significant impacts related to changes in absorption rates or the rate and amount of surface runoff within a floodplain.

Impacts Associated with the Modified Project:

No New Impact. As described above, the project would include development of pervious surfaces from building pads, driveways, roadways, sidewalks, and other such project features, which would result approximately 247,660 square feet of impervious area on the 9.21-acre Project Site. Although a substantial change of impervious surfaces would occur by implementation of the project, the post-construction drainage would closely mimic the existing drainage conditions because the Modified Project would install biofiltration systems that would capture and retain runoff, and the existing drainage area in the southeastern corner of the Project Site would remain. As a result, implementation of the Modified Project would not substantially increase the rate or amount of surface runoff, and impacts would be less than significant; and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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)?

Summary of Impacts with the Approved Project:

The County determined that the Approved Project would not 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.

Impacts Associated with the Modified Project:

No New Impact. The Temescal Canyon Area Plan Figure 10, *Flood Hazards*, shows that the Project Site is not located within a dam inundation area. Therefore, the project would not expose people or structures to risks related to flooding as a result of the failure of a levee or dam, and the Modified Project would not result in any new or more severe impacts compared to development of the Approved Project.

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

Summary of Impacts with the Approved Project:

The County determined that the Approved Project would not cause significant impacts related to changes in the amount of surface water in any water body.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Impacts Associated with the Modified Project:

No New Impact. As described in the responses above, implementation of the Modified Project would not substantially alter the drainage patterns of the Project Site. Eventually, runoff that is not infiltrated into Project Site soils would be treated and discharged into the existing storm drain system. As described above the Modified Project would not substantially increase the rate or amount of surface runoff. Therefore, the Modified Project would not result in a substantial increase in the amount of surface water in downstream water bodies.

Project Design Features & Standard Conditions of Approval Related to Hydrology and Water Quality

PDFs

There are no PDFs related to hydrology and water quality.

Standard Conditions of Approval

10. Planning. 33 Comply with NPDES: (text listed in Section 21 herein previously)

60. BS Grade. 10 NPDES/SWPPP (text listed in Section 21 herein previously)

Conclusion for Hydrology and Water Quality

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA or other environmental document to evaluate project impacts or mitigation measures exist regarding hydrology and water quality. There have not been 1) changes to the project that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EA was adopted as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe hydrology and water quality related impacts would result from the adoption and implementation of the Modified Project; therefore, no new or revised mitigation measures are required for hydrology and water quality.

LAND USE/PLANNING	Would the project			
28. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: County of Riverside General Plan, County of Riverside Temescal Canyon Area Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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a) Result in a substantial alteration of the present or planned land use of an area?

Summary of Impacts with the Approved Project:

The adopted EA determined that the Approved Project site was occupied by a mixture of residential properties and vacant land and that the conversion into an industrial use would be consistent with the General Plan. Impacts were less than significant.

Impacts Associated with the Modified Project:

No New Impact. The Project Site was previously approved by the County for development and operation of a self-storage facility totaling 28,000 SF and seven industrial buildings totaling 48,384 SF subdivision on the Project Site, for a total of 76,384 SF of development; however, the project was never developed. The Modified Project would develop and operate an industrial warehousing building on the Project Site, which would be consistent with the existing general plan land use designation. Thus, the Modified Project would not result in an alteration of the approved and planned land use of the area, and implementation of the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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

Summary of Impacts with the Approved Project:

The adopted EA determined that the Approved Project site was occupied by a mixture of residential properties and vacant land and that the conversion into an industrial use would be consistent with the General Plan. The Approved Project is not adjacent to a city boundary but is in the sphere of influence of City of Corona. Although the area is in the sphere of influence, there is neither pre-designated land use nor pre-zoned for the project area. Therefore, the Approved Project would not be inconsistent with the City of Corona land use designation or zoning designation, and the Approved Project would result in a less than significant impact. Impacts were less than significant.

Impacts Associated with the Modified Project:

No New Impact. The Modified Project would not alter the general plan or zoning designation of the Project Site. In 2004, under different ownership, the County approved the Approved Project as a Parcel Map (PM30626) and Plot Plan (PP18022) for a self-storage facility totaling 28,000 SF and seven industrial buildings totaling 48,384 SF subdivision on the Project Site, for a total of 76,384 SF of development. The County also approved a zone change (CZ06635) to change the previous zoning from Residential Agricultural with a 5-acre minimum and General Commercial (R-A-5 & C-1/C-P) Industrial Park (I-P). The County also certified an Environmental Assessment (EA 38742). After several extensions, the Plot Plan and Parcel Map have expired since the prior approvals; however, the zone change remains in place.

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

Addendum to EA No. 38742

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact/No New Impact
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element

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

Summary of Impacts with the Approved Project:

The adopted EA determined that the zoning designation of the site was consistent with the industrial/warehousing development, and that the Approved Project would not result in a significant impact.

Impacts Associated with the Modified Project:

No New Impact. The Project Site has an existing zoning designation of Industrial Park (I-P). The County zoning code designates the allowable uses within the I-P zone to include: industrial uses (such as the approved and Modified Projects), manufacturing uses, emergency shelters, service and commercial uses, and other uses that would need approval by a conditional use permit. In addition, the development standards within the I-P zone include: a minimum lot size of 20,000 square feet with a minimum width of 100 feet; maximum building heights and setbacks; and lighting requirements.

The Modified Project would develop an industrial warehousing building that includes office space. These uses are compatible with the allowable industrial, manufacturing, and service commercial uses. Additionally, the 9.21-acre Project Site exceeds the required minimum lot sizes, and the Modified Project has been designed to exceed the required minimum setbacks, which would be verified through the County's project review and approval process prior to approval of a building permit. Overall, the Modified Project would be consistent with the site's existing I-P zoning and impacts would not occur. Furthermore, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project

b) Be compatible with existing surrounding zoning?

Summary of Impacts with the Approved Project:

The adopted EA described that the Project Site is surrounded by properties which are zoned Manufacturing Service Commercial (M-SC) to north, south, Residential Agricultural (R-A-5) to the west, and Wild Rose Specific Plan No. 176 to the east; and that the zoning designation of Industrial Park (I-P) is compatible with surrounding uses. Thus, impacts would not occur.

Impacts Associated with the Modified Project:

No New Impact. The existing zoning designation of the Project Site is Industrial Park (I-P), and (as described in the response above) the Modified Project would implement industrial warehousing and office uses which are consistent with the existing zoning designation. The Project Site is adjacent to the north,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact/No New Impact
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south and west of areas that are zoned Manufacturing Service Commercial (M-SC). Per the County zoning code, the allowable uses in the M-SC zone includes: industrial and manufacturing uses, service commercial uses, and specific agricultural uses. The industrial and manufacturing and service commercial uses are the same that are allowed by the I-P zone, which would be implemented by the Modified Project. Thus, the surrounding and Project Site zoning are similar and compatible, and consistent with the Approved Project, the Modified Project would not result in compatibility impacts with existing surrounding zoning, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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

Summary of Impacts with the Approved Project:

The adopted EA described that the industrial/warehousing development would be consistent with existing industrial/commercial developments along Knabe Road including the existing mini-storage and heavy equipment storage yard, and planned land uses. As a result, the Approved Project was determined to be compatible with the existing surrounding zoning and with existing surrounding land uses, and impacts were determined to be less than significant.

Impacts Associated with the Modified Project:

No New Impact. The existing General Plan designation for the areas north and south of the Project Site are Light Industrial (LI) (0.25 to 0.60 FAR) and Business Park (BP) (0.25-0.60 FAR). To the west is Rural Community Estate Density Residential (RC EDR). As the Project Site is already designated BP, and the Modified Project would implement uses consistent with the BP designation, the Modified Project would be consistent with the planned surrounding land uses, and, like the Approved Project, impacts would be less than significant.

Existing land uses adjacent to the Project Site include a commercial building material businesses and a mini-storage facility that are located south of the site, across Bedford Motor Way. To the west of the Project Site, several rural residential and nonresidential buildings exist; and to the north is a vacant lot with an access road (Badger Road) that splits and serves residential and nonresidential uses west and north of the site. The proposed industrial warehousing uses per the Modified Project would be similar industrial/commercial as those that exists to the south of the site; and as described above, are consistent with the planned surrounding land uses. Therefore, impacts related to compatibility with surrounding land uses from the Modified Project would be less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

Summary of Impacts with the Approved Project:

The adopted EA determined that the Approved Project is consistent with the land use designations and policies of the General Plan, and that the Approved Project would not result in significant impacts.

Impacts Associated with the Modified Project:

No New Impact. The Project Site has an existing General Plan Land Use designation of Business Park (BP), which allows a 0.25-0.60 FAR. Like the Approved Project, the Modified Project would develop and

Addendum to EA No. 38742

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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operate an industrial warehousing uses on the Project Site, with a 0.367 FAR, which would be consistent with the existing BP General Plan land use designation and the general plan regulation of those land uses. Furthermore, the Modified Project has been designed to be consistent with the required setbacks and other development regulations, which would be verified by the County's Building and Safety Division prior to approval of building permits. Therefore, the Modified Project would not conflict with an applicable land use plan. In addition, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Summary of Impacts with the Approved Project:

The adopted EA determined that the Approved Project would be consistent with existing industrial/commercial developments along Knabe Road, including the mini-storage and heavy equipment storage yard; and that the Approved Project would not divide an established community. As a result, the Approved Project was determined to result in less than significant impacts.

Impacts Associated with the Modified Project:

No New Impact. As previously described the Project Site was previously approved for development of a self-storage facility and seven small industrial buildings, which were never developed. Existing land uses near to the Project Site include a commercial building material business, a commercial construction equipment sales and service business, and a mini-storage center that are located south of the site, across Bedford Motor Way. To the west of the Project Site, several rural residential and nonresidential buildings exist; and to the north is a vacant lot.

The Modified Project would provide infill development on the vacant lot that would be similar to the previously approved uses; and would be similar to the uses that exists along Knobe Road. Overall, the Modified Project would provide infill development on the vacant lot that would be consistent with existing land uses along the I-15 frontage road (Knobe Road). Therefore, the Modified Project would not disrupt or divide the physical arrangement of an established community, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

Project Design Features & Standard Conditions of Approval Related to Land Use and Planning

PDFs

There are no PDFs related to land use and planning.

Standard Conditions of Approval

There are no Standard Conditions of Approval related to land use and planning.

Conclusion for Land Use and Planning

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA or other environmental document to evaluate project impacts or mitigation measures exist regarding land use and planning. There have not been 1) changes to the project that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously

Addendum to EA No. 38742

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact/No New Impact
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Identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EA was adopted as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe land use and planning related impacts would result from the adoption and implementation of the Modified Project; therefore, no new or revised mitigation measures are required for land use and planning.

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

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

a) 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?

Summary of Impacts with the Approved Project:

The adopted EA determined that there would be no impacts related to the loss of availability of a mineral resource.

Impacts Associated with the Modified Project:

No New Impact. Consistent with the determinations of the approved EA, the Riverside County General Plan Figure OS-5 "Mineral Resources Area" identifies the project area as within MRZ-3 Mineral Resource Zone, which indicates that information related to mineral deposits is unknown. However, as described previously, the Project Site was rough graded and loose soils were removed and recompacted. Mineral resources were not identified during this activity (Geotek 2008), and are not anticipated to exist under the existing grade of the Project Site. Thus, impacts related to the loss of availability of a known mineral resource that would be of value to the region or the residents of the state would be less than significant; and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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

Summary of Impacts with the Approved Project:

The adopted EA determined that the Approved 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. The adopted EA also determined that the Approved Project would 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.

Impacts Associated with the Modified Project:

No New Impact. As described above, the General Plan identifies the Project Site as within an MRZ-3 zone, which is not a designation of a locally-important mineral resource recovery site. In addition, the Temescal Canyon Area Plan does not identify the Project Site as a mineral resource site. The Project Site is not identified on any land use plans as being a mineral resource recovery site. Thus, as described in the adopted EA, impacts related to mineral resources would not occur, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

Summary of Impacts with the Approved Project:

The adopted EA determined that the project would not be an incompatible land use located adjacent to a state classified or designated area or existing surface mine.

Impacts Associated with the Modified Project:

No New Impact. There are no existing surface mines or state classified/designated mining areas in the vicinity of the Project Site. Thus, like the Approved Project, impacts related to incompatible land uses in mine areas would not occur from implementation of the Modified Project, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Summary of Impacts with the Approved Project:

The adopted EA determined that the project would not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Impacts Associated with the Modified Project:

No New Impact. As described above, no existing or abandoned quarries or mines exist in the area surrounding the Project Site. Thus, like the Approved Project, impacts related to exposure to hazards from quarries or mines would not occur from implementation of the Modified Project, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Project Design Features & Standard Conditions of Approval Related to Mineral Resources

PDFs

There are no PDFs related to mineral resources.

Standard Conditions of Approval

There are no Standard Conditions of Approval related to mineral resources.

Conclusion for Mineral Resources

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA or other environmental document to evaluate project impacts or mitigation measures exist regarding mineral resources. There have not been 1) changes to the project that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EA was adopted as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe mineral resources related impacts would result from the adoption and implementation of the Modified Project; therefore, no new or revised mitigation measures are required for mineral resources.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

- NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
- C - Generally Unacceptable D - Land Use Discouraged

31. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact/No New Impact
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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?

Summary of Impacts with the Approved Project:

The adopted EA determined that the Project Site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the Project Site to excessive noise levels. No impact would occur from the adopted project.

Impacts Associated with the Modified Project:

No New Impact. The closest airport is the Corona Municipal Airport, which is approximately 8.5 miles northwest of the Project Site. The Project Site is not located within an airport land use plan, and consistent with the proposed project, the Modified Project, would not result in exposure of people to excessive noise related to airport uses. Furthermore, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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?

Summary of Impacts with the Approved Project:

The County determined that the Project Site is not located within the vicinity of a private airstrip and therefore, development on the site would not expose people to excessive noise levels. Hence, no impact would occur.

Impacts Associated with the Modified Project:

No New Impact. As described in the adopted EA, the Project Site is not located within the vicinity of a private airstrip, and would not expose people to excessive noise related to airstrip uses. Furthermore, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

32. Railroad Noise
 NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan"

a) Railroad Noise

Summary of Impacts with the Approved Project:

The adopted EA described that the Project Site is not located adjacent to a rail line, and therefore, development of the Project Site would not result in impacts related to railroad noise.

Impacts Associated with the Modified Project:

No New Impact. As described in the adopted EA, the Project Site is not located within the vicinity of a railroad, and development on the Project Site would not expose people to railroad noise. Furthermore,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

33. Highway Noise

NA A B C D

Source: Noise measurements and noise modeling provided by Entech Consulting Group, included as Attachment B.

a) Highway Noise

Federal Transit Administration Highway Noise Thresholds

The Federal Transit Administration (FTA) has established incremental traffic noise impact criteria, which becomes progressively more stringent as the baseline traffic noise levels increase. As a result, these criteria are more protective of communities with high noise exposure. Where the baseline noise level is less than 60 dBA, a permanent increase in roadway traffic noise levels of three dBA over baseline ambient noise levels is considered to be substantial and, therefore, significant; where the baseline noise level is between 60 dBA and 65 dBA, a permanent increase in roadway traffic noise levels of two dBA over baseline ambient noise levels is considered to be substantial and, therefore, significant; and where the baseline noise level is between 65 dBA and 70 dBA, a permanent increase in roadway traffic noise levels of one dBA over baseline ambient noise levels is considered to be substantial and, therefore, significant.

Community Noise Equivalent Level

Community Noise Equivalent Level (CNEL), is the average A-weighted noise level during a 24-hour day that is obtained after an addition of 5 dBA to measured noise levels between the hours of 7:00 pm to 10:00 pm and after an addition of 10 dBA to noise levels between the hours of 10:00 pm to 7:00 am to account for noise sensitivity in the evening and nighttime, respectively.

Summary of Impacts with the Approved Project:

The adopted EA described that the Project Site is located adjacent to Knabe Road. The closest highway is I-15, which is approximately 80-feet from the Project Site, directly beyond Knabe Road. The ambient noise at the Project Site and surrounding areas is primarily created by the amount of traffic on adjacent Knabe Road. The analysis in the adopted EA concluded that the noise levels with implementation of the project would be within the County of Riverside Noise Element standards. In addition, the noise generated by Kanbe Road was predicted to be within acceptable limits for industrial/commercial uses. The acoustic study for the adopted EA recommended mitigation to be incorporated into the project to further limit the amount of noise created by the project on the surrounding neighborhood. Therefore, the adopted EA determined that the industrial/warehousing storage facilities would not be affected by the highway noise from the nearby roadways and would not create a noise sensitive use above anticipated uses for the designated zone classification, impacts were determined to be less than significant with the following measure:

- Rooftop mechanical equipment shall be shielded from view of the nearest noise sensitive receivers by intervening rooftop parapets. Also, the heavy truck deliveries to the project shall be limited to daytime (7:00 a.m. – 10:00 p.m.) hours. Additionally, all outgoing flatbed trailer loading occur the day/evening before job site delivery and that the load trailer be parked near the driveway.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Therefore, the adopted EA determined that the industrial/warehousing storage facilities would not be affected by the highway noise from the nearby roadways and would not create a noise sensitive use above anticipated uses for the designated zone classification, impacts were determined to be less than significant with the above measure.

Impacts Associated with the Modified Project:

No New Impact. The dominant noise source at the Project Site is currently vehicular traffic on I-15, which is approximately 80-feet from the Project Site. Other ambient noise at the Project Site and surrounding areas is primarily created by traffic on Knabe Road. One long-term and three short-term noise measurements of existing ambient noise levels were taken on November 9, 2016 adjacent to the Project Site to characterize existing ambient noise levels. The noise receiver locations are shown on Figure 8, *Noise Meter Locations*. As shown in Table NOI-1, the existing ambient noise in the project vicinity ranges from 49 to 57 dBA at the receptors adjacent to the project area.

Table NOI-1. Ambient Noise and Traffic Noise Levels from Project Operation (dBA CNEL)

Receiver	2018 Ambient	2018 with Project	Project Increase
R1	56	56	0
R2	52	52	0
R3	53	53	0
R4	47	47	0

Source: Entech 2016.

The Modified Project is estimated to generate a total of 652 daily trips to and from the Project Site. Of these trips 55 would occur in the a.m. peak hour and 59 would occur in the p.m. peak hour (Transpo Group, 2016). The volume of entering (i.e., inbound) vehicles is forecast at no more than 43 trips during the a.m. peak hour and 15 vehicle trips during the p.m. peak hour (Transpo Group, 2016). The noise levels identified in were calculated using the FHWA’s Highway Traffic Noise Prediction Model (FHWA-RD-77-108) and traffic volumes from the Traffic Impact Study (Transpo Group 2016).

As described above, the FTA’s traffic noise impact criteria states that where the baseline noise level is less than 60 dBA, a permanent increase in roadway traffic noise levels of three dBA over baseline ambient noise levels is considered to be substantial and, therefore, significant. As shown in Table NOI-1, the existing baseline noise levels in the project vicinity are less than 60 dBA, and implementation of the Modified Project would not result in an increase to ambient noise as averaged throughout the day (CNEL). Thus, the increase in noise from implementation of the Modified Project would be less than the FTA 3dBA threshold, and impacts of the Modified Project would continue to be less than significant. The Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.



SOUTH CORONA COMMERCE CENTER
Plot Plan No. 26080 - County of Riverside
January 10, 2017

FIGURE 8
Noise Meter Locations

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
34. Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Noise measurements and noise modeling provided by Entech Consulting Group, provided as Appendix B.

a) Other Noise

Summary of Impacts with the Approved Project:

The adopted EA stated that no additional noise sources were identified near the Project Site that would contribute a significant amount of noise; thus, impacts were determined to be less than significant.

Impacts Associated with the Modified Project:

No New Impact. As described above, and detailed in Table NOI-1, the Modified Project would not result in an increase in ambient noise in the vicinity of the Project Site. Noise generated by the project would blend into the existing noise environment that is dominated by traffic noise on nearby roadways. As a result, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Riverside County Noise Ordinance; Noise measurements and noise modeling provided by Entech Consulting Group, provided as Appendix B.

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Noise Thresholds

The significance of the project’s noise impacts in regards to traffic noise is determined by comparing estimated project-related noise levels to existing no-project noise levels. With respect to the community noise environment, the average healthy ear can barely perceive a noise level change of 3 dBA. A change from 3 to 5 dBA may be noticed by some individuals who are sensitive to changes in noise. A 5 dBA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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increase is readily noticeable, while the human ear perceives a 10 dBA increase as a doubling of sound. Thus, a significant impact related to traffic noise would occur if the project results in an increase of 3 dBA.
Summary of Impacts with the Approved Project:

The adopted EA determined that although the Approved Project would increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level would increase during project operation, the impacts would be less than significant within the industrial/commercial zoning areas.

Impacts Associated with the Modified Project:

No New Impact.

Vehicular Noise

As shown on Table NOI-1, the increase in traffic resulting from implementation of the project would not result in an increase the ambient noise levels in proximity to the project area, and the 3 dBA threshold would not be exceeded. Thus, impacts related to traffic noise increases to the sensitive receptor locations would be less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

Loading Dock Noise

The Modified Project includes 11 loading docks that would be used for the delivery and pick up of materials stored in the warehouse. Stationary noise sources associated with operation of the project would include, but not be limited to, idling trucks, delivery truck activities, parking, forklifts with backup alarms, as well as loading and unloading of dry goods. The greatest loading dock-related noise levels would be related to truck access and back-up alarms. Trucks accessing the project site would be a combination of heavy- and medium-duty trucks with noise levels ranging from 71 to 79 dBA Leq at 50 feet (Caltrans Technical Noise Supplement, October 1998). Back-up safety alarms would generate a single event noise level of approximately 79 dBA Leq at 50 feet (per regulations set by OSHA).

The existing sensitive receptors are located approximately 400 feet from the loading dock area, and at this distance, the noise from the loading dock operation (estimated to be 79 dBA Leq at 50 feet) would be approximately 61 dBA by the time it reaches the nearest receptors. The existing ambient noise level is 64 dBA CNEL. Thus, with operation of the loading docks ambient noise would not show an increase in noise levels over ambient conditions. Therefore, impacts would be less than significant.

Therefore, impacts would continue to be less than significant with implementation of the Modified Project, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

Stationary Equipment Noise

Once the Modified Project is operational, noise levels generated at the Project Site would mainly occur from new stationary equipment such as heating, ventilation, and air conditioning (HVAC) units that would be installed on the new building. Although the operation of this equipment would generate noise, the design of these onsite HVAC units and exhaust fans would be required to comply with the regulations of the County's stationary noise source standards, which states that fixed and mobile equipment or machinery noise is not allowed to exceed 45 dBA for 10-minutes in an hour between 10:00 p.m. and 7:00 a.m.; and not exceed 65 dBA for 10-minutes in an hour between 7:00 a.m. and 10:00 p.m.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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Onsite equipment would be required through the plan check process to be designed and/or installed such that it would be sited or shielded to limit noise levels that could affect nearby uses (pursuant to the Codified County of Riverside Ordinances, Ordinance No. 847). In addition, nighttime noise limits would be applicable to any equipment items required to operate between the hours of 10:00 p.m. and 7:00 a.m. Therefore, potential impacts related to stationary equipment noise sources would be less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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

Summary of Impacts with the Approved Project:

The adopted EA described that all noise generated during project construction and the operation must comply with the County’s noise standards, which restricts construction (short-term) and operational (long-term) noise levels. These include the hours of construction, hours of operation, hours of delivery, use of noise reducing equipment (e.g.: mufflers and engine shrouds), orientation of the main entrance, wing-walls around equipment, setbacks, and berms. The operation of the facility would occur mostly within the enclosed structure and would have limited noise (truck engine noise) beyond the normal vehicular noise added by the employees. The adopted EA determined that the Approved Project would have a less than significant impact with compliance with Chapter 7 Noise Element – Building Design of the County of Riverside General Plan.

Impacts Associated with the Modified Project:

No New Impact.

Construction

Construction of the modified structure and parking areas would require use of heavy equipment that would increase noise levels in the immediate project area. The noise from construction activity would fluctuate depending on the particular type, number, and duration of use of construction equipment. Table NOI-2 provides both the maximum (L_{max}) and average (L_{eq}) noise levels produced by various types of construction equipment at a distance of 50 feet between the equipment and noise receptor.

Table NOI-2. Construction Equipment Noise Levels

Construction Equipment	Noise Level at 50 Feet (dBA, L _{max})	Noise Level at 50 Feet (dBA, L _{eq})
Air Compressor	77.7	73.7
Backhoe	77.6	73.6
Chain Saw	83.7	76.7
Compactor (Ground)	83.2	76.2
Concrete Mixer Truck	78.8	74.8
Concrete Pump Truck	81.4	74.4

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Construction Equipment	Noise Level at 50 Feet (dBA, L _{max})	Noise Level at 50 Feet (dBA, L _{eq})
Concrete Saw	89.6	82.6
Crane	80.6	72.6
Dozer	81.7	77.7
Dump Truck	76.5	72.5
Excavator	80.7	76.7
Flatbed Truck	74.3	70.3
Front End Loader	79.1	75.1
Generator	80.6	77.6
Grader	85.0	81.0
Jackhammer	88.9	81.9
Paver	77.2	74.2
Pneumatic Tools	85.2	82.2
Pumps	80.9	77.9
Roller	80.0	73.0
Scraper	83.6	79.6
Tractor	84.0	80.0
Vacuum Excavator	85.3	81.3
Vacuum Street Sweeper	81.6	71.6
Welder/Torch	74.0	70.0

SOURCE: FHWA, 2006.

During construction of the project area, the nearest sensitive receptors would be the single-family residences that are approximately 360 feet from the project area. Due to the distance of the residences to the Modified Project's construction activities, noise levels would not be substantially increased. Over the course of a construction day, the highest noise levels would be generated when graders, jackhammers or pneumatic tools are being operated.

The project's estimated construction noise levels were calculated based on the loudest construction scenario, which would occur during the grading phase. The estimated noise levels at the residential uses were calculated using the noise propagation formulas and the reference noise level for the highest piece of equipment used during grading. It was determined that noise levels at the closest residential uses of 360 feet could reach short-term equipment related noise of approximately 64 dBA Leq during project construction.

As described above, and listed in Table NOI-1, the existing daytime average ambient noise levels measured at the nearest sensitive receiver is 57 dBA. Therefore, project construction activities would generate maximum short-term construction equipment related noise increases of 8 dB at the closest residential use to the Project Site, when the loudest equipment is operating at the southern Project boundary along Bedford Motorway. However, the noise increases would be temporary in nature, and would not generate continuously high noise levels. Construction activities would occur throughout the 9.21-acre site and not occur at property line continuously; most construction equipment would operate near the

Addendum to EA No. 38742

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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proposed building site, which is set back 100 feet from the southern property line and the western property line, where the nearest residential uses are (see Figure 8, locations R1 and R2). The neighboring slopes located along the southern and western boundary of the project site are expected to provide some attenuation for the closest receivers from construction activities occurring below grade of Bedford Motorway. Additionally, the operation of each piece of construction equipment at the project area would not be constant throughout the construction day, as equipment would be turned off when they are not in use. The typical operating cycle for a piece of construction equipment would involve one or two minutes of full power operation followed by three or four minutes at lower power settings.

An exterior level of 64 dB would result in an interior level of 44 dB because a typical building can reduce noise levels by 20 dB with the windows closed. This is considered acceptable on a short-term basis, especially during the day when most people are not home. Since construction would occur only during the day, windows could be opened during the evenings and night. Compliance with the County's Noise Ordinance restricting construction hours would ensure that construction noise does not disturb residents during the times they are most likely to be home or during hours when ambient noise levels are likely to be lower (i.e., at night). Despite exterior noise levels of 64 dB, residential receptors would maintain an interior noise environment of less than 45 dB with windows closed during the day, which is considered acceptable on a short-term basis. Furthermore, Noise Ordinance 847, Section 2(i) exempts construction noise between the hours of 6:00 AM and 6:00 PM June through September, and 7:00 AM and 6:00 PM, October through May.

Thus, the increase noise levels would occur at short-term periods during the construction workday, which is limited by Noise Ordinance 847, the construction noise would continue to be less than significant. No new impacts would occur.

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?

Noise Element of the County General Plan

Noise Element of the County General Plan specifies the maximum noise levels allowable for new development, and allows noise levels for industrial uses up to 75 dBA CNEL as "normally acceptable", which means the development of an industrial use is satisfactory with normal conventional construction without special noise insulation requirements.

In addition, the Noise Element sets exterior noise limits to control delivery trucks, trash compactors, exterior activities, and mechanical ventilation system noise on nearby noise sensitive uses. This regulations states that exterior noise shall not exceed 65 dBA Leq for a cumulative period of more than ten minutes in any hour between 7:00 a.m. and 10:00 p.m., and 45 dBA Leq during the noise sensitive nighttime hours of 10:00 p.m. to 7:00 a.m.

Riverside County Development Code

Chapter 9.52.020. (Exemptions) of the Codified County of Riverside Ordinances exempts construction noise between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September, and 7:00 a.m. through 6:00 p.m. during all other months.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact/No New Impact
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Summary of Impacts with the Approved Project:

The adopted EA described that the project is required to comply with the County’s established construction activity hours. During the months of June through September, the construction hours shall be between 6:00 a.m. and 6:00 p.m. and during the months of October through May shall be between 7:00 a.m. and 6:00 p.m.

The adopted EA determined that the project would not expose 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 or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels; and therefore, the Approved Project was determined to result in a less than significant impact.

Impacts Associated with the Modified Project:

No New Impact.

Construction

As the project’s construction activities would only occur during the allowable construction hours, the Modified Project would be consistent with the Codified County of Riverside Ordinances. Thus, the Modified Project would be in compliance with the County’s construction related noise standards, and impacts would be less than significant, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

Operation

As described above, the Noise Element states that noise levels for industrial uses up to 75 dBA CNEL are “normally acceptable”. As shown in Table NOI-1, with implementation of the Modified Project, the maximum noise generated by vehicles is anticipated to be 56 dBA CNEL, which is less than the 75 dBA CNEL threshold. Therefore, impacts related to vehicular noise would be less than significant from the Modified Project.

Also as described above, the Noise Element sets exterior noise limits to control truck and mechanical noise, which states that exterior noise shall not exceed 65 dBA Leq for a cumulative period of more than ten minutes in any hour between 7:00 a.m. and 10:00 p.m., and 45 dBA Leq during the noise sensitive nighttime hours of 10:00 p.m. to 7:00 a.m. As detailed above, operation of the loading dock would generate noise levels of 58 dBA at the closest residential use, which would not exceed the 65 dBA Leq threshold for daytime noise levels. In addition, the County’s Standard Condition of Approval 10. Planning 021 Exterior Noise Levels shall not exceed 45 dbA for 10-minutes or longer between the hours of 10:00 p.m. to 7:00 a.m. as measured at the residential uses. Therefore, the Modified Project would not result in any new or more severe impacts compared to the Approved Project.

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Caltrans Vibration Thresholds

The Caltrans Transportation and Vibration Guidance Manual recommends a maximum vibration level standard of 0.5 in/sec PPV for the prevention of structural damage to older residential buildings. In

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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addition, Caltrans provides criteria related to the potential annoyance of vibration, which identifies a vibration level of 0.04 as Distinctly perceptible.

Summary of Impacts with the Approved Project:

With compliance to County standards impacts related to groundborne vibration would be less than significant.

Impacts Associated with the Modified Project:

No New Impact.

Construction

- Construction activities for the Modified Project would include grading activities, which have the potential to generate low levels of groundborne vibration. Persons residing and working in close proximity to the project area could be exposed to the generation of excessive groundborne vibration or groundborne noise levels related to construction activities. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight structural damage at the highest levels. Ground vibrations from construction activities very rarely reach the levels that can damage structures, but they can be perceived in the audible range and be felt in buildings very close to a construction site.

Groundborne vibration is a concern when sensitive receptors, such as homes, are in proximity to the vibration sources. The nearest sensitive receptor that could be exposed to vibration levels from project construction are the single-family residences that are approximately 360 feet from the project boundary. No pile driving or blasting, which are considered to be major sources of vibration levels, would be required for the Modified Project.

The various PPV vibration velocities for several types of construction equipment, along with their corresponding RMS velocities (in VdB), that can generate perceptible vibration levels are identified in Table NOI-4. As shown, vibration velocities could range from approximately 0.003 to 0.089 inch-per-second PPV at 25 feet from the source activity, depending on the type of construction equipment in use, which corresponds to RMS velocity levels of 58 to 87 VdB at 25 feet, respectively, from the source activity. For the purpose of this analysis, the vibration level for a large bulldozer provided in Table NOI-3 was used to evaluate vibration source levels at the nearest sensitive receptor from project construction.

Table NOI-4. Vibration Source Levels for Construction Equipment at 25 Feet

Equipment	PPV (in/sec)	RMS (VdB)
Large Bulldozer	0.089	87
Caisson Drilling	0.089	87
Loaded Trucks	0.076	86
Jackhammer	0.035	79
Small Bulldozer	0.003	58

SOURCE: FTA, 2006

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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The closest existing single-family residences, which are approximately 360 feet from the project boundary, would be exposed to an estimated vibration of 0.002 in/sec PPV. Therefore, the existing single-family residences would not be exposed to PPV groundborne vibration levels that exceed the 0.5 in/sec PPV, vibration impacts associated with building damage would be less than significant. Additionally, impacts based on Caltrans criteria for human annoyance a vibration level of the 0.04 in/sec PPV would be less than significant, as the project would generate 0.002 in/sec PPV. Thus, vibration impacts would be less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

Operation

The project is anticipated to generate a total of 256 daily truck trips on a typical weekday, with roughly 17 am peak hour trips and 6 pm peak hour trips (Transpo Group 2016), which would travel along Knobe Road, and accessing the Project Site from a proposed driveway located on Knobe. The closest residence from the truck circulation would be approximately 360 feet. A loaded truck will typically produce a vibration level of 0.076 inch per second PPV at 25 feet (Federal Transit Authority, Transit Noise and Vibration Impact Assessment, April 1995). It is anticipated that the vibration levels at the closest residence to the Project Site from a loaded truck circulating the site and truck access driveway would be approximately 0.001 in/sec PPV. This vibration level would not exceed Caltrans’ threshold for structural damage or human annoyance. Therefore, impacts associated with operational vibration would be less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

Project Design Features & Standard Conditions of Approval Related to Noise

PDFs

There are no PDFs related to noise.

Standard Conditions of Approval

10. Planning. 21 Exterior Noise Levels: Exterior noise levels shall not exceed 45 dbA, 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 dbA, 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.

Conclusion for Noise

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA or other environmental document to evaluate project impacts or mitigation measures exist regarding noise. There have not been 1) changes to the project that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EA was adopted as completed.

Addendum to EA No. 38742

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Mitigation/Monitoring Required

No new impacts nor substantially more severe noise related impacts would result from the adoption and implementation of the Modified Project; therefore, no new or revised mitigation measures are required for noise.

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

Source: Riverside County General Plan Housing Element

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

Summary of Impacts with the Approved Project:

The adopted EA described that the project includes construction and operation of industrial/warehousing and storage facilities. The Project Site is vacant and development of the project would not displace a significant number of homes to necessitate any replacement housing elsewhere. Therefore, the adopted EA determined that the project would have no significant impact.

Impacts Associated with the Modified Project:

No New Impact. The Project Site is vacant and undeveloped and does not contain any existing or planned residential uses. The Project Site has been designated for Business Park land uses and Industrial Park zoning since 2004. The site was rough graded in December of 2008 in preparation for development of a self-storage facility and seven small industrial buildings, which were never developed, and the Project Site sits vacant. Implementation of the Modified Project would occur on the vacant site that is not designated for housing uses; thus, the Modified Project would not displace any housing and would not necessitate the construction of housing. Impacts would not occur and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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b) Create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County’s median income?

Summary of Impacts with the Approved Project:

The adopted EA determined that the project would not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County’s median income. The adopted EA determined that the industrial/warehousing and storage facilities would have a less than significant impact.

Impacts Associated with the Modified Project:

No New Impact. The Modified Project would generate the need for no more than 50 new employees, which are anticipated to come from the project region, as the unemployment rate was 6.9 percent in Riverside County and 5.4 percent (the closest city to the Project Site) in August 2016 (State Employment Development Department, September 2016), which is slightly down from the 7 percent unemployment rate in the County a year ago, in August 2015. In addition, the unemployment rate within Riverside County has been above 5.5 percent for the last 10 years (EDD, 2016). Thus, it is anticipated that new employees at the Project Site would be within commuting distance and would not generate needs for any housing.

In addition, should project employees relocate to work at the modified facility, sufficient vacant housing is available within the region to fill the project’s need. The County of Riverside had a vacancy rate of 13.6 percent, and the City of Corona County had a vacancy rate of 14.8 percent in 2015 (Census Factfinder 2015). Thus, the Modified Project would not create a demand for any housing, including housing affordable to households earning 80 percent or less of the County’s median income; impacts would not occur, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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

Summary of Impacts with the Approved Project:

The adopted EA determined that the project would not displace any people, and would not necessitate construction of replacement housing elsewhere. The adopted EA determined that the project would have no impact.

Impacts Associated with the Modified Project:

No New Impact. The Modified Project site remains vacant and undeveloped and does not contain any people or housing. The Project Site is designated for Business Park land uses and Industrial Park zoning. Implementation of the Modified Project would occur on the vacant site that is not designated for housing uses; thus, the Modified Project would not displace any people and would not necessitate the construction of housing. Impacts would not occur and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

d) Affect a County Redevelopment Project Area?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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Summary of Impacts with the Approved Project:

The adopted EA described that the Project Site is project is located within a Redevelopment Area. However, in 2012 the State of California dissolved the Redevelopment Agencies of all funding and responsibility. Therefore, the County of Riverside has no mechanism to provide any assistance for funding for the projects that are within the redevelopment areas. As a result, the adopted EA determined that the project would not affect a County Redevelopment Project Area, and no impacts would occur.

Impacts Associated with the Modified Project:

No New Impact. The Modified Project would develop the site pursuant to the existing land use and zoning designations. The Redevelopment Agency for the County of Riverside was dissolved in February 2012 and Redevelopment Agency development projects are no longer active within the County. Thus, the Modified Project would not affect a Redevelopment Project Area, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

e) Cumulatively exceed official regional or local population projections?

Summary of Impacts with the Approved Project:

The adopted EA determined that the project would not cumulatively exceed official regional or local population projections, and that the project would not result in impacts related to population projections.

Impacts Associated with the Modified Project:

No New Impact. The Modified Project would develop an industrial warehousing building that would generate no more than 50 additional employees, but as described above in response 35.b), these employees are anticipated to come from the project region due to the steady unemployment rate; and any new employees to the region that would work at the Modified Project would be accommodated by the existing vacant housing in the region. Furthermore, the Project Site has been identified for warehousing/industrial uses and development of the site has been anticipated since the approval of the Approved Project in 2004; therefore, the County’s General Plan that was updated in 2015 includes employee growth from development of the site pursuant to the BP land use designation. Thus, implementation of the Modified Project is already included in local and regional projections (which are generally based on General Plan land uses), and the Modified Project would not cumulatively exceed regional or local population projections. Therefore, impacts would not occur, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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)?

Summary of Impacts with the Approved Project:

The County determined that that the Approved Project would not induce substantial population growth and there would be no impacts.

Impacts Associated with the Modified Project:

Potentially Significant Impact	Less than Significant with Mitigation incorporated	Less Than Significant Impact	No Impact/No New Impact
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No New Impact. As described above, the employees that would work at the Modified Project are anticipated to come from the project region, due to the steady unemployment rate. Any new employees to the region that would work at the Modified Project would be accommodated by the existing vacant housing in the region. Furthermore, the Project Site has been identified for warehousing/industrial uses and development of the site has been anticipated since the approval of the Approved Project in 2004. As a result, growth related to development of the Project Site for industrial warehousing uses is included in County General Plan planning projections. Thus, direct impacts related to population growth in an area would not be significant, which is consistent with the adopted EA for the Approved Project. In addition, the Modified Project does not include the extension of roads or other infrastructure. The Modified Project would be served by the existing adjacent roadway system, and utilities would be provided by the existing infrastructure that is located in adjacent roadways. Therefore, the Modified Project would not extend roads or other infrastructure that could indirectly induce population growth. Overall, direct and indirect impacts related to population growth would not be significant, and impacts would not be greater than was described in the adopted EA for the Approved Project.

Project Design Features & Standard Conditions of Approval Related to Population and Housing

PDFs

There are no PDFs related to population and housing.

Standard Conditions of Approval

There are no Standard Conditions of Approval related to population and housing.

Conclusion for Population and Housing

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA or other environmental document to evaluate project impacts or mitigation measures exist regarding population and housing. There have not been 1) changes to the project that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EA was adopted as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe population and housing related impacts would result from the adoption and implementation of the Modified Project; therefore, no new or revised mitigation measures are required for population and housing.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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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:

37. Fire Services

Source: Riverside County General Plan Safety Element, Riverside County Fire Department website (rvcfire.org)

Summary of Impacts with the Approved Project:

Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. The adopted EA determined that the Approved Project would have an incremental impact on the demand for fire services. The adopted EA described that prior to the issuance of a certificate of occupancy, the applicant would be required to comply with the provisions of Ordinance No. 659, which require payment of the appropriate fees set forth in the Ordinance. The adopted EA determined that with compliance to Ordinance No. 659, impact to fire services would be less than significant with mitigation.

Impacts Associated with the Modified Project:

No New Impact. The Project Site is located within 6.3 miles of two Riverside County Fire Stations, listed below:

- Riverside County Station 13, located at 3777 Neece Street, 6.3 miles from the Project Site
- Riverside County Station 64, located at 25310 Campbell Ranch Road, 5.2 miles from the Project Site

Implementation of the Modified Project would be required to adhere to the Uniform Fire Code, as included in the Codified County of Riverside Ordinances, Title 8, Chapter 8.32 and would be reviewed by the County’s Department of Building and Safety to ensure that the project plans meet the fire protection requirements.

Consistent with the Approved Project, due to site construction and the increase in employees onsite that would occur from implementation of the Modified Project on the currently vacant site, the project would result in an incremental increase in demand for fire protection and emergency medical services; however, the increase in people onsite is limited, and would not increase demands such that provision of a new or physically altered fire station would be required that could cause environmental impacts. Therefore, impacts related to fire protection services from the Modified Project would be less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

Furthermore, as described by the adopted EA, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for fire facilities for every acre of new commercial and industrial use, as included by the County’s Standard Condition of Approval 90. Planning 28, listed below.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
38. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, <http://www.riversidesheriff.org/stations/>.

Summary of Impacts with the Approved Project:

The approved EA determined that the adopted project would have an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy, the applicant will be required to comply with the provisions of Ordinance No. 659, which requires payment of development impact fees for public facilities. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. The approved EA determined that with compliance to Ordinance No. 659, impacts related to sheriff services would be less than significant.

The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects would have to meet all applicable environmental standards.

Impacts Associated with the Modified Project:

No New Impact. The Project Site is located within the Riverside County Sheriff's Lake Elsinore Station, which is located at 333 Limited Avenue in Lake Elsinore, which is located 15 miles south of the Project Site. Like the Approved Project, the Modified Project would result in additional onsite employee population that could create the need for sheriff services. Crime and safety issues during project construction may include: theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. Operation of the industrial warehouse is anticipated to generate a typical range of sheriff service calls, such as burglaries, thefts, and employee disturbances.

However, to reduce the need for law enforcement services, security concerns are addressed in the project design by providing low-intensity security lighting. In addition, an electronically operated emergency access gate would be provided to secure the truck loading dock and parking area. Pursuant to the County's existing permitting process, the Sheriff's Department would review and approve the site plans to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment.

Although an incremental increase could occur from implementation of the project, the need for law enforcement services related to the Modified Project would not result in the need for, new or physically altered sheriff facilities. Thus, substantial adverse physical impacts associated with the provision of new or expanded facilities would not occur, impacts are less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

Furthermore, as described by the adopted EA, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for sheriff facilities

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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per every acre of new commercial and industrial use, as included by the County's Standard Condition of Approval 90. Planning 28, listed below.

39. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Corona Norco Unified School District

Summary of Impacts with the Approved Project:

The approved EA determined that the adopted project would not require a physical alteration of existing school facilities or result in the construction of new facilities. The Project Site is located within the Corona Norco Unified School District, and would be required to comply with School Mitigation Impact fees, and impacts would be less than significant.

Impacts Associated with the Modified Project:

No New Impact. Consistent with the Approved Project, the Modified Project is an industrial warehousing project that would not directly generate students. As described previously, the Modified Project is not anticipated to generate a new population, as the employees needed to operate the industrial warehouse uses are anticipated to come from within the project region due to the steady unemployment rate; and substantial migration of employees that could generate new students is not anticipated to occur. As required by all projects within the County, the project is required to pay School Mitigation Impact fees, as included by the County's Standard Condition of Approval 80. Planning. 17, listed below. Overall, there would be no impacts related to schools from implementation of the Modified Project and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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

Summary of Impacts with the Approved Project:

The adopted EA determined that the project could have a small incremental impact on the demand for library services. The adopted EA described that prior to the issuance of a certificate of occupancy, the applicant will be required to comply with the provisions of Ordinance No. 659, that sets forth development fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. The adopted EA determined that with compliance to Ordinance No. 659, there would be no impact to library services.

Additionally, the adopted EA determined that the project would not result in any 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.

Impacts Associated with the Modified Project:

No New Impact. Consistent with the Approved Project, the Modified Project is an industrial warehousing project that would not directly generate a substantial new population that would utilize libraries. As

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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described previously, the employees needed to operate the Modified Project are anticipated to come from the project region and commute to the Project Site, due to the steady unemployment rate; and substantial in migration of employees that could generate substantial usage of library facilities is not anticipated to occur. Overall, impacts related to libraries from implementation of the Modified Project would be less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

Furthermore, as described by the adopted EA, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for library facilities per every acre of new commercial and industrial use, as included in by the County's Standard Condition of Approval 90. Planning. 28, listed below.

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

Summary of Impacts with the Approved Project:

The adopted EA determined that the Project Site is located within the service parameters of County health centers, and that the project would not physically alter existing facilities or result in the construction of new or physically altered health facilities. Thus, the adopted EA determined that the Approved Project would not result in impacts to health services.

Impacts Associated with the Modified Project:

No New Impact. Consistent with the Approved Project, the Modified Project is an industrial warehousing development that would not directly generate a substantial new population that would need health services. As described previously, the employees needed to operate the Modified Project are anticipated to come from the project region and commute to the Project Site, due to the steady unemployment rate; and substantial in migration of employees that could generate substantial need for health services is not anticipated to occur. Overall, impacts related to health services from implementation of the Modified Project would be less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

Project Design Features & Standard Conditions of Approval Related to Public Services

PDFs

There are no PDFs related to Public Services.

Standard Conditions of Approval

90. Planning. 28 Ordinance No. 659: 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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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.

80. Planning. 17 School Mitigation: Impacts to the Corona Unified School District shall be mitigated in accordance with California State law.

Conclusion for Public Services

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA or other environmental document to evaluate project impacts or mitigation measures exist regarding public services. There have not been 1) changes to the project that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EA was adopted as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe public services related impacts would result from the adoption and implementation of the Modified Project; therefore, no new or revised mitigation measures are required for public services.

RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
42. Parks and Recreation				
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

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?**

Summary of Impacts with the Approved Project:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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The adopted EA described that the self-storage and industrial facilities would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The adopted EA determined that the Approved Project would not result in impacts related to construction of recreational facilities.

Impacts Associated with the Modified Project:

No New Impact. Consistent with the Approved Project, the Modified Project would develop industrial warehouse uses, and the project does not include development of recreational facilities. In addition, as described previously, the Modified Project is not anticipated to result in an influx of new residents, as the employees needed to operate the Modified Project are anticipated to come from the unemployed labor force in the region. Thus, the Modified Project would not generate a substantial population that would require construction or expansion of recreational facilities. Impacts would be less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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?

Summary of Impacts with the Approved Project:

The adopted EA determined that the Approved Project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The adopted EA determined that the project would result in less than significant impacts.

Impacts Associated with the Modified Project:

No New Impact. As described previously, the Modified Project provides the same type of uses as the Approved Project and would not result in an influx of new residents, as the employees needed to operate the Modified Project are anticipated to come from the unemployed labor force in the region. Thus, the Modified Project would not generate a substantial population that would generate significant use of existing neighborhood or regional parks and recreation facilities, such that substantial physical deterioration would occur or be accelerated. Like the Approved Project, impacts related to the Modified Project would be less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

In addition, as described above, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for park and recreation facilities per every acre of new commercial and industrial use, as included by the County's Standard Condition of Approval 90. Planning. 17, Quimby Act Fee, listed below.

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)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact/New Impact
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Summary of Impacts with the Approved Project:

The adopted EA determined that the project is not located within a County Service Area, and that the adopted project would not result in impacts related to a recreation and park district with a Community Parks and Recreation Plan.

Impacts Associated with the Modified Project:

No New Impact. As described by the adopted EA, the Project Site is not located within a County Service Area or recreation and park district with a Community Parks and Recreation Plan. Thus, impacts would not occur, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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

Summary of Impacts with the Approved Project:

The adopted EA determined that the project does not create a need or impact a recreational trail in the vicinity of the project, and that the project would not result in a significant impact.

Impacts Associated with the Modified Project:

No New Impact. As determined by the adopted EA, there are no recreational trails within or adjacent to the Project Site. As described previously, the Modified Project is not anticipated to result in an influx of new residents, as the employees needed to operate the Modified Project are anticipated to come from the unemployed labor force in the region. Thus, the Modified Project would not generate a substantial population that would use or require recreational trails. Impacts would be less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

In addition, as described by the adopted EA, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for open space and recreational trail facilities per every acre of new commercial and industrial use, as included by the County's Standard Condition of Approval 90. Planning. 28, listed previously and Standard Condition of Approval 90. Planning. 17, Quimby Act Fee, listed below.

Project Design Features & Standard Conditions of Approval Related to Recreation

PDFs

There are no PDFs related to recreation.

Standard Conditions of Approval

90. Planning. 28 Ordinance No. 659: (Text listed in Section 41 herein previously.)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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90. Planning. 17 Quimby Act Fee: The permit holder shall present certification to the Director of the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place.

Conclusion for Recreation

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA or other environmental document to evaluate project impacts or mitigation measures exist regarding recreation. There have not been 1) changes to the project that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EA was adopted as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe recreation related impacts would result from the adoption and implementation of the Modified Project; therefore, no new or revised mitigation measures are required for recreation.

TRANSPORTATION/TRAFFIC	Would the project			
44. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: Riverside County General Plan, Traffic Impact Analysis, prepared by The Transpo Group, 2016 (TranspoGroup 2016).

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?

Summary of Impacts with the Approved Project:

The adopted EA described that the County's Transportation Department determined that the number of vehicular trips generated from the project would be a less than significant impact; and that the project would not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. Overall, the adopted EA determined that impacts related to traffic would be less than significant.

Based on trip rates from the Institute of Transportation Engineers, the Approved Project is estimated to generate 681 daily trips, as shown in Table T-1.

Table T-1: Approved Project Trip Generation

Trips	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Total Passenger Car Equivalent	681	62	15	77	20	64	83

Source: Transpo Group, 2016

Traffic Thresholds

As described previously, the General Plan land use designation for the Project Site is BP (Business Park). Table LU-4 in the General Plan Land Use Element designates BP as a Community Development Foundation Component; and according to page C-7 in the County General Plan Circulation Element the worst acceptable level of service for study area intersections is LOS D.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Traffic Study Area and Existing Conditions

As shown in Table T-2, the traffic study area includes five intersections all of which are currently operating at satisfactory LOS C or better during the weekday a.m. and p.m. peak hours.

Table T-2: Existing Peak Hour Levels of Service

Intersection	AM Peak		AM Peak	
	Delay ¹	LOS	Delay ¹	LOS
Knabe Road/Bedford Motorway	21.3	C	18.7	C
Knabe Road/Project Driveway	-	-	-	-
Retreat Parkway-Weirick Road/ Knabe Road	26.6	C	27.2	C
I-15 SB Ramps/Weirick Road	28.2	C	30.6	C
I-15 NB Ramps/Dos Lagos Parkway	34.8	C	39.1	D

Source: TranspoGroup, 2016

¹Delay in Seconds/Vehicle

Impacts Associated with the Modified Project:

No New Impact. The trip generation for the Modified Project was calculated by the Traffic Impact Analysis (TranspoGroup 2016), which is shown in Table T-3. As shown, the proposed project would generate approximately 652 daily Passenger Car Equivalent (PCE) trips, 55 a.m. peak hour PCE trips, and 59 p.m. peak hour PCE trips.

Table T-3: Project Trip Generation

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Rates for Warehouse ¹	TSF	3.560	0.237	0.063	0.300	0.080	0.240	0.320
Total Vehicle Trip Generation								
Warehouse	139.8	498	33	9	42	11	34	45
Vehicle Mix²								
	Percent							
Passenger Vehicles	79.57%	396	26	7	33	9	27	36
2-Axle Trucks	3.46%	17	1	0	1	0	1	2
3-Axle Trucks	4.64%	23	2	0	2	1	2	2
4+-Axle Trucks	12.33%	61	4	1	5	1	4	6
	100%	498	33	9	42	11	34	45
PCE Trip Generation								
	PCE Factor							
Passenger Vehicles	1.0	396	26	7	33	9	27	36
2-Axle Trucks	1.5	26	2	0	2	1	2	2
3-Axle Trucks	2.0	46	3	1	4	1	3	4
4+-Axle Trucks	3.0	184	12	3	16	4	12	17

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Total PCE Trip Generation	652	43	12	55	15	44	59
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Source: TranspoGroup, 2016

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

- ¹ Trip rates from the Institute of Transportation Engineers, *Trip Generation, 9th Edition*, 2012. Land Use Code 150 - Warehousing.
- ² Vehicle Mix from the City of Fontana, *Truck Trip Generation Study*, August 2003. Classification: Heavy Warehouse.
- ³ Passenger Car Equivalent (PCE) factors from San Bernardino County CMP, Appendix B - Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2016

In comparison to the Approved Project, the Modified Project would generate 29 fewer daily vehicular trips. In addition, there would be 22 fewer trips during the a.m. peak hour and 24 fewer trips during the p.m. peak hour (as shown by comparing Tables T-1 and T-3). Thus, the Modified Project would have a reduced impact related to traffic compared to the Approved Project. As detailed below, operation of the Modified Project would result in less than significant impacts related to transportation and traffic.

Existing Plus Project

An intersection operations analysis was conducted by the Traffic Study prepared for the Modified Project (TranspoGroup 2016) to evaluate the Existing Plus-Project weekday a.m. and p.m. peak hour conditions. As shown in Table T-4, all study intersections are forecast to continue to operate at satisfactory LOS D or better during the weekday a.m. and p.m. peak hours with the addition of project traffic. Thus, no project impacts would result from the Existing Plus-Project condition.

Table T-4: Existing Plus Project Peak Hour Levels of Service

Intersection	AM Peak		AM Peak	
	Delay ¹	LOS	Delay ¹	LOS
Knabe Road/Bedford Motorway	21.9	C	19.3	C
Knabe Road/Project Driveway	20.4	C	20.6	C
Retreat Parkway-Weirick Road/ Knabe Road	27.5	C	27.4	C
I-15 SB Ramps/Weirick Road	28.2	C	30.9	C
I-15 NB Ramps/Dos Lagos Parkway	34.6	C	39.0	D

Source: TranspoGroup, 2016

¹Delay in Seconds/Vehicle

Opening Year 2018 Plus Project

The Opening Year (2018) without-project traffic volumes were determined by adding a growth rate of two percent per year to the existing traffic volumes, as directed by the County Traffic Engineering staff. Then project traffic volumes were added to the without-project traffic volumes, and an intersection operations analysis was conducted to identify potential traffic impacts of the Modified Project in 2018. As shown in Table T-5, all study intersections are forecast to continue to operate with satisfactory conditions at LOS D or better during the a.m. and p.m. peak hours in the Opening Year 2018 Plus-Project condition. Therefore, no project impacts are anticipated in the Opening Year 2018 Plus-Project condition.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Table T-5: Opening Year 2018 Plus Project Peak Hour Levels of Service

Intersection	AM Peak		AM Peak	
	Delay ¹	LOS	Delay ¹	LOS
Knabe Road/Bedford Motorway	23.1	C	20.3	C
Knabe Road/Project Driveway	25.3	D	21.5	C
Retreat Parkway-Weirick Road/ Knabe Road	30.5	C	28.8	C
I-15 SB Ramps/Weirick Road	28.2	C	31.2	C
I-15 NB Ramps/Dos Lagos Parkway	34.4	C	38.7	D

Source: TranspoGroup, 2016

¹Delay in Seconds/Vehicle

Cumulative 2018 Plus Project

The cumulative traffic in 2018 was determined by adding traffic from cumulative (approved and/or pending) projects to the Opening Year 2018 condition to determine the cumulative traffic condition. The following projects (as identified by County staff) have the potential to add trips to the project study area:

1. PP24234 – 40,000 square foot industrial office with warehouse
2. PP26097 – 118-employee medical clinic
3. PP16011R1 – 11,100 square foot office expansion
4. PP22255 – 11,000 square foot medical office and 8,000 square foot preschool
5. PP22414 – 3,500 square foot fast-food restaurant with drive-through
6. PP25397 – 64,200 square foot warehouse
7. PP25719 – 84,900 square feet of light industrial
8. TR35249 – 51 single-family dwelling unit lots

As shown in Table T-6, the cumulative projects would generate approximately 9,075 daily trips, 830 a.m. peak hour trips and 857 p.m. peak hour trips.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Table T-6: Cumulative Project Trip Generation

Land Use	Unit	Daily	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
Trip Rates									
General Office Building ¹	TSF	11.03	1.37	0.19	1.56	0.25	1.24	1.49	
Warehousing ²	TSF	3.56	0.24	0.06	0.30	0.08	0.24	0.32	
Fast-Food Restaurant with Drive-Through ³	TSF	496.12	23.16	22.26	45.42	16.98	15.67	32.65	
Shopping Center ⁴	TSF	42.70	0.60	0.36	0.96	1.78	1.93	3.71	
General Light Industrial ⁵	TSF	6.97	0.81	0.11	0.92	0.12	0.85	0.97	
Clinic ⁶	EMP	8.01	0.41	0.41	0.81	0.39	0.57	0.96	
General Office Building ⁷	TSF	11.03	1.37	0.19	1.56	0.25	1.24	1.49	
Medical-Dental Office Building ⁸	TSF	36.13	1.89	0.50	2.39	1.00	2.57	3.57	
Day Care Center ⁹	TSF	74.06	6.46	5.72	12.18	5.80	6.54	12.34	
Single-Family Detached Housing ¹⁰	DU	9.52	0.19	0.56	0.75	0.63	0.37	1.00	
Project Trip Generation									
1. PP22355 (Plaza)									
Office Building	5	TSF	55	7	1	8	1	6	7
Warehouse	3.7	TSF	13	1	0	1	0	1	1
Fast-Food with Drive-Through Window	2.5	TSF	1240	58	56	114	42	39	82
Retail	21.5	TSF	918	13	8	21	38	41	80
Pass-by Trips (Shopping Center; 17% a.m. and 34% p.m. Daily)	32.7	TSF	-757	-13	-11	-24	-28	-30	-58
Net Plaza (PP22355) Trip Generation			1470	65	54	119	54	58	112
2. PP24234 (Industrial Office with Warehouse)									
	40	TSF	279	32	4	37	5	34	39
3. PP26097 (Medical Clinic)									
	118	EMP	945	48	48	96	46	67	113
4. PP16011R1 (Office Expansion)									
	11.1	TSF	122	15	2	17	3	14	17
5. PP22255									
(Medical Office)	11	TSF	397	21	6	26	11	28	39
(Pre-School)	8	TSF	592	52	46	97	46	52	99
6. PP22414 (Fast-Food w Drive-Through)									
	3.5	TSF	1736	81	78	159	59	55	114
7. PP25397 (Warehouse)									
	64.2	TSF	229	15	4	19	5	15	21
8. PP25719 (Light Industrial)									
	84.9	TSF	592	69	9	78	10	72	82
9. TR35249 (Single-Family Lots)									
	51	DU	486	10	29	38	32	19	51
Total Trip Generation			9075	486	344	830	354	503	857

TSF = Thousand Square Feet, EMP = Employees, DU = Dwelling Units, ITE = Institute of Transportation Engineers

¹ ITE, Trip Generation, 9th Edition, 2012. Land Use Code 710 - General Office Building.

² ITE, Trip Generation, 9th Edition, 2012. Land Use Code 150 - Warehousing.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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Land Use	Unit	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
³ ITE, Trip Generation, 9th Edition, 2012. Land Use Code 934 - Fast-Food Restaurant with Drive-Through Window.								
⁴ ITE, Trip Generation, 9th Edition, 2012. Land Use Code 826 - Specialty Retail Center.								
⁵ ITE, Trip Generation, 9th Edition, 2012. Land Use Code 110 - General Light Industrial.								
⁶ ITE, Trip Generation, 9th Edition, 2012. Land Use Code 630 - Clinic.								
⁷ ITE, Trip Generation, 9th Edition, 2012. Land Use Code 710 - General Office Building.								
⁸ ITE, Trip Generation, 9th Edition, 2012. Land Use Code 720 - Medical-Dental Office Building.								
⁹ ITE, Trip Generation, 9th Edition, 2012. Land Use Code 565 - Day Care Center.								
¹⁰ ITE, Trip Generation, 9th Edition, 2012. Land Use Code 210 - Single-Family Detached Housing.								

The 2018 cumulative traffic volumes were added to the project generated vehicular trips, and an intersection operations analysis was conducted to identify potential cumulative traffic impacts with implementation of the Modified Project in 2018. As shown in Table T-7, all study intersections are forecast to continue to operate with satisfactory conditions at LOS D or better during the a.m. and p.m. peak hours in the Cumulative 2018 Plus-Project condition. Therefore, no project impacts are anticipated in the Cumulative 2018 Plus-Project condition.

Table T-7: Cumulative 2018 Plus Project Peak Hour Levels of Service

Intersection	AM Peak		AM Peak	
	Delay ¹	LOS	Delay ¹	LOS
Knabe Road/Bedford Motorway	31.1	D	25.0	D
Knabe Road/Project Driveway	27.3	D	27.2	D
Retreat Parkway-Weirick Road/ Knabe Road	43.4	D	44.0	D
I-15 SB Ramps/Weirick Road	32.2	C	34.5	C
I-15 NB Ramps/Dos Lagos Parkway	43.2	D	36.7	D

Source: TranspoGroup, 2016

¹Delay in Seconds/Vehicle

Thus, consistent with the Approved Project, the Modified Project would not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, and impacts would be less than significant. In addition, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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?

Summary of Impacts with the Approved Project:

The adopted EA determined that the Approved Project would not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. No significant impacts were identified.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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Impacts Associated with the Modified Project:

No New Impact. Every county in California is required to develop a CMP that looks at the links between land use, transportation, and air quality. The Riverside County Transportation Commission (RCTC) prepares and periodically updates the Riverside County Congestion Management Program (Riverside County CMP) dated December 14, 2011, to meet federal Congestion Management System guidelines as well as state CMP legislation. The Riverside County CMP does not require traffic impact assessments for development projects, such as the proposed project. However, the CMP does require that local agencies prepare a deficiency plan if proposed development impacts cause the LOS on a non-exempt CMP facility to fall to below the LOS E standard. As described above, the Modified Project would not result in any roadways to fall below an LOS E. Therefore, the Modified Project would not result in a conflict with an applicable congestion management program, and impacts would not occur. In addition, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

Summary of Impacts with the Approved Project:

The adopted EA determined that the Approved Project would not propose any design issues that would cause a change in air traffic patterns; and that the project would not result in impacts.

Impacts Associated with the Modified Project:

No New Impact. The Project Site is not located within the vicinity of any public or private airport. The closest airport is Corona Municipal Airport, which is located approximately 9 miles northwest of the Project Site. In addition, the Modified Project would only extend 32 feet in height. Therefore, like the Approved Project, the Modified Project would not result in a change in air traffic patterns or increase safety risks. In addition, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

d) Alter waterborne, rail or air traffic?

Summary of Impacts with the Approved Project:

The adopted EA determined that the project did not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The adopted EA determined that the project would have no impact.

Impacts Associated with the Modified Project:

No New Impact. There are no navigable waterbodies or rail facilities in the vicinity of the Project Site. Thus, the project would not alter waterborne or rail traffic. In addition, as described above, the closest air facility to the Project Site is the Corona Municipal Airport, which is located approximately 9 miles northwest of the Project Site; thus, like the Approved Project, implementation of the proposed project would not alter air traffic. Impacts would not occur, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

Summary of Impacts with the Approved Project:

The adopted EA determined that the Approved Project would not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The adopted EA determined that the project would not result in impacts.

Impacts Associated with the Modified Project:

No New Impact. Like the Approved Project, the Modified Project includes only industrial warehousing uses. There are no proposed uses that would be incompatible. The project would also not increase any hazards related to a design feature. Operation of the Modified Project would utilize the three parking locations on the Project Site. Trucks would enter and exit the Project Site from Knobe Road via a driveway that has been designed to accommodate trucks. Passenger vehicles would enter and exit the site from Bedford Motor Way via a project developed driveway. The onsite circulation design prepared for the Modified Project provides fire truck accessibility and turning ability throughout the Project Site. Thus, impacts related to vehicular circulation design features from the Modified Project would also be less than significant.

In addition, as shown in Tables T-4, T-5, and T-7, the project driveway is forecast to operate at acceptable LOS during the a.m. and p.m peak hours for the existing plus project traffic conditions. Based on this LOS and the driveway location and design, motorists entering and exiting the Project Site would be able to do so comfortably, safely, and without undue congestion. As such, project access would be adequate, and impacts related to hazardous design features from the Modified Project would be less than significant. In addition, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project

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

Summary of Impacts with the Approved Project:

The adopted EA determined that the project would not cause the need for new or altered maintenance of roads, and impacts were determined to be less than significant.

Impacts Associated with the Modified Project:

No New Impact. As provided in the project description, project construction in construction includes pavement improvements to Bedford Motor Way to ensure adequate ingress and egress from the Project Site. The improvements to Bedford Motor Way would reduce the need for future road maintenance, and impacts would be less than significant.

In addition, as described above, the Modified Project would result in fewer daily and peak hour trips than the Approved Project. Thus, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

Furthermore, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for road improvements and maintenance, which are

Addendum to EA No. 38742

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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levied per every acre of new commercial and industrial use, as included in SC PS-1. Thus, the Modified Project would provide funding for future roadway maintenance needs.

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

Summary of Impacts with the Approved Project:

The adopted EA determined that the project could cause an effect upon circulation during the project's construction; however, the potential impacts were determined to be less than significant.

Impacts Associated with the Modified Project:

No New Impact. As described in response 43.a) above, implementation of the Modified Project in the existing condition, in 2018, and in the cumulative 2018 conditions would not generate significant traffic impacts. As described in the Project Description, the construction of the Modified Project is anticipated to take approximately 12 months and would include transportation of equipment, materials, and workers to the Project Site, and export of excavated soils.

The short-term construction related vehicular trips would result in fewer daily and peak hour trips than were evaluated in response 43.a) above. Therefore, traffic impacts related to construction activities would be less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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

Summary of Impacts with the Approved Project:

The adopted EA determined that the Approved Project would not cause inadequate emergency access or access to nearby uses, and that significant impacts would not occur.

Impacts Associated with the Modified Project:

No New Impact. The proposed construction activities, including equipment and supply staging and storage, would largely occur within the Project Site and would not restrict access of emergency vehicles to the Project Site or adjacent areas. During construction of the street improvements to Bedford Motor Way that are included in the project to provide adequate ingress and egress at the Project Site, one lane would remain open to ensure adequate emergency access to the project area and vicinity, and impacts related to interference with an adopted emergency response or evacuation plan during construction activities would be less than significant, and not result in any new or greater impacts than anticipated in the adopted EA for the Approved Project.

Operation of the Modified Project would also not result in inadequate emergency access. Direct access to the Project Site would be provided from the project improved Knabe Road and Bedford Motor Way, which are adjacent to the Project Site. The Modified Project would also be required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the Codified County of Riverside Ordinances, Title 8, Chapter 8.32. The Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the Uniform Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As such, the Modified Project would not result in inadequate

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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emergency access. Impacts would be less than significant, and would not result in any new or greater impacts than anticipated in the adopted EA for the Approved Project.

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?

Summary of Impacts with the Approved Project:

The adopted EA determined that the Approved Project would 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; and that project would not result in a significant impact.

Impacts Associated with the Modified Project:

No New Impact. The Modified Project includes bicycle racks (per the County’s Standard Condition of approval 90. Planning 10, listed below) and pedestrian connections to the existing sidewalks along Knobe Road to facilitate bicycling and walking to the Project Site. The Modified Project does not include any features that would conflict with any public transit, bikeways or pedestrian facilities. Thus, impacts would not occur and the Modified Project would not result in any new or greater impacts than anticipated in the adopted EA for the Approved Project.

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

Summary of Impacts with the Approved Project:

The adopted EA described that the Approved Project incorporates bike racks to encourage non-motorized vehicle access to the site, and that the adopted project would not impact any bike trails. Therefore, the adopted EA determined that the Approved Project would not result in a significant impact.

Impacts Associated with the Modified Project:

No New Impact. There are no bike trails within or adjacent to the Project Site. As described previously, the Modified Project is not anticipated to result in an influx of new residents, as the employees needed to operate the Modified Project are anticipated to come from the unemployed labor force in the region. Thus, the Modified Project would not generate a substantial population that would use or require bike trails. Thus, impacts would be less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

In addition, as described by the adopted EA, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for recreational trail facilities per every acre of new commercial and industrial use, by the County’s Standard Condition of Approval 90. Planning. 28, listed previously.

Project Design Features & Standard Conditions of Approval Related to Transportation and Traffic

PDFs

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact/New Impact
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There are no PDFs related to transportation and traffic.

Standard Conditions of Approval

90. Planning. 28 Ordinance No. 659: (Text listed in Section 41 herein previously.)

90. Planning. 10 Install Bike Racks: A bicycle rack with a minimum of 1 bicycle space for every 25 parking spaces shall be provided in convenient locations to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

Conclusion for Transportation and Traffic

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA or other environmental document to evaluate project impacts or mitigation measures exist regarding transportation and traffic. There have not been 1) changes to the project that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EA was adopted as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe transportation and traffic related impacts would result from the adoption and implementation of the Modified Project; therefore, no new or revised mitigation measures are required for transportation and traffic.

UTILITY AND SERVICE SYSTEMS	Would the project			
46. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Western Municipal Water District 2015 Urban Water Management Plan Update, June 2016. (UWMP 2016). Accessed: <http://www.wmwd.com/DocumentCenter/View/3162>

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Summary of Impacts with the Approved Project:

The adopted EA described that the project area is currently served by the Temescal Valley Water District. The project would not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Impacts Associated with the Modified Project:

No New Impact. The project area is served by the Temescal Valley Water District, which imports all of its water supply through the Western Municipal Water District. Prior to delivery to Temescal Valley Water District, the water supply is treated at the Mills Water Filtration Plant located on Alessandro Boulevard, which has a capacity of 220 million gallons per day (MWD Website 2016) and would not require expansion to serve the Modified Project.

The Modified Project is an infill project and water lines currently exist in the adjacent roadway. The proposed project would install a new onsite water main line that would connect to the existing line in Knabe Road, which would not require expansion to serve the Modified Project. Therefore, although construction water connection line would be required to support the development, no extensions or expansions to the water pipelines supplying the Project Site would be required. The necessary installation of the onsite water supply line is consistent with that of the Approved Project, and is included as part of the Modified Project and would not result in any significant physical environmental effects, as described throughout this Addendum. Therefore, the Modified Project would not result in the construction of new water facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Impacts would be less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Summary of Impacts with the Approved Project:

The adopted EA described that the project area is currently served by the Temescal Valley Water District, which receives water supplies from the Western Municipal Water District that has sufficient water supplies to serve the Approved Project from existing entitlements.

Impacts Associated with the Modified Project:

No New Impact. The project area receives water services from the Temescal Valley Water District, who purchases its water supply from the Western Municipal Water District. In 2015, the Temescal Valley Water District purchased 2,643 acre-feet of potable water from the Western Municipal Water District in 2015. The Western Municipal Water District's 2015 Urban Water Management Plan provides demands for projected water use based on regional growth projections and general plan land use designations. The projected water demand for the Temescal Valley Water District are listed in Table U-1.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact/No New Impact
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Table U-1: Projected Demands for Water Supply

Year	Projected Demand AFY
2020	3,000
2025	3,250
2030	3,500
2035	4,000
2040	4,100

Source: UWMP 2016

As outlined in Western Municipal Water District's 2015 UWMP, to ensure that planning efforts for future growth are comprehensive, the District incorporates regional projections and land uses in its UWMP.

The Project Site is currently designated for Business Park (BP), which allows a 0.25-0.60 Floor Area Ratio (FAR). The Modified Project would result in a 0.367 FAR, which is less than the allowable General Plan Land Use designation criteria, and would be consistent with existing growth projections, and included in the UWMP projections. In addition, the 2015 UWMP identifies water supply and demands through 2040 (as listed in Table U-1) and indicates it would be able to meet all of the anticipated water supply needs. Therefore, like the Approved Project, the Modified Project would not require new or expanded water entitlements, and impacts would be less than significant. In addition, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

47. Sewer	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact/No New Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

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?

Summary of Impacts with the Approved Project:

The adopted EA described that although the project must connect to the sewer provider infrastructure, the project would not physically alter existing facilities or result in the construction of new or physically altered facilities; and impacts would be less than significant.

Potentially Significant impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Impacts Associated with the Modified Project:

No New Impact. Temescal Valley Water District owns and operates a regional wastewater treatment facility that has a capacity to treat 1.57 million gallons per day of wastewater and produce tertiary reclaimed water that is usable for landscape irrigation and other non-consumptive purposes. The water district has provided a service letter indicating that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, impacts related to wastewater treatment capacity would not occur. [Lift station across 15]

The project would utilize an existing stormdrain pipe that crosses east to west on Kanbe Road, and would convert the stormdrain into a sewer line. The existing stormdrain line is going to encase the new sewer line. Although construction of the sewer line would be required to support the Modified Project, this was also required for the Approved Project, and no extensions or expansions to the wastewater facilities serving the project area would be required because there is an existing lift station southeast of the Project Site, across the I-15. The necessary installation of the onsite sewer line is included as part of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this Addendum. Therefore, the Modified Project would not result in the construction of new wastewater facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, and impacts would be less than significant. Furthermore, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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?

Summary of Impacts with the Approved Project:

The adopted EA determined that the wastewater treatment facilities would have adequate capacity to serve the project in addition to existing commitments, and that impacts would be less than significant.

Impacts Associated with the Modified Project:

No New Impact. The Temescal Valley Water District has anticipated development of the Project Site since the original approval in 2004. The water district has provided a service letter indicating that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, impacts related to wastewater treatment capacity would be less than significant, and the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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

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

Findings of Fact:

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

Summary of Impacts with the Approved Project:

The project would have a less than significant impact on landfill capacity from the generation of solid waste during construction and operation of the project. The project would not physically alter existing facilities or result in the construction of new or physically altered facilities.

Impacts Associated with the Modified Project:

No New Impact. The closest landfill to the Project Site is the El Sobrante Sanitary Landfill, which is located at 10910 Dawson Canyon Road, approximately 3.5 miles from the Project Site. The landfill is permitted to accept 16,054 tons per day of solid waste, and is permitted to operate through 2044 (Calrecycle 2016).

Based on a solid waste generation of 6 pounds per 1,000 square feet per day, identified in the CalRecycle Solid Waste Information System Database, a 139,800 SF industrial building would generate approximately 840 pounds per day, or 4,200 pounds (2.1 tons) of solid waste per week (based on a five-day work week), which would be within the existing permitted capacity of the El Sobrante Sanitary Landfill.

Based on the current recycling requirements, which require diversion of 50 percent of solid waste away from landfills, the Modified Project would result in 1.05 tons of solid waste per week. In 2020, state regulations per AB 341 will become effective, which will require diversion of 75 percent of solid waste from landfills. Thus, it is anticipated that solid waste landfill disposal from operation of the project in 2020 would be reduced to approximately 0.53 ton per week. Overall, the solid waste generated by the Modified Project would be within the existing permitted capacity of the landfill; thus, the project would be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste needs. Therefore, although the Modified Project’s larger building would generate more solid waste than the Approved Project, the impacts would remain less than significant and there would be no new impact.

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)?

Summary of Impacts with the Approved Project:

The adopted EA determined that the project would comply with all regulations related to solid waste, and impacts would not occur.

Impacts Associated with the Modified Project:

No New Impact. The Modified Project would comply with all regulations related to solid waste. All solid waste-generating activities within the County are subject to the requirements set forth in AB 939, that requires diversion of a minimum of 50 percent of solid waste. In addition, after 2020 all development

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No impact/No New Impact
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would be required to divert 75 percent of solid waste pursuant to state regulations. Implementation of the Modified Project would be consistent with all state regulations. All projects in the County undergo development review prior to permit approval, which includes an analysis of project compliance with these programs. The Modified Project would incorporate 10. Waste. 2 and 10. Waste 3 requiring businesses that generate more than 5 cubic yards or waste or 8 cubic yards of organic waste per week, to arrange for waste recycling services. Therefore, the Modified Project would comply with all regulations related to solid waste. Impacts would not occur, and the Modified Project not result in any new or greater impacts than anticipated in the adopted EA for the Approved Project.

49. Utilities

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

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

Source: Riverside County General Plan

Summary of Impacts with the Approved Project:

a-g) The County determined that implementation of the project would result in an incremental system capacity demand for energy systems, communication systems, maintenance of public facilities, and potentially other governmental services. Each of the utility systems is available at the Project Site and lines would be extended onto the site. Based on the availability of existing utility systems, potential impacts were determined to be less than significant.

Impacts Associated with the Modified Project:

No New Impact. Consistent with the determinations of the adopted EA, implementation of the Modified Project would also result in an incremental system capacity demand for energy systems, communication systems, maintenance of public facilities, and potentially other governmental services. The Modified Project would connect into the existing utility grid that is available adjacent to the Project Site. The streetlights, curb, gutter, sidewalk, water, electrical, gas and telecommunication lines all already exist along Kanbe Road. There is an existing master stormdrain pipe at the southeast corner of the Project Site. Therefore, all utilities are existing and the project would not result in the construction of new facilities.

Thus, consistent with the adopted EA, based on the availability of existing utility systems, the Modified Project would not result in construction of new facilities or the expansion of existing facilities that could cause significant environmental effects. Therefore, impacts would be less than significant and the Modified Project not result in any new or greater impacts than anticipated in the adopted EA for the Approved Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Project Design Features & Standard Conditions of Approval Related to Utilities and Service Systems

PDFs

There are no PDFs related to utilities and service systems.

Standard Conditions of Approval

10. Waste. 2 Use - AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with waste hauler.
- Provide recycling service to tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

10. Waste. 3 Use - AB 1826

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.

Conclusion for Utilities and Service Systems

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA or other environmental document to evaluate project impacts or mitigation measures exist regarding utilities and service systems. There have not been 1) changes to the project that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EA was adopted as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe utilities and service systems related impacts would result from the adoption and implementation of the Modified Project; therefore, no new or revised mitigation measures are required for utilities and service systems.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
50. 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"/>

Source: Riverside County General Plan, Project Application Materials

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

Summary of Impacts with the Approved Project:

The adopted EA determined that the Approved Project would not conflict with any adopted energy conservation plans, and that the project would not result in a significant impact.

Impacts Associated with the Modified Project:

No New Impact. The Modified Project would not conflict with any adopted energy conservation plans. The Modified Project would be required to comply with the most recent version of the California Building Standards Codes and CalGreen requirements, which require much more stringent energy practices compared to those that were required in 2004 when the original project was approved. The new requirements provide for energy efficient appliances, low-flow faucets and irrigation, and improved building and insulation materials. The Modified Project would not conflict with any adopted energy conservation plans, and impacts would be less than significant. In addition, the Modified Project would not result in any new or greater impacts than anticipated in the adopted EA for the Approved Project.

Conclusion for Energy Conservation

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA or other environmental document to evaluate project impacts or mitigation measures exist regarding energy conservation. There have not been 1) changes to the project that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EA was adopted as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe energy conservation related impacts would result from the adoption and implementation of the Modified Project; therefore, no new or revised mitigation measures are required for energy conservation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/New Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

51. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: CEQA Addendum Biological Letter Report (Blackhawk 2016); Jurisdictional Delineation and Riparian/Riverine Assessment Report. (Blackhawk 2016), both Prepared by Blackhawk Environmental, August 2016; Report of Geotechnical Testing and Earthwork Construction. (Geotek 2008). December 2008; Geotechnical Update and Infiltration Evaluation (Geotek 2016). August 2016. Prepared by Geotek, Inc.

Summary of Impacts with the Approved Project:

The adopted EA determined that implementation of the 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.

Impacts Associated with the Modified Project:

No New Impact. With implementation of project description features and standard conditions that are required for development project by Riverside County, the Modified Project would result in a less than significant potential to degrade the quality of the environment and biological resources. Project Description Feature PDF BIO-1 would preserve the riparian and riverine vegetation that exists within the southeastern corner of the Project Site in an undisturbed state. With implementation of Project Description Feature PDF BIO-1, the Modified Project would have a less than significant impact related to wildlife species, plant species, and habitat areas.

The project currently vacant and undeveloped and does not contain any historic resources. The site has been rough graded in preparation for development. The Project Site is currently vacant and undeveloped and does not contain any historic resources.

As described in the Cultural Resources Section, due to previous earth moving activities, the potential for archaeological or paleontological resources to exist within the Project Site is low. However, because the Modified Project would require excavation of a minimum of 3 feet below the bottom of the proposed building footings and floor-slabs, and up to 3 feet to install utility connections, in areas that may contain native soils (such as old to very old alluvial fan deposits), a limited potential of uncovering an archaeological or paleontological resource exists. Implementation of the County’s Standard Conditions of Approval 10. Planning. 1 (If Human Remains Found), 10. Planning. 2 (Unanticipated Resources) and 60. Planning. 1 (Paleo Primp/Monitor), listed in Section 10 above, provide the same measures that were required for the

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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Approved Project, which would halt construction and identify potential resources, if any are uncovered during construction activity. Therefore, like the Approved Project, implementation of the Modified Project would not eliminate important examples of the major periods of California history or prehistory, and impacts would be less than significant. In addition, the Modified Project would not result in any new or more severe impacts than was described in the adopted EA for the Approved Project.

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

The County determined that the project would not have impacts which are individually limited, but cumulatively considerable.

Impacts Associated with the Modified Project:

No New Impact. The project consists of development of an undeveloped parcel within an urban area that is near I-15. The Modified Project would provide industrial warehousing uses, which would be consistent with the Approved Project and the approved land uses and zoning for the Project Site. As described above, all of the potential impacts related to implementation of the project would be less than significant with implementation of project description features and Standard Conditions of Approval that are imposed by the County of Riverside.

The County of Riverside has identified several related projects, which are listed below:

1. PP24234 – 40,000 square foot industrial office with warehouse, on the east side of I-15
2. PP26097 – 118-employee medical clinic, south of the Project Site
3. PP16011R1 – 11,100 square foot office expansion, north of the Project Site
4. PP22255 – 11,000 square foot medical office and 8,000 square foot preschool, on the east side of I-15
5. PP22414 – 3,500 square foot fast-food restaurant with drive-through, south of the Project Site and south of Knabe Road
6. PP25397 – 64,200 square foot warehouse, on the east side of I-15
7. PP25719 – 84,900 square feet of light industrial, on the east side of I-15
8. TR35249 – 51 single-family dwelling unit lots, on the east side of I-15

Of these projects, three are located on the west side of I-15 and in the close vicinity of the Project Site. These three projects include a 118-employee medical clinic, an 11,100 square-foot office expansion, and a 3,500 square-foot fast-food restaurant with drive-through. The cumulative effect of the Modified Project taken into consideration with these other development projects in the area would be limited, due to the of the small scale of the Modified Project, small scale of the related projects, that implementation of the project uses on the site are consistent with the General Plan and zoning code, and would not result in substantial effects to any environmental resource topic, as described though out this document. Furthermore, the Modified Project would develop an area that has been previously graded and

Addendum to EA No. 38742

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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disturbed. Thus, impacts to environmental resources or issue areas would not be cumulatively considerable; and like the Approved Project, cumulative impacts related to the Modified Project would be less than significant. Overall, the Modified Project would not result in any new or greater cumulative impacts than anticipated in the adopted EA for the Approved Project.

53. Does the project have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Summary of Impacts with the Approved Project:

The adopted EA determined that the project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Impacts Associated with the Modified Project:

No New Impact. The project proposes the construction and operation of an industrial warehouse building. The project would not consist of any use or any activities that would result in a substantial negative affect on persons in the vicinity. All resource topics associated with the Modified Project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts or less-than-significant impacts with implementation of project description features and standard development conditions that are required by the County. Consequently, the Modified Project would not result in any environmental effects that would cause substantial adverse effects on human beings directly or indirectly. Furthermore, the Modified Project would not result in any new or greater impacts than anticipated in the adopted EA for the Approved Project.

Conclusion for Mandatory Findings of Significance

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EA or other environmental document to evaluate project impacts or mitigation measures exist regarding the CEQA Checklist's Mandatory Findings of Significance. There have not been 1) changes to the project that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the project is undertaken that require major revisions of the previous adopted EA due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EA was adopted as completed.

Mitigation/Monitoring Required

No new impacts nor substantially more severe impacts related to CEQA's mandatory findings of significance would result from the adoption and implementation of the Modified Project; therefore, no new or revised mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New 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: 2004 Environmental Assessment (EA Number 38742)

Location Where Earlier Analyses, if used, are available for review: County of Riverside, Community Development Division, 4080 Lemon Street, Riverside, CA 92502

VII. AUTHORITIES CITED

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

File: EA38742 for PP24234
 Revised: 3/15/2017 11:57 AM

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for the construction of a 139,800 square foot, 46-foot tall concrete tilt-up warehouse building with up to 5,000 square feet of office uses.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

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.26080 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No.26080 revised date February 28, 2017
APPROVED EXHIBIT B = Elevations for Industrial Building, Trash Enclosures and bike rack dated October 28, 2016.
APPROVED EXHIBIT L= Conceptual Landscape Plan dated October 27, 2016
APPROVED EXHIBIT G = Preliminary Grading and Drainage Plan dated March 1, 2017

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

03/15/17
14:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS

RECOMMND

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

- 10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND
- required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.
- 10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND
- Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.
- 10.BS GRADE. 8 USE - DUST CONTROL RECOMMND
- All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.
- 10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND
- Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.
- 10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND
- Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.
- 10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND
- Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".
- 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.

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - PERMITS REQUIRED INEFFECT

PERMIT ISSUANCE:

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

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - PERMITS REQUIRED (cont.) INEFFECT
or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - ECP COMMENTS RECOMMND

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment report submitted for this project. Based on the information provided in the report and a site visit conducted by ECP staff and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project.

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

10.E HEALTH. 2 USE - WATER AND SEWER SERVICE RECOMMND

PP26080 is proposing potable water and sanitary sewer service from Temescal Valley Water District (TVWD). 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.

10.E HEALTH. 3 USE - NOISE STUDY RECOMMND

Noise Consultant: Entech Consulting Group
43410 Business Park Drive
Temecula CA 92590

Noise Study: "Serrano Warehouse Project Noise Assessment",

PLOT PLAN: TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - NOISE STUDY (cont.) RECOMMND

January 23, 2017.

"Serrano Warehouse Project Noise Assessment", February 23, 2017.

"Serrano Warehouse Project Noise Assessment", March 7, 2017.

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PP26080 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated March 13, 2017 c/o Steve Uhlman.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 4 USE - RESTRICTON OF HOURS RECOMMND

PP26080 has been reviewed to have a restriction of operation hours to between 7:00AM and 10:00PM.

Further noise study required if applicant wishes to expand operating hours:

If the applicant proposes to expand the hours of operation, he/she must submit a detailed noise analysis which demonstrates that the facility will not exceed the nighttime noise standard (45 dB ü 10 min Leq) at any residential structure.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR INEFFECT

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

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

Minimum required fire flow shall be 4,000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2013 CFC and building having a fire sprinkler

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

10.FIRE. 2 USE* -#23-MIN REQ FIRE FLOW (cont.) INEFFECT
system.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT INEFFECT
Super fire hydrants (6"x4"x 2-2 1/2") shall be located not more than 400 feet from any portion of the building as measured along approved vehicular travel ways and spaced in accordance with Appendix C of the California Fire Code, 2013 ed.

10.FIRE. 4 USE-#89-RAPID HAZMAT BOX INEFFECT
Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 5 USE-#25-GATE ENTRANCES INEFFECT
Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 6 USE-#88A-AUTO/MAN GATES INEFFECT
Gates shall be minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

10.FIRE. 7 USE-#21-HAZARDOUS FIRE AREA INEFFECT
This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.7.

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

10.FIRE. 8 USE-#005-ROOFING MATERIAL INEFFECT

All buildings shall be constructed with class A roofing materials and Chapter 7A requirements per the California Building Code.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 26080 is a proposal to construct an industrial warehouse building on a 9.2-acres site in the Temescal Canyon area. The site is located on the northeast corner of Knabe Road and Bedford Motorway,.

This site was previously reviewed under PAR 1441. The site is subject to flooding from a watershed of about 236 acres from the southwest. This site drains to Knabe Road. A series of culverts collect flows in Knabe Road and conveys them across the I-15. These flows outlet on the upstream side of Temescal Canyon Road and outlets into the existing Districts Temescal Creek-Leroy Road Storm Drain constructed by the Wild Rose Business park (Parcel Map 28834). This drain will provide an adequate outlet only if it can be shown that the culvert under Knabe Road can accommodate this site's runoff. Additionally; if the culverts are inadequate the developer may have to construct onsite detention basins to attenuate post-development flow rates to predevelopment levels at outlet points. The exhibit does not show how the offsite runoff will be collected and conveyed to an adequate outlet. The onsite runoff is conveyed. via a storm drain, to a basin on the southeast corner of the site. Since no District maintained facilities, either existing or proposed, are associated with this project the Transportation Department will have the responsibility to process the review and approval of any preliminary or final Water Quality Management Plan (WQMP) and the hydrology study. The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points. Offsite flows to the south shall be accepted onsite and directed to perpetuate existing drainage patterns.

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

PLAN DEPARTMENT

10.PLAN.999

USE - CONST/OPERATE MEASURES

INEFFECT

The proposed project shall comply with the following construction and operational measures:

a. All Heavy-Heavy Duty Haul Trucks (HHD) accessing the Project site shall use year 2010 or newer engines during all construction activities to the extent such HHD are commercially available.

b. Construction equipment maintenance records and data sheets of equipment design specifications (including the emission control tier of the equipment) shall be kept onsite during construction and subject to inspection by the County.

c. Onsite electrical hook ups to a power grid shall be provided for electric construction tools including saws, drills, and compressors where feasible, to reduce the need for diesel powered electric generators.

d. Developer, all successor to the Developer, and any tenant of the Project shall implement the following to reduce emissions from onsite heavy duty trucks within six months of occupancy:

(1) Post signs informing truck drivers about the health effects of diesel particulates, the California Air Resources Board diesel idling regulations, and the importance of being a good neighbor by not parking in residential areas.

(2) Post signs in all dock and delivery areas containing the following: truck drivers shall turn off engines when not in use; trucks shall not idle for more than five minutes; telephone numbers of the building facilities manager and the California Air Resources Board to report violations.

(3) Owner users and tenants of the Project shall maintain records on its fleet equipment and vehicle engine maintenance to ensure that its HHD fleet serving the warehouses within the Project are in good condition, and in proper tune pursuant to manufacturer's specifications. Owner users and tenants shall ensure that all HHD accessing the Project site shall comply with 13 California Code of

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

10.PLAN.999 USE - CONST/OPERATE MEASURES (cont.)

INEFFECT

Regulations section 2025, as may be amended (the "Regulations"), and that all HHD accessing the Project site shall comply with the required registration and reporting provisions of the Regulations. Developer and all successors shall include the provision of the requirements of these obligations in all leases of the Project so that Tenants shall fulfill the terms and conditions of this condition of approval.

(4) Developer, all successors to the Developer and all tenants of the Project will ensure that site enforcement staff in charge of monitoring for excess idling will be trained/certified in diesel health effects and technologies, for example, by requiring attendance at California Air Resources Board approved courses (such as the free one-day Course #512).

(5) Developer and all successors shall include the provisions of this condition of approval in all leases so that all tenants shall fulfill the terms and conditions of this condition of approval.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND

RECOMMND

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

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

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 2 USE - UNANTICIPATED RESOURCES RECOMMND

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

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

- 1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.
- 2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.
- 3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
- 4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

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

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

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

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 4 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. 5 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. 6 USE- COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B dated October 28, 2016.

10.PLANNING. 8 USE- HOURS OF OPERATION RECOMMND

Use of the industrial building approved under this Plot Plan No. PP26080 shall be subject to the Noise Ordinance No.847 in regards to hours of operation. Decibal

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

10.PLANNING. 8 USE- HOURS OF OPERATION (cont.) RECOMMND

levels shall not exceed 65 dba between the hours of 7:00 a.m. to 10:00 p.m., and 45 dba between the hours of 10:00 p.m. to 7:00 a.m. Monday through Sunday in order to reduce conflict with adjacent residential zones and land uses. In addition the hours of operation shall be restricted to the hours between 7:00am and 10:00pm. Further noise study will be required if the applicant wishes to expand operating hours.

10.PLANNING. 9 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),

10.PLANNING. 10 USE- LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 11 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 15 USE - PRESERVE NATIVE TREES RECOMMND

The existing native specimen trees located within the southwest corner of the subject site within the 'Natural Wetlands', 'BlueLine'Riparian Zone on the subject property identified for preservation on APPROVED EXHIBIT A and Exhibit L shall remain undisturbed.

10.PLANNING. 17 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. 18 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan,

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

10.PLANNING. 18 USE - NO SECOND FLOOR (cont.) RECOMMND

conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property.

Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 19 USE- NO RESIDENT OCCUPANCY RECOMMND

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

10.PLANNING. 21 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. 22 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

10.PLANNING. 22 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 24 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. 25 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. 26 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.

10.PLANNING. 30 USE - ORD 810 O S FEE (1) RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

10.PLANNING. 30 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

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

10.PLANNING. 31 USE- PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 34 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. 35 USE - GEO02535 ACCEPTED RECOMMND

County Geologic Report (GEO) No. 2535, submitted for the project (PP26080) was prepared by GeoTek, Inc. and is entitled: "Geotechnical Update and Infiltration Evaluation for Proposed Warehouse Building, South Corona Commerce Center, APN 282-140-028, Northwest Corner of Knabe Road and Bedford Motorway, Corona Area, Riverside County, California", dated August 18, 2016. In addition, the consultant has previously submitted the following reports:

"Slope Stability Evaluation, Parcels 1 and 2 of Parcel Map 30626, Corona Area, Riverside County, California" dated September 12, 2008.

"Response to the County of Riverside Review Comments, County Slope Stability Report No. 695 (BGR050547)", dated October 6, 2008.

These documents are herein incorporated in GEO02535.

GEO02535 concluded:

1. No active or potentially active fault is known to exist

PLOT PLAN: TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

10. PLANNING. 35

USE - GEO02535 ACCEPTED (cont.)

RECOMMND

at this site nor is the site situated within a State of California designated "Alquist-Priolo" Earthquake Fault Zone.

2. The potential for landslides is considered negligible.

3. Liquefaction is not considered a hazard at the site due to the underlying dense nature of the Pleistocene aged soil deposits and the great depth to groundwater.

4. Total seismically induced settlement is estimated to be 1 inch, and differential seismic settlement may be taken as one-half of the total settlement.

5. Slope stability calculations indicate that the existing 1.5:1 and flatter gradient cut slopes exposing alluvial fan deposits are considered grossly and surficially stable.

GEO02535 recommendations:

1. Site preparation should commence with removal and offsite disposal of deleterious material and vegetation.

2. Due to the time elapsed since grading was performed on the site, GeoTek recommends that the upper 12 inches be scarified and compacted prior to placing additional engineered fill.

3. A minimum of 3 feet compacted fill below the bottom of the proposed footings and floor-slabs should be provided.

4. A minimum 2 feet of engineered fill should be provided below pavement subgrade.

5. Grading should extend from the east-central portion of the site (the portion of the site where the greatest amount of fill will be necessary) at a gradient of approximately 2:1 (horizontal:vertical).

6. Lateral extent of removals should extend at least 5 feet outside the footings and floor-slabs, or a distance equal to the depth of overexcavation below the bottom of the structural elements, whichever is greater.

GEO No. 2535 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2535 is hereby accepted for Planning Department purposes. Engineering and other Building Code parameters were not included as a part of this review or approval.

This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be review and additional comments and/or conditions may be imposed by the County upon application for grading and /or building permits.

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

TRANS DEPARTMENT

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

RECOMMND

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

10.TRANS. 2 USE - COUNTY WEB SITE

RECOMMND

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

10.TRANS. 3 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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

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

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

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

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. 4 USE - TS/CONDITIONS RECOMMND

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

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

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

Knabe Road (NS) at:
Bedford Motorway (EW)
Project Access
Retreat Parkway-Weirick Road

I-15 Southbound Ramps (NS) at:
Weirick Road (EW)

I-15 Northbound Ramps (NS) at:
Dos Lagos Parkway (EW)

PLOT PLAN: TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

10.TRANS. 4 USE - TS/CONDITIONS (cont.)

RECOMMND

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

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

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, at 1.888.722.4234.

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 and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

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

PLOT PLAN TRANSMITTED Case #: PP26080

Parcel: 282-140-028

10. GENERAL CONDITIONS

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

RECOMMND

For more information, please visit:
www.rivcown.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.

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.) RECOMMND

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.

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.

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 USE - SLOPE STABILITY ANLY RECOMMND

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

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

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

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

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

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

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

60.BS GRADE. 9 USE - RECORDED ESMT REQ'D RECOMMND

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

60.BS GRADE. 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

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP (cont.) RECOMMND

water quality treatment control BMPs have been included on the grading plan.

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

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

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

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

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 EPD - MSHCP RIP/RIV MAPPING RECOMMND

Prior to grading permit issuance, all project maps and exhibits shall clearly depict and label the MSHCP Riparian/Riverine habitat being avoided to EPD's satisfaction. The Riparian/Riverine feature shall be labeled as "MSHCP Riparian/Riverine to be Avoided". The Riparian/Riverine habitat being depicted on project maps and exhibits shall correspond with the 0.085 acres of mapped Riparian/Riverine habitat depicted on Exhibit 3 (South Corona Commerce Center Jurisdictional Delineation) found within the document titled "South Corona Commerce

03/15/17
14:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MSHCP RIP/RIV MAPPING (cont.) RECOMMND

Center Project CEQA Addendum Biological Letter Report"
dated January 5, 2017 completed by Blackhawk Environmental.

FIRE DEPARTMENT

60.FIRE. 1 USE-#75-WATER PLANS INEFFECT

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department".

PLANNING DEPARTMENT

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:

03/15/17
14:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

60. PRIOR TO GRADING PRMT ISSUANCE

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

responsibility for monitoring, reporting and curation fees.

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

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

Safeguard Artifacts Being Excavated in Riverside County
(SABER)

60.PLANNING. 9 USE - STABILITY REPORT SLOPES RECOMMND

Manufactured slopes on the project site exceed 30 vertical feet. The permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for his/her review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

60.PLANNING. 11 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No.26080, 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.

03/15/17
14:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 30

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

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

Prior to the submittal of the required street improvement plan on Knabe Road per condition of approval 90.TRANS.11, obtain the existing street improvement plan and show the revision on the plan.

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

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

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

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

60.TRANS. 3 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.6 and 90.TRANS.5.

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

60.TRANS. 4 USE - SUBMIT GRADING PLAN RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE - SUBMIT GRADING PLAN (cont.)

RECOMMND

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

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

Standard plan check turnaround time is 10 working days.

60.TRANS. 5 USE - FINAL WQMP

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R8-2013-0024 to the Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. The project is located in the Santa Margarita watershed. For any questions, please contact (951) 712-5494.

60.TRANS. 6 USE - WQMP ACCESS EASEMENT

RECOMMND

Prior to issuance of a grading permit, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

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.

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER & SEWER SERVICE

RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project.

EPD DEPARTMENT

80.EPD. 1 EPD - MSHCP RIP/RIV MAPPING

RECOMMND

Prior to building permit issuance, all project maps and exhibits shall clearly depict and label the MSHCP

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 EPD - MSHCP RIP/RIV MAPPING (cont.) RECOMMND

Riparian/Riverine habitat being avoided to EPD's satisfaction. The Riparian/Riverine feature shall be labeled as "MSHCP Riparian/Riverine to be Avoided". The Riparian/Riverine habitat being depicted on project maps and exhibits shall correspond with the 0.085 acres of mapped Riparian/Riverine habitat depicted on Exhibit 3 (South Corona Commerce Center Jurisdictional Delineation) found within the document titled "South Corona Commerce Center Project CEQA Addendum Biological Letter Report" dated January 5, 2017 completed by Blackhawk Environmental.

FIRE DEPARTMENT

80.FIRE. 1 USE-#51-WATER CERTIFICATION INEFFECT

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 4,000 GPM fire flow for a 4 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

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

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

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

PLANNING DEPARTMENT

80.PLANNING. 1 USE- ACOUSTICAL STUDY RECOMMND

The permittee shall have four (4) copies of a certified acoustical study performed by a professional acoustician

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE- ACOUSTICAL STUDY (cont.) RECOMMND

prepared which outlines methods by which interior sound levels within the principal buildings of the proposed use will be maintained at no more than 45 db(A) and that airborne sound insulation methods will comply with Chapter 35 of the Uniform Building Code. The study shall be submitted to the Health Services Agency, Office of industrial Hygiene for review and comment (the permittee may be assessed review fees not to exceed the Agency's hourly rate) and shall forward the study along with any comments of the Health Service Agency and corrections to the Planning Department for approval.

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 were not submitted at the time of Plot Plan approval in that a tenant/s were not known; however to ensure compliance with approved parking layout and number of spaces, the Industrial building shall be in substantial conformance with project description stating that approximately 5,000 square feet will be provided for office space and 134,800 square feet will be utilized for warehousing.

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. 9 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

03/15/17
14:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 35

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

80.PLANNING. 13 USE- REQD APPLICATIONS (2) RECOMMND

This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 19 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 26080, 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.

SURVEY DEPARTMENT

80.SURVEY. 1 USE - ACCESS RESTRICTION RECOMMND

By the project's design, access on Knabe Road shall be restricted with the exception of the 40' proposed project access point. The project proponent shall apply under a separate application with the County Surveyor to restrict access on Knabe Road.

03/15/17
14:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 36

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

USE - LC LANDSCAPE PLOT PLAN

RECOMMND

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

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

When applicable, plans shall include the following components:

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

NOTE:

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

03/15/17
14:16

Riverside County LMS
CONDITIONS OF APPROVAL

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

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

80.TRANS. 2 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

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

80. PRIOR TO BLDG PRMT ISSUANCE

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

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. 3 USE - LC LNDSCPNG PROJ SPECIFC RECOMMND

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

1. Project shall provide two (2) rows of evergreen type trees, triangular spaced adjacent to the Knabe Road side of the building and be a minimum of 24 inch box container stock. The project is also required to provide street trees consistent with County Ordinance and on the project specific Landscape Concept Plan (LCP).
2. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .45, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
3. Project shall prepare water use calculations as outlined in Ord 589.3.
4. Trees shall be hydrozoned separately.
5. Project shall use 20 percent (by area or 25,000 square feet) of point to point type irrigation
6. Hydroseeding is not permitted in stormwater BMP areas (basins), container stock will be required.
7. Project shall use County standard details for which the application is available in County Standard Detail Format.
8. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.
9. Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.

80.TRANS. 4 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Bedford Motorway shall be conveyed for public use to provide for a 56 foot full-width right-of-way per Standard No. 105, Section "A", Ordinance 461.

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE- CORNER CUT-BACK I RECOMMND

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

80.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Knabe Road and Bedford Motorway.
- (2) Street sweeping.

80.TRANS. 7 USE - LANDSCAPING RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

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

80.TRANS. 8 USE - TS/DESIGN RECOMMND

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

None

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 9 USE - TS/GEOMETRICS

RECOMMND

The intersection of Knabe Road (NS) at Bedford Motorway (EW) shall be improved to provide the following geometrics:

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

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

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

or as approved by the Transportation Department.

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

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

80.TRANS. 10 USE - IMPLEMENT WQMP

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

80.TRANS. 11 USE - ESTBLSH WQMP MAINT ENTIT

RECOMMND

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

80. PRIOR TO BLDG PRMT ISSUANCE

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.

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

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 USE - WQMP BMP INSPECTION (cont.) RECOMMND

structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

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

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

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

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

90.BS GRADE. 5 USE - 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

03/15/17
14:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 43

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

90. PRIOR TO BLDG FINAL INSPECTION

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

- b.Precise Grade Inspection
- c.Inspection of completed onsite storm drain facilities
- d.Inspection of the WQMP treatment control BMPs

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

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

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

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

90. PRIOR TO BLDG FINAL INSPECTION

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

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES INEFFECT
The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM INEFFECT
Install a complete fire sprinkler system per NFPA 13, 2013 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

90.FIRE. 4 USE-#27-EXTINGUISHERS INEFFECT
Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4"

PLOT PLAN: TRANSMITTED Case #: PP26080

Parcel: 282-140-028

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 4 USE-#27-EXTINGUISHERS (cont.) INEFFECT

projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 2 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study.

The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 3 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of ninety (90) parking spaces and eight (8) truck parking spaces are provide 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 space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the 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

PLOT PLAN: TRANSMITTED Case #: PP26080

Parcel: 282-140-028

90. PRIOR TO BLDG FINAL INSPECTION

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

parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 10 USE- INSTALL BIKE RACKS RECOMMND

One bicycle space for every 25 parking spaces is required for Industrial uses. The spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.]

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be

03/15/17
14:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 47

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 USE - CURBS ALONG PLANTERS (cont.) RECOMMND

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. 13 USE- WALL/BERM REQUIRED RECOMMND

The existing block wall located along the western boundary line and the proposed tilt-up concrete retaining walls painted to match the new industrial building in addition the exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

90.PLANNING. 15 USE- TRASH ENCLOSURES RECOMMND

Two (2) trash enclosures which are adequate to enclose a minimum of two(2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be a minimum of six (6) feet in height and shall be made with concrete tilt-up walls and a solid gate of corrugated metal and painted to match industrial building's primary field color which screens the bins from external view. All trash enclosures shall be installed with a solid cover roof painted to match. Additional enclosed area for collection of recyclable materials shall be located within trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

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

Wall locations shall be in conformance with APPROVED EXHIBIT A.

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

90. PRIOR TO BLDG FINAL INSPECTION

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.

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. 26 USE- MITIGATION MONITORING RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 27 USE- ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 26080 is calculated to be 9.2 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.

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

90. PRIOR TO BLDG FINAL INSPECTION

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.26080 has been calculated to be 9.2 acres.

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

TRANS DEPARTMENT

90.TRANS. 1 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

USE - LNDSCP E INSPCTN RQRMNTS

RECOMMND

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

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

90.TRANS. 3

USE - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector 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 #: PP26080

Parcel: 282-140-028

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - WRCOG TUMF RECOMMND

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

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

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

- (1) Landscaping along Knabe Road and Bedford Motorway.
- (2) Street sweeping.

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

On existing curb and gutter, new driveway, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals on Knabe Road shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

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

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

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

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

90.TRANS. 8 USE - LANDSCAPING COMM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Knabe Road and Bedford Motorway.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 9 USE - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Knabe Road and Bedford Motorway.

90.TRANS. 10 USE - SIGNING & STRIPING

RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 USE - SIGNING & STRIPING (cont.) RECOMMND

Transportation.

NOTE: Knabe Road shall be restriped to include a two-way left-turn lane from the project southerly boundary to approximately 300-feet north of the project boundary. The striping plan shall be coordinate with PP26097. The intent is to provide a continuous two-way left-turn lane along both projects and in between.

90.TRANS. 11 USE - PART-WIDTH RECOMMND

Bedford Motorway along project boundary is designated LOCAL ROAD and from Knabe Road to the westerly project boundary shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter (both sides), and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 56'full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461.

(Modified for no sidewalks.)

- NOTE: 1. Full-width improvements are required on Bedford Motorway per Ordinance 461, Standard No. 105, Section "A". Reduced improvements may be allowed only where environmental and culturally sensitive areas are to be avoided or as approved by the Director of Transportation.
2. The improvement requires the applicant to obtain off-site road right-of-way from adjacent property owner(s).
 3. If the project proponent is unable to acquire the off-site right-of-way along Bedford Motorway for required improvements, the project proponent shall resubmit the revised plot plan for review and approval.
 4. The project proponent shall notify and disclose this condition of approval to the prospective buyer(s) that the required off-site right-of-way for the improvements is required per the condition of approval.

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - PART-WIDTH (cont.) RECOMMND

5. A driveway shall be constructed in accordance with Standard No. 207A, Ordinance 461.

90.TRANS. 12 USE - NOTIFY BUYER RECOMMND

The project proponent shall notify and disclosed this condition of approval to the prospective buyer(s) that the required off-site right-of-way for the part-width improvements is required per the condition of approval.

90.TRANS. 13 USE - WQMP COMPLETION RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.

90.TRANS. 14 USE - WQMP REGISTRATION RECOMMND

Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

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

03/15/17
14:16

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 55

PLOT PLAN:TRANSMITTED Case #: PP26080

Parcel: 282-140-028

90. PRIOR TO BLDG FINAL INSPECTION

90.WASTE. 2

USE - RECYCLNG COLLECTION AREA (cont.)

RECOMMND

Riverside County Building and Safety Department through
site inspection.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: August 23, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Jefferies
Planning Commissioner: Charissa Leach

Southern California Edison Co. (SCE)
Southern California Gas Co.
CALTRANS District # 8
Western Municipal Water District (WMWD)
City of Corona Sphere of Influence

PLOT PLAN NO. 26080 – EA 42941 – Applicant: Russell Fenton – Engineer/Rep.: Psomas/Bruce Kirby – First Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Business Park (CD:BP) (0.25-0.60 FAR) – Location: Northerly of Bedford Motor Way, southerly of Weirick Road, easterly of Retreat Pkwy., and westerly of Penrose Street – 9.21 Gross Acres – Zoning: Industrial Park (I-P) – **REQUEST:** The Plot Plan proposes to construct an industrial warehouse building of approximately 139,800 sq. ft. – APN: 282-140-028.
BBID: 122-862-743 UPROJ CASE: PP26080

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 LDC 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 the above date. This case is scheduled for a **LDC meeting on September 8, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Mary Stark at MCSTARK@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

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.

Any questions regarding this project, should be directed to Deborah Bradford, Project Planner at (951) 955-6646, or e-mail at dbradfor@rctlma.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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

September 7, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26080, EA42941)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 7, 2016 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

PLOT PLAN NO. 26080 – EA 42941 – Applicant: Russell Fenton – Engineer/Rep.: Psomas/Bruce Kirby – First Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Business Park (CD:BP) (0.25-0.60 FAR) – Location: Northerly of Bedford Motor Way, Southerly of Weirick Road, Easterly of Retreat Pkwy. and Westerly of Penrose Street – 9.21 Gross Acres – Zoning: Industrial Park (I-P) –

REQUEST: The Plot Plan proposes to construct an industrial warehouse building of approximately 139,800 sq. ft. – APN: 282-140-028

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

September 7, 2016

Morongo Cultural Heritage Program
Ray Haute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26080, EA42941)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 7, 2016 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

PLOT PLAN NO. 26080 – EA 42941 – Applicant: Russell Fenton – Engineer/Rep.: Psomas/Bruce Kirby – First Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Business Park (CD:BP) (0.25-0.60 FAR) – Location: Northerly of Bedford Motor Way, Southerly of Weirick Road, Easterly of Retreat Pkwy. and Westerly of Penrose Street – 9.21 Gross Acres – Zoning: Industrial Park (I-P) –

REQUEST: The Plot Plan proposes to construct an industrial warehouse building of approximately 139,800 sq. ft. – APN: 282-140-028

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

September 7, 2016

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26080, EA42941)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 7, 2016 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

PLOT PLAN NO. 26080 – EA 42941 – Applicant: Russell Fenton – Engineer/Rep.: Psomas/Bruce Kirby – First Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Business Park (CD:BP) (0.25-0.60 FAR) – Location: Northerly of Bedford Motor Way, Southerly of Weirick Road, Easterly of Retreat Pkwy. and Westerly of Penrose Street – 9.21 Gross Acres – Zoning: Industrial Park (I-P) –

REQUEST: The Plot Plan proposes to construct an industrial warehouse building of approximately 139,800 sq. ft. – APN: 282-140-028

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

September 7, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26080, EA42941)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 7, 2016 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

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REQUEST: The Plot Plan proposes to construct an industrial warehouse building of approximately 139,800 sq. ft. – APN: 282-140-028

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

September 7, 2016

Ramona Band of Cahuilla
Joseph D. Hamilton
Chairman, Ramona Band of Cahuilla
56310 Highway 371, Suite B
P.O BOX 391670
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26080, EA42941)

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REQUEST: The Plot Plan proposes to construct an industrial warehouse building of approximately 139,800 sq. ft. – APN: 282-140-028

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

September 7, 2016

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26080, EA42941)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 7, 2016 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

PLOT PLAN NO. 26080 – EA 42941 – Applicant: Russell Fenton – Engineer/Rep.: Psomas/Bruce Kirby – First Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Business Park (CD:BP) (0.25-0.60 FAR) – Location: Northerly of Bedford Motor Way, Southerly of Weirick Road, Easterly of Retreat Pkwy. and Westerly of Penrose Street – 9.21 Gross Acres – Zoning: Industrial Park (I-P) –

REQUEST: The Plot Plan proposes to construct an industrial warehouse building of approximately 139,800 sq. ft. – APN: 282-140-028

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

September 7, 2016

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26080, EA42941)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 7, 2016 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

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REQUEST: The Plot Plan proposes to construct an industrial warehouse building of approximately 139,800 sq. ft. – APN: 282-140-028

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

September 7, 2016

Gabrieleno Band of Mission Indians – Kizh Nation
Andrew Salas, Chairman
P.O. Box 393
Covina, CA 91723

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26080, EA42941)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 7, 2016 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

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REQUEST: The Plot Plan proposes to construct an industrial warehouse building of approximately 139,800 sq. ft. – APN: 282-140-028

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 722)

464 WEST 4th STREET, 6th Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8

*Serious drought
Help save water!*

September 1, 2016

County of Riverside
Planning Department
Deborah Bradford
P.O. Box 1409
Riverside, CA 92502-1409

South Corona Commerce Center Plot Plan#26080 (RIV 15 PM 35.14)

Ms. Bradford,

We have completed our initial review for the above mentioned proposal to construct an industrial warehouse building of approximately 139,800 square feet located northerly of Bedford Motor Way, southerly of Weirick Road, easterly of Retreat Parkway, and westerly of Penrose Street. APN:282-140-028

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

Traffic Study

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:
http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf
Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.
- The data used in the TIS should not be more than 2 years old.
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.

- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Please submit 2 hard copies of all Traffic Impact Analysis documents and 2 electronic Synchro Analysis files.

Ms. Bradford
September 1, 2016
Page 3

Prior to your submission for an Encroachment Permit, a follow-up Traffic Study Report letter will be required from the Department of Planning.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

Sincerely,



for MARK ROBERTS
Office Chief
Intergovernmental Review, Community and Regional Planning

Bradford, Deborah

From: Jason Moquin <Jason.Moquin@ci.corona.ca.us>
Sent: Thursday, September 08, 2016 10:39 AM
To: Bradford, Deborah
Cc: Jason Moquin
Subject: Plot Plan 26080 - Industrial building on Knabe Rd (Riverside County project)

Hello Deborah,

For this project, we would like to request a TIA to study the project impact on Caltrans ramps and City intersections, and provide the appropriate fair share cost for any improvements. The TIA should include, but not limited, to the following study intersections:

- I/15 at Cajalco on-off ramps
- I/15 at Dos Lagos on-off ramps
- Temescal Canyon/Cajalco
 - The study should also perform a queuing analysis for the northbound left-turn at Temescal Canyon/Cajalco

Please let me know if you have any questions, thank you!

Jason Moquin, Senior Planner
"Promoting and Sustaining Quality Development"

City of Corona | Community Development Department

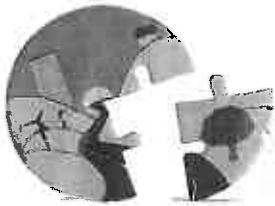
400 S. Vicentia Ave. | Corona, CA 92882

(951) 736-2268 office | (951) 279-3550 fax

Business Hours: Mon-Friday 8:00AM-5:00PM

www.discovercorona.com

 Please consider the environment before printing this e-mail.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PP26077 PP 26080

DATE SUBMITTED: 8-4-16

APPLICATION INFORMATION

Applicant's Name: Russell Fenton

E-Mail: RFENTON@CAPROCK-PARTNERS.COM

Mailing Address: 2050 Main Street Suite 240

Irvine

Street
Ca 92614

City

State

ZIP

Daytime Phone No: (209) 499-0626

Fax No: (949) 340-5474

Engineer/Representative's Name: Psomas/Bruce Kirby

E-Mail: bruce.kirby@psomas.com

Mailing Address: 3 Hutton Centre, Suite 200

Santa Ana

Street
Ca 92707

City

State

ZIP

Daytime Phone No: (951) 300-~~8824~~ 2804 mobile

Fax No: ()

Property Owner's Name: _____

E-Mail: _____

Mailing Address: _____

Street

City

State

ZIP

Daytime Phone No: () _____

Fax No: () _____

If the property is owned by more than one person, attach a separate page that reference 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.

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

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

APPLICATION FOR MINOR PLOT PLAN

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 unacceptable).

GREG LANSING
PRINTED NAME OF APPLICANT
RUSSELL FENTON

[Signature]
SIGNATURE OF APPLICANT
[Signature]

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. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf.

All signatures must be originals ["wet-signed"]. Photocopies of signatures are unacceptable).

SIGNATURE OF PROPERTY OWNER(S):

GREG LANSING
PRINTED NAME OF PROPERTY OWNER(S)
[Signature]
PRINTED NAME OF PROPERTY OWNER(S)

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

If the subject property is owned by persons who have not signed as owners above, 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.

PROJECT INFORMATION

Proposal (describe the project and reference the applicable Ord. No. 348 section): _____
Construct an industrial warehouse building approximately 139,800 SF.

Related cases or underlying case: PM 30626/ PP24234

PROPERTY INFORMATION

Assessor's Parcel Number(s): 282-140-028

APPLICATION FOR MINOR PLOT PLAN

Section: 21 Township: 4S Range: 6W

Approximate Gross Acreage: 9.21

General location (nearby or cross streets): North of Bedford Motor Way, South of Weirick Road, East of Retreat Pkwy, West of I-15

Thomas Brothers Map, edition year, page no., and coordinates: 804, B1

MINOR PLOT PLAN SUBMITTAL REQUIREMENTS FOR THE FOLLOWING APPLICATION TYPES:

(Note: All exhibits shall be folded to a maximum 8½" x 14" size, and digital images of all exhibits (site plan, building elevations, floor plans, & any other graphics in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF) shall be included with the application package)

COMMERCIAL/INDUSTRIAL

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Current processing deposit-based fee.

ACCESSORY BUILDING

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.
4. Color photographs of paint samples (or literature showing color samples) for the exterior of the structure.
5. Color photographs of roofing material samples (or literature showing color/material samples). Actual roofing tiles will not be accepted.
6. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
7. Current processing deposit-based fee.

GUEST HOUSE

1. Completed Application form.
2. Six (6) scaled copies of a site plan showing all of the listed items (within the applicable case type column) as identified on the Minor Plot Plan Exhibit Requirements matrix.
3. Six (6) scaled copies of floor plan and elevations. See floor plan and elevation details described on page 12 for more information.



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



Juan C. Perez

Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Russell Fenton/CapRock Partners hereafter "Applicant" and Corona Viewpoint Property Owner".

Description of application/permit use:

Development of 9.21 acres, new construction of 139,800 square foot concrete tilt-up warehouse.

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information


1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 282-140-028-9

Property Location or Address:

8780 Badger Road Corona, Ca 92883

2. PROPERTY OWNER INFORMATION:

Property Owner Name: 

Phone No.: 858-523-0719

Firm Name: Caprock Transport

Email: _____

Address: 12671 High Bluff Dr., Suite 150
San Diego, CA 92130

3. APPLICANT INFORMATION:

Applicant Name: Russell Fenton

Phone No.: 949-342-8000 x107

Firm Name: CapRock Partners


Email: rfenton@caprock-partners.com

Address (if different from property owner)

2050 Main Street Suite 240

Irvine, Ca 92614

4. SIGNATURES:

Signature of Applicant: 

Date: 04 Aug 2016

Print Name and Title: Russell Fenton, Director of Development

Signature of Property Owner: _____

Date: _____

Print Name and Title: _____

Signature of the County of Riverside, by _____

Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____

Application Date: _____

NOTICE OF PUBLIC HEARING
SCHEDULING REQUEST FORM

Principal's signature/initials: John H.

Date: 3/7/17

DATE SUBMITTED: August 15, 2016

TO: Planning Commission Secretary

FROM: Deborah Bradford

(Riverside)

PHONE No.: 951-955-6646

E-Mail: dbradfor@rivco.org

SCHEDULE FOR: Director's Hearing - Riverside on April 3, 2017

10-Day Advertisement: Advertisement No New Environmental Docs Required

PLOT PLAN NO. 26080 – Intent to adopt an Addendum to a Negative Declaration – Applicant: Russell Fenton – Engineer/Rep.: Psomas/Bruce Kirby – First Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Business Park (CD:BP) (0.25-0.60 FAR) – Location: Northerly of Bedford Motor Way, Southerly of Weirick Road, Easterly of Retreat Pkwy. and Westerly of Knabe Road – 9.21 Gross Acres – Zoning: Industrial Park (I-P) – REQUEST: The Plot Plan proposes to construct an industrial warehouse building of approximately 139,800 sq. ft. – APN: 282-140-028

STAFF RECOMMENDATION:

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO _____.
- CONTINUE WITHOUT DISCUSSION TO _____.
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative *(Confirmed to be less than 6 months old from date of preparation to hearing date)*

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$6,578.12 as of 3/06/17.

CFG Case # 06308

Estimated amount of time needed for Public Hearing: 10 Minutes (Min 5 minutes)

Controversial: YES NO

Provide a very brief explanation of controversy (1 short sentence)

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/24/2017.

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

APN (s) or case numbers PP26080 For

Company or Individual's Name Planning Department

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

Received on 2/27/17 D. Bradford

NOTICE OF PUBLIC HEARING

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. 26080 – Intent to adopt an Addendum to a Negative Declaration – Applicant: Russell Fenton – Engineer/Representative: Psomas/Bruce Kirby – First Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Business Park (CD-BP) (0.25-0.60 FAR) – Location: Northerly of Bedford Motor Way, southerly of Weirick Road, easterly of Retreat Parkway, and westerly of Knabe Road – 9.21 Gross Acres – Zoning: Industrial Park (I-P) – **REQUEST:** The Plot Plan proposes to construct an industrial warehouse building of approximately 139,800 sq. ft.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **APRIL 3, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or e-mail dbradfor@rivco.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 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. The Planning Director will consider the proposed application at the public hearing.

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

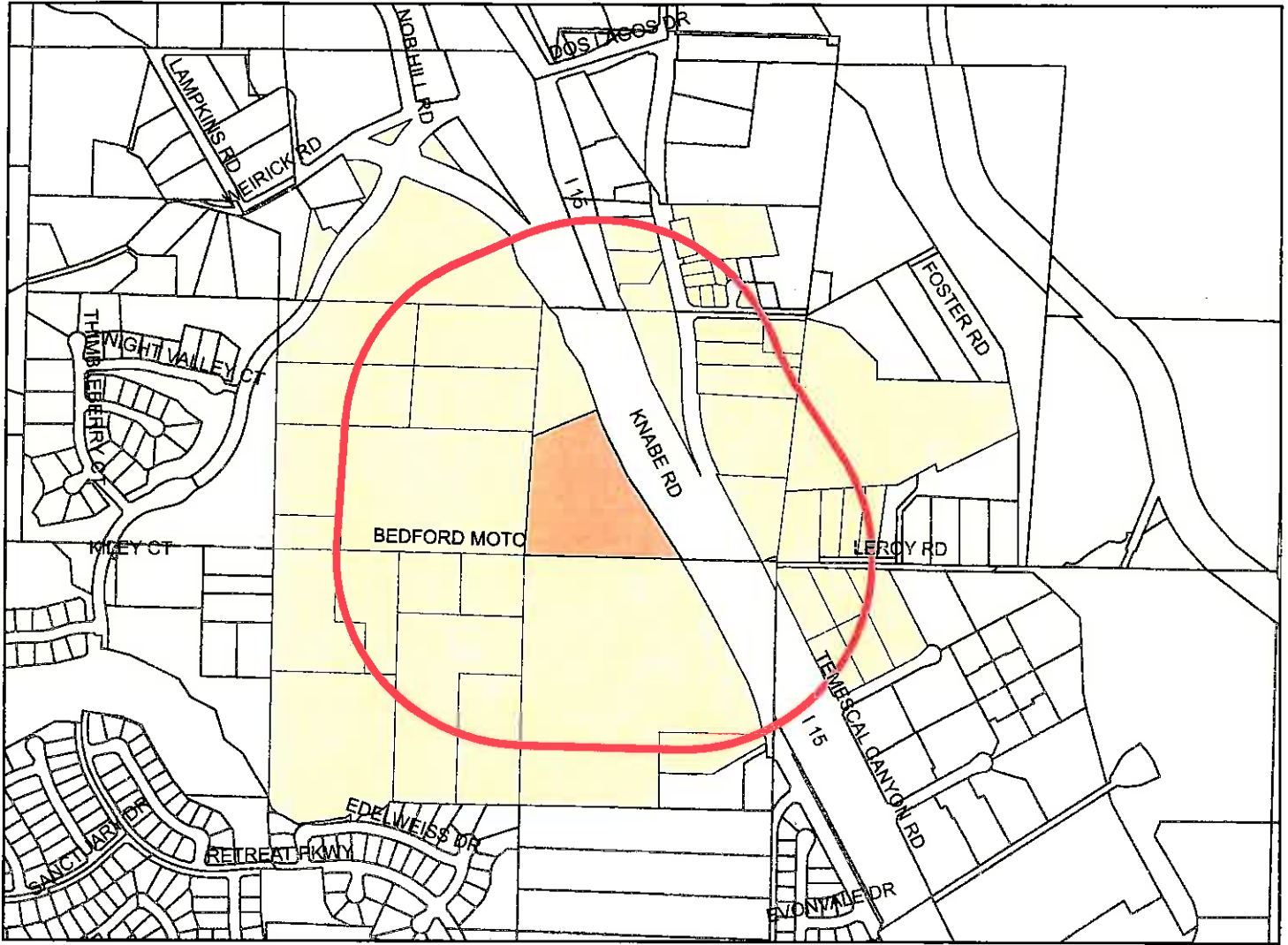
Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may 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: Deborah Bradford
P.O. Box 1409, Riverside, CA 92502-1409

PP26080 (1000 feet buffer)



Selected Parcels

282-122-014	283-060-023	282-160-023	282-140-028	282-160-013	282-160-022	283-440-008	283-440-009	283-440-010	283-440-011
282-160-015	282-140-023	283-060-009	282-160-004	282-122-004	282-122-005	282-140-002	283-060-014	282-140-020	282-121-008
282-121-009	282-140-018	282-100-019	282-122-007	282-122-001	282-122-002	282-122-003	282-140-011	282-140-012	282-140-024
282-160-001	282-140-025	282-122-006	282-140-007	282-140-010	282-140-019	282-140-029	282-160-008	283-060-025	283-060-024
282-160-014	282-121-006	282-140-022	282-140-021	282-122-020	282-160-024	282-122-009	283-440-007	282-160-012	



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: 282100019, APN: 282100019
KIENLE 7979
3213 ADAMS ST
RIVERSIDE CA 92504

ASMT: 282122007, APN: 282122007
MARISOL GONZALEZ
21700 DIAL WAY
CORONA CA 92883

ASMT: 282121006, APN: 282121006
SPORTSMANS BAR INC
21779 TEMESCAL CANYON RD
CORONA, CA. 92883

ASMT: 282122009, APN: 282122009
EMA BRAVO, ETAL
13105 APRIL DR
RIVERSIDE CA 92503

ASMT: 282121008, APN: 282121008
JOHN SOLDAT
1902 FULLERTON AVE 2ND FL
CORONA CA 92881

ASMT: 282140002, APN: 282140002
JOEL ALVAREZ
22425 QUIET BAY
CORONA CA 92883

ASMT: 282121009, APN: 282121009
JORGE MENDOZA
21705 TEMESCAL CANYON RD
CORONA, CA. 92883

ASMT: 282140018, APN: 282140018
JOZE MATICIC
21801 FOREST BOUNDARY RD
CORONA, CA. 92883

ASMT: 282122003, APN: 282122003
SUSAN MOLEN, ETAL
8768 LUXURY CT
CORONA CA 92883

ASMT: 282140019, APN: 282140019
SANTOSH KUMAR, ETAL
21997 HIGHWAY 71
CORONA CA 92883

ASMT: 282122005, APN: 282122005
HAROLD STEELE
8930 FOSTER RD
CORONA, CA. 92883

ASMT: 282140020, APN: 282140020
JOHN NEELY
1125 N LOWELL RD NO B
GOLDEN VALLEY AZ 86413

ASMT: 282122006, APN: 282122006
PETERSON PETER J TRUST
C/O RUTH SADRI
638 WALLSTON RD
ST GEORGE ME 4860

ASMT: 282140021, APN: 282140021
TEMESCAL LEROY
P O BOX 1224
CORONA CA 92878

ASMT: 282140022, APN: 282140022
TEMESCAL CORONA
C/O DONALD H CLIFT
6722 HORSESHOE RD
ORANGE CA 92869

ASMT: 282160008, APN: 282160008
RIDGE PROP
WILDROSE NORTH PROP MGMT 112-470
2279 EAGLE GLEN PKY
CORONA CA 92883

ASMT: 282140024, APN: 282140024
NEXSTAR PROP
104 S MAPLE ST
CORONA CA 91720

ASMT: 282160012, APN: 282160012
YOUNG KIM
8581 BEDFORD MOTORWAY
CORONA, CA. 92883

ASMT: 282140025, APN: 282140025
PEGGY ZEMBOWER
21775 KNABE RD
CORONA CA 92883

ASMT: 282160013, APN: 282160013
CRAIG DELEO
8721 BEDFORD MOTORWAY
CORONA, CA. 92883

ASMT: 282140028, APN: 282140028
CORONA VIEWPOINT
C/O MARK CLAIRMONT
12671 HIGH BLUFF STE 150
SAN DIEGO CA 92130

ASMT: 282160014, APN: 282160014
SCOTT ROBERTS
8691 BEDFORD MOTORWAY
CORONA, CA. 92883

ASMT: 282140029, APN: 282140029
SANTOSH KUMAR, ETAL
401 E 6TH ST
CORONA CA 92879

ASMT: 282160015, APN: 282160015
EL RANCHO DE ROSAS
8681 BEDFORD MOTORWAY
CORONA CA 92883

ASMT: 282160001, APN: 282160001
PATRICIA ZINN
8500 BEDFORD MOTOR WAY
CORONA, CA. 92883

ASMT: 282160022, APN: 282160022
DORIS WOOD, ETAL
8571 BEDFORD MOTOR WAY
CORONA CA 92883

ASMT: 282160004, APN: 282160004
JACK MARVAL, ETAL
C/O JACK V MARVAL
8681 BEDFORD MOTOR WAY
CORONA, CA. 92883

ASMT: 282160023, APN: 282160023
CORONA CLAY CO
22079 KNABE RD
CORONA, CA. 92883

ASMT: 282160024, APN: 282160024
WESTPORT CORONA
2201 DUPONT DR STE 700
IRVINE CA 92612

ASMT: 283440011, APN: 283440011
ECJC ONE
600 ST PAUL AVE STE 108
LOS ANGELES CA 90017

ASMT: 283060009, APN: 283060009
FST PROP
21780 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 283060014, APN: 283060014
BO KENNELLY, ETAL
9010 LEROY RD
CORONA, CA. 92883

ASMT: 283060023, APN: 283060023
JACQUELYN VALENTINO, ETAL
9060 LEROY RD
CORONA, CA. 92883

ASMT: 283060024, APN: 283060024
TINA STROMSTAD, ETAL
9074 LEROY RD
CORONA, CA. 92883

ASMT: 283060025, APN: 283060025
K T T E FAMILY TR, ETAL
C/O KENNETH J ROBERTS
21195 VIA MARIANO
YORBA LINDA CA 92887

ASMT: 283440007, APN: 283440007
WILDROSE RIDGE 21
2279 EAGLE GLEN PKY 112
CORONA CA 92883



CapRock Partners
Attention: Russell Fenton
2050 Main St., Suite 240
Irvine, CA 92614

CapRock Partners
Attention: Russell Fenton
2050 Main St., Suite 240
Irvine, CA 92614

Corona Viewpoint, LLC
Attention: Gregory P. Lansing
12671 High Bluff Dr., Suite 150
San Diego, CA 92130

Corona Viewpoint, LLC
Attention: Gregory P. Lansing
12671 High Bluff Dr., Suite 150
San Diego, CA 92130

Psomos
Attention: Bruce Kirby
3 Hutton Centre, Suite 200
Santa Ana, CA 92707

Psomos
Attention: Bruce Kirby
3 Hutton Centre, Suite 200
Santa Ana, CA 92707

Southern California Edison-
2244 Walnut Ave., Room 312
P.O Box 800
Rosemead, CA 91770-0800

Southern California Edison-
2244 Walnut Ave., Room 312
P.O Box 800
Rosemead, CA 91770-0800

California Gas Co.
Engineering Department
P.O Box 3003
Redlands, CA 92373-0316
Attn: Teresa Roblero ML: 8031

California Gas Co.
Engineering Department
P.O Box 3003
Redlands, CA 92373-0316
Attn: Teresa Roblero ML: 8031

Cal Trans District 8
Attn: Dan Kopulsky MS: 725
464 W. 4th St., 6th Floor
San Bernardino, CA 92401-1400

Cal Trans District 8
Attn: Dan Kopulsky MS: 725
464 W. 4th St., 6th Floor
San Bernardino, CA 92401-1400

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA 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.

PP26080/EA38742
Project Title/Case Numbers

Deborah Bradford
County Contact Person

(951) 955-6646
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Russell Fenton – CapRock Partners, LLC
Project Applicant

2050 Main Street, Suite 240, Irvine, CA 92614
Address

The proposed project is located northerly of Bedford Motorway, southerly of Weirick Road, easterly of Retreat Parkway and westerly of Knabe Road.
Project Location

The project is for the construction of a new 139,800 square foot industrial warehouse building on a 9.21 acre site. The project will include 5,000 square feet of office area and 134,800 square feet of warehousing. It has been determined that no new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously approved certified Negative Declaration (EA38742), and an Addendum to EA38742 was prepared pursuant to applicable legal standards and none of the conditions described in CEQA Guidelines Section 15162 exist.
Project Description

This is to advise that the Riverside County Board of Supervisors, 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. An Addendum to EA 38742 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Section 15162.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

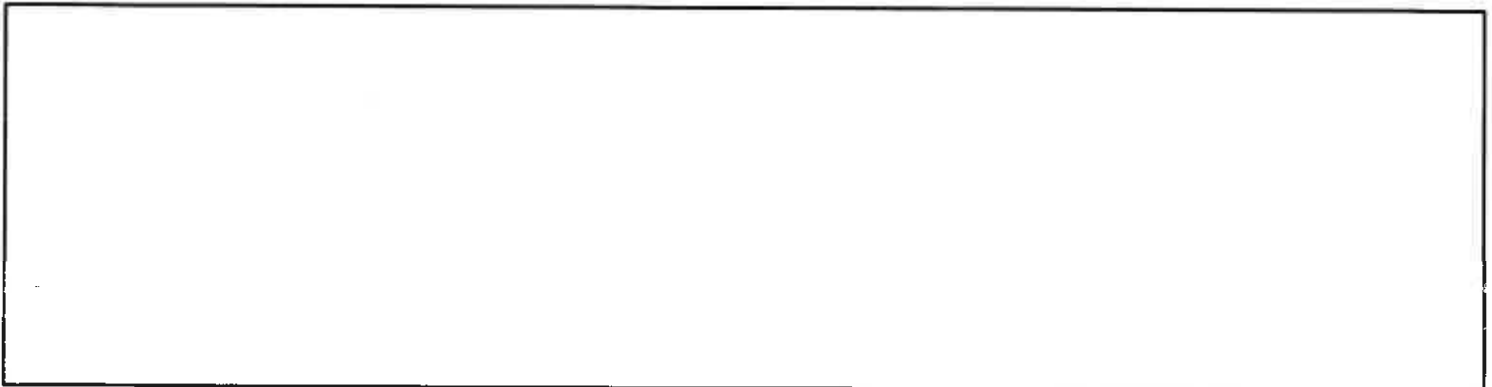
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Deborah Bradford, Contract Planner
Title

Date

Date Received for Filing and Posting at OPR: _____





COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

NOTICE OF DETERMINATION

TO:

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

FROM:

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

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

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

EA38742 CZ6635 / PM30626 / PP18022 Benjamin Parry (909) 955-5133
Project Title: *Case Numbers* *Contact Person* *Area Code/Phone Ext*

FILED
RIVERSIDE COUNTY

State Clearinghouse Number

JUL 08 2005

Coussoulis Development Co. 341 W. 2nd Avenue Ste#1, San Bernardino Ca 92401
Project Applicant/Property Owner and Address

M. Meyer M. Meyer
Deputy

Located west of Knabe Road, south of Weirick Road and north of Bedford Motorway.
Project Location

CZ6635, proposes to change the zone from R-A-5 to I-P / PM30626, proposes to subdivide 8.7 acres into 2 industrial lots / PP18022, proposes to construct industrial buildings on Parcel 2 and a self-storage on Parcel 1.
Project Description

This is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on June 28, 2005, and has made the following determinations regarding that project:

- The project will, will not have a significant effect on the environment.
- An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (\$914 fee)
 An addendum to an Environmental Impact report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (\$64 fee)
 A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$1,314 fee)
 The project was undertaken pursuant to and in conformity with Specific Plan No. ?? (??) for which an Environmental Impact Report was certified or a Negative Declaration adopted. All potentially significant effects of the project were adequately analyzed in the earlier EIR or Negative Declaration and were avoided or mitigated pursuant to that earlier EIR or Negative Declaration. NO FURTHER ENVIRONMENTAL DOCUMENTATION REQUIRED. (\$64 fee)
- Mitigation Measures were, were not made a condition of the approval of the project.
- Findings were made in accordance with Section 21081 of the California Public Resources Code.
- A statement of Overriding Considerations , was, was not adopted for the project.
- A de minimis finding was, was not made for the project in accordance with Section 711.4 of the California Fish and Game Code.

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

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

COUNTY CLERK
Neg Declaration/Notice Determination
Filed per P.R.C. 21152
June 28, 2005

Sandi Schlemmer Senior Board Assistant
Signature *Title*
Sandi Schlemmer for NANCY ROMERO, Clerk of the Board

Date

JUL 08 2005

TO BE COMPLETED BY OPR Date Received for Filing and Posting at OPR:	FOR COUNTY CLERK'S USE ONLY Received: <u>8-8-05</u> By: <i>Yoransaul</i> County of Riverside, State of California Please charge deposit fee case #: EA38742 CFG02814
---	---

EA 38742

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

Receipt # 200500780

Lead Agency: COUNTY OF RIVERSIDE TRANSPORTATION Date: 07/08/2005

County Agency of Filing: Riverside Document No: 200500780

Project Title: EA 38742; CZ6635; PM 30626; PP 18022

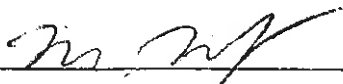
Project Applicant Name: COUSSOULIS DEVELOPMENT CO Phone Number:

Project Applicant Address: 341 W. 2ND AVENUE, SUITE #1 SAN BERNARDINO, CA 92401

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

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

Signature and title of person receiving payment: 

Notes:

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0210187

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: COUSSOULIS DEV CORP. \$542.01
paid by: CK 15361
paid towards: EA38742 ALL OTHER APPLICATIONS
at parcel #:
appl type: EA05

By _____ Jul 12, 2002 15:53
MBRASWEL posting date Jul 12, 2002

Account Code	Description	Amount
200063130100230168	CMP TRANS PLAN	\$48.00
202033100200772210	LMS SURCHARGE	\$8.01
202013100300201800	COMBINED DEPOSIT FEES	\$486.00

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

Additional info at www.rctlma.org

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(760) 863-8277

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appl type: EA05

By _____ Jul 12, 2002 15:53
MBRASWEL posting date Jul 12, 2002

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
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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: FENTON RUSSELL \$50.00
paid by: CK 505
FOR EA42941
paid towards: CFG06308 CALIF FISH & GAME - NEG DECL
at parcel: 8780 BADGER RD COR
appl type: CFG1

By _____ Aug 17, 2016 11:57
MGARDNER posting date Aug 17, 2016

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

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