



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

1:30 P.M.

MAY 23, 2016

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

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

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

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

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

1.0 CONSENT CALENDAR

1.1 NONE

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

2.1 NONE


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

- 3.1 **PLOT PLAN NO. 25719** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Knowleton Communities – Engineer/Representative: Albert A. Webb and Associates – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan – Community Development: Light Industrial – Location: Northerly of Pulsar Court, southerly of Leroy Road, and easterly of Temescal Canyon – 5.07 Gross Acres – Zoning: Specific Plan (SP176A4) – **REQUEST:** The plot plan proposes to construct two (2) industrial buildings totaling 84,892 sq. ft. (49,817 sq. ft., and 35,075 sq. ft. each) with 158 parking spaces, 28,645 sq. ft. of landscaping, and one (1) water quality basin on 5.06 gross acres. Project Planner: Russell Brady at (951) 955-3025 or email rbrady@rctlma.org.

4.0 PUBLIC COMMENTS:

Agenda Item No.: **3.1**
Area Plan: Temescal Canyon
Zoning District: Glen Ivy
Supervisory District: First
Project Planner: Russell Brady
Director's Hearing: May 23, 2016

PLOT PLAN NO. 25719
Applicant: Knowlton Communities Inc.
Engineer/Representative: Albert A Webb and Associates


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan proposes to construct two (2) industrial buildings totaling 84,892 square feet (49,817 square feet and 35,075 square feet each) with 158 parking spaces, 28,645 square feet of landscaping, and one (1) water quality basin on 5.06 gross acres. The project site is vacant and was previously graded under the Wild Rose Specific Plan (SP 176) and Tentative Parcel Map No. 28834. The buildings and properties take access from the end of Pulsar Court via an existing access easement shared with the developed property to the south. The proposed buildings will be concrete tilt up type construction with a maximum height of thirty-five (35) feet. No specific tenants or uses are proposed at this time. The buildings could accommodate a variety of light industrial warehouse, manufacturing, and office uses that could be permitted by the Specific Plan and base zone of Medium-Manufacturing (M-M). The proposed project design is consistent with the development standards of the Specific Plan. The project site is located northerly of Pulsar Court, southerly of Leroy Road, easterly of Temescal Canyon Road, within the Temescal Canyon Area Plan.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to the north, Open Space – Mineral Resources (OS: MIN) to the east, Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) to the south and west, Community Development: Business Park (CD: BP) (0.25-0.60 Floor Area Ratio) further to the west |
| 3. Existing Zoning (Ex. #2): | Specific Plan (SP 176, Planning Area III-3) |
| 4. Surrounding Zoning (Ex. #2): | Residential Agricultural – one-acre minimum (R-A-1) to the north, Mineral Resources and Related Manufacturing (M-R-A) to the east, Specific Plan (SP 176, Planning Area III-3) to the south and west |
| 5. Existing Land Use (Ex. #1): | Vacant land |
| 6. Surrounding Land Use (Ex. #1): | Single family residential to the north, vacant Land and mining to the east, vacant land and industrial to the south, industrial to the west |
| 7. Project Data: | Total Acreage: 5.06 gross and net acres |

Total Building Area: 84,892 square feet
Total Landscape Area: 43,531 square feet

8. Environmental Concerns:

See attached environmental assessment

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42759**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 25719, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Light Industrial (0.25-0.60 Floor Area Ratio) on the Temescal Canyon Area Plan.
2. The proposed use, an industrial warehouse building, is consistent with the Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) designation.
3. The project site is surrounded by properties which are designated Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to the north, Open Space – Mineral Resources (OS: MIN) to the east, Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) to the south and west, and Community Development: Business Park (CD: BP) (0.25-0.60 Floor Area Ratio) further to the west.
4. The zoning for the subject site is Specific Plan (SP 176, Planning Area III-3).
5. The proposed use for industrial warehouse, is a permitted use, subject to approval of a plot plan, in the Specific Plan No. 176, Planning Area III-3 which is based on the Manufacturing-Medium (M-M) zone pursuant to Ordinance No. 348.
6. The proposed use for industrial warehouse, is consistent with the development standards set forth in the Specific Plan No. 176, Planning Area III-3 zone which is based on the Manufacturing-Medium (M-M) zone pursuant to Ordinance No. 348. These standards include, but are not limited to a minimum 25 foot setback from residentially zoned properties, structure heights not exceeding 40 feet at the setback line and 50 feet overall, inclusion of a six (6) foot wall adjacent to residential uses, and a minimum 10 percent requirement for landscape coverage.
7. The project site is surrounded by properties which are zoned Residential Agricultural – one-acre minimum (R-A-1) to the north, Mineral Resources and Related Manufacturing (M-R-A) to the east, and Specific Plan (SP 176, Planning Area III-3) to the south and west.
8. Similar industrial warehouse uses have been constructed and are operating in the project vicinity.

9. This project is located within Criteria Area 2827 of the Western Riverside County Multiple Species Habitat Conservation Plan, and as such was required to submit for Habitat Assessment and Negotiation Strategy. HANS00426 submitted for the project site determined that no conservation is necessary for the project site. This project fulfills those requirements.
10. The proposed project complies with Assembly Bill 52 (AB 52) requirements for notification and consultation with Native American tribes. Subsequently, requests for notification were sent to 4 tribes on July 10, 2015 pursuant to AB 52 requirements for tribes requesting consultation requests for this geographic area. Both the Pechanga Band of Luiseno Indians and Soboba Band of Luiseno Indians requested consultation with Riverside County. Correspondence with both tribes resulted in being satisfied with the project, based primarily on the amount of fill soil already located on the site and the proposed grading. Conclusion of consultation was confirmed with both tribes..
11. This project is within the City Sphere of Influence of City of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU. As it relates to specific development proposals, the MOU primarily requires any project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. The subject project does not include any rezoning, therefore is not required to be reviewed by City staff. However, despite not being required, the project was transmitted to the City and the City was noticed of the Director's Hearing and not comments have been received.
12. Environmental Assessment No. 42759 identified the following potentially significant impacts:
 - a. Cultural Resources
 - b. Hydrology/Water Quality
 - c. Noise

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

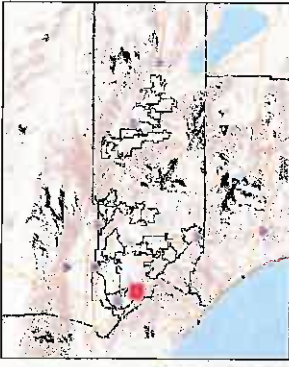
CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan (SP 176, Planning Area III-3) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain,
 - b. an area drainage plan;
 - c. A recreation and parks district; or
 - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. The city of Corona sphere of influence;
 - b. The boundaries of the Corona-Norco Unified School District;
 - c. A Very High and High Fire Hazard Severity Zone;
 - d. A high sensitivity area for paleontological resources;
 - e. The Prado Dam inundation area; and
 - f. The Stephens Kangaroo Rat Fee Area
4. The subject site is currently designated as Assessor's Parcel Nos. 283-440-030 and 283-440-032.

Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Aerial
 - Collector
 - Residential
 - counties
 - cities
 - hydrography
 - waterbodies
 - Lakes
 - Rivers

Notes

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



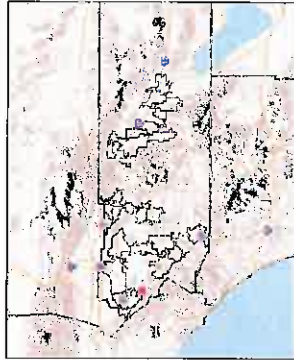
0 3,004 6,008 Feet



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Existing Land Use




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

Notes

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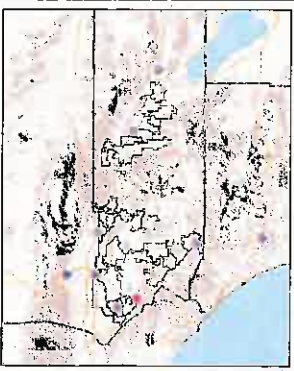
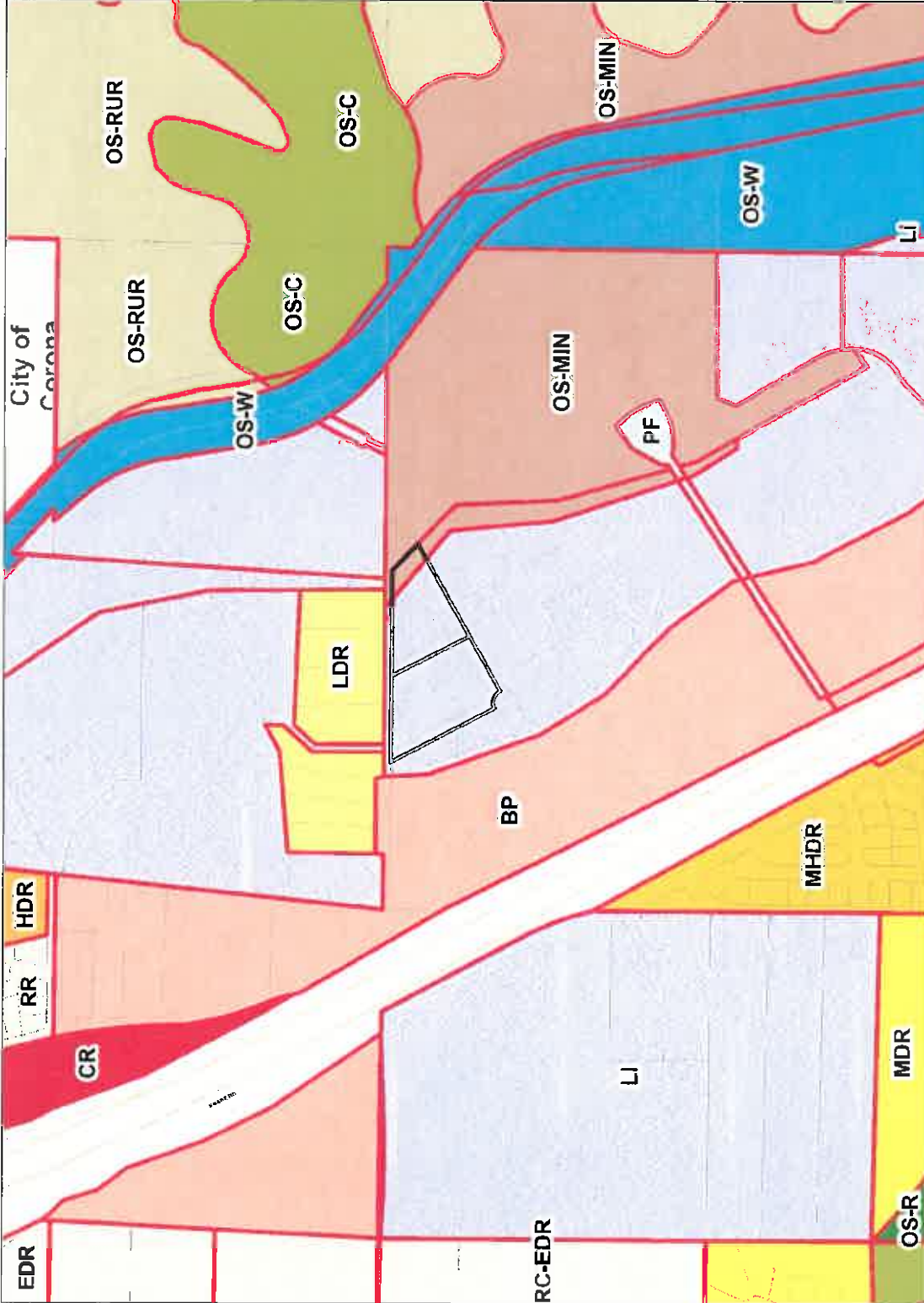
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General Plan Land Use



Legend

Display Parcels

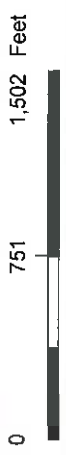
Landuse

<-all other values>

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

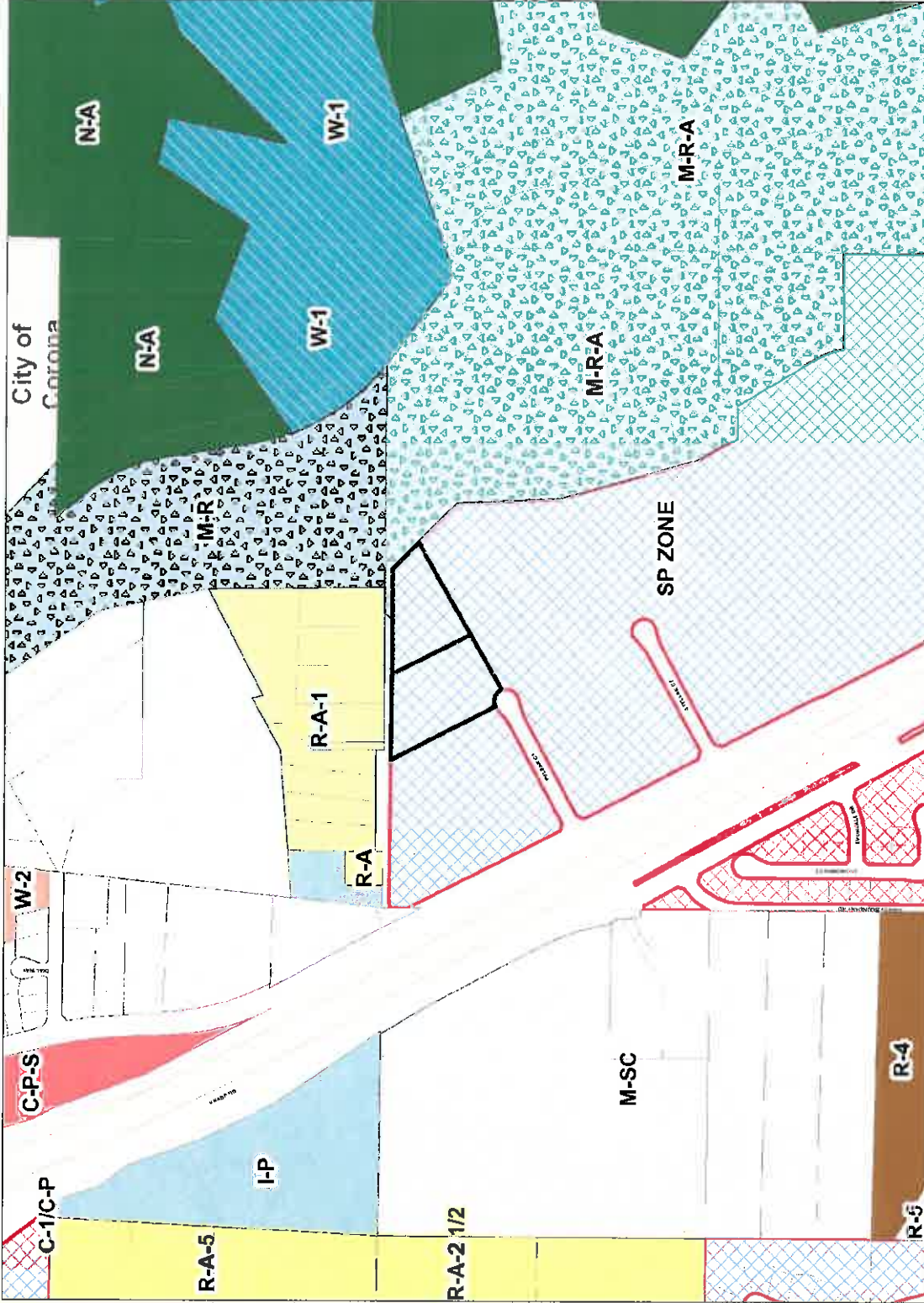
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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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Zoning



City of
Corona

Legend

Display Parcels

Zoning

<all other values>

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

Notes

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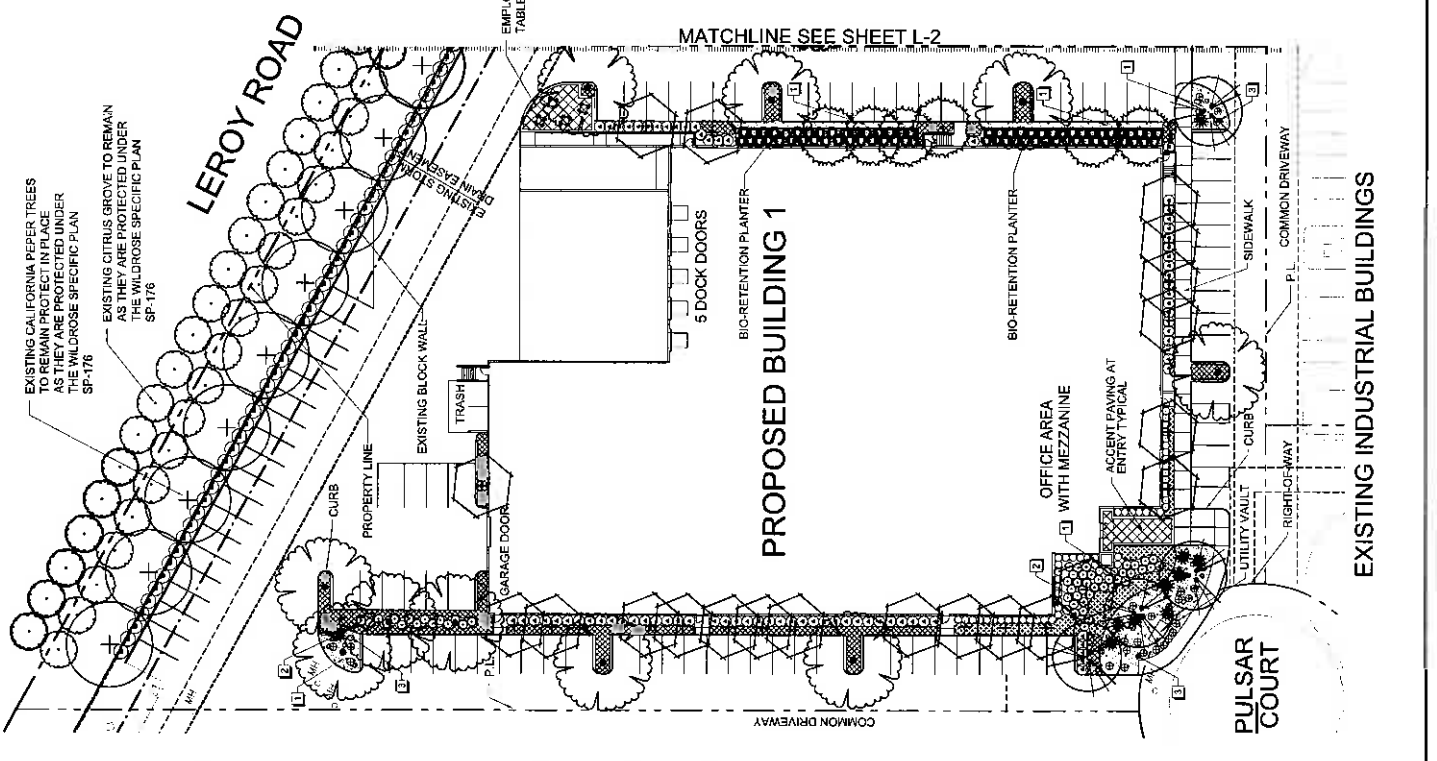
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1,502 Feet



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TREE LEGEND

TREES	SYMBOL	SOIL	CLAS	SIZE
Existing California Pepper Tree to Remain	(Symbol)	3500	Low	5'
Existing Citrus to Remain	(Symbol)	2400	Med	9'
Existing Citrus to Remove	(Symbol)	2400	Med	15'
Planting Citrus	(Symbol)	15 gal	Med	15'
Planting Citrus	(Symbol)	15 gal	Med	15'

CONCEPT PLANT SCHEDULE

PLANT	SOIL	CLAS	SIZE
California Pepper Tree	3500	Low	5'
Citrus	2400	Med	9'
Citrus	2400	Med	15'
Citrus	15 gal	Med	15'
Citrus	15 gal	Med	15'

- ### NOTES
- ALL TREES WITHIN 10' OF WILDFIRE SHALL BE REMOVED UNLESS THEY ARE IN AN IMMEDIATELY NEARBY AREA AND NOT ALLOWED TO REMAIN. WILDFIRE SHALL BE REMOVED UNLESS THEY ARE IN AN IMMEDIATELY NEARBY AREA AND NOT ALLOWED TO REMAIN.
 - NOTE: CONTINUATION TO INITIAL CONCRETE MONOLITHS TO DEFINE THE FOLLOWING AREAS: BETWEEN GARAGE AND PLANTING AREAS.
 - NOTE: QUANTITIES AND AREA CALCULATIONS SHOWN IN LEGEND ARE FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE FOR ALL QUANTITY TAKEOFFS AND AREA CALCULATIONS FOR CONTINUATION OF INITIAL CONCRETE MONOLITHS TO DEFINE THE FOLLOWING AREAS: BETWEEN GARAGE AND PLANTING AREAS.
 - ALL TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL QUANTITY TAKEOFFS AND AREA CALCULATIONS FOR CONTINUATION OF INITIAL CONCRETE MONOLITHS TO DEFINE THE FOLLOWING AREAS: BETWEEN GARAGE AND PLANTING AREAS.
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 - THE FOLLOWING ITEMS WILL BE RECORDED INTO THE FINAL IRRIGATION DESIGN PLAN & SPECIFICATIONS:
 1. IRRIGATION CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL TIME ET (MINIMUM CONTROLLER RATING SHALL BE 1.5 GPH/INCH)
 2. IRRIGATION CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL TIME ET (MINIMUM CONTROLLER RATING SHALL BE 1.5 GPH/INCH)
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 10. IRRIGATION CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL TIME ET (MINIMUM CONTROLLER RATING SHALL BE 1.5 GPH/INCH)

- ### REFERENCE NOTES SCHEDULE
- | NO. | DESCRIPTION |
|-----|---|
| 1 | 1. IRRIGATION CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL TIME ET (MINIMUM CONTROLLER RATING SHALL BE 1.5 GPH/INCH) |
| 2 | 2. IRRIGATION CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL TIME ET (MINIMUM CONTROLLER RATING SHALL BE 1.5 GPH/INCH) |
| 3 | 3. IRRIGATION CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL TIME ET (MINIMUM CONTROLLER RATING SHALL BE 1.5 GPH/INCH) |
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| 9 | 9. IRRIGATION CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL TIME ET (MINIMUM CONTROLLER RATING SHALL BE 1.5 GPH/INCH) |
| 10 | 10. IRRIGATION CONTROLLER WITH AN ET GAGE WITH ACCESS TO REAL TIME ET (MINIMUM CONTROLLER RATING SHALL BE 1.5 GPH/INCH) |

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
[Symbol]	HYDROZONE 1 - DRIP IRRIGATION - TREES, SPRAWLS & GROUNDS COVER/LOW WATER USE	3,514 SF
[Symbol]	HYDROZONE 2 - SPRINKLER IRRIGATION - TREES, SPRAWLS & GROUNDS COVER/MED WATER USE	2,474 SF
[Symbol]	HYDROZONE 3 - SPRAWL - TREES & GROUNDS COVER/LOW WATER USE	1,497 SF
[Symbol]	HYDROZONE 4 - SPRAWL - TREES & GROUNDS COVER/MED WATER USE	5,164 SF
[Symbol]	HYDROZONE 5 - SPRAWL - TREES & GROUNDS COVER/MED WATER USE WITH TREES & SPRAWLS	2,124 SF
[Symbol]	HYDROZONE 6 - SPRAWL - TREES & GROUNDS COVER/MED WATER USE	2,124 SF
[Symbol]	HYDROZONE 7 - DRIP - TREES & GROUNDS COVER/MED WATER USE	1,027 SF

Riverside County Ordinance 888 Landscape Water Use Calculations
PULSAR COURT-RIVERSIDE COUNTY

1 Maximum Annual Water Allowance

INPUT: Max. Allowed Water Allowance = 26,007 SF
 INPUT: The IRR. ETC. for the site = 0.7
MAWA = 18 ac-ft/yr

2 Estimated Annual Water Use

Hydrozone #1 Low Drip
 INPUT: Plant Factor = 0.2 (Med)
 INPUT: Hydration expansion efficiency = 0.9
EWU = 2 ac-ft/yr

Hydrozone #2 Med Drip
 INPUT: Plant Factor = 0.4 (Med)
 INPUT: Hydration expansion efficiency = 0.9
EWU = 1 ac-ft/yr

Hydrozone #3 Low Sprinkler
 INPUT: Plant Factor = 0.3 (Med)
 INPUT: Hydration expansion efficiency = 0.9
EWU = 5 ac-ft/yr

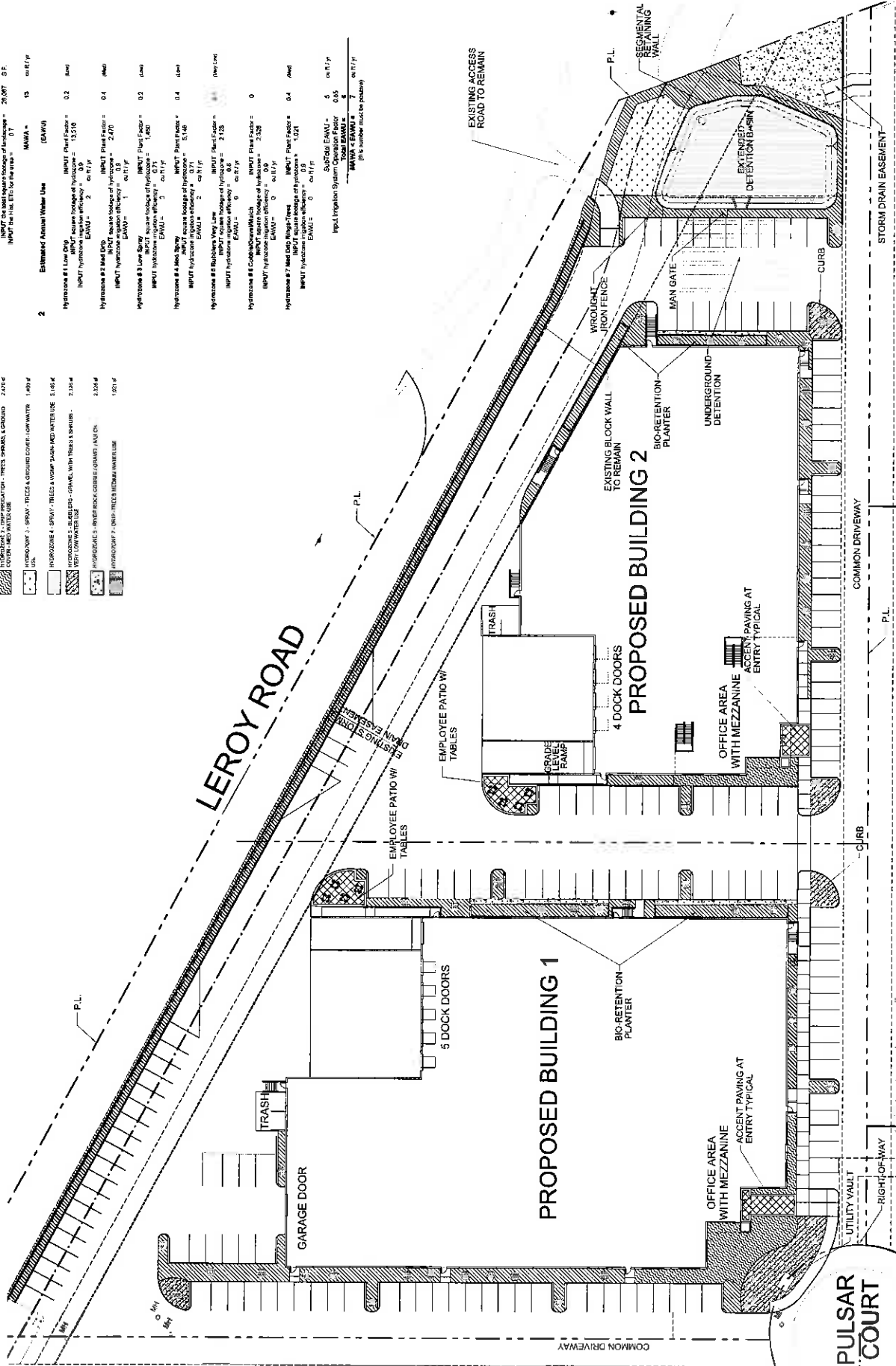
Hydrozone #4 Med Sprinkler
 INPUT: Plant Factor = 0.4 (Med)
 INPUT: Hydration expansion efficiency = 0.9
EWU = 2 ac-ft/yr

Hydrozone #5 Regulars Very Low
 INPUT: Plant Factor = 2.125
 INPUT: Hydration expansion efficiency = 0.9
EWU = 0 ac-ft/yr

Hydrozone #6 Complete/Partial
 INPUT: Plant Factor = 2.328
 INPUT: Hydration expansion efficiency = 0.9
EWU = 0 ac-ft/yr

Hydrozone #7 Med Drip High Trees
 INPUT: Plant Factor = 1.021
 INPUT: Hydration expansion efficiency = 0.9
EWU = 0 ac-ft/yr

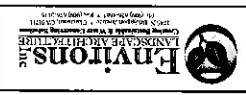
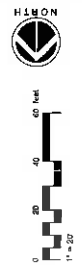
Subtotal EWU = 6 ac-ft/yr
Total MAWA = 7 ac-ft/yr
 (per Riverside County Ordinance)



EXISTING BUILDINGS

EXISTING BUILDINGS

PULSAR COURT



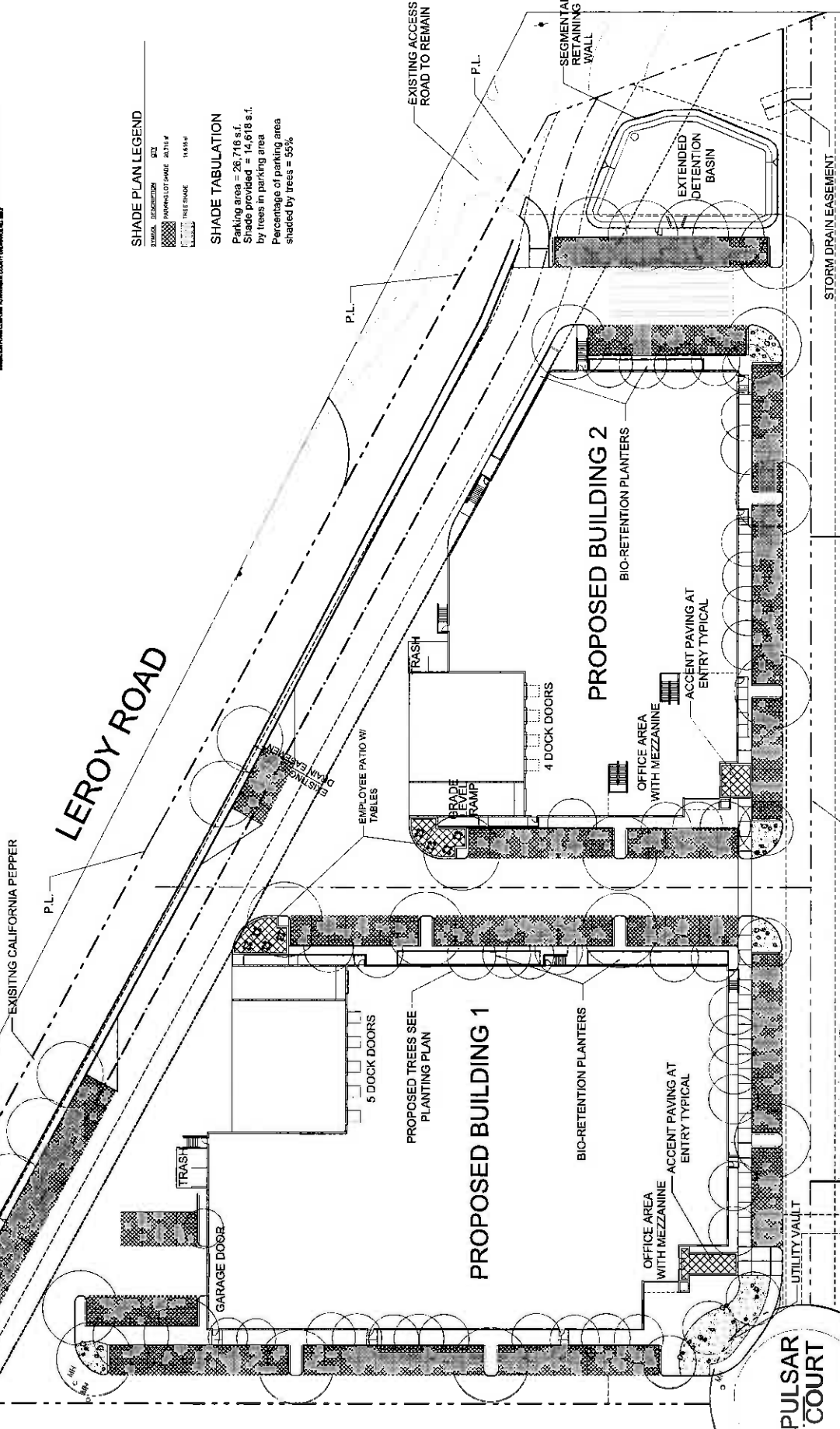
IRRIGATION CONCEPT STATEMENT
 THIS STATEMENT IS FOR INFORMATION ONLY. ACCEPTANCE OF THIS STATEMENT DOES NOT CONSTITUTE AN IRRI- GATION CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

SHADE PLAN LEGEND

SYMBOL	DESCRIPTION	SIZE
[Symbol]	PROPOSED LOT PLANTING	10" x 10"
[Symbol]	EXISTING TREE RANGE	10" x 10"

SHADE TABULATION

Parking area = 26,716 s.f.
 Shade provided = 14,616 s.f.
 by trees in parking area
 Percentage of parking area shaded by trees = 55%



KNOWLETON COMMUNITIES
 205 SAVANNAH WALK
 LONG BEACH, CA 90802
 TEL: (562) 439-0281, EXT 202

SHADE PLAN AND CALCULATIONS
 PREPARED BY: [Name]
 DATE: [Date]

PULSAR INDUSTRIAL COURT
 000 PULSAR COURT
 COUNTY OF RIVERSIDE, CA

PROJECT NO. [Number]
 SHEET NO. L-5
 5 OF 6 SHEETS



CONTRACT NO. _____
 PROJECT NO. _____
 SHEET NO. _____

PROJECT NAME

PULSAR INDUSTRIAL COURT
 000 PULSAR COURT
 COUNTY OF FERNBUSH, CA

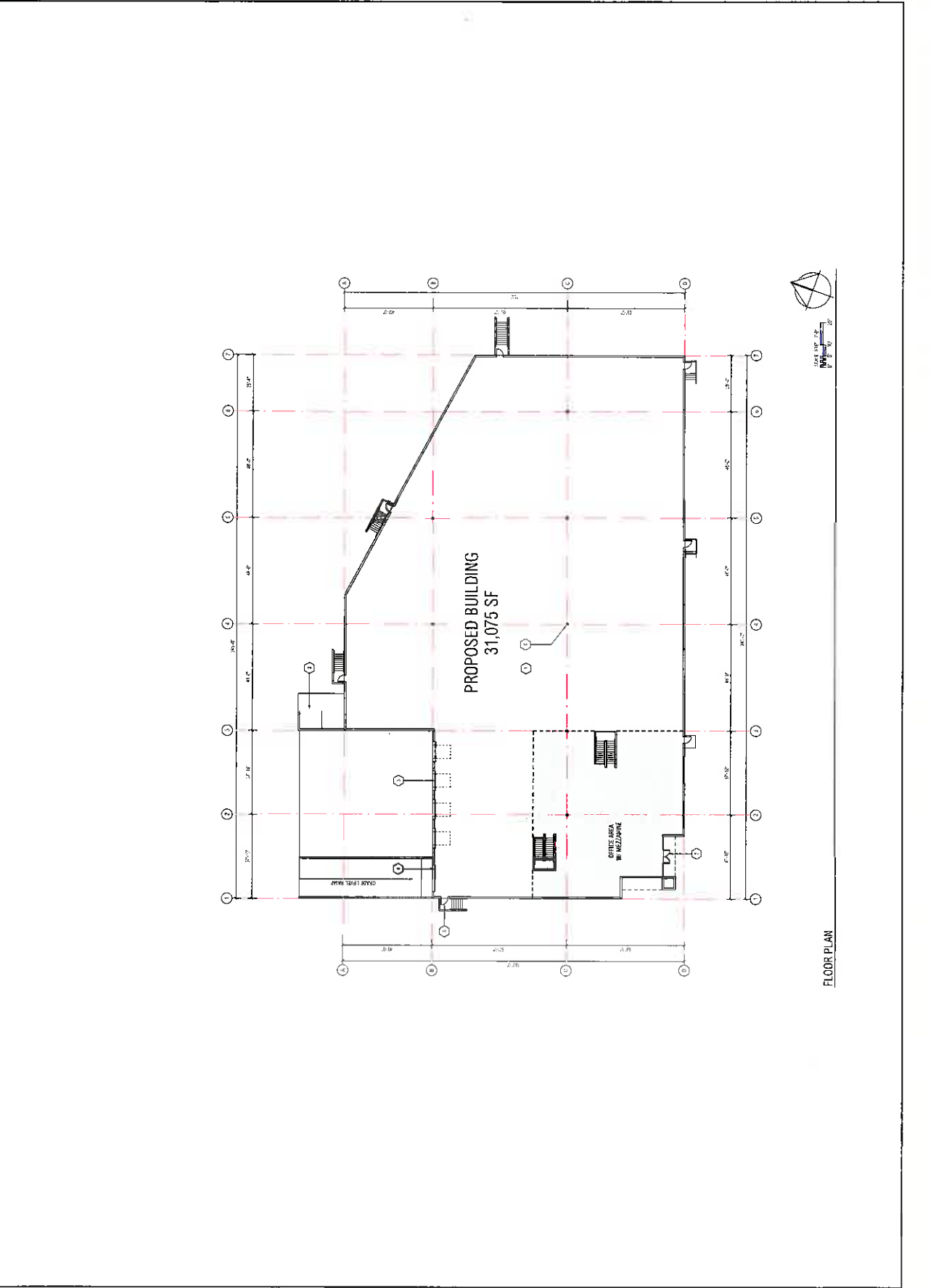
KNOWLEDGE COMMUNITIES
 LONG BEACH, CA 90801
 PROJECT NO. 2021-001
 DATE: 08/11/2021

NO.	DATE	DESCRIPTION
1	08/11/2021	ISSUED FOR PERMIT
2	08/11/2021	ISSUED FOR PERMIT
3	08/11/2021	ISSUED FOR PERMIT
4	08/11/2021	ISSUED FOR PERMIT
5	08/11/2021	ISSUED FOR PERMIT
6	08/11/2021	ISSUED FOR PERMIT
7	08/11/2021	ISSUED FOR PERMIT
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13	08/11/2021	ISSUED FOR PERMIT
14	08/11/2021	ISSUED FOR PERMIT
15	08/11/2021	ISSUED FOR PERMIT
16	08/11/2021	ISSUED FOR PERMIT
17	08/11/2021	ISSUED FOR PERMIT
18	08/11/2021	ISSUED FOR PERMIT
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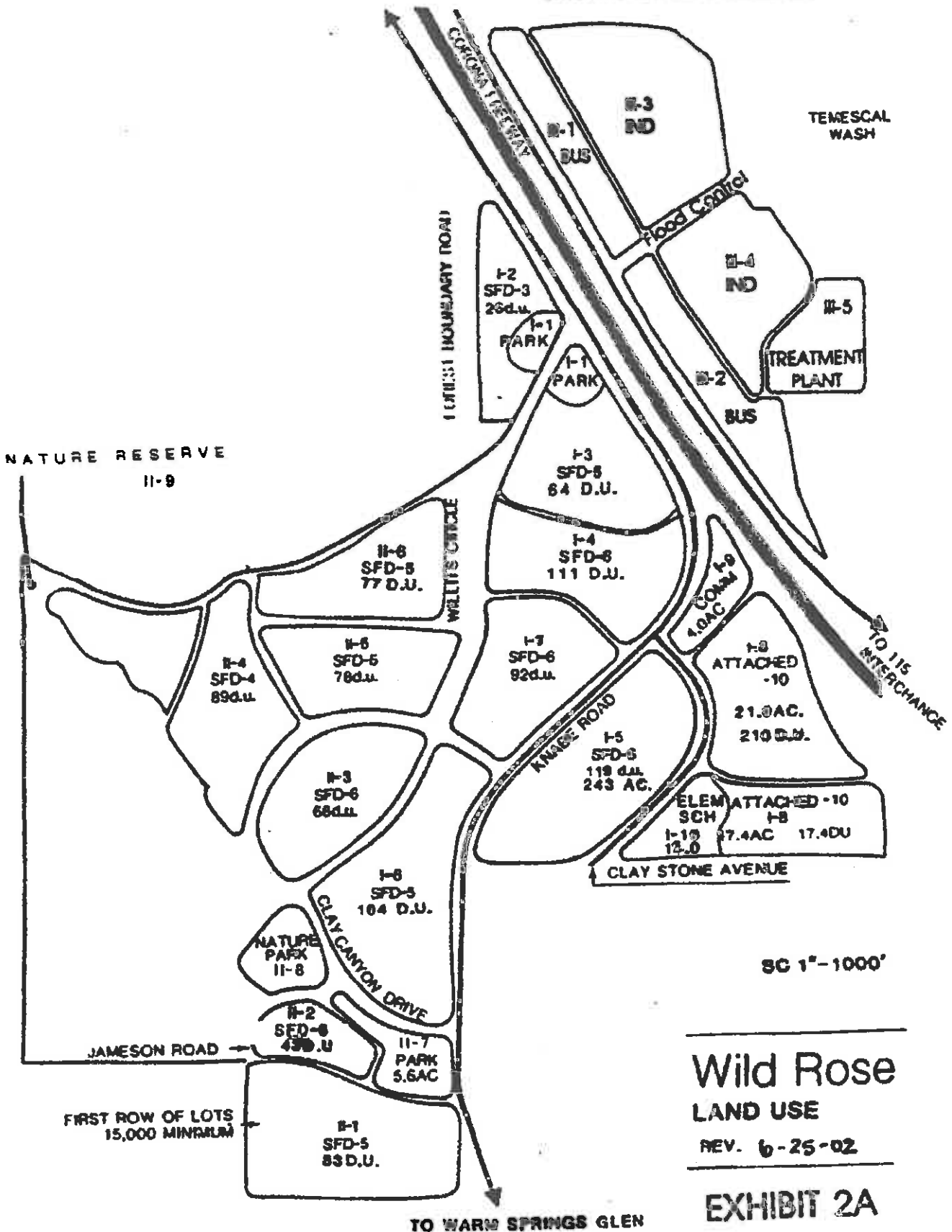
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 SHEET NO. _____

KEYNOTES

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SAND AND GRAVEL OPERATIONS





SC 1"=1000'

Wild Rose LAND USE

REV. 6-25-02

EXHIBIT 2A

LEGEND

-  Interior Frontage
-  Residential Buffer

PLANNING
AREA III-3

WILD ROSE
BUSINESS PARK
FOOTHILL PROPERTIES

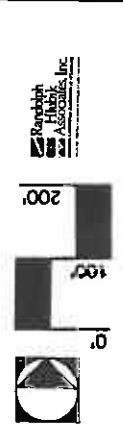
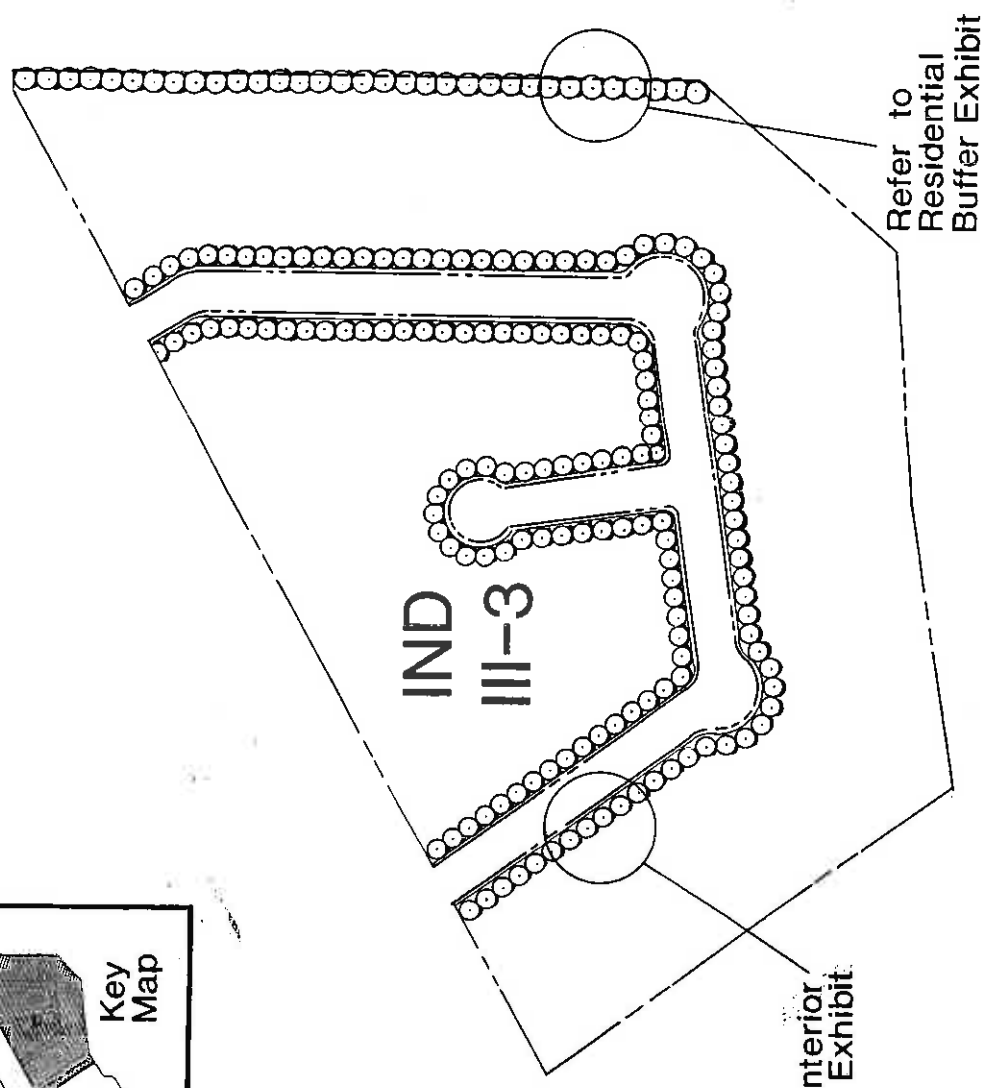
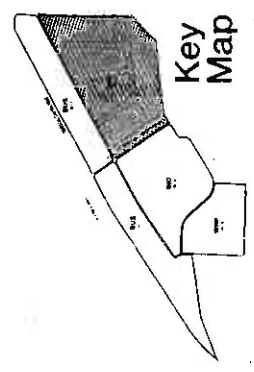


EXHIBIT 78



Refer to Interior
Frontage Exhibit

Refer to
Residential
Buffer Exhibit



Key
Map

- (6) A wind row buffer planting will be constructed along the easterly portion of the planning area (see Exhibit III-25).
- (7) Walls and fencing shall be provided as follows:
 - (a) Masonry walls along the boundary with the treatment plant (see Exhibit III-30).
 - (b) Chain link fencing along the drainage channel.
 - (c) Slatted chain link fences extending from the building to the side property line, and, where necessary, along the side property lines behind the front building line (except where common drives and loading areas are provided), and along rear property lines shall be provided to screen parking, loading and outside storage areas from view from the street.

b. Specific Development Requirements .

- (1) Development of Planning Area III-2 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

22. PLANNING AREA III-3 (SEE EXHIBIT III-78)

a. General Requirements

- (1) Planning Area III-3 consists of 17.99 gross acres, and is planned for industrial use.
- (2) Access to the planning area will be from Temescal Canyon Road via local industrial streets.
- (3) Industrial frontage streetscapes will be constructed along interior streets (see Exhibit III-17).
- (4) Walls and fencing shall be provided as follows (see Exhibit III-30).
 - (a) A two-rail woodcrete rail system fence or equivalent shall be installed to replace the existing chain-link fence at the northerly boundary of this planning area.
 - (b) A solid masonry wall shall be installed separating the residential buffer area from the industrial area.
 - (c) Chain link fencing along the drainage channel.
 - (d) Slatted chain link fences extending from the building to the side property line, and, where necessary, along the side property lines behind the front building line (except where common drives and loading areas are provided), and along rear property lines shall be provided to screen parking, loading and outside storage areas from view from the street.

b. Specific Development Requirements

- (1) Development of Planning Area III-3 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).
- (2) Concurrent with the street paving activities of Planning Area III-3, LeRoy Road shall be extended by the developer from the existing pavement terminus to the easterly boundary of the most easterly existing house along LeRoy Road. The extended paving shall match the section and character of the existing pavement.

23. PLANNING AREA III-4 (SEE EXHIBIT III-79)

a. General Requirements

- (1) Planning Area III-4 consists of 23.11 gross acres, and is planned for Industrial use.
- (2) Access to the planning area will be from Temescal Canyon Road via local industrial streets.
- (3) Industrial frontage streetscapes will be constructed along interior streets (see Exhibit III-13).
- (4) Walls and fencing shall be provided as follows (see Exhibit III-30).
 - (a) Masonry walls along the boundary with the treatment plant.
 - (b) Chain link fencing along the drainage channel.
 - (c) Slatted chain link fences extending from the building to the side property line, and, where necessary, along the side property lines behind the front building line (except where common drives and loading areas are provided), and along rear property lines shall be provided to screen parking, loading and outside storage areas from view from the street.

b. Specific Development Requirements

- (1) Development of Planning Area III-4 shall conform to the requirements of Ordinance 348.2884b (see Part 3 of this document).

24. PLANNING AREA III-5 (SEE EXHIBIT III-80)

a. General Requirements

- (1) A wastewater treatment and water reclamation plant will be developed within Planning Area III-5, which encompasses approximately 10.9 acres. The plant will be owned and operated by the Lee Lake Water District.
- (2) A transmission main extending from Western Municipal Water District's Mills Filtration Plant to bring water to the project site.

LEGEND

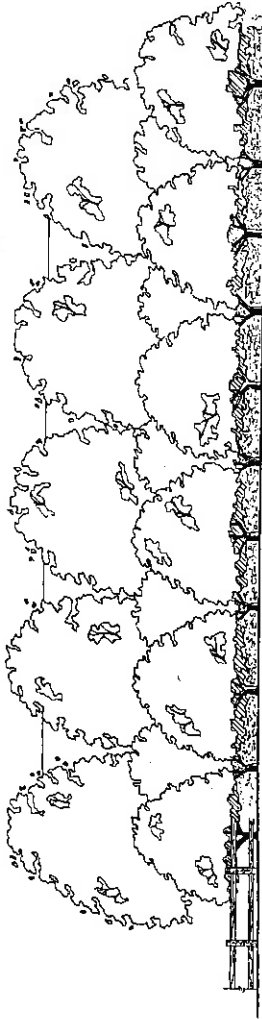
RESIDENTIAL BUFFER

**WILD ROSE
BUSINESS PARK**
FOOTHILL PROPERTIES

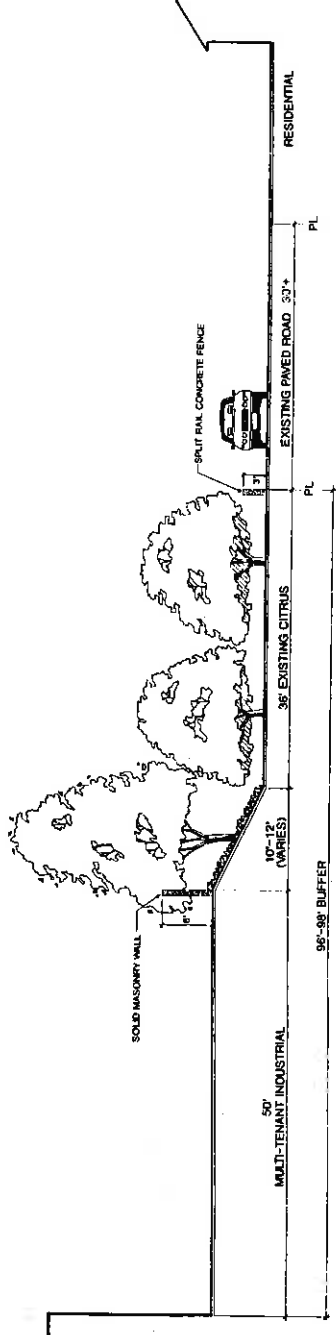


EXHIBIT 24A

DATE: 4-26-08



ELEVATION



SECTION

LEGEND

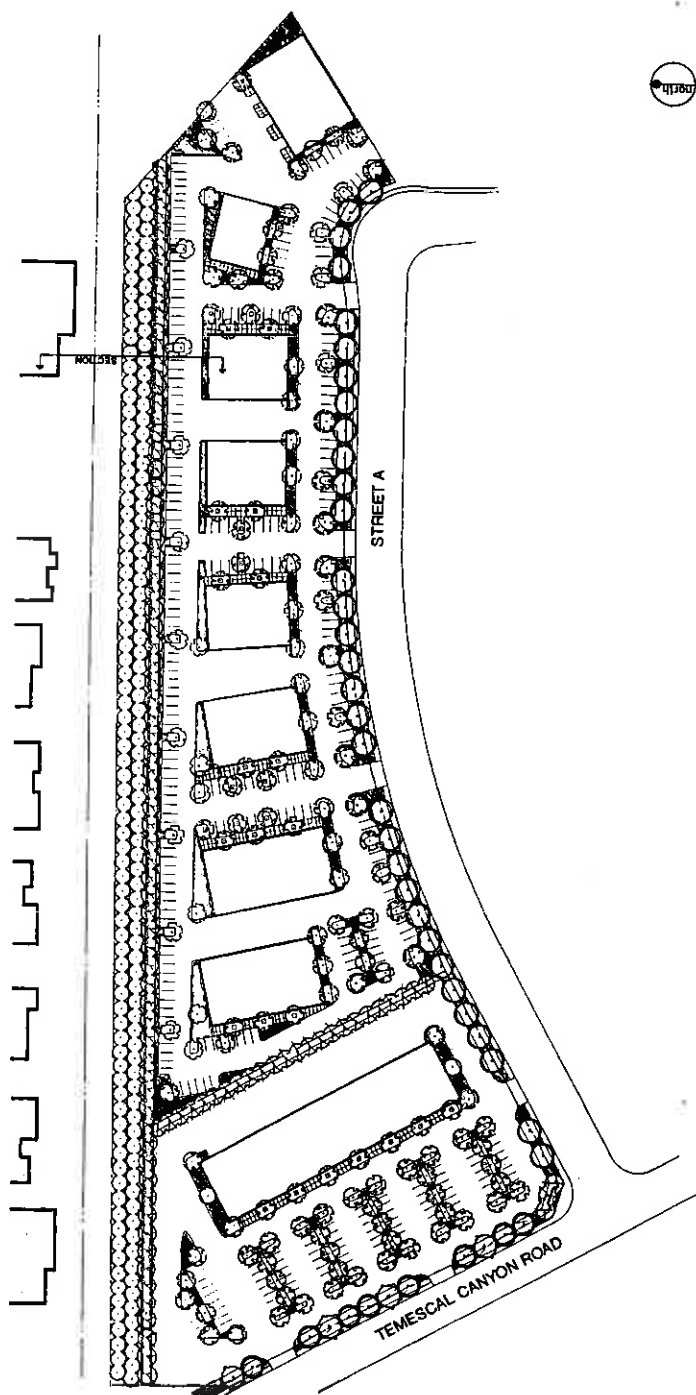
RESIDENTIAL BUFFER

WILD ROSE
BUSINESS PARK
FOOTHILL PROPERTIES



EXHIBIT 24B

DATE 4-28-08



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42759
Project Case Type (s) and Number(s): Plot Plan No. 25719
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Russell Brady, Contract Planner
Telephone Number: (951) 955-3025
Applicant's Name: Knowleton Communities Inc., Jon Duston
Applicant's Address: 205 Savona Walk, Long Beach, CA 90803

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes to construct two (2) industrial buildings totaling 84,892 square feet (49,817 square feet and 35,075 square feet each) with 158 parking spaces, 28,645 square feet of landscaping, and one (1) water quality basin on 5.06 gross acres.

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

C. Total Project Area: 5.06 Acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A		Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: 5.06	Lots: 2	Sq. Ft. of Bldg. Area: 84,892	Est. No. of Employees: 55
Other: N/A			

D. Assessor's Parcel No(s): 283-440-030 and 283-440-032

E. Street References: Northerly of Pulsar Court, southerly of Leroy Road, easterly of Temescal Canyon Road

F. Section, Township & Range Description or reference/attach a Legal Description: Township 4 South, Range 6 West Section 27, San Bernardino Base Meridian.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is vacant and was previously graded under the Wild Rose Specific Plan (SP 176) and Tentative Parcel Map No. 28834. Other similar industrial buildings and uses have been developed within the Wild Rose Specific Plan east of Temescal Road and south of Leroy Road. Existing single-family residences are located north of Leroy Road. An existing mining facility is located directly to the east of the project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with all other applicable land use policies of the Riverside County General Plan and the Temescal Valley Area Plan.
- 2. Circulation:** The proposed project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** The proposed project meets with all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the project upon future development of the site. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project (existing non-residential) meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all applicable Air Quality element policies.
8. **Healthy Communities:** The proposed project meets all applicable Healthy Community policies.

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

C. Foundation Component(s): Community Development

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

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Temescal Valley
2. **Foundation Component(s):** Community Development to the North, South, and West. Open Space to the east
3. **Land Use Designation(s):** Light Industrial (LI) to the south and west, Business Park (BP) further to the west, Low Density Residential (LDR) to the north, Open Space – Mineral Resources (OS: MR) to the east
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** Temescal Wash Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Wild Rose Specific Plan, Specific Plan No. 176
2. **Specific Plan Planning Area, and Policies, if any:** Planning Area III-3

I. Existing Zoning: Specific Plan (SP 176, Planning Area III-3)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Residential Agricultural – one-acre minimum (R-A-1) to the north, Mineral Resources and Related Manufacturing (M-R-A) to the east, Specific Plan (SP 176, Planning Area III-3) to the south and west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

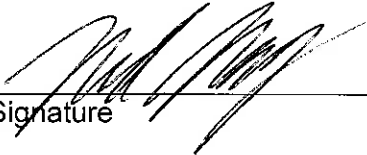
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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


Signature

April 13, 2016

Date

Russell Brady, Contract Planner
Printed Name

For Steven Weiss, AICP, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The project site is located near a state eligible scenic highway (Interstate-15) by the Riverside County General Plan. The project site is generally not visible from Interstate 15 due to the topography and existing similar development between the highway and the project site. However, Development Standards and Design Guidelines (Architecture and Landscaping) set forth in Ordinance No. 348 and the Wild Rose Specific Plan will ensure that the project development adhere to, and be aesthetically maintained in a manner that is visually attractive and not adversely affecting public views. Therefore, impacts are considered less than significant.

b) The project site is a currently vacant and was previously graded and has no trees that would be removed by the proposed project that would be considered on site scenic resources. There are no scenic resources near to the project that would be obscured from the proposed development. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

a) The project site is located approximately 47.65 miles from Mt. Palomar Observatory and therefore is outside Zone B of Ordinance No. 655. As Ordinance No. 655 applies to areas with the potential to impact Mt. Palomar Observatory and does not apply to the Project site, the Project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

Source: Project Application Description. Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or 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
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 2 of 3, Project Application Materials.

Findings of Fact:

a) According to the GIS database, the project site is located primarily within Prime Farmland, but not located within Unique Farmland or Farmland of Statewide Importance. Despite the designation of Prime Farmland, no agricultural uses exist or have existed on the property in recent history since the site was graded around 2001-2002. Pursuant to the California Department of Conservation, for an area to be defined as prime farmland it should have been used for agricultural production in the past four years. Therefore, although the GIS database labels it as prime farmland, the area does not actually meet the definition of prime farmland. Therefore, there would be no loss of an existing agricultural use and no impact would occur.

b) According to the County GIS database, the project site is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the project. No impact will occur.

c) The proposed project is located within 300 feet of agriculturally zoned property, those properties zone Residential Agricultural (R-A) to the north. The proposed industrial use would not interfere with any agricultural zoning or any agricultural use that could potentially occur in these areas. Additionally, although the properties to the north do technically have an agricultural zone, the properties are already developed with single-family residential land uses and would not expected to accommodate any type of agricultural productive use. Therefore, a less than significant impact will occur.

d) The project site does not involve other changes in the existing environment that could result in conversion of Farmland, to non-agricultural uses. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The site is vacant and graded, with no forest or timberland on site or any such County zoning designation. Therefore, the project site will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

c) There is no forest land, timberland, or timberland zoned areas on site or in the vicinity of the project. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook, Air Quality and Greenhouse Gas Impact Analysis Pulsar Court Industrial Project , by LSA April 2015.

Findings of Fact:

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

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

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

South Coast Air Basin Attainment Status – Riverside County

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

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

Construction Emissions

The proposed project will result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

The California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The table below titled Maximum Daily Construction Emissions summarizes the results of the CalEEMod outputs. Based on the results of the model, maximum daily emissions from the construction of the proposed project will not exceed established SCAQMD thresholds.

Unmitigated Maximum Daily Construction Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Site Preparation	5.3	57	44	0.042	10.3	6.7
Grading	4.3	48	32	0.048	5.6	3.8
Building Construction	4.4	34	28	0.047	3.5	2.44
Architectural Coating	35	2.5	3	0.0055	0.41	0.256
Paving	2.3	22	16	0.024	1.47	1.245
Peak Daily	39	57	44	0.053	10.3	6.7
SCAQMD Threshold	75	100	550	150	150	55
Potential Impact?	No	No	No	No	No	No

Source: LSA Associates, Inc.

The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area (5.06 acres), a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required.

Operational Emissions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2016. Long-term criteria air pollutant emissions will result from the operation of the proposed facility. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs. Based on the results of the model, maximum daily emissions from the operation of the proposed project will not exceed established SCAQMD thresholds. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

Unmitigated Maximum Daily Operational Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Area Sources	5.4	0.00025	0.026	0	0.00009	0.00009
Energy Sources	0.084	0.76	0.64	0.0046	0.058	0.058
Mobile Sources	2.5	9.5	32	0.081	5.7	1.6
Total Emissions	8.0	10	330	0.086	5.8	1.7
SCAQMD Threshold	55	55	550	150	150	55
Potential Impact?	No	No	No	No	No	No

Source: LSA Associates, Inc.

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

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

Surrounding land uses within 1 mile of the project include residential homes and Val Verde Elementary School, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, manufacturing uses, or generate significant odors.

Carbon Monoxide Hotspots

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored in the Riverside-Rubidoux Station showed a highest recorded 1-hour concentration of 2.7 ppm (State standard is 20 ppm) and a highest 8-hour concentration of 1.6 ppm (State standard is 9 ppm) during the past 3 years. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis.

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

Localized Significance Threshold Analysis

As part of the SCAQMD's environmental justice program, attention has been focused on localized effects of air quality. Staff at SCAQMD developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the State AAQS, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). The proposed project is located within the Norco Corona SRA.

The tables below titled Unmitigated Construction LST Emissions and Unmitigated Operational LST emissions identify the emissions during both construction and operation at the nearest residences are well below the SCAQMD thresholds of significance. Therefore, based on the analysis for CO and LST, impacts to sensitive receptors are considered less than significant.

Unmitigated Construction LST Emissions (lbs/day)

Emissions	NO _x	CO	PM ¹⁰	PM ^{2.5}
On-Site Emissions	57	43	10.1	6.7
LST Threshold	286	2,085	24.5	9.5
Potential Impact?	No	No	No	No

Source: LSA Associates, Inc.

Unmitigated Operational LST Emissions (lbs/day)

Emissions	NO _x	CO	PM ¹⁰	PM ^{2.5}
On-Site Emissions	0.48	1.6	0.29	0.08
LST Threshold	286	2,085	6.0	2.5
Potential Impact?	No	No	No	No

Source: LSA Associates, Inc.

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

f) The project proposes to operate a operate industrial warehouse uses. The proposed industrial use is not anticipated to create objectionable odors affecting a substantial number of people. The proposed project is compatible with its surrounding uses consisting of industrial businesses that any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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odor the project may potentially create, it will be similar in scope and scale as the existing surrounding uses and therefore, less than significant impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Source: GIS database, WRCMSHCP, EIR No. 183 for Specific Plan No. 176, EA No. 37736 for Tentative Parcel Map No. 28834, On-site Inspection

Findings of Fact:

a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Area and within a designated Criteria Cell. As part of Tentative Parcel Map No. 28834, the project was reviewed for potential conservation through HANS No. 426,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which determined no conservation was necessary for the larger site. The site was previously graded pursuant to the previously approved tentative parcel map and is generally void of vegetation and no sensitive species or habitat identified by the WRCMSHCP are anticipated to be impacted. No project specific biological technical reports were prepared based on the state of the current site. Pursuant to WRCMSHCP requirements, the project is required to comply with burrowing owl surveys and migratory bird surveys. These are standard existing requirements and are not considered mitigation. Therefore, impacts are considered less than significant.

b-c) As noted previously, the site is generally void of any vegetation and therefore is not anticipated to impact any sensitive species or habitat. Despite this, the potential may still exist on the site to support suitable nesting bird habitat and the project has been conditioned to require a burrowing owl nesting survey and Migratory Bird Treaty Act survey in the event that these habitats are removed (COAs 60.EPD.1 and 60.EPD.2). Therefore, with these standard requirements, impacts are considered less than significant.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials, EIR No. 183 for Specific Plan No. 176, EA No. 37736 for Tentative Parcel Map No. 28834

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, EIR No. 183 for Specific Plan No. 176, EA No. 37736 for Tentative Parcel Map No. 28834

Findings of Fact:

a-b) The site has been previously graded and primarily consists of fill soil near the project surface. Due to this, no project specific cultural resources study was required. Since the likelihood of unearthing any archaeological resources is low, no archaeological or tribal monitoring is required. Although the potential for uncovering archaeological resources is low, the potential still exists and standard conditions have been applied for ground disturbance activities, if cultural resources or human remains are discovered, grading activities shall be halted in the immediate area to provide sufficient time for further evaluation by an archaeologist and tribal representative as may be necessary and appropriate measures taken to either document, recover, or avoid the cultural resource (COAs 10.PLANNING.2 and 10.PLANNING.3). The above is considered as a standard Condition of Approval (COA 10.PLANNING.2), and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

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

d-e) The project site will not restrict any religious or sacred uses within the project site. Pursuant to prior analyses performed for the larger specific plan and tentative parcel map, no existing sacred uses occur within the project area. Additionally, notifications for AB52 consultation were sent out to Soboba, Pechanga, Agua Caliente, and Rincon tribes on July 10, 2015, and consultation was closed on November 16, 2015 with all tribes that requested consultation. Through consultation, no cultural tribal resources have been identified on site. No impacts will occur.

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

Monitoring: No monitoring measures are required.

10. Paleontological Resources

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

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

Findings of Fact:

a) The project is located partially within a high sensitivity area (High A) The category high A indicates that fossils are likely to be encountered at or below four feet of depth, and may be impacted during excavation by construction activities. Therefore, the project has been conditioned to submit to the County Geologist one signed copy of a Paleontological Resource Impact Mitigation Program (PRIMP) which shall be submitted to the County Geologist for review and approval prior grading permit issuance (COA. 60.PLANNING.1). Furthermore, the paleontologist will also be required to document and complete a Paleontological Monitoring Report which shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository and shall be submitted to the County Geologist for review and approval prior grading permit finalization (COA. 70.PLANNING.1). Therefore, impacts are considered less than significant with mitigations incorporated.

Mitigation: Prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a PRIMP (COA 60. PLANNING 1), and said plan be implemented and monitoring reported prior to grading finalization (COA 70. PLANNING.1).

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

GEOLOGY AND SOILS Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, County Geologic Report (GEO) No. 2413 by RMA Group

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

a-b) GEO No. 2413, entitled "Geotechnical Investigation for Proposed Light Industrial Development Pulsar Court Industrial Site APN 283-440-005, 006 Corona, CA," dated December 30, 2014 found that the Project site is not located within the boundaries of an Earthquake Fault Zone for fault-rupture hazard as defined by the Alquist-Priolo Earthquake Fault Zoning Act and no faults are known to pass through the property. The nearest earthquake fault zone is located about 0.8 miles to the southwest of the site along the Elsinore fault.

The nearest fault to the project site is a splay of the Elsinore fault that was mapped approximately one-third of a mile to the west of the site. The main trace of the Elsinore fault zone is located approximately one mile west-southwest of the site.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," County Geologic Report (GEO) No. 2413 by RMA Group

Findings of Fact:

a) According to the county GIS database, the project site is located in an area for low potential for liquefaction. Additionally, the geologic report found that although no groundwater was encountered in their deepest boring, which extended to a depth of 50.5 feet, groundwater data reported by the California Department of Water Resources indicates that groundwater could occur at a depth as shallow as about 45 feet below future pad grades. However, soils encountered in the deepest boring were found to consist of very dense older alluvium at depths of 45 feet and more below the ground surface. Consequently, the potential for liquefaction to occur beneath the site is judged to be unlikely. Likewise, the potential for lateral spreading is unlikely due to the density of the older alluvial soils at depth. The presence of approximately 10 feet of compacted fill within the site should mitigate surface manifestations of liquefaction, such as sand boils, in the unlikely event that liquefaction were to occur. Therefore, less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

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

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologic Report (GEO) No. 2413 by RMA Group

Findings of Fact:

a) According to General Plan Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. Additionally, analysis contained in GEO No. 2413 found that the probably peak ground acceleration would be .910g. With mandatory compliance of Section 1613 of the 2013 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," County Geologic Report (GEO) No. 2413 by RMA Group

Findings of Fact: The proposed project is located on and surrounded by flat open space, no slopes occur close enough to affect the project site. According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Additionally, GEO No. 2413 found that landslides were not encountered during the current subsurface investigation or during prior site grading. Topographic landforms suggestive of landslides were not apparent in the field or on aerial photographs. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," County Geologic Report (GEO) No. 2413 by RMA Group

Findings of Fact:

a) The project site is not located in an area susceptible to subsidence, and not located near any documented areas of subsidence. Additionally, Geo No. 2413 concluded that some adjustments in grades near the completion of grading could be required to balance any earth volume changes. However, any changes in earth volumes are estimated to not exceed .1 feet. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: The Project site is more than 24.42 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. The Project site is located approximately 3.26 miles west of Lake Matthews and based on the distance from this lake and intervening topography would not be subject to potential seiche.

Additionally, Figure 10, *Temescal Canyon Area Plan Flood Hazards* also illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

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

Following construction, wind and water erosion would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, catch basins would be installed to collect all runoff and discharge the flow into the three proposed infiltration basins. Ultimately, any excess flows would be discharged into existing storm drains, and thus would not cause or contribute any erosion hazards downstream.

Accordingly, because the Project's drainage would be fully controlled via the proposed on-site drainage facilities, impacts due to water erosion would be less than significant under long-term conditions.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2013 California Building Code. Therefore, there would be no risk to life or property. No impact would occur.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air would also apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that erosion impacts that may change deposition, siltation, or erosion that may modify any downstream channels or other drainages during construction activities would be less than significant. Mitigation is not required.

Following construction, erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, all drainage from the developed portions of the site would be conveyed to water quality basins for treatment. The proposed water quality basins would ensure that sediments in runoff discharged from the site is minimized. Additionally, the required BMP's also would ensure that the Project would not result in any increase in water erosion either on or off-site as compared to existing conditions. Accordingly, there would be a less than significant impact that may change deposition, siltation, or erosion that may modify any downstream channels or other drainages during operation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

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

a) Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the removal of stabilizing vegetation and exposure of these erodible materials to wind. Erosion by wind would be highest during period of high wind speeds.

The Project site is considered to have a “moderate” susceptibility to wind erosion (Riverside County, 2003, Figure S-8). During grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded with mandatory compliance with the Project’s SWPPP and WQMP and Riverside County Ordinance No. 484.2, which establishes requirements for the control of blowing sand. In addition, the Project would be required to comply with South Coast Air Quality Management District (SCAQMD) Rule 403, which addresses the reduction of airborne particulate matter. With mandatory compliance to these regulatory requirements, wind erosion impacts would be less than significant during construction and no mitigation is required.

Following construction, wind erosion on the Project site would be very negligible, as the disturbed areas would be landscaped or covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Air Quality and Greenhouse Gas Impact Analysis Pulsar Court Industrial Project, by LSA April 2015.

Findings of Fact:

a) As stated in the Air Quality and Greenhouse Gas Analysis for the project, prepared by LSA, using all of the emissions quantified, the total construction Greenhouse Gas emissions generated from the Project is approximately 1,445 Metric Tons Carbon Dioxide equivalent (MT CO₂e) per year which includes construction-related emissions amortized over a typical project life of 30 years as shown in the below table. The total GHG emissions from the Project are below the threshold of 10,000 MT CO₂e per year for industrial projects (Tier 3) established by the South Coast Air Quality Management District (SCAQMD).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Unmitigated Construction Emissions (metric tons/year)

Emissions	CO ₂	CH ₄	N ₂ O	CO ₂ E
Site Preparation	20	0.0056	0	20
Grading	37	0.0086	0	37
Building Construction – First Year	206	0.030	0	206
Building Construction – Second Year	250	0.041	0	260
Architectural Coating	23	0.0021	0	23
Paving	22	0.0064	0	23
Total Construction Emissions	560	0.094	0	570

Source: LSA Associates, Inc.

Unmitigated Operational Emissions (metric tons/year)

Emissions	CO ₂	CH ₄	N ₂ O	CO ₂ E
Construction Emissions amortized over 30 years	19	0.0033	0	19
Area Sources	0.0061	0.00002	0	0.0064
Energy Sources	440	0.016	0.0055	440
Mobile Sources	840	0.028	0	840
Waste Sources	21	1.3	0	48
Water Usage	79	0.64	0.016	98
Total Project Emissions	1,399	2.0	0.022	1,445

Source: LSA Associates, Inc.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

Source: Project Application Materials, Phase I Environmental Site Assessment, by CENTEC Engineering, April 4, 2016

Findings of Fact:

a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. As standard operating procedure for compliance with State Hazardous Materials guidelines, for any potential use that may occupy the proposed building that may include the transport, use, or disposal of hazardous materials, onsite staff employees will be required to be trained appropriately in storing and handling of onsite, fuels, chemicals, lubricants and oils used in the maintenance and repair of mechanized equipment and will be required to be fully-trained with the project's Business Emergency Plan (BEP) and Spill Prevention Control and Countermeasure plan (SPCC). In addition the facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances. With the implementation of these existing requirements, the project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials. Therefore, impacts are considered less than significant.

b) A Phase I Environmental Site Assessment (ESA) was prepared for the project site. The ESA determined through site surveys and document review that no Recognized Environmental Conditions (RECs) exist on the project site that represent a hazardous condition that may be exposed during construction activities or operation of the project. During the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment.

c-d) The proposed Project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur.

e) The site is not 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, its development would not create a significant hazard to the public or the environment.

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

Monitoring: No monitoring measures are required.

23. Airports

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

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

Findings of Fact:

a-c) The project site is not located within any Airport Influence Area. Therefore, no impact would occur.

d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

Findings of Fact:

a) According to "Map My County," the project site is located within a "High" and "Very High" Fire Area. However, with adherence to Riverside County Ordinance No. 787 and California Building Code

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Guidelines, which contains provisions for prevention and fire hazards, the proposed Project would have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District; Project Materials

Findings of Fact:

a) Grading planned by the Project generally would maintain the site's existing topographic conditions. All runoff from the site would be collected within the water quality basin, which would provide water quality treatment for flows and mitigate for any potential increased runoff. Accordingly, because the Project has been designed to minimize changes to the site's existing topography and incorporates

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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BMP's to ensure that erosion and sediment does not result in substantial erosion on- or off- site, impacts would be less than significant.

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

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

Impact Analysis for Construction-Related Water Quality

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

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

Post-Development Water Quality Impacts

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts associated with post-development activities would be less than significant and no mitigation is required.

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

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

d) The proposed Project will include catch basins and underground storm drains to collect all runoff and discharge the flows into the proposed water quality basin. The basin and other on-site drainage facilities are proposed to connect to the existing Leroy Road storm drain which both provides adequate flood protection from the 100-year frequency storm event on site as well as provides and adequate outlet in accordance with Riverside County Flood Control District requirements. Additionally, with required adherence to a SWPPP and WQMP, the Project would not provide substantial additional sources of polluted runoff during construction or long-term operation. Accordingly, implementation of the proposed Project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Thus, impacts would be less than significant and no mitigation is required.

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

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

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

h) The proposed water quality basin designed to filter the Project's stormwater is strategically placed at the downstream point of the Project site's drainage areas. Runoff from the Project site would be collected in the basin and filtered to remove water pollutants before being discharged into offsite facilities. The water quality BMP's are designed to drain within a maximum of 72 hours, which would preclude the attraction of vectors and odors associated with standing water. The detention basin is an inherent part of the Project's design and, as such, the environmental effects associated with the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction and operation of the Project's BMP's are evaluated throughout this environmental assessment, and where necessary, mitigation has been identified to address any impacts associated with their construction and operation. Accordingly, the Project would not include any new or retrofitted stormwater BMPs that could result in significant environmental effects, and no impact would occur.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

26. Floodplains

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

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

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

Findings of Fact:

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

b) Development of the Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. A portion of the Project site is proposed to be landscaping and infiltration would occur over these areas. Additionally, the Project proposes an water quality basin. The bottom of the basin would be unlined, which would provide an opportunity for infiltration. The infiltration basins would function to mitigate any potential increase runoff and for water quality treatment. Based on the foregoing analysis, the Project would not result in changes in absorption rates or the rate and amount of surface runoff that could result in significant environmental effects and impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The Project site is located approximately 3.26 miles west of Lake Matthews and is not located within its dam inundation area. However, as illustrated by the Riverside County General Plan, Temescal Canyon Area Plan, Figure 10, *Temescal Canyon Area Plan Flood Hazards* the project is located within a dam inundation area that generally runs along the Temescal Wash and adjacent areas from Canyon Lake approximately 15 miles to the southeast, Lake Elsinore approximately 11 miles to the southeast (which does not have a dam), and Lee Lake approximately 4.5 miles to the southeast. The safety of dams is regulated by the California Department of Water Resources – Division of Dams which regularly inspect dams for any potential failures. Beyond these existing measures for dam inspection, mitigation is included for notification of any future purchasers of the subject properties that the site is located within a potential dam inundation area and the risks associated with being located within a dam inundation area and the public service resources available in the event of a dam failure. With the inclusion of this mitigation, impacts would be less than significant.

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

Mitigation: Prior to building permit final inspection, evidence shall be provided to the Riverside County Building and Safety Department that property deeds include a disclosure about the Project site’s location within a dam inundation hazard area with reference to Federal Emergency Management Agency’s informational brochure, entitled “Living with Dams: Know Your Risks (FEMA P-956)” and informational materials from the Riverside County Fire Department’s Community Emergency Response Team (CERT), including information about CERT’s role in helping communities address potential impacts due to natural and man-made hazards, and information relating to how future residents can become involved and undergo CERT training to assist the future residents of the community in the event of failure of the Lake Mathews Dam. (COA 90.PLANNING.29)

Monitoring: Prior to building permit final inspection, the Project Applicant shall provide evidence to Riverside County demonstrating that the disclosure has been provided on all deeds.

LAND USE/PLANNING Would the project

27. Land Use	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County, south of the City of Corona. The project site is designated as Light Industrial land use within the County’s General Plan and as Industrial within the Wildrose Specific Plan (SP 176). The project will construct two buildings for industrial warehouse use which are allowed within the land use designations of the General Plan and Specific Plan and exist in the immediate vicinity. The project will not require a General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Amendment or Change of Zone. The project is bounded by properties which are designated Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) to the north, Open Space – Mineral Resources (OS: MIN) to the east, Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) to the south and west, and Community Development: Business Park (CD: BP) (0.25-0.60 Floor Area Ratio) further to the west. The proposed project will not create an alteration to the planned land use of industrial that has been anticipated pursuant to the General Plan and Specific Plan for the area. Therefore, impacts with regard to a substantial alteration to present land use are considered less than significant.

b) The project site is located within the City Sphere of Influence of Corona. As such, it is required to conform to the County’s Memorandum of Understanding (MOU) with that city. No change to the land use designation or zoning is proposed. This project does conform to the MOU. As it relates to specific development proposals, the MOU primarily requires any project requiring rezoning that may be inconsistent with the City’s General Plan to be reviewed by City staff. The subject project does not include any rezoning, therefore is not required to be reviewed by City staff. However, despite not being required, the project was transmitted to the City and the City was noticed of the Director’s Hearing and not comments have been received. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site’s existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The project site is zoned Specific Plan (SP 176). The proposed use for industrial warehouse, is a permitted use, subject to approval of a plot plan in the Specific Plan No. 176, Planning Area III-3 which is based on the Manufacturing-Medium (M-M) zone pursuant to Ordinance No. 348. Surrounding zoning classifications are Residential Agricultural – one-acre minimum (R-A-1) to the north, Mineral Resources and Related Manufacturing (M-R-A) to the east, and Specific Plan (SP 176, Planning Area III-3) to the south and west. Existing uses in the vicinity of the project site include single-family residential to the north, vacant land and mining to the east, vacant land and industrial to the south, and industrial to the west. Pursuant to the requirements of the Specific Plan, a landscape buffer was established between the industrial uses within the Specific Plan and the existing residential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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uses to the north to provide greater separation and visual screening to the residential uses. Because the proposed Project would be similar to existing industrial uses in the vicinity and provides adequate consideration of the nearby residential uses, the proposed project would be compatible with the site's existing zoning classification as well as with surrounding land uses.

d) The Project site is designated by the Riverside County General Plan for "Community Development: Light Industrial (CD: LI)" uses. The proposed Project would be fully consistent with the property's General Plan land use designation. Therefore, there would be no impact.

e) There is an existing residential community to the north of the project site. However, there are no components of the proposed Project that would obstruct access to the community or divide the physical arrangement of the community. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General plan Figure OS-5, *Mineral Resources Area*, the Project site is designated within the Mineral Resources Zone 3 (MZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not 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, nor would the Project 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. Thus, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) The Project site is near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. While there is an active open-pit mine to the east of the Project site, a sufficient buffer exists between the project site and the active portion of the mine. Accordingly, implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Thus, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The nearest airport to the Project site is the Corona Municipal Airport, which is located approximately 8.69 miles northwest of the Project site. The project site is not located within an airport land use plan or within two miles of the public airport. Therefore, there would be no impact.

b) The proposed Project is located 8.69 miles from Corona Municipal Airport, which is a public-use airport. There are no private airstrips located within two miles of the Project site. Accordingly, no impact would occur and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

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

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

Findings of Fact: The Project site is not located in the vicinity of any railroads. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is near Interstate 15. The project is a non-residential industrial use and is not considered a sensitive noise receptor. Therefore, there is no impact.

Mitigation: No Mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified that would expose the Project to a significant amount of noise. There would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

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

c) Exposure of persons to or generation of noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials, Noise Impact Analysis, Pulsar Court Industrial Project, by LSA, March 2015

Findings of Fact:

a) The project proposes light industrial uses, which may generate additional noise. However, as the proposed project is similar to existing uses in the vicinity and background noise levels in the Project vicinity are dominated by those from Interstate 15, any noise resulting from the proposed project would be less than significant in comparison. Additionally, the proposed buildings would be of standard construction to suppress any noise resulting from indoor industrial activity. The noise analysis prepared for the project determined that the proposed traffic generated by the project would result in an increase in ambient noise levels of 0.4 dBA, which is not perceptible to the human ear and therefore not significant. The analysis also considered other onsite noise generation including truck noise, loading/unloading at docks, and other parking lot activity and concluded that these would not result in a substantial increase in ambient noise as well. Therefore, it is not likely that a substantial permanent increase in ambient noise levels would result from the proposed Project. Therefore, there would be a less than significant impact.

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

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

The Riverside County General Plan Noise Element finds noise levels between 50 and 70 dBA either as normally acceptable or conditionally acceptable. Riverside County Ordinance No. 847 limits noise within most residential land use designations to no more than 55 dBA between 7 a.m. to 10 p.m. and 45 dBA between 10 p.m. and 7 a.m. The temporary construction-related noise impacts are expected to create temporary and intermittent high-level noise. Construction noise is temporary, intermittent and of short duration and would not present any long-term impacts. The noise analysis prepared for the project determined that construction noise impacts on the nearby residential land uses could reach 71dBA, which would exceed the typical criteria. However, pursuant to Ordinance No. 847 construction that is between the hours of 6 a.m. and 6 p.m. from June through September and from 7 a.m. to 6 p.m. from October through May are exempt from the provisions of the ordinance. Additionally, the General Plan Noise Element direct construction to establish hours of operation to prevent or mitigate excessive or adverse noise impacts on surrounding areas. The project is conditioned to comply with the construction hours limitations of Ordinance No. 847 and mitigation is included to provide additional noise attenuation measures during construction. The noise analysis

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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determined with the incorporation of these existing regulations and proposed mitigation that impacts would not be substantial on the nearby residential uses. Accordingly, there would be a less than significant impact with the mitigation incorporated.

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

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

Mitigation: Construction activities shall comply with the following provisions to attenuate noise impacts on nearby residential land uses:

1. In accordance with County Ordinance No. 847, construction activities shall be limited to the hours of 6 a.m. and 6 p.m. from June through September and from 7 a.m. to 6 p.m. from October through May to be exempt from the applicable noise requirements of the ordinance.
2. During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer's standards.
3. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
4. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction related noise sources and noise sensitive receptors nearest the project site during all project construction. (COA 10.PLANNING.36)

Use of the facilities approved under this plot plan shall be limited to the hours of 7 a.m. to 10 p.m., in order to reduce conflict with adjacent residential zones and/or land uses as required in the noise analysis. (COA 10.PLANNING.37)

Monitoring: Construction mitigation will be monitored by Building & Safety through the plan check process and construction inspection. Operational mitigation will be monitored by noise monitoring reports as may be required for the project if potential excessive noise is reported through Code Enforcement.

POPULATION AND HOUSING	Would the project			
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
particularly housing affordable to households earning 80% or less of the County's median income?				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a & c) Under existing conditions, there are no existing homes on-site, nor is the site occupied by any people. Thus, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

b) The Project proposes light industrial uses and would create permanent employment opportunities. However, the existing housing stock in the general vicinity of the Project site would be sufficient to address any housing demand. It is not expected that the proposed use would result in an affordable housing demand that exceeds the existing stock in the general vicinity of the Project site. Therefore, there would be a less than significant impact.

d) According to Riverside County's "Map My County," the Project site is located within the El Cerrito/Temescal Canyon Redevelopment Project Area. More specifically, the Project site is located within the Temescal Canyon sub-area, which contains a prominent amount of commercial and industrial development. Therefore, the proposed Project would not result in a negative impact to the Redevelopment Project Area. There would be a less than significant impact.

e) The Project site is designated by the Riverside County General Plan and the Temescal Canyon Area Plan for "Community Development: Light Industrial (CD:LI)," which allows for the development of industrial and related uses, including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. Implementation of the proposed Project would not result in the construction of housing or in a population increase. Accordingly, there would be no impact.

f) The proposed Project would develop the site with two industrial buildings. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Accordingly, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project would primarily be served by Sycamore Creek Station (Station No. 64), located approximately 4.7 miles southeast of the Project site at 25310 Campbell Ranch Road Corona CA, 92883. Thus, the Project site is adequately served by fire protection services under existing conditions.

Development of the proposed Project would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the Project would be required to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes and fire sprinklers. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Based on the foregoing analysis, implementation of the Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protections services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

Findings of Fact: Riverside County Sheriff's Department provides community policing to the Project area via the Lake Elsinore Sheriff's Station located approximately 13.28 miles southeast of the Project site at 333 Limited Avenue, Lake Elsinore, CA 92530. The proposed Project's demand on sheriff protection services would not be significant on a direct or cumulative basis because the Project would not create the need to construct a new Sheriff station or physically alter an existing station. The Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing for public services, including

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of police protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Corona-Norco Unified School District, GIS database

Findings of Fact:

Findings of Fact: The Project simply proposes industrial uses. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there would no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The closest library to the project is El Cerrito Branch Library, located 2.90 miles northwest at 7581 Rudell Rd, Corona, CA 92881. The project will not create a significant incremental demand for library services and will not require the provision of new, or altered government facilities at this time. Nonetheless, any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. Therefore, project will be required to comply with County Ordinance No. 659 to lessen the potential effects to library services. County Ordinance No. 659 establishes the utilities and public services fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The Project simply proposes industrial uses. No housing, which could increase the demand for health services, is being proposed. As such, impacts to public medical facilities and resources associated with the proposed Project would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

Findings of Fact:

a-b) The project will not require the construction or expansion of recreational facilities, nor require the use of existing parks or other recreational facilities. No impact will occur.

c) The proposed project will be required to pay to a recreational district entity appointed by the County of Riverside for the payment of park and recreation fees part of County Ordinance No. 659 to lessen impacts on existing regional parks, but as an industrial use would not be subject to CSA or park district fees (i.e. Quimby fees). Compliance with County Ordinance No. 659 is a standard condition of approval and is not considered mitigation under CEQA. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

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

Findings of Fact: According to the Temescal Valley Area Plan Figure 8, *Temescal Valley Area Trails and Bikeway System*, there is a Historic Trail and a Class I Bike Path planned in the vicinity of the Project site. However, no component of the proposed Project would impact the planned route of the recreational trails. Accordingly, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The congestion management program (CMP) applicable to the Project area is the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. The nearest identified CMP facility to the Project site is Interstate 15, which is located in the vicinity of the Project site. However, due to the relatively limited scope of the proposed Project, it is unlikely that a conflict would arise with the CMP, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Therefore, the project would have a less than significant impact.

c-d) The nearest airport to the Project site is the Corona Municipal Airport, which is located approximately 8.69 miles northwest of the Project site. The Project has no potential to result in impacts due to changes in air traffic patterns, nor would the Project alter any airborne traffic. Accordingly, no impact would occur.

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

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

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

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

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

i) According to the Temescal Valley Area Plan Figure 8, Temescal Valley Area Plan Trails and Bikeway System, there is a Historical Trail and Class I Bike Path planned in the vicinity of the Project site. However, no component of the proposed Project would impact the location of the proposed trails. Accordingly, there would be no impact.

Mitigation: No Mitigation Measures are required.

Monitoring: No Monitoring Measures are required.

44. Bike Trails

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact: According to the Temescal Valley Area Plan Figure 8, Temescal Valley Area Trails and Bikeway System, there is a Class 1 Bike Trail planned in the immediate vicinity of the Project site. However, no component of the proposed Project would impact the future location of the bike trail. Accordingly, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

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

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

Source: Department of Environmental Health Review

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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)?

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

Findings of Fact:

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Department operates six (6) landfills that serve Riverside County residents. During the first quarter of 2015 (January 1 through March 31), waste collected from unincorporated portions of western Riverside County were disposed of at one of four facilities: Badlands Landfill, Blythe Landfill, El Sobrante Landfill, and Lamb Canyon Landfill. Due to the Project's location, it is anticipated that solid waste generated during construction and long-term operation would be disposed of at Badlands Landfill, El Sobrante Landfill, and/or Lamb Canyon Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day. Therefore, the proposed Project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during both construction and long-term operation.

Although the Project would likely contribute to the ultimate need for landfill expansion as needed to accommodate future growth within Riverside County, such potential landfill expansion would not be the direct result of the proposed Project. Furthermore, any environmental impacts that could result from such landfill expansions cannot be determined at this time, as the environmental impacts would be evaluated as part of a future CEQA document prepared in support of future landfill expansion

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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efforts. Accordingly, environmental impacts that may result from future landfill expansions are herein evaluated as speculative in nature.

b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP)(adopted January 14, 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991, the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before building permit final inspection. The implementation of these requirements would reduce the amount of solid waste generated by the Project, which in turn would aid in the extension of the life of affected disposal sites. As such, the Project would comply with mandates of applicable solid waste statutes and regulations and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source:

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Electricity, Natural Gas, and Communications Systems

Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE), natural gas would be provided by Southern California Gas Company, and communication systems would be provided by Verizon. Although PP25719 does not depict proposed electricity, natural gas, or communication systems facilities, as these would be identified in the future as part of implementing improvement plans, due to the presence of existing industrial uses to the west and south of the site, it can reasonably be concluded that these facilities exist in the Project area. Any necessary connections to these existing points of connection would occur either on-site, or within off-site improved rights-of-way. Physical impacts associated with the construction of such facilities are evaluated throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project would be less than significant.

Street Lighting

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

Storm Water Drainage

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

Public Facilities Maintenance

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

Other Governmental Services

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Implementation Materials

Findings of Fact: Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to a commercial retail site that would feature two industrial buildings. This land use transition would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: As indicated in the discussion and analysis of Biological Resources (Section 7), Cultural Resources (Section 8), Archaeological Resources (Section 9), and Paleontological Resources (Section 10), implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant.

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

Source: Staff review, Project Application Materials

Findings of Fact: There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment.

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

Source: Staff review, project application

Findings of Fact: The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts would occur.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002).
102 Cal.App.4th 656.

Revised: 4/29/2016 12:51 PM
EA42759 for PP25719

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is to construct two (2) industrial buildings totaling 84,892 square feet (49,817 square feet and 35,075 square feet each) with 158 parking spaces, 28,645 square feet of landscaping, and one (1) water quality basin on 5.06 gross acres.

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 #: PP25719

Parcel: 283-440-006

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. 25719 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25719, Exhibit A, Amended No. 2, dated 9/22/15.

APPROVED EXHIBIT B = Plot Plan No. 25719, Exhibit B, Amended No. 2, dated 9/22/15.

APPROVED EXHIBIT C = Plot Plan No. 25719, Exhibit C, Amended No. 2, dated 9/22/15.

APPROVED EXHIBIT L = Plot Plan No. 25719, Exhibit L, Amended No. 2, dated 9/22/15.

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.

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

10. GENERAL CONDITIONS

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

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

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

10. GENERAL CONDITIONS

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

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

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

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

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 #: PP25719

Parcel: 283-440-006

10. GENERAL CONDITIONS

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 - SUBMISSION COMMENTS RECOMMND

NOTE:

Based on 153 parking spaces provided, at least 6 accessible spaces will be required of which at least one space for each building shall be classified as Van Accessible

PERMIT ISSUANCE:

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

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - SUBMISSION COMMENTS (cont.) RECOMMND

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

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.

10.E HEALTH. 2 USE - LEE LAKE WATER DISTRICT RECOMMND

Plot Plan 25719 proposing potable water and sanitary sewer service from Lee Lake Water District (LLWD). 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. A letter has been recieved dated November 11, 2014.

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: LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine CA 92614
(949)553-0666

Noise Study: KNO1501 Knowleton Communities

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PP25719 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - NOISE STUDY (cont.) RECOMMND

dated June 23, 2015 c/o Steve T. Uhlman.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

FIRE DEPARTMENT

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

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY. Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided within 30 days(at time of building plan check) The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2013 CFC All commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC NFPA 13, 2013 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

10. GENERAL CONDITIONS

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 3000 GPM for a 3 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 6 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 7 USE-#84-TANK PERMITS RECOMMND

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Bluebeam Session ID: 250-625-883

Plot Plan 25719 is a proposal to construct two industrial buildings on 5.07 acres in the El Cerrito/Temescal Canyon area. The project site is located at the eastern terminus of Pulsar Court, approximately 600 feet east of Temescal Canyon Road. Leroy Road bounds the site to the north. The property is part of the Wild Rose Specific Plan No.176 and is Parcel 5 and Parcel 6 of Parcel Map 28834.

This project is part of Wild Rose and Parcel Map 28834. All the flood control improvements have been constructed as part of this parcel map. The construction of the Leroy Road Storm Drain has been completed and the storm drain has been accepted for maintenance by the District. This storm drain protects the site from offsite storm flows by conveying the flows from the Caltrans freeway culverts to Temescal Canyon Wash. It also provides the site with an adequate outlet to collect onsite runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction shall comply with all applicable ordinances.

A revised copy the exhibit and preliminary water quality management plan (WQMP) for this project was received by the District for review on September 8, 2015 along with supplemental information for the WQMP on November 30, 2015.

The WQMP proposes the use of a bioretention basin, pervious pavement and bioretention/treatment lined planters to mitigate the impacts to water quality this project would generate. The majority of the onsite stormwater runoff drains to the bioretention basin, while making good use of pervious pavement in some of the parking area and the remaining roof sections drain to the lined bioretention planters. The District accepts this mitigation proposal only because this project is an "infill project" and the DMA A and B are found to have infiltration infeasibility. Since this infill project discharges into Leroy Storm Drain, which discharges directly into Temescal Canyon Wash, this project is exempt from Hydrologic Condition of Concern (HCOC) mitigation.

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

10. GENERAL CONDITIONS

PARKS DEPARTMENT

10.PARKS. 1 USE - TRAIL MAINTENANCE

RECOMMND

The applicant shall provide on-going maintenance of the trail along Leroy Road.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - GEO02413

RECOMMND

County Geologic Report (GEO) No. 2413, submitted for this Plot Plan (PP25719) was prepared by RMA Group and is entitled: "Geotechnical Investigations for Proposed Light Industrial Development Pulsar Court Industrial Site APN 283-440-005, 006 Corona, CA ", dated December 30, 2014. In addition, NMG Geotechnical, Inc. submitted: "Preliminary Geotechnical Investigation for the Proposed Industrial Development, Wild Rose North Project, Temescal Canyon Road, South of LeRoy Road and North of Brown Canyon Channel, Riverside County, California", dated April 23, 1999. These documents are herein incorporated as part of GEO02413.
GEO02413 concluded:

- 1.Active faults have not been identified at the site.
- 2.The site is not located within a fault-rupture hazard zone.
- 3.The probability of primary surface rupture or deformation at the site is considered low.
- 4.The potential for seismically induced landsliding elsewhere is nil.
- 5.The potential for lateral spreading appears unlikely.
- 6.Liquefaction potential is considered very low.
- 7.Very low to medium expansion potential and negligible soluble sulfate content.
- 8.Seismically induced flooding at the site is unlikely.
- 9.Tsunamis and seiches do not pose hazards.

GEO02413 recommended:

- 1.All vegetation, trash and debris should be cleared from the grading area and removed from the site.
- 2.Prior to commencement of earthwork operations, the citrus trees to be abandoned should be pulled up and the root balls should be removed.
- 3.The upper 3 to 5 feet of soils at the site should be removed, moisture-conditioned and recompacted throughout

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - GEO02413 (cont.)

RECOMMND

the site during rough grading.
GEO No. 2413 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2413 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 2 USE - HUMAN REMAINS

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

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

10.PLANNING. 3 USE - UNANTICIPATEFD RESOURCES

RECOMMND

UNANTICIPATED RESOURCES:

"The developer/permit holder or any successor in interest

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

10. GENERAL CONDITIONS

10.PLANNING. 3

USE - UNANTICIPATED RESOURCES (cont.)

RECOMMEND

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.

** 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."

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

10. GENERAL CONDITIONS

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

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

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

10.PLANNING. 5 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 7 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 10 USE - BASIS FOR PARKING RECOMMND

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

Industrial Uses:

- 1 space/250 sq. ft. of office area
- 1 space/2,000 sq. ft. of warehouse area

If uses other than office or warehouse are proposed in the amounts as shown on APPROVED EXHIBIT A, further analysis that adequate parking is provided by the project may be required.

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

10. GENERAL CONDITIONS

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 15 USE - PHASE BY NEW PERMIT RECOMMND

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

10.PLANNING. 18 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 20 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. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

10. GENERAL CONDITIONS

10.PLANNING. 23 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 25 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 26 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 27 USE - IND OCCUPANT CHANGE RECOMMND

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

10.PLANNING. 30 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

10. GENERAL CONDITIONS

10.PLANNING. 30 USE - MT PALOMAR LIGHTING AREA (cont.) RECOMMND

overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 31 USE - ORD 810 O S FEE (1) RECOMMND

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

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

10.PLANNING. 32 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. 35 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 36 USE - CONSTRUCTION NOISE MIT RECOMMND

Construction activities shall comply with the following provisions to attenuate noise impacts on nearby residential land uses:

1. In accordance with County Ordinance No. 847, construction activities shall be limited to the hours of 6

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

10. GENERAL CONDITIONS

10.PLANNING. 36 USE - CONSTRUCTION NOISE MIT (cont.) RECOMMND

a.m. and 6 p.m. from June through September and from 7 a.m. to 6 p.m. from October through May to be exempt from the applicable noise requirements of the ordinance.

2. During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturer's standards.

3. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.

4. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction related noise sources and noise sensitive receptors nearest the project site during all project construction.

10.PLANNING. 37 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 7 a.m. to 10 p.m., in order to reduce conflict with adjacent residential zones and/or land uses as required in the noise analysis.

10.PLANNING. 39 USE - OPERATION TRUCK REQS RECOMMND

Tenant/operators shall maintain records on its fleet equipment and vehicle engine maintenance to ensure that equipment and vehicles serving the warehouses within the project are in good condition, and in proper tune pursuant to manufacturer's specifications. tenant/operators shall maintain records on its fleet equipment and ensure that all Heavy-Heavy Duty Trucks (HHD) accessing the project site shall comply with the following:

A. 100% of the heavy duty diesel trucks accessing the site shall use 2010 engines, or newer.

B. Applicant shall stipulate this condition of approval in writing to Tenants so that the Tenant and/or Operator shall fulfill the terms and conditions of this condition of approval.

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

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 - TS/EXEMPT RECOMMND

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

10.TRANS. 4 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

10. GENERAL CONDITIONS

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

purveyor; and,

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

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

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

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

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

10.TRANS. 5 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Pulsar Court since adequate right-of-way exists.

10.TRANS. 6 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Pulsar Court due to existing improvements.

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

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

10. GENERAL CONDITIONS

10.WASTE. 1 USE - HAZARDOUS MATERIALS (cont.) RECOMMND

County Department of Environmental Health, Environmental Protection and Oversight Division.

10.WASTE. 2 USE - AB 341 RECOMMND

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week 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.

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

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

10. GENERAL CONDITIONS

10.WASTE. 3 USE - AB 1826 (cont.) RECOMMND

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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within wo (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.

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

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

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

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

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

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

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP (cont.) RECOMMND

the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

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

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

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

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

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 - 30-DAY BUOW PRECON RECOMMND

Pursuant to Objective 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading or building permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - 30-DAY BUOW PRECON (cont.)

RECOMMND

site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act (MBTA). However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading or building permit may be issued once the species has been relocated. If the grading or building permit is not obtained within 30 days of the survey, a new survey shall be required.

60.EPD. 2 - MBTA SURVEY

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - MBTA SURVEY (cont.) RECOMMND

consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT PLANS RECOMMND

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

60.FLOOD RI. 2 USE ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

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).

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately 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

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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

Safeguard Artifacts Being Excavated in Riverside County
(SABER)

60.PLANNING. 8 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 USE - SKR FEE CONDITION (cont.) RECOMMND

application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.06 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 11 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25719, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 1 USE - 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.5 and 90.TRANS.9.

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

60.TRANS. 2 USE - SUBMIT GRADING PLAN RECOMMND

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

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 USE - SUBMIT GRADING PLAN (cont.) RECOMMND

clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

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

Standard plan check turnaround time is 10 working days.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

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

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 #: PP25719

Parcel: 283-440-006

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 WILL SERVE

RECOMMND

A current "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health prior to building permit issuance.

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1

- 30-DAY BUOW PRECON

RECOMMND

Pursuant to Objective 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading or building permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act (MBTA). However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading or building permit may be issued once the species has been relocated. If the grading or building permit is not obtained within 30 days of the survey, a new survey shall be required.

80.EPD. 2

- MBTA SURVEY

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 2 - MBTA SURVEY (cont.)

RECOMMND

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

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 USE SUBMIT PLANS (cont.) RECOMMND

date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 2 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

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

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.

In particular, pursuant to the project's noise study, the existing six (6) foot tall wall along the northern boundary would provide adequate noise attenuation and is proposed to remain.

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.

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

80. PRIOR TO BLDG PRMT ISSUANCE

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

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with their requirements, summarized as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 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. 25719, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

80.TRANS. 1 USE - 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

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

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

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

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

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

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

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

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

80. PRIOR TO BLDG PRMT ISSUANCE

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 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 comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. Project shall

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - LC LNDSCPNG PROJ SPECIFC (cont.) RECOMMND

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.
2.Project shall prepare water use calculations as outlined in Ord 589.3.
3.Project shall use point source irrigation type, except as needed within stormwater BMP areas as noted in an approved WQMP document.
4.Trees shall be hydrozoned separately.

80.TRANS. 4 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

80.TRANS. 5 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.
- (2) Streetlights.
- (3) Street sweeping.

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

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

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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

80.TRANS. 6 USE - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

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

80.TRANS. 8 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

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 #: PP25719

Parcel: 283-440-006

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 - WQMP ANNUAL INSP FEE INEFFECT

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

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

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

1.Sub-grade inspection prior to base placement.

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - REQ'D GRADING INSP'S (cont.)

RECOMMND

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving

b.Precise Grade Inspection

c.Inspection of completed onsite storm drain facilities

d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL

RECOMMND

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

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

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

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

90. PRIOR TO BLDG FINAL INSPECTION

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

Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

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

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

FIRE DEPARTMENT

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

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

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2013 edition in all buildings requiring a fire flow of 1500 GPM or greater. 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

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

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 RECOMMND

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 USE BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 1 USE BMP - EDUCATION (cont.) RECOMMND

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 2 USE IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 3 USE BMP MAINTENANCE & INSPECT RECOMMND

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

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 eparment of Enviornmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be requiried to submit to the Planning Department a written certification from a state licensed

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - COMPLY W/ ACOUSTIC STUDY (cont.) RECOMMND

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-five (95) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING RECOMMND

A minimum of seven (7) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - LOADING SPACES RECOMMND

A minimum of nine (9) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of two (2) 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.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 13 USE - WALL/BERM REQUIRED RECOMMND

A minimum six (6) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along the project's northern

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 USE - WALL/BERM REQUIRED (cont.) RECOMMND

boundary in accordance with the recommendations of the project's noise study.

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 each shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

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

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A and the approved wall and fencing plan.

90.PLANNING. 20 USE - PHASES MUST BE COMPLETE RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

90.PLANNING. 23 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

90. PRIOR TO BLDG FINAL INSPECTION

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

first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.06 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

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

90.PLANNING. 25 USE - EXTENDED TRUCK IDLING RECOMMND

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

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.

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

90. PRIOR TO BLDG FINAL INSPECTION

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 and mitigation measures of this permit and E.A. No. 42759. 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. 25719 is calculated to be 5.06 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

90. PRIOR TO BLDG FINAL INSPECTION

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

road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25719 has been calculated to be 5.06 net acres.

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

90.PLANNING. 29 USE - DAM INUNDATION DISCLOSUR RECOMMND

Prior to building permit final inspection, evidence shall be provided to the Riverside County Building and Safety Department that property deeds include a disclosure about the Project site's location within a dam inundation hazard area with reference to Federal Emergency Management Agency's informational brochure, entitled "Living with Dams: Know Your Risks (FEMA P-956)" and informational materials from the Riverside County Fire Department's Community Emergency Response Team (CERT), including information about CERT's role in helping communities address potential impacts due to natural and man-made hazards, and information relating to how future residents can become involved and undergo CERT training to assist the future residents of the community in the event of failure of the Lake Mathews Dam.

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 #: PP25719

Parcel: 283-440-006

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 #: PP25719

Parcel: 283-440-006

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-STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 6 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 7 USE - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

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.
- (2) Streetlights.
- (3) Street sweeping.

90.TRANS. 9

USE - EXISTING CURB & GUTTER

RECOMMND

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

- NOTE: 1. The driveway shall be constructed in accordance with County Standard No. 207A.
2. A 5' sidewalk shall be constructed adjacent to the curb line.

90.TRANS. 10

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

PLOT PLAN;TRANSMITTED Case #: PP25719

Parcel: 283-440-006

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 USE - IMP PLANS (cont.) RECOMMND

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. 11 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 Pulsar Court.

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. 12 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 Pulsar Court.

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 56

PLOT PLAN:TRANSMITTED Case #: PP25719

Parcel: 283-440-006

90. PRIOR TO BLDG FINAL INSPECTION

90.WASTE. 1 USE - WASTE REPORTING FORM (cont.) RECOMMND

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
Riverside County Building and Safety Department through
site inspection.

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

DATE: January 26, 2015

TO

Riv. Co. Fire Dept.
Riv. Co. Flood Control District
Riv. Co. Environmental Health Dept.
Riv. Co. Building & Safety – S. Webb
1st District Board of Supervisors

So. California Edison
Landscape – M. Hughes
Parks Dept.
California Gas Co.
Geologist

Riv. Co. Transportation
Riv. Co. Building & Safety – Grading
Western Municipal WD
1st District – B. Magee

PLOT PLAN NO. 25719, – EA42759 – Applicant: Knowleton Communities – Engineer/Representative: A.A. Webb and Associates - First Supervisorial District – Glen Ivy Zoning Area – Temecal Canyon Area Plan - Community Development: Light Industrial – Location: Northerly of Pulsar Court, southerly of Leroy Road, easterly of Temescal Canyon – 5.07 Gross Acres - Zoning: Specific Plan (SP76A4) - **REQUEST: The plot plan proposes to construct two (2) Industrial Building totaling 49,817 sq. ft. and 35,075 sq. ft. with 158 parking spaces and one (1) Water Quality Basin – APN: 283-440-006 and 283-440-005 – Related Cases: GEO02413**

Please review the attached map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending February 26, 2015, **DRT Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact Bahelila Boothe, (951) 955-8703, or e-mail at Bboothe@rctlma.org / **MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: May 4, 2015

TO:

Riv. Co. Transportation Dept.	Riv. Co. Fire Dept.	Planning - C. Thielman (Greenhouse
Riv. Co. Environmental Health Dept.	Riv. Co. Building & Safety – Grading	Gases)
Riv. Co. Flood Control District	Riv. Co. Building & Safety – Plan Check	Landscaping Section-M.Hughes

PLOT PLAN NO. 25719, AMENDED No. 1 – EA42759 – Applicant: Knowleton Communities – Engineer/Representative: A.A. Webb and Associates - First Supervisorial District – Glen Ivy Zoning Area – Temecai Canyon Area Plan - Community Development: Light Industrial – Location: Northerly of Pulsar Court, southerly of Leroy Road, easterly of Temescal Canyon – 5.07 Gross Acres - Zoning: Specific Plan (SP76A4) - **REQUEST: The plot plan proposes to construct two (2) Industrial Building totaling 49,817 sq. ft. and 35,075 sq. ft. with 158 parking spaces and one (1) Water Quality Basin – APN: 283-440-006 and 283-440-005 – Related Cases: GEO02413**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **May 21, 2015 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Bahelila Boothe, (951) 955-8703**, or e-mail at **bboothe@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: January 7, 2016

TO

Riv. Co. Landscape-Plan Check
Planning
Riv. Co. Fire Dept.

PLOT PLAN NO. 25719, AMENDED No. 3 – EA42759 – Applicant: Knowleton Communities – Engineer/Representative: A.A. Webb and Associates - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan - Community Development: Light Industrial – Location: Northerly of Pulsar Court, southerly of Leroy Road, easterly of Temescal Canyon – 5.07 Gross Acres - Zoning: Specific Plan (SP176A4) - **REQUEST:** The plot plan proposes to construct two (2) Industrial Building totaling 49,817 sq. ft. and 35,075 sq. ft. with 158 parking spaces and one (1) Water Quality Basin – APN: 283-440-006 and 283-440-005 – Related Cases: GEO02413

Please review the attached map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested by January 15, 2016 in order that they may be incorporated in the staff report package for this project. This project will NOT be reviewed at an LDC Meeting.

Should you have any questions regarding this item, please do not hesitate to contact Roger Arroyo, (951) 955-1193, or e-mail at RoArroyo@rctlma.org / **MAILSTOP #: 1070**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



BOARD OF DIRECTORS

C.W. Colladay
Paul Rodriguez
Grant E. Destache
John Butler
Damon De Frates

LEE LAKE WATER DISTRICT

GENERAL MANAGER

Jeff R. Pape

FILE COPY

November 11, 2014

Ms. Carolyn Sims Luna, Department of Planning & Land Use
County of Riverside
P.O. Box 1409
Riverside, CA 92502

Re: **Water Availability for APNs 283-440-006**

Dear Ms. Luna:

It is the intention of this District to provide potable water service to the above referenced proposed development.

Upon submittal of plans for review, the District will determine the following:

1. Major off-site and/or on-site facilities which may be required to serve this project.

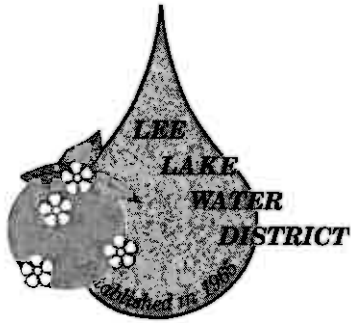
Potable water service will be made available to the subject property provided:

1. The owner completes all necessary financial and non-financial arrangements, as determined by the District, with the District by May 2015.
2. That no **LIMITING CONDITIONS** exist which **ARE BEYOND** this **DISTRICT'S CONTROL** or **CANNOT BE COST-EFFECTIVELY** and/or reasonably satisfied by the District, which conditions may include but are not limited to, acts of God, **REGULATORY AGENCY REQUIREMENTS** or decisions, or legal actions initiated by others.
3. All **IRRIGATION** water will be supplied by **NONPOTABLE** water source.

If you have any questions regarding this matter, please feel free to call me.

Sincerely,

Jeff R. Pape
General Manager



LEE LAKE WATER DISTRICT

BOARD OF DIRECTORS

C.W. Colladay
Paul Rodriguez
Grant E. Destache
John Butler
Damon De Frates

GENERAL MANAGER

Jeff R. Pape

November 11, 2014

Ms. Carolyn Sims Luna, Department of Planning & Land Use
County of Riverside
P.O. Box 1409
Riverside, CA 92502

Re: **Sewer Availability for APNs 283-440-006**

Dear Ms. Luna:

It is the intention of this District to provide sanitary sewer service to the above referenced proposed development.

Upon submittal of plans for review, the District will determine the following:

1. Major off-site facilities which may be required to serve this project.

Sanitary sewer service will be made available to the subject property provided:

1. The developer completes all necessary financial and non-financial arrangements, as determined by the District, with the District by May 2015.
2. That no **LIMITING CONDITIONS** exist which **ARE BEYOND** this **DISTRICT'S CONTROL** or **CANNOT BE COST-EFFECTIVELY** and/or reasonably satisfied by the District, which conditions may include but are not limited to, acts of God, **REGULATORY AGENCY REQUIREMENTS** or decisions, or legal actions initiated by others.

If you have any questions regarding this matter, please feel free to call me.

Sincerely,

Jeff R. Pape
General Manager

RINCON BAND OF LUISEÑO INDIANS

Culture Committee

1 W. Tribal Road - Valley Center, California 92082
(760) 297-2621 or (760) 297-2622 & Fax: (760) 749-6901



July 20, 2015

Heather Thomson
Riverside County
Planning Department
4080 Lemon Street, 12 Floor
Riverside, CA 92502-1409

JUL 28 2015
RECEIVED
Planning Dept.

Re: Plot Plan No. 25719

Dear Ms. Thomson:

Thank you for inviting us to submit comments on the Plot Plan No. 25719. This letter is written on behalf of the Rincon Band of Luiseño Indians. Rincon is submitting these comments concerning your projects potential impact on Luiseño cultural resources.

The Rincon Band has concerns for impacts to historic and cultural resources and the finding of items of significant cultural value that could be disturbed or destroyed and are considered culturally significant to the Luiseño people. This is to inform you, your identified location is within the Aboriginal Territory of the Luiseño people, but is not within Rincon's Historic boundaries. We defer you to the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are closer to your project area

Please contact the Native American Heritage Commission and they will assist with a referral to other tribes in the project area.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Jim McPherson
Manager
Rincon Cultural Resources Department

Bo Mazzetti
Tribal Chairman

Stephanie Spencer
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member

Roger

August 10, 2015

RECEIVED
Planning Dept.
AUG 11 2015



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



Re: AB52 Consultation; Plot Plan No. 25719

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

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

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

Sincerely,

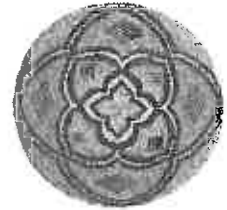
A handwritten signature in dark ink, appearing to read "Joe", with a long horizontal line extending to the right.

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

RA

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-059

August 25, 2015

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

Re: AB-52, PP25719A1

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PP25719A1 project. A records check of the ACBCI cultural registry revealed that the project area is not located within the Tribe's Traditional Use Area (TUA). We currently have no concerns regarding this project. This letter shall conclude our consultation efforts.

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

Cordially,

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

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 5.07 acres

General location (nearby or cross streets): North of Pulsar Court, South of Leroy Road, East of Temescal Canyon, West of _____

Thomas Brothers map, edition year, page number, and coordinates: 804, C1

Project Description: (describe the proposed project in detail)

Plot Plan for infill project located with planning area 111-3 of the Wildrose Specific Plan (SP#176A4) consisting of 2 industrial spec buildings (49,817 s.f. and 35,075 s.f.) associated parking, drive aisles, and water quality facilities, etc..

Related cases filed in conjunction with this application:

none

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

If yes, provide Case No(s). PP22888, PM 28834, SP#176, HAN 00426 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 41443/CFG 04805 E.I.R. No. (if applicable): Yes, # not available

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 5,500 c.y.

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 6,200 c.y.

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

Import 3,700 c.y. Export _____ Neither _____

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

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

How many anticipated truckloads? 185 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 84,892 sq. ft.

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

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

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

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

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

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

Santa Ana River Santa Margarita River Whitewater River

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

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Knowlton Communities, Inc., a California Corporation and Jon Christopher Enterprises, Inc., a California Corporation (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 283-440-005 and 283-440-006 (“PROPERTY”); and,

WHEREAS, on January 7, 2015, PROPERTY OWNER filed an application for Plot Plan No. 25719 (“PROJECT”); and,

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

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

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

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

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

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

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

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

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

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

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

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

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

PROPERTY OWNER:
Knowleton Communities, Inc.
Attn: Grant Wiese
205 Savona Walk
Long Beach, CA 90803

Jon Christopher Enterprises, Inc.
Attn: Jon Duston
19072 Callaway Circle
Huntington Beach, CA 92648

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

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

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

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

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

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

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

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

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

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

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

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

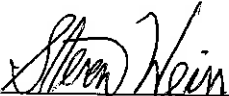
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

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

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

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

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

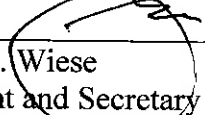
By: 
Steven Weiss
Riverside County Planning Director

Dated: 4-13-16

FORM APPROVED COUNTY COUNSEL
BY:  3/23/16
MELISSA R. CUSHMAN DATE

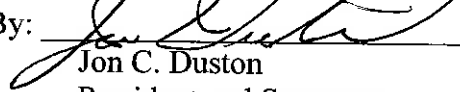
PROPERTY OWNER:
Knowlton Communities, Inc., a California Corporation and
Jon Christopher Enterprises, Inc., a California Corporation

By: Knowlton Communities, Inc., a California Corporation

By: 
Grant K. Wiese
President and Secretary

Dated: 3-16-16

By: Jon Christopher Enterprises, Inc., a California Corporation

By: 
Jon C. Duston
President and Secretary

Dated: 3-16-16

ACKNOWLEDGMENT

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


State of California
County of Orange

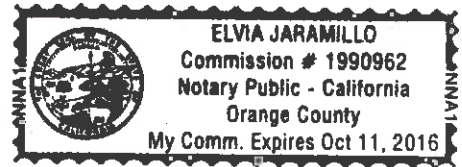
On March 16, 2016 before me, Elvia Jaramillo, Notary Public
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature  (Seal)



ACKNOWLEDGMENT

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

State of California
County of Orange)

On March 16, 2016 before me, Elvia Jaramillo, Notary Public
(insert name and title of the officer)

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

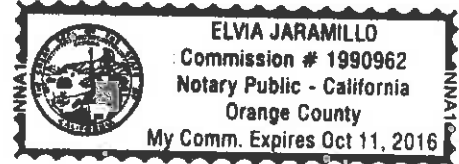
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



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

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

PLOT PLAN NO. 25719, AMENDED No. 2 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Knowleton Communities – Engineer/Representative: A.A. Webb and Associates - First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan - Community Development: Light Industrial – Location: Northerly of Pulsar Court, southerly of Leroy Road, and easterly of Temescal Canyon – 5.07 Gross Acres - Zoning: Specific Plan (SP176A4) - **REQUEST:** The plot plan proposes to construct two (2) industrial buildings totaling 84,892 sq. ft. (49,817 sq. ft., and 35,075 sq. ft. each) with 158 parking spaces, 28,645 sq. ft. of landscaping, and one (1) water quality basin on 5.06 gross acres.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
MAY 23, 2016
RIVERSIDE COUNTRY ADMINISTRATIVE CENTER
4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Russell Brady, at 951-955-3025 or email rbrady@rctlma.org or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/16/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP 25719 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

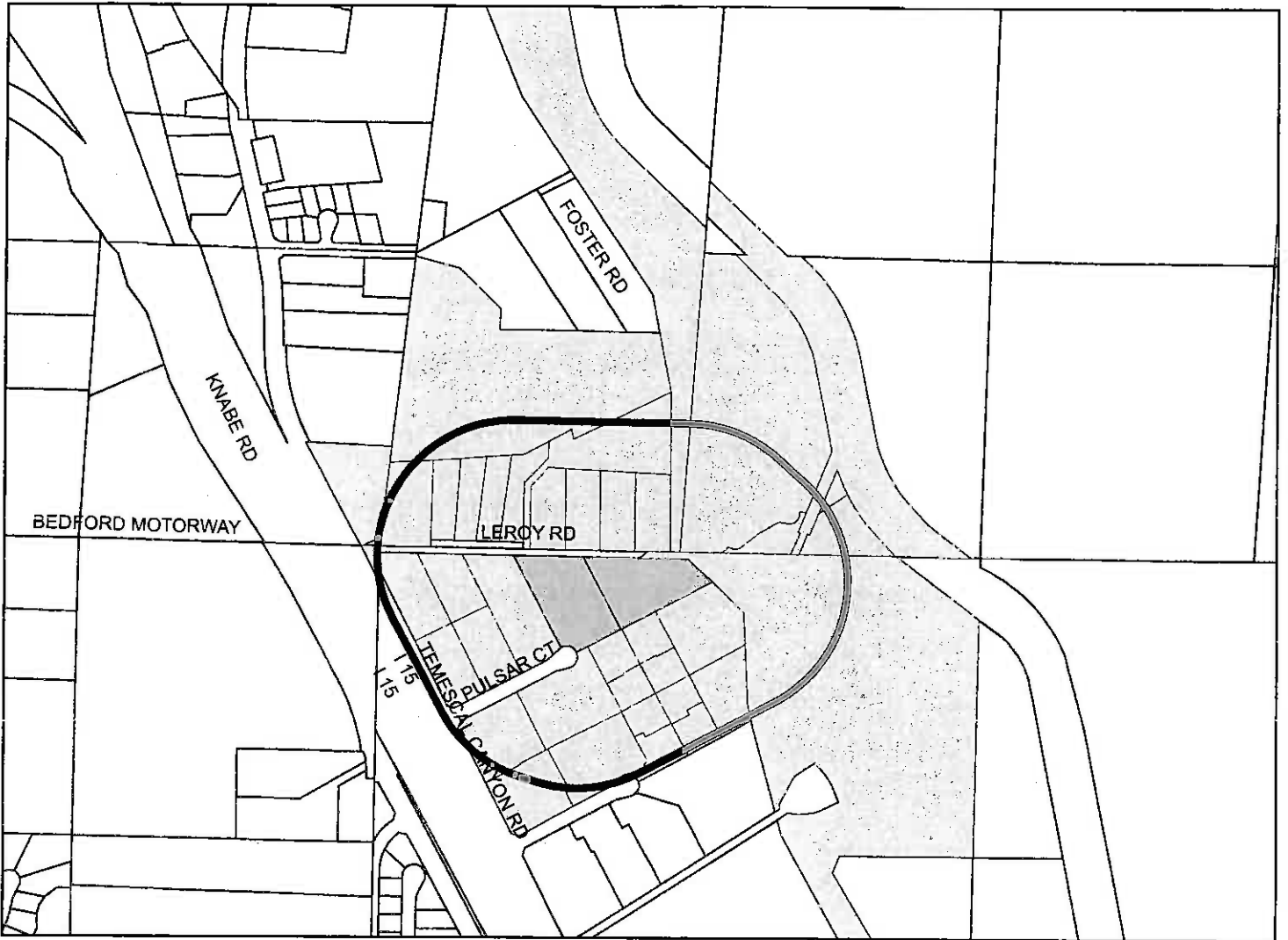
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25719 (600 feet buffer)



Selected Parcels

283-060-023	283-440-004	283-440-027	283-440-028	283-440-029	283-060-018	283-440-013	283-440-008	283-440-009	283-440-010
283-440-011	283-060-009	283-060-019	283-060-014	283-440-030	283-060-021	283-440-032	283-440-026	283-060-013	283-390-010
283-390-012	283-060-026	283-440-019	283-440-014	283-440-021	283-390-006	283-060-020	283-060-017	282-160-008	283-060-025
283-060-024	283-440-022	283-100-045	283-390-011	283-390-013	282-140-021	283-440-025	283-440-002	283-440-007	283-440-024
283-440-020									



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: 282140021, APN: 282140021
TEMESCAL LEROY
P O BOX 1224
CORONA CA 92878

ASMT: 283060020, APN: 283060020
MARY GALLAGHER, ETAL
9240 LEROY RD
CORONA CA 92883

ASMT: 282160008, APN: 282160008
RIDGE PROP
WILDROSE NORTH PROP MGMT 112-470
2279 EAGLE GLEN PKY
CORONA CA 92883

ASMT: 283060021, APN: 283060021
KENNY GALLAGHER
9248 LEROY RD
CORONA, CA. 92883

ASMT: 283060009, APN: 283060009
FST PROP
21780 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 283060023, APN: 283060023
JACQUELYN VALENTINO, ETAL
9060 LEROY RD
CORONA, CA. 92883

ASMT: 283060014, APN: 283060014
BO KENNELLY, ETAL
9010 LEROY RD
CORONA, CA. 92883

ASMT: 283060024, APN: 283060024
TINA STROMSTAD, ETAL
9074 LEROY RD
CORONA, CA. 92883

ASMT: 283060017, APN: 283060017
RICHARD FLYNN
C/O RICHARD FLYNN JR
19540 CARMELITA AVE
CORONA CA 92881

ASMT: 283060025, APN: 283060025
K T T E E FAMILY TR, ETAL
C/O KENNETH J ROBERTS
21195 VIA MARIANO
YORBA LINDA CA 92887

ASMT: 283060018, APN: 283060018
DAVID GOTTS
9140 LEROY RD
CORONA, CA. 92883

ASMT: 283060026, APN: 283060026
VICTORIA RASEY, ETAL
9100 LEROY RD
CORONA, CA. 92883

ASMT: 283060019, APN: 283060019
CYNTHIA COOL, ETAL
9170 LEROY RD
CORONA, CA. 92883

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



ASMT: 283390006, APN: 283390006
OLSEN CANYON PROP
C/O KINGSTON TECHNOLOGY
17600 NEWHOPE ST
FOUNTAIN VALLEY CA 92706

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

ASMT: 283390012, APN: 283390012
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

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

ASMT: 283390013, APN: 283390013
TEMESCAL LAND CO
C/O MITCH LEINEW
1240 MAGNOLIA AVE
CORONA CA 92879

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

ASMT: 283440004, APN: 283440004
BRENWEST LEASING
9097 PULSAR CT
CORONA, CA. 92883

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

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

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

ASMT: 283440011, APN: 283440011
ECJC ONE
600 ST PAUL AVE STE 108
LOS ANGELES CA 90017

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

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

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

ASMT: 283440028, APN: 283440028
BRENWEST LEASING
9193 PULSAR CT
CORONA, CA. 92883

ASMT: 283440029, APN: 283440029
BRENWEST LEASING
9121 PULSAR CT
CORONA, CA. 92883

ASMT: 283440032, APN: 283440032
JON CHRISTOPHER ENTERPRISES INC, ETAL
205 SAVONA WALK
LONG BEACH CA 90803



PP25719

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Applicant:
Knowlton Communities, Inc
Attn: John Duston
205 Savona Walk
Long Beach, CA 90803

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

Applicant:
Knowlton Communities, Inc
Attn: John Duston
205 Savona Walk
Long Beach, CA 90803

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Owner:
Knowlton Communities, inc
Attn: John Duston
205 Savona Walk
Long Beach, CA 90803

City of Corona Planning Division
400 S. Vicentia Ave.
Corona, CA 92882

Engineer:
Albert A Webb and Associates
3788 McCray Street
Riverside, CA 92506

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Albert A Webb and Associates
3788 McCray Street
Riverside, CA 92506



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25719

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

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

COMPLETED/REVIEWED BY:

By: Russell Brady Title: Project Planner Date: April 13, 2016

Applicant/Project Sponsor: Knowleton Communities Inc. Date Submitted: January 7, 2015

ADOPTED BY: Planning Director

Person Verifying Adoption: Russell Brady Date: _____

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

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

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

Revised: 4/13/16
\\agency\AgencyDFS\Plan\FILES\Planning Case Files-Riverside office\PP25719\DH-PC-BOS Hearings\DH-PC\PP25719.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42759 ZCFG06145

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1500125

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: KNOWLETON COMMUNITIES INC \$50.00
paid by: CK 1055
EA42759
paid towards: CFG06145 CALIF FISH & GAME: DOC FEE
at parcel: 9190 PULSAR CT COR
appl type: CFG3

By _____ Jan 07, 2015 10:54
BNTHOMAR posting date Jan 07, 2015

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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4080 Lemon Street
Second Floor
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(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: KNOWLETON COMMUNITIES INC \$2,210.00
paid by: CK 1073
EA42759
paid towards: CFG06145 CALIF FISH & GAME: DOC FEE
at parcel: 9190 PULSAR CT COR
appl type: CFG3

By _____ Apr 29, 2015 10:13
MGARDNER posting date Apr 29, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

COUNTY OF RIVERSIDE ~~REPRINTED~~* REPRINTED * R1603163
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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: KNOWLETON COMMUNITIES INC \$.25
paid by: CASHCASH
EA42759
paid towards: CFG06145 CALIF FISH & GAME: DOC FEE
at parcel: 9190 PULSAR CT COR
appl type: CFG3

By _____ Mar 18, 2016 11:20
MGARDNER posting date Mar 18, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$.25

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