



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

1:30 P.M.

AUGUST 8, 2016

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

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

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

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

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

1.0 CONSENT CALENDAR

1.1 NONE

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

- 2.1 **PLOT PLAN APPLICATION NO. 25774** – Intent to Adopt a Negative Declaration – Engineer/Representative: Psomas, Andrew Walker – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – Community Development-Light Industrial (CD-LI) – Location: North of Highway 15, south of Temescal Canyon Road, east of Indian Truck Trail, and west of Horsethief Canyon – 12.48 gross acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** A Plot Plan application to establish a contractor's material storage yard with an 1,800 sq. ft. portable office and restroom. The storage yard shall have a time limit of seven (7) years. Continued from July 11, 2016 and July 25, 2016. Project Planner: Judy Equez at (951) 955-6035 or email jeguez@rctlma.org.


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

3.1 NONE

4.0 PUBLIC COMMENTS:

Agenda Item No.: 2.1
Area Plan: Elsinore
Zoning Area: Temescal
Supervisorial District: First
Project Planner: Judy Egüez
Continued from: 7/25/16
Director's Hearing: 8/8/2016

ENVIRONMENTAL ASSESSMENT NO. 42776
PLOT PLAN NO. 25774
Applicant: Trip Hord and Associates
Engineer/Representative: Psomas



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN NO. 25774 proposes a contractor's material storage yard for major public and private construction (road and freeway) projects. The storage yard shall have a time limit of seven (7) years. The storage facility consists of an 1,800 square foot portable office, two (2) parking spaces, one portable restroom, and storage space for construction equipment materials for roadway and freeway construction.

The project is located on a 12.26 acre parcel northerly of Interstate 15, southerly of Temescal Canyon Road, and easterly of Indian Truck Trail.

BACKGROUND:

The storage yard will have approximately two (2) employees onsite and hours of operation will be from 7:00 am to 4:00 pm, Monday through Saturday. Materials stored will consist of K-Rails, I-Beams, concrete forms, steel forms, crash cushions, and reinforced concrete pipes. The project will generate between 2 to 8 vehicular trips per day, including employee and material movement. No construction equipment or machinery will be stored on-site.

Temporary Use Permit (TUP):

On August 6, 2014, Temporary Use Permit (TUP) No. 205 was approved to allow for a temporary contractor storage yard to support RCTC and Caltrans Highway construction projects on the project site. The temporary permit allowed for an office trailer, two parking spaces, one portable restroom, and construction equipment including K-wall, Forms, Casings, H-Beams, and miscellaneous materials and equipment, not including hazardous materials. The TUP expired on February 6, 2015 but the materials remain on the site.

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: Light Industrial (CD:LI) to the east and west, Rural: Rural Residential (R:RR)(5 acre minimum) to the north, and Interstate 15 to the south.

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|-----------------------------------|---|
| 3. Existing Zoning (Ex. #2): | Manufacturing-Service Commercial (M-SC) |
| 4. Surrounding Zoning (Ex. #2): | Manufacturing-Service Commercial (M-SC) to the east and west, Rural-Residential (R-R) to the north, and Interstate 15 to the south. |
| 5. Existing Land Use (Ex. #1): | Temporary contractor storage yard (TUP No. 205) |
| 6. Surrounding Land Use (Ex. #1): | Industrial and vacant property |
| 7. Project Data: | Total Acreage: 12.26 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42776**, 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. 25774, 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 has a General Plan Land Use Designation of Community Development: Light Industrial (CD:LI)(0.25-0.60 Floor Area Ratio) on the Elsinore Area Plan.
2. The Light Industrial (LI) land use designation allows for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI)(0.25-0.60 Floor Area Ratio) to the east and west, Rural: Rural Residential (R:RR)(5 Acre Minimum) to the north, and Interstate 15 (I-15) to the south.
4. The Zoning Classification for the project site is that of Manufacturing-Service Commercial (M-SC).
5. The proposed use, a contractor storage yard, is a permitted use, subject to the approval of a plot plan in the Manufacturing-Service Commercial (M-SC) Zoning Classification under Ordinance No. 348 Section 11.2.B.1.m.9).
6. The proposed project, as designed and conditioned, complies with the development standards set forth in the Manufacturing-Service Commercial (M-SC) zoning classification and complies with the Outside Storage requirements as outlined in Section 21.56(a) of Riverside County Ordinance No. 348.
 - As outlined in Riverside County Ordinance No. 348, a contractor storage yard is a permitted use for property with the zoning classification of Manufacturing-Service Commercial (M-SC) subject to the approval of a Plot Plan. The materials which will be

stored within the existing facility will be dedicated to road construction and improvements and will consist of such materials as k-rail and i-beams. The portable office and restroom proposed on the site meet setbacks and height requirements of the M-SC zone.

- The Outside Storage requirements identify that the outdoor storage of such items as building materials, work tools, or other substance requiring reconditioning or rebuilding in order to be used for its original purpose shall be allowed provided it is authorized in the particular zone, located only on the rear half of an improved lot or parcel or seventy five (75) feet from the front property line of the improved lot or parcel, whichever is less, not visible from the street or other public or private property, and limited to an area as set for in the particular zone not to exceed two hundred square feet with a maximum height of three (3) feet. The proposed site plan identifies that a portion of the proposed k-rail materials that will be stored on the project site are less than 75 feet from the front property line and may exceed the three (3) foot limitation of such materials. In order to reduce the overall visual impact of the contractor storage facility, the project site will be screened with fencing and landscaping that is consistent with the Temescal Valley Design guidelines.

Through screening the existing facility from the I-15 freeway and Temescal Canyon Road, the overall visual impact will be minimal and comply with the requirements of section 21.56a and the development standards set forth in the M-SC zone.

7. The project site is surrounded by properties which have a Zoning Classification of Manufacturing-Service Commercial (M-SC) to the east and west, Rural-Residential (R-R) to the north, and Interstate 15 to the south.
8. The proposed project is located within the Warm Springs Policy Area of the Elsinore Area Plan and as such, is required to comply with each of the designated policies. Specifically, the project will:
 1. ELAP 1.1: Protect the life and property of residents and maintain the character of the Gavilan Hills through adherence to the Hillside Development and Slope Section of the General Plan Land Use Element, the Environmentally Sensitive Lands section of the Multipurpose Open Space Element, and the Slope and Soil Instability Hazards and Fire Hazards sections of the General Plan Safety Element.
 - The proposed project is not located within close proximity to any existing residential developments. The closest residential tract is located south of the project site and a mobile home park located approximately 600 feet (across the I-15 Highway). The project is on a narrow and relatively flat property located between Interstate-15 and Temescal Canyon Road. It is not located on any slopes, opens space or environmentally sensitive land. No grading or construction will occur on the site so visual impacts will be preserved. As such, the proposed project will not affect existing residents in the surrounding community and will not affect the character of the Gavilan Hills area.
 2. ELAP 1.2: Require that development of contiguous areas designated as Light Industrial (LI) be designed in a coordinated manner.

- The proposed contractor storage yard consists of outdoor storage for construction equipment such as K-Wall, Forms, Casing, H-Beams, and miscellaneous materials and equipment, with exception to the office trailer and portable restroom. Located to the immediate east and west of the project site are existing light industrial facilities with outdoor equipment and land use designations of Community Development: Light Industrial. It has been determined that the proposed outdoor storage yard is consistent with surrounding land uses and as such, is consistent with ELAP 1.2 of the Elsinore Area Plan.
3. ELAP 1.3: Require that all commercial and industrial uses be sensitive to environmental hazards (i.e., flooding) and not substantially impact environmental resources (i.e. biological and water quality).
- Although the proposed project is located just south of Corona Lake, the proposed project site is not located within a 100 year Flood Zone or within a dam inundation area. The applicant will not be storing hazardous materials on the site and shall comply with Condition 10. WASTE. 2 with regards to reducing greenhouse gas emissions. The proposed use will not substantially impact environmental resources and will comply with ELAP 1.3.
4. ELAP 1.4: Require commercial and industrial uses to not substantially impact circulation systems.
- The proposed contractor storage yard is located adjacent to Temescal Canyon Road and Interstate 15, each of which are designated as a Major Highway (118' ROW) as outlined in the Circulation Element of the Elsinore Area Plan. (Intended for Commercial and Industrial uses). The proposed project, a contractor storage yard, is not intended as an active industrial site that manufactures and produces different types of goods or require a large amount of vehicles to distribute the goods. Rather, vehicles on the project site, with the exception of a maximum of two vehicles for the office trailer, will be located on the project site primarily during the receiving or distributing construction equipment for both private and public construction projects. This proposed use will not create a large amount of traffic (only about 2 – 8 vehicles per day) that could impact Temescal Canyon Road and as such, will comply with Policy 1.4.
9. The proposed use is for an contractor's materials storage yard and portable office trailer. Outlined in Section 18.12 of Riverside County Ordinance No. 348, one (1) parking space is required for every 200 square feet of net leasable floor area for a proposed or existing office space. The portable office trailer is approximately 1,800 square feet and will be required to provide two (2) parking spaces. The proposed industrial facility has two (2) parking spaces located adjacent to the office trailer and as a result, is consistent with the parking standards for the office use designation.
10. The project site is located within Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP) Cell Group C and D and Cell Number 3547 and 3548. The Environmental Programs Division (EPD) has determined conservation is not required on the project site because it is not described for conservation and no sensitive resources will be impacted. The proposed project is consistent with the WRMSHCP.

11. The proposed project is located within the Sphere of Influence of Lake Elsinore and is required to conform to the County's Memorandum of Understanding (MOU) with that city. During the initial review period, the project was sent to the City of Lake Elsinore for review and comments. No response has been received by the City of Riverside
12. In accordance with AB 52, notices were mailed to all requesting tribes on July 24, 2015. County Staff received a request for consultation from Pechanga, however, due to the amount of previous disturbance and the non-ground disturbing nature of the project, Pechanga determined that further consultation would not be required. As a result, consultation was concluded on May 24, 2016.
13. This project is located within a very high fire hazard severity zone and CAL FIRE state responsibility area.
14. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
15. Environmental Assessment No. 42776 did not identify any potential significant impacts.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing-Service Commercial (M-SC) 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 compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the WRCMSHCP.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. County Service Area; and,
 - b. 100 year flood plain or dam inundation area.
3. The project site is located within:
 - a. A High Fire Area;
 - b. The City of Lake Elsinore Sphere of Influence;
 - c. A County Fault Zone;
 - d. The Stephens Kangaroo Rat Fee Area;
 - e. The boundaries of the Lake Elsinore Unified School District;
 - f. An area susceptible to subsidence; and
 - g. An area with low to moderate liquefaction potential.

4. The subject site is currently designated as Assessor's Parcel Number 391-070-046.
5. This case was heard at the July 25th Director's Hearing and was continued to allow the applicant to address concerns raised by Mr. Jerry Sincich's letter dated July 21, 2016. The exhibit was revised to show the location of existing storage bins located on the site. In addition, the applicant has agreed to the following:
 - Plant faster growing plant material for screening;
 - Stacking of K-Wall/K-Rail materials kept at a reasonable height and all other equipment on the site kept clean and orderly; and
 - At the time lighting is installed, it should be shielded and contained to the site. A condition of approval has been added to ensure compliance prior to issuance of a Building Permit.


July 21, 2016

Judy Eguez, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Ms. Eguez,

The Temescal Valley community continues to reach out to gain new business venture start-ups as well as supporting expansion of existing community businesses. To maintain Temescal Valley's image and vitality as a community to start a new business or grow an existing business, the following is recommended for the Contractor Storage Yard Plot Plan No. 25774 Proposed Project:

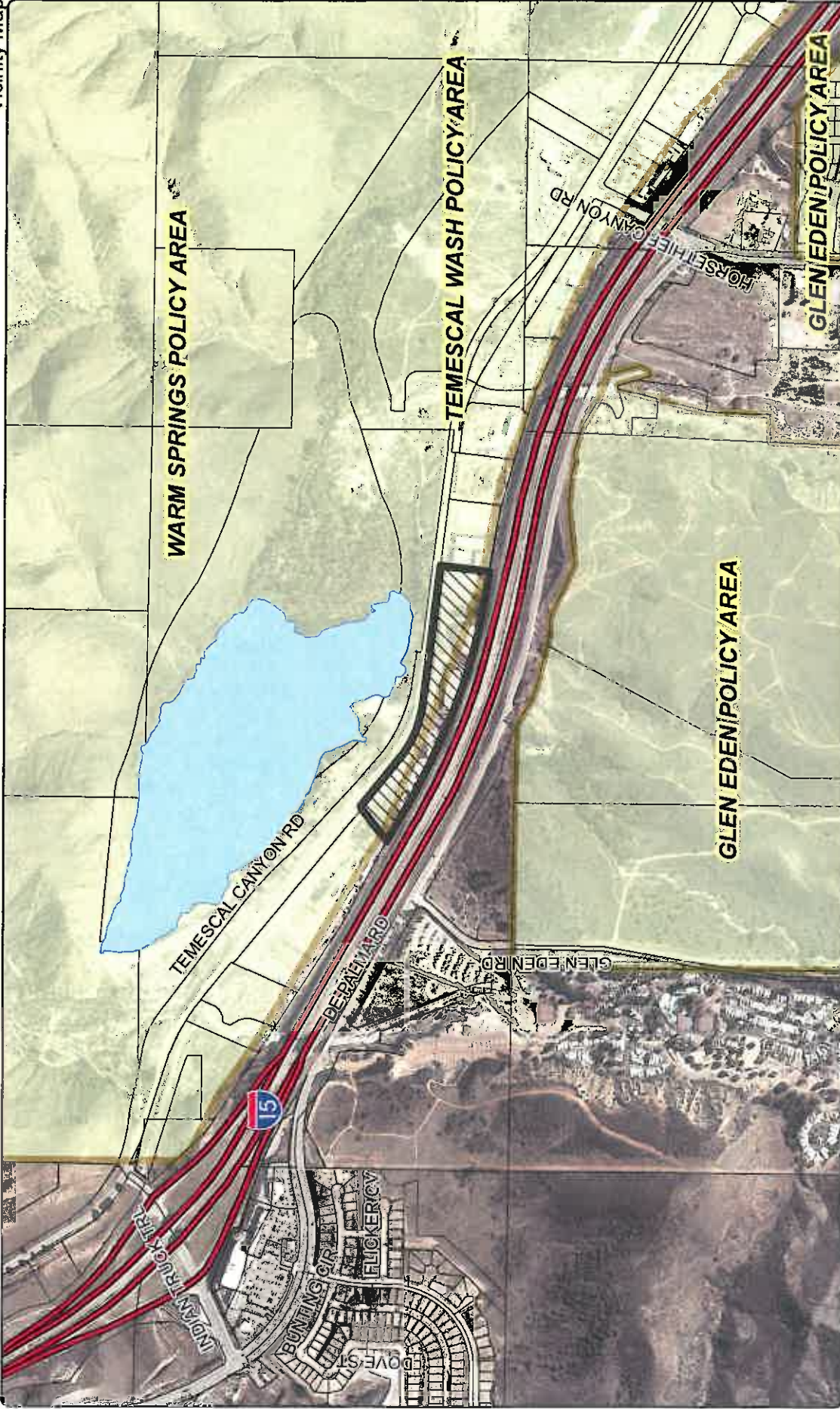
- The Cats Claw (*Macfadyena Unguis-cati*) vine plant material at planting should be of a size that will completely cover the chain link fence within one year of planting. This will improve the aesthetics of the storage yard as well as minimize the negative impact on the proposed Summit Land Partners Lakeside project on the east side of Temescal Canyon Road.
- The Toyon (*Heteromeles Arbutifolia*) shrub plant material at planting should be of a size that will achieve a height of six feet within one year of planting. This also will improve the aesthetics of the storage yard as well as minimize the negative impact on the proposed Summit Land Partners Lakeside project located across the street (Temescal Canyon Road) from the Storage Yard.
- The stored K-Wall/K-Rails stacking should be two (2) high or less to not be seen from the Temescal Canyon Road.
- Actively remove all graffiti on stored materials and/or structures within one week of its occurrence.
- The Storage Yard should have night lightening (down light fixtures) which would illuminate the yard area and be shielded from the Temescal Canyon Road or Interstate 15 Freeway vehicle traffic.
- All stored construction equipment/materials (e.g. K-Wall/K-Rail, Forms, Casing, H-Beams, etc.) should be placed in the yard in an orderly, organized and neat manner.


JERRY SINCICH
25704 LACEBARK ROAD
TEMESCAL VALLEY, CA 92683

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25774
VICINITY/POLICY AREAS

Supervisor: Jeffries
District 1

Date Drawn: 10/24/13
Vicinity Map



Zoning Area: Temescal

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2013, the County of Riverside adopted a new General Ordinance that reclassified the zoning map of Riverside County. The County Planning Department has updated this map to reflect the new zoning map. The County Planning Department is not responsible for any errors or omissions on this map. For further information, please contact the Riverside County Planning Department at (951) 955-2900 (Western County) or in Palm Desert at (760) 436-2677 (Eastern County) or visit www.riverside.ca.gov.

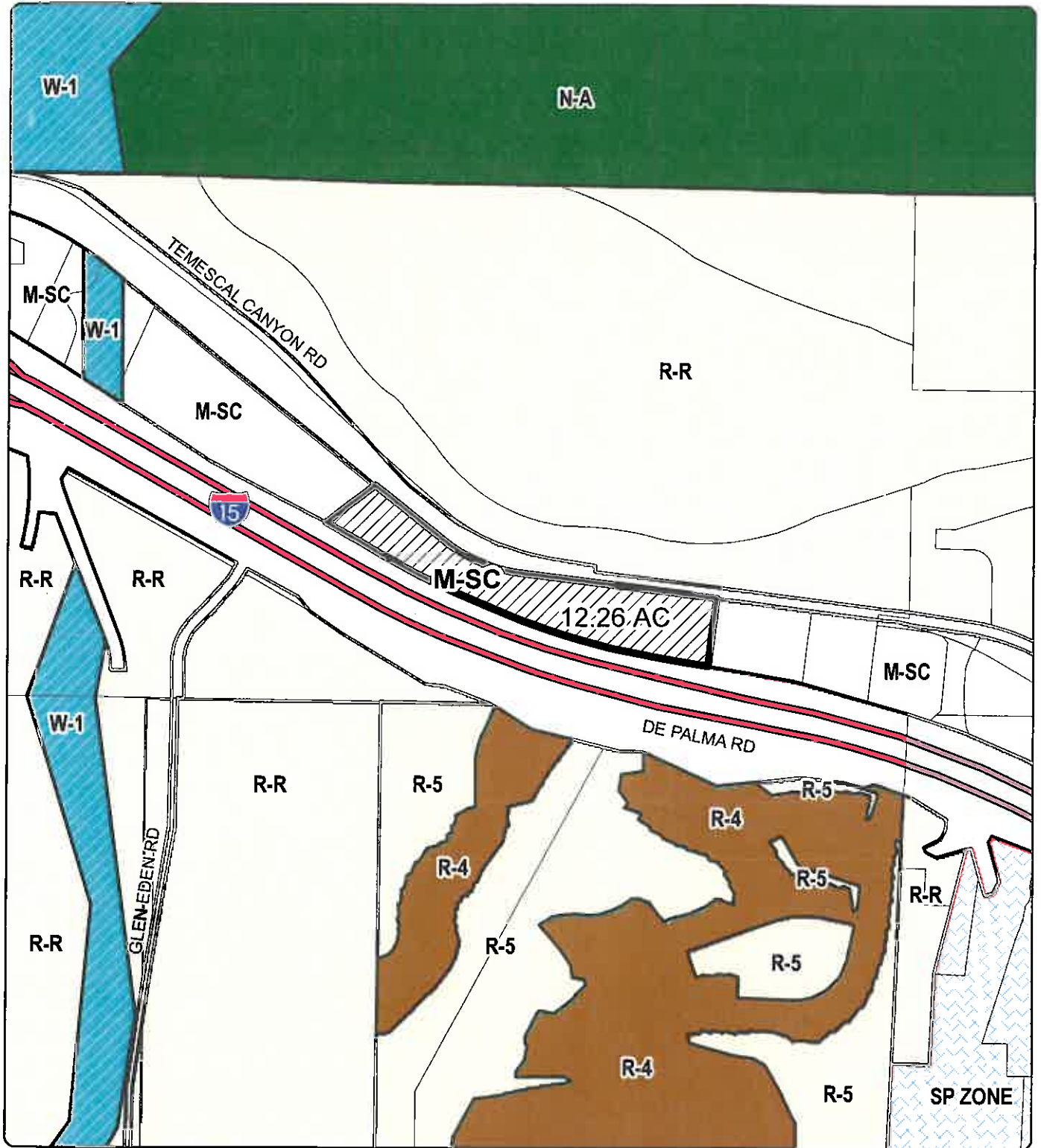
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25774

EXISTING ZONING

Supervisor: Jeffries
District 1

Date Drawn: 05/10/2016
Exhibit 2



Zoning Area: Temescal

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)965-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25774

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 05/10/2016
Exhibit 1



Zoning Area: Temescal

Author: Vinnie Nguyen



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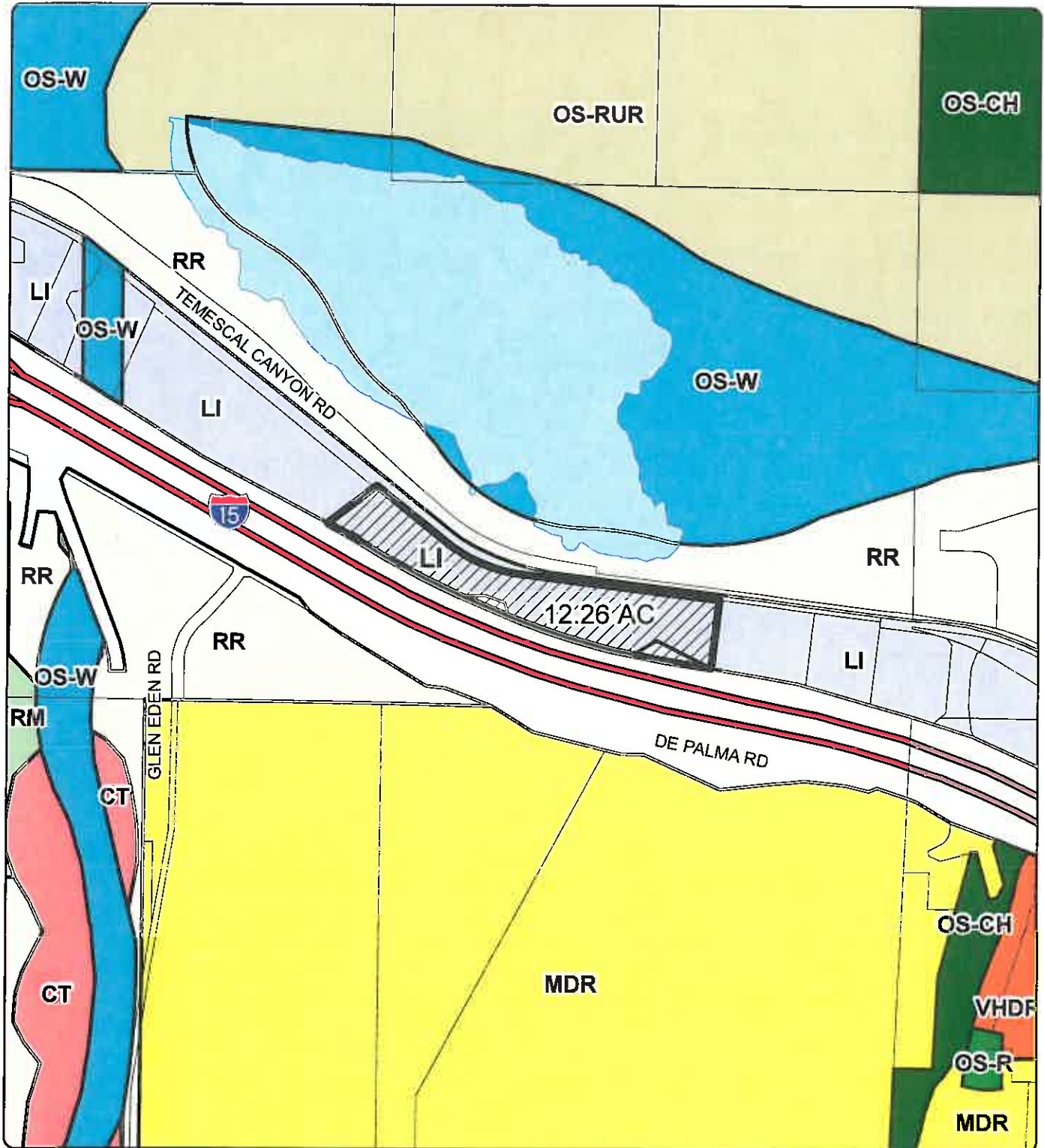
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25774

EXISTING GENERAL PLAN

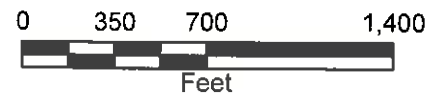
Supervisor: Jeffries
District 1

Date Drawn: 05/10/2016
Exhibit 5



Zoning Area: Temescal

Author: Vinnie Nguyen



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IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

LANDSCAPE ARCHITECTURE CONCEPTUAL PLANS

FOR

PETERSON/CHASE GENERAL ENGINEERING CONSTRUCTION

PLOT PLAN 25774

GENERAL NOTES:

1. BASE INFORMATION INCLUDING THE LOCATION OF PROPERTY LINES, ADJACENT PROPERTIES, AND RECORDS HAVE BEEN TAKEN FROM THE ARCHITECTS DRAWINGS, REFER TO THE ARCHITECTS AND CIVIL ENGINEERS DRAWINGS FOR ADDITIONAL INFORMATION.
2. REFER TO THE CIVIL ENGINEERS DRAWINGS FOR UTILITY INFORMATION INCLUDING STORM DRAIN, SEWER, WATER, ELECTRICAL, GAS, TELEPHONE SPECIFICATIONS AS APPLICABLE.
3. REFER TO THE CITY AND / OR COUNTY STANDARD PLANS AND SPECIFICATIONS AS APPLICABLE.
4. CONTRACTOR TO VERIFY SITE INFORMATION INCLUDING PROPERTY LINES, TOP AND BOTTOMS OF SLOPES, ROADWAY CURB AND GUTTERS, UTILITIES AND DRAWINGS FOR UTILITY INFORMATION. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECTS PLANS. THE CONTRACTOR SHALL CONTACT THE OWNERS REPRESENTATIVE AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED.
5. THE LOCATION OF UTILITIES AND EXISTING MATERIALS SHALL BE DETERMINED WITH GREAT CARE. ANY DAMAGE CAUSED BY ANY PERSON RESPONSIBLE FOR THIS WORK, ANY DAMAGE CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
6. CONTRACTOR AS REQUIRED TO COORDINATE WITH ALL OTHER OPERATIONS. ALL PILING, CONDUIT, SEWER, ETC. SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
7. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED UNLESS THE CONTRACTOR HAS BEEN ADVISED BY THE ARCHITECTS AND / OR ENGINEER OF ANY DISCREPANCIES AND / OR CHANGES. DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECTS AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE NOTICE TO THE ARCHITECTS AND / OR ENGINEER PRIOR TO INSTALLATION.
8. ALL ELECTRICAL JUNCTION BOXES FOR LIGHTS SHALL BE IN PLANTING AREAS.
9. SEE CIVIL ENGINEER'S DRAWINGS FOR CURBS AND A/C PAVING.
10. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE BEFORE BEGINNING OR FABRICATING ANY WORK. NOTIFY ARCHITECT IMMEDIATELY IN WRITING OF ANY ERRORS, OMISSIONS OR DISCREPANCIES SCALE DRAWINGS.

COUNTY OF RIVERSIDE NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL UTILITIES. PERMITTEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS (C.U., P.U., OR VOLUNTARY).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS (C.U., P.U., OR VOLUNTARY).
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STATEMENT OF COMPLIANCE TO ORDINANCE 859.2

- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS:
- SMART CONTROLLER WITH A NET GAGE WITH ACCESS TO REAL TIME ET (MINIMUM CONTROLLER BATTERY SHALL BE LIGHT COMMERCIAL)
 - MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
 - RAIN SENSING DEVICE
 - PRESSURE REGULATORS
 - PRESSURE REGULATORS (IF NEEDED)
 - HYDROZONES WILL BE PROPERLY DESIGNATED
 - NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES (NO SURFACE OF LOW-VOLUME IRRIGATION TO TEMPERABLE SURFACE WITH NO SURFACE OF LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS ON AREAS LESS THAN 8 FEET IN WIDTH)

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY

ON-SITE: OWNER
OFF-SITE: N/A

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: WORK CONTAINED WITHIN THESE PLANS IS SUBJECT TO THE REQUIREMENTS OF THE TRANSPORTATION DEPARTMENT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

THE ARCHITECT'S SEAL AND SIGNATURE ARE REQUIRED FOR THESE PLANS TO BE VALID. THE ARCHITECT'S SEAL AND SIGNATURE ARE REQUIRED FOR THESE PLANS TO BE VALID.

DATE: 08/20/15
SCALE: AS SHOWN

LEGAL DESCRIPTION:

A PORTION OF LAND IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, CALIFORNIA, BEING PART OF THE TRACT DESCRIBED AS FOLLOWS:

PARCELS 02 OF THE ADJUSTMENT NO. 04-109117, 04-109118, 04-109119, 04-109120, 04-109121, 04-109122, 04-109123, 04-109124, 04-109125, 04-109126, 04-109127, 04-109128, 04-109129, 04-109130, 04-109131, 04-109132, 04-109133, 04-109134, 04-109135, 04-109136, 04-109137, 04-109138, 04-109139, 04-109140, 04-109141, 04-109142, 04-109143, 04-109144, 04-109145, 04-109146, 04-109147, 04-109148, 04-109149, 04-109150, 04-109151, 04-109152, 04-109153, 04-109154, 04-109155, 04-109156, 04-109157, 04-109158, 04-109159, 04-109160, 04-109161, 04-109162, 04-109163, 04-109164, 04-109165, 04-109166, 04-109167, 04-109168, 04-109169, 04-109170, 04-109171, 04-109172, 04-109173, 04-109174, 04-109175, 04-109176, 04-109177, 04-109178, 04-109179, 04-109180, 04-109181, 04-109182, 04-109183, 04-109184, 04-109185, 04-109186, 04-109187, 04-109188, 04-109189, 04-109190, 04-109191, 04-109192, 04-109193, 04-109194, 04-109195, 04-109196, 04-109197, 04-109198, 04-109199, 04-109200, 04-109201, 04-109202, 04-109203, 04-109204, 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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42776
Project Case Type (s) and Number(s): Plot Plan No. 25774
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Judy Egüez
Telephone Number: 951-955-1195
Applicant's Name: Trip Hord Associates
Applicant's Address: P.O. Box 1235, Riverside CA 92502

I. PROJECT INFORMATION

A. Project Description: A contractor's material storage yard for major public and private construction (road and freeway) projects. The storage yard shall have a time limit of seven (7) years. The storage facility consists of a 1,800 square foot portable office, two (2) parking spaces, one portable restroom, and storage space for construction equipment materials for roadway and freeway construction.

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

C. Total Project Area: 12.26

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 12.26	Lots: 1	Sq. Ft. of Bldg. Area:	Est. No. of Employees: 2
Other:			

D. Assessor's Parcel No(s): 391-070-046

E. Street References: The project is located northerly of Interstate 15, southerly of Temescal Canyon Road, and easterly of Indian Truck Trail.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 7, Township 5 South, Range 5 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The existing use of the project site is a temporary storage yard for the storage of k-wall, casing, h-beams, and miscellaneous equipment for both private and public infrastructure improvement assignments. Located to the east and west of the project site are existing industrial facilities and to the south is Interstate 15 and to the north is Corona Lake.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The General Plan Land Use designation is Community Development: Light Industrial (CD:LI). The project is consistent with the light industrial land use designation and all other applicable land use policies within the General Plan.
- 2. Circulation:** The project has adequate circulation via two driveway openings along Temescal Canyon road to the site and is therefore consistent with the Circulation Element

of the General Plan. The proposed project meets all other applicable policies of the General Plan.

3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project scope allows for the storage of construction material, a 1,800 square foot portable office and portable restroom on an existing contractor's storage yard. The proposed project meets all applicable Housing Element Policies. There are no impacts to housing as a direct result of this project.
7. **Air Quality:** The proposed project meets all applicable Air Quality element policies.

B. General Plan Area Plan(s): Elsinore

C. Foundation Component(s): Community Development

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

E. Policy Area(s), if any: Warm Springs Policy Area

F. Adjacent and Surrounding:

1. **Area Plan(s):** Elsinore Area Plan

2. **Foundation Component(s):** Community Development to the east and west and Rural to the north.

3. **Land Use Designation(s):** Light Industrial (LI) to the east and west, Rural Residential (RR)(5 acre minimum) to the north, and Interstate 15 to the south.

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

5. **Policy Area(s), if any:** Warm Springs Policy Area to the east, west and north

G. Adopted Specific Plan Information

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

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

H. Existing Zoning: Manufacturing-Service Commercial (M-SC)

I. Proposed Zoning, if any: N/A

J. Adjacent and Surrounding Zoning: Manufacturing-Service Commercial (M-SC) to the east and west, Rural-Residential (R-R) to the north, and Interstate 15 to the south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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


Signature

7-8-16
Date

Judy Egüez, Project Planner
Printed Name

For Steve Weiss, 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). As outlined in the Figure 9 "Scenic Highways" of the Elsinore Area Plan, the project site is located to the immediate north of Interstate 15 (I-15) which is a state eligible scenic highway. The site will be screened with a six-foot (6') high chain link fence and landscaping in order to reduce the visual impact of the proposed use. Through the incorporation of the fencing and landscape buffer, the impact will be less than significant.

b). The proposed use will not 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. To reduce any the visual impact of the proposed contractor storage yard, a landscaped buffer consisting of Toyon (*Heteromeles arbutifolia*) shrubs located five-feet on center will be planted on east and west property line of the project site. Through the incorporation of a landscaped buffer, the impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

The project site is located approximately 42.40 miles from the Mt. Palomar Observatory; which is located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory. The project is required to comply with Riverside County Ordinance No. 655 which regulates methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. With minimal lighting for the project site, the project will have less than significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b). The proposed contractor storage yard will not create a substantial light or glare nor will it expose residential property to unacceptable light levels. The project scope does not include any lighting source and is not located within close vicinity to residential properties. The closest existing residential tract is located approximately 1.10 miles to the northwest and a mobile home park located 600 feet south on the south side of I-15 of the project site. The proposed project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

c) Cause development of non-agricultural uses within

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

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

Findings of Fact:

a). The proposed project will not convert farmland, unique farmland, or farmland of statewide importance. As indicated on Riverside County General Plan Figure OS-2 "Agricultural Resources", the project is located on land that is designated as urban-built up land and other lands. The project will have no impact with converting designated farmland.

b). The project site does not have an agriculture zoning designation/use subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. The closest Agriculture Preserve is the Glen Ivy Agriculture Preserve and is located approximately 1.27 miles to the southwest of the project site. The project will have no impact.

c). The project site is surrounded primarily by existing industrial zoning designations and is not located within 300 feet of agriculturally zoned property. The project will have no impact.

d). As previously addressed, the project is not located within close vicinity to properties that are designated unique farmland or for agricultural uses. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
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 County has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: The State CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (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.¹ Consistency review is presented below:

¹ South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(1) The proposed project will not result in short-term construction and long-term pollutant emissions that are more than the CEQA significance emissions thresholds established by the SCAQMD. The application is for a contractor materials storage yard that will only have a portable office and restroom. Therefore, the proposed 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 proposed project will not involve a General Plan Amendment and Specific Plan, and is therefore not considered a *significant project*.

The proposed project is located in the South Coast Air Basin (SCAB) and managed under the South Coast Air Quality Management District (SCAQMD). Demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment), developed by the Southern California Association of Governments (SCAG) for their 2012 Regional Transportation Plan (RTP) were used to estimate future emissions within the 2012 Air Quality Management Plan (AQMP). According to the California Department of Finance estimates, the current (2013) population within the unincorporated areas of Riverside County is 358,827 residents. Based on the SCAG forecasts, the population projections for 2020 anticipated a population of 471,500. The application is simply for a contractor materials storage yard that will only generate 2-8 vehicular trips per day. Therefore, based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; impacts will be less than significant.

b-c) 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 project map is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state carbon monoxide standards, and federal and state particulate matter standards. Although any development in the SCAB, including the proposed project, will cumulatively contribute to these pollutant violations, impacts in this regard are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project is located within a mile of an existing mobile home park, however, the mobile home park is on the south side of the freeway and is not impacted by activity from the proposed materials storage yard. Impacts are less than significant.

e) There would be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise of other industrial uses and undeveloped lands, none of which are considered sources of point source emissions. Land uses considered to be sensitive

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receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project proposes a contractor storage yard, which is not considered a sensitive receptor. In addition, none of the land uses within one mile of the site are considered sources of substantial point source emissions. Because the project does not propose the construction of a sensitive receptor and there are no substantial point source emitters within a mile, no impact would occur.

f) The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. There is no construction improvements proposed on the site, therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project-

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Joint Project Review (JPR) 15-08-17-01 prepared by the Riverside County Regional Conservation Authority (RCA), dated 11/12/2015, WRCMSHCP Consistency Analysis prepared by Principe & Associates, dated 6/22/2015, On-site Inspection

Findings of Fact:

a) The Project site is located within the boundaries of the Western Riverside County MSHCP. Most of the site is located within Cell 3548 of Cell Group D and a small portion of the site is located within Cell 3547 of Cell Group C. Conservation is not required on the Project site because it is not described for conservation and no sensitive resources will be impacted; therefore, it is consistent with Cell and Cell Group conservation criteria. The project went through the HANS process, and MSHCP Riparian/Riverine resources were identified onsite, but the resources will be completely avoided. The Project site is currently developed and used as a storage yard; therefore, there are no new fragmentation concerns that the project would cause to the Conservation area. The Project does not affect Reserve Assembly goals of the MSHCP. There are three ephemeral drainages on site which the Project will avoid; therefore, it is consistent with Section 6.1.2 of the MSHCP. The Project is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA) and is therefore consistent with Section 6.1.3 of the MSHCP. The Project is located within a Criteria Area Species Survey Area (CASSA) for Thread-leaved brodiaea, Davidson's saltscale, Parish's brittlescale, Smooth tarplant, Round-leaved filaree, Coulter's goldfields, and Little mousetail, but it is not within an additional survey area for amphibians, burrowing owl, or mammals. None of the listed plant species occur on site, but there is suitable habitat present for Round-leaved filaree. The Project does not propose any impacts to the portion of the project site with suitable habitat for Round-leaved filaree; therefore, the Project is consistent with Section 6.3.2 of the MSHCP. The Project is adjacent to existing and future conservation areas and is consistent with the Urban Wildlands Interface Guidelines of the MSHCP, Section 6.1.4, because appropriate measures will be incorporated for the treatment and management of edge conditions such as lighting, urban runoff, toxics, and domestic predators. No lighting is proposed, domestic predators will be excluded due to the fencing around the project site, and urban runoff/toxics will be controlled through measures required by SWPPP, NPDES, and WQMP standards. Accordingly, a less than significant impact will occur.

b) No state or federally listed plant or animal species have been observed or are expected to occur within the Project area. No impacts will occur.

c) No candidate, sensitive, or special status species have been observed or are expected to occur on the Project site. No impacts will occur.

d) The Project site is located in the portion of the Cell Group which is not described for conservation. The Project site is also currently developed and used as a storage yard; therefore, there are no new fragmentation concerns that the project would cause to the Conservation area. There is potential for migratory birds to nest on or adjacent to the Project site because suitable habitat is present, so nesting bird surveys would be required prior to any ground disturbance to avoid take, pursuant to the Migratory Bird Treaty Act (MBTA). Therefore, a less than significant impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) There are three ephemeral drainages on site which the Project will avoid; therefore, the Project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations. No impacts will occur.

f) There are three ephemeral drainages on site which the Project will avoid; therefore, the Project will not have a substantial adverse effect on federally protected wetlands. No impacts will occur.

g) The Project will not conflict with local policies or ordinances protecting biological resources. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project-

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 PDA03029

Findings of Fact: One previously recorded historic site CA-RIV-3832, a portion of the Atchison, Topeka and Santa Fe Railroad Line, is located on the property. All of the railroad features have been removed and all that remains is a culvert and a severely disturbed roadbed in the eastern portion of the project area. No ground disturbance is proposed as part of this project, resulting in no physical impacts to the culvert and roadbed. In addition, this site has previously been found not eligible for listing on the California Register of Historic Resources and thus, is not significant pursuant to Section 15064.5 of the State CEQA Guidelines. . Therefore, no impacts to significant historical resources would occur with the implementation of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Resources Code 21074?

Source: On-site Inspection, Project Application Materials PDA03029

Findings of Fact: One previously recorded bedrock milling feature (CA-RIV-642) was documented in 1982. This site was not located in 1991 or in 2001 and is no longer present. .

- a) The project will not alter or destroy any archaeological resources or archaeological site since prior grading of the project site has eliminated any potential for archaeological resources to be present on the surface of the project site. In addition, the project will not impact the site further than it may have been impacted by past activities because the project proposes no ground disturbing activities.
- b) The project will not cause a substantial change in the significance of an archaeological resource because there are none present and the project does not propose any ground disturbance with this project. If in the future a separate project is proposed and a grading permit is applied for, appropriate CEQA review will be undertaken at that time. Because there is no current application for or anticipation of such future ground-disturbing project, it and any impacts associated with it are considered speculative at this time.
- c. Based on an analysis of Riverside County archaeology resource files, archaeological records, maps, and aerial photographs by Riverside County staff it has been determined that the project will not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Furthermore, the project does not propose nor is there any reasonable expectation of any ground disturbing activities whatsoever.
- d) Native American consultation conducted with three Tribes not result in any Traditional Cultural Properties that currently serve religious or other community practices being identified within the Proposed Project area. The project will not restrict existing religious or sacred uses within the potential impact area because there were none identified by the Tribes.
- e) Pursuant to PRC 21080.3.1 (d), AB52 notifications were sent out on July 24, 2015 to five Tribes. One request to consult were received. Several meetings were held at which this project was discussed. These meetings resulted in the project area being located within an undocumented potential traditional cultural landscape/property, which would be considered a Tribal Cultural Resource by Pechanga. However, because the project does not include any ground disturbing activities, there is no possibility of Tribal Cultural Resources being impacted. Based on the above, there will be no substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074.

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?

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 OS-8 "Paleontological Sensitivity", County Geologist Review.

Findings of Fact:

As indicated on Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", the project site is located within an area that has a High Potential for paleontological resources (fossils). However, grading is not anticipated for the establishment of the contractor's material storage yard and impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a). As indicated on Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones", the project site is not located on an existing earthquake fault but is partially located within a county fault zone. The project will not have a permanent staff located at the facility and will only be utilized during the storage or pickup of equipment for private and public infrastructure improvement jobs. The impact will be less than significant and will not expose people or structures to potential substantial adverse effects.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure,	<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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including liquefaction?

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

Findings of Fact:

a) According to the GIS database, there is a low to moderate potential for the site to be affected by seismically induced liquefaction. The geology review of the project site indicates that liquefaction is unlikely to be a potential hazard at the site. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map,"

Findings of Fact:

As indicated through Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map", the project site has a low to locally moderate susceptibility to seismically induced landslides and rock falls. The project is not located within an area that has strong seismic ground shaking potential and the impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

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

Findings of Fact:

The existing project site is relatively flat and not vulnerable to landslides. There are no surrounding mountains or slopes that could cause slope instability. The project will have no impact.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) The project site is located in an area of susceptibility for subsidence. Therefore, with project adherence to California Building Code (CBC) requirements and incorporation of recommendations contained in the Preliminary Geotechnical Investigation for the construction of the new buildings and renovations to the existing buildings, impacts with regard to ground subsidence will be reduced to less than significant.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a). The project site is not located near a volcano; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c). The project site is a flat parcel located between I-15 and Temescal Canyon Road. The project will not involve any grading that would alter the topography, create cut or fill slopes, or result in grading that would affect or negate subsurface sewage disposal systems. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

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

Findings of Fact:

a). The project scope will not result in any grading activities and the chance of substantial soil erosion or the loss of topsoil will be minimal. In addition, prior to the issuance of building permits, verification shall take place to ensure that the project applicant complies with the County of Riverside Department of Building and Safety "No Grading Verification" requirements (80.BS GRADE.1). The impact will be less than significant.

b). The project may be located on expansive soil; however California Building Code (CBC) requirements which pertain to industrial development will mitigate the potential impact to a level of less than significant.

c). A percolation test was not conducted for the project site to determine whether the existing soils were incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems. The existing contractor storage facility is not serviced by either an existing sewer or septic system but rather a portable restroom facility. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or off site?

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

Findings of Fact:

a). Implementation of the proposed project will involve establishing a contractor storage yard and supportive office trailer and portable restroom facility. There is no construction activities proposed, therefore there is no potential for any modification of a channel of river or stream or a bed of a lake due to a change in deposition, siltation or erosion. There are no impacts.

b). There is no potential for on-site erosion as there is no grading and excavating activities are proposed. There are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a). The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. With such compliance, the project will not result in an increase in wind erosion and blow sand, either on or off site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than a significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project-

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Greenhouse Gas Analyses prepared by Urban Crossroads, June 18, 2015

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

a-b) The County of Riverside has not adopted a threshold of significance for GHG emissions. As such, a screening threshold of 3,000 MTCO₂e per year for all land use projects is applied herein, which is a widely accepted screening threshold used by the County of Riverside and numerous jurisdictions in the South Coast Air Basin and is based on the South Coast Air Quality Management District (SCAQMD) staff's proposed GHG screening threshold for stationary source emissions for non-industrial projects, as described in the SCAQMD's *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans* ("SCAQMD Interim GHG Threshold"). The SCAQMD Interim GHG Threshold identifies a screening threshold to determine whether additional analysis is required (31). As noted by the SCAQMD:

"...the...screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects...the policy objective of [SCAQMD's] recommended interim GHG significance threshold proposal is to achieve an emission capture rate of 90 percent of all new or modified stationary source projects. A GHG significance threshold based on a 90 percent emission capture rate may be more appropriate to address the long-term adverse impacts associated with global climate change because most projects will be required to implement GHG reduction measures. Further, a 90 percent emission capture rate sets the emission threshold low enough to capture a substantial fraction of future stationary source projects that will be constructed to accommodate future statewide population and economic growth, while setting the emission threshold high enough to exclude small projects that will in aggregate contribute a relatively small fraction of the cumulative statewide GHG emissions. This assertion is based on the fact that [SCAQMD] staff estimates that these GHG emissions would account for slightly less than one percent of future 2050 statewide GHG emissions target (85 [MMTCO₂e/yr]). In addition, these small projects may be subject to future applicable GHG control regulations that would further reduce their overall future contribution to the statewide GHG inventory. Finally, these small sources are already subject to [Best Available Control Technology] (BACT) for criteria pollutants and are more likely to be single-permit facilities, so they are more likely to have few opportunities readily available to reduce GHG emissions from other parts of their facility."

Thus, and based on guidance from the SCAQMD, if a project would emit GHGs less than 3,000 MTCO₂e per year, the project is not considered a substantial GHG emitter and the GHG impact is less than significant, requiring no additional analysis and no mitigation. The annual GHG emissions associated with the operation of the proposed Project are estimated to be 19.36 MTCO₂e per year. Direct and indirect operational emissions associated with the Project are compared with the SCAQMD threshold of significance for industrial use projects, which is 3,000 MTCO₂e per year. As shown, the proposed Project would result in a less than significant impact with respect to GHG emissions and will not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

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

Source: Project Application Materials

Findings of Fact:

- a). The proposed use, a contractor storage yard, will not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials. Materials that will be stored on the facility will consist primarily of k-rail, I-beams, concrete forms, steel forms, crash cushions, and reinforced concrete pipes. Construction equipment will not be stored on the project site. The project will have a less than significant impact.
- b). Hazardous materials will not be stored onsite and in result, will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The impact will be less than significant.
- c). The project has been reviewed by the Riverside County Fire Department for emergency access and the project will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The impact will be less than significant.
- d). The project is not located within a one-quarter mile of an existing or proposed school and in result, will not emit hazardous emissions or handle hazardous or acutely hazardous materials near a school. The impact will be less than significant.
- e). The project site is not located on a site which is included on a list of hazardous materials sites as compiled pursuant to Government Code 65962.2 and as a result, would it create a significant hazard to the public or the environment. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-d). The project site is not located within the influence area of an existing Airport Master Plan and as such, is not required to be reviewed by the Airport Land Use Committee (ALUC). In addition, the project is not located within close vicinity to a public airport (2 mile radius) or a private airstrip or heliport. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

As indicated on Figure 11 "Wildfire Susceptibility" of the Elsinore Area Plan, the project site is located within a "High" Fire Area. However, with adherence to Riverside County Ordinance No. 787 and California Building Code 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.

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a). According to the project specific Flood Hazard Report, the project site is subject to flooding from 3 culverts under the freeway (15 freeway), which drain offsite runoff from a watershed of approximately 500 acres located to the southwest. There are existing corrugated metal pipe culverts under Temescal Canyon Road which do not have adequate hydraulic capacity as the freeway culverts, therefore, causes additional ponding on the site and possible upstream of the freeway. This flooding may cause damage to the existing office trailer and the stock pile.

The project site is located on a portion of Tentative Parcel Map 30227 which proposes High-Density Polyethylene (HDPE) pipes to extend from the outlet, located upstream of Temescal Canyon Road through the property and up to the freeway. The flows would outlet to Lee Lake and eventually into Temescal Wash. The Parcel has not been approved. Since no new improvements are proposed, the Flood District is not requiring further improvements. The impact will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-d). Since no improvements are proposed, the project will not violate any water quality standards or waste discharge requirements and would not deplete groundwater supplies or interfere substantially with groundwater recharge. It would not create nor contribute to runoff water that would exceed the capacity of existing or planned stormwater drainage systems. No impact is anticipated.

e) The project does not propose any housing, therefore no impact is anticipated

f) The project would not place structures within a 100-year flood hazard area, therefore no impacts are anticipated.

g). The proposed project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide evidence of compliance with the National Pollutant Discharge Elimination System (N.P.D.E.S) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to the issuance of a grading permit (60.BSGRADE.1). However, no grading is proposed on the site. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h). The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a). The project will not result in altering existing drainage patterns of the site or area. As indicated on The County GIS database, the project is not intersected by any existing streams. In addition, the project is located approximately 150 feet to the south from Lee Lake, located on the north side of Temescal Canyon Road, and will not result in affecting the existing water body. The project will have a less than significant impact.
- b). The project will not result in the absorption rates or the rate and amount of surface runoff as there are no proposed improvements. The project will have no impact.
- c). The project will not expose people or structures to a significant risk of loss, injury or death involving flooding as the property is not susceptible to flooding, therefore, no impact is anticipated.
- d). Since no new improvements are proposed, the project will not impact changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

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

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

Findings of Fact:

- a). The project will not result in a substantial alteration to the present or planned land use of an area. The existing land use designation of the project site is Light Industrial (LI) and is surrounded to the east and west with properties that have a land use designation of Light Industrial (LI). The proposed project will not involve the alteration of the existing land use designation as part of the project scope. The project will have no impact.
- b). The project will not affect land uses within a city sphere of influence and/or within adjacent city or county boundaries. The project is located within vicinity to the Lake Elsinore Sphere of Influence. The project complies with applicable land use designations within close vicinity to the project site. The project will have no impact.

Mitigation: No mitigation measures are required.

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

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-e). The project will be compatible with the existing zoning classification of Manufacturing-Service Commercial (M-SC) and will be consistent with the surrounding zoning classification. Within close vicinity to the project site are properties that have a zoning classification of Manufacturing-Service Commercial and have been developed with existing industrial production facilities. The proposed use, contractor storage yard, will be consistent with surrounding uses. In addition, the project is consistent with the land use designations of the Riverside County General Plan and will not divide the physical arrangement of an established community. The closest residential community is located approximately a mile northwest of the project site and a mobile home park is located approximately 600 feet, on the west side of Interstate 15.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed, existing or abandoned quarries or mines?

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

Findings of Fact:

a). The project site is located within MRZ-3 which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. Impacts will be less than significant.

b). The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. There is no impact.

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

d). The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. There is no 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

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-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b). As indicated through the utilization of GIS and Riverside County General Plan Figure S-19 "Airport Locations", the project is not located within an existing airport land use plan nor within close vicinity to a public airport or private airstrip. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

As outlined in Riverside County General Plan Figure C-1 "Circulation Plan" and through the utilization of GIS, it has been determined that the project site is not located adjacent to an existing railroad. In result, the project will not be affected by noise generated by a neighboring railroad. No impact is anticipated.

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:

a). The project site is located directly to the north of Interstate 15 (I-15). A landscaped screening fence will be placed between the project site and the neighboring freeway to reduce the auditory impact emanated from the I-15. Through the incorporation of a landscaped screen, the impact from the highway will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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33. Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact: No other noise is anticipated and there is 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a). The proposed project will not result in a substantial increase in ambient noise levels in the project vicinity above levels existing without the project. The project is not located adjacent to existing residential land uses and is located adjacent to industrial uses (east and west). In addition, as outlined in the project description, the contractor storage facility will generate 2-8 vehicular trips per week which will include employees and material movement.

b). There are no improvements proposed on the site and the site will only be used for storage of materials, therefore, the project will not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. The impact will be less than significant.

c). The project is for a materials contractors storage yard that will only be used to store equipment. Employees will only pick up equipment during the hours of 7:00 am to 4:00 pm. The use will not result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The impact will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d). According to the project description, the proposed project would not include the operation of any known vibration sources. Therefore, less than significant impacts are anticipated from the operation of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

a-f). The type of use proposed for the project site, contractor's storage yard, does not involve or affect housing within close vicinity, as the project site is currently occupied by a temporary storage yard. In addition, the storage facility will have a minimal staff which will not be onsite full time. The project will not displace a substantial number of existing housing, create a demand for additional housing, displace a substantial number of persons, affect a County Redevelopment Project Area, exceed regional or local population projections, or induce substantial population growth in the area. There will 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 project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. As a result, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. As a result, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Lake Elsinore Unified School District correspondence, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located within the Lake Elsinore Unified School District. The project will not require the provision of new or altered government facilities at this time. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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

Findings of Fact:

The proposed project for a contractor's storage yard will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

Findings of Fact:

The closest health center to the project site is Riverside Medical Clinic, located 818 Magnolia Avenue in the City of Corona, approximately 11.2 miles north of the site. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 use, a contractor’s storage yard, would not require the utilization of existing or development of recreational facilities within vicinity to the project site. Surrounding the project site to the east and west are existing industrial facilities and to the south is the Interstate 15 Highway. The project will have no impact.

c). The project site is not located within an existing Parks and Recreation District and is not subject to pay applicable Quimby Fees. As outlined in section 10.35 of Ordinance No. 460, the project will not involve the subdivision of the project for residential development purposes. As such, the project will not be required to pay applicable Quimby Fees. As a result, there will be no impacts.

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

Findings of Fact:

The project is for a contractor’s storage yard and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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

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

Source: Riverside County General Plan

Findings of Fact:

a) According to COA 10.TRANS.2, the County Transportation Department did not require a traffic study for the proposed contractor's storage yard as the anticipated traffic that will be generated is 2-8 vehicles per week. The Traffic Department determined that the proposed project is exempt from the traffic study requirements. The project will not result in a substantial increase in traffic and will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. Impacts will be less than significant.

b) As discussed in 43a, the project will not result in a substantial increase of traffic. The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Impacts are less than significant.

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

e-f) The proposed driveways will be designed and constructed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths.. The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The project does not include any activities that would interfere with traffic on the local circulation system during the project's construction. Impacts will be less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project site will include fire department circulation throughout the site that will provide adequate emergency access for the contractor's storage yard. Impacts will be less than significant.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Impacts will be less than significant.

Mitigation: Mitigation measures will not be required.

Monitoring: Monitoring measures will not be required.

44. Bike Trails

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

Findings of Fact:

The project is for a contractor's storage yard and does not create a need or impact a recreational trail in the vicinity of the project. The project will have 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?

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

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

Findings of Fact:

a-b) The proposed project will not result in the construction of new water treatment facilities or expansion of existing facilities as there will be no water to the site. The project will have 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
46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a). The proposed use, a contractors storage yard, will not require the construction of new wastewater treatment facilities including septic systems, or expansion of existing facilities. As indicated in the project description and subsequent site plan, the storage yard will not have full time personnel working within the facility and will have a portable restroom to service the facility. The project will have no impact.

b). This project will not result in the connection of existing wastewater services lines and will cause for a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's demand in addition to the provider's existing commitments. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The closest landfill to the project is the El Sobrante Landfill, which accepts up to 16,054 tons per day of solid waste and is anticipated to close in 2045. In 2013, unincorporated Riverside County had an annual disposal rate of 5.2 pounds per person per day. Less than significant impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts will 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact:

a-g). The proposed use, a contractors storage yard, will not impact or require the connection into existing facilities such as electricity, natural gas, communications systems, drainage, street lighting as there is no construction proposed. There are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Findings of Fact:

a). The project would not conflict with any adopted energy conservation plans. The project will have 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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MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

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: N/A

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review:

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

VII. AUTHORITIES CITED

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

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PLOT PLAN:TRANSMITTED Case #: PP25774

Parcel: 391-070-046

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a contractor's material storage yard for major public and private construction (road and freeway) projects. The storage yard shall have a time limit of seven years. The storage facility consists of a 1,800 square foot portable office, two (2) parking spaces, one portable restroom, and storage space for construction equipment materials for roadway and freeway construction.

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 #: PP25774

Parcel: 391-070-046

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. 25774 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25774 , Exhibit A, dated October 2015.

APPROVED EXHIBIT B = Floor Plan and Elevation, Exhibit B

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

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Parcel: 391-070-046

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 PPA - CONST SUPPORT TRAILER

RECOMMND

PP25774 is for the establishment of a permanent contractor storage yard with a portable office trailer that is being classified as a "Construction Support Trailer" with no water or plumbing fixtures. Based on information provided by Greg Chase (Owner), trailer is for the secure storage of items and will not be occupied on a normal basis.

10.E HEALTH. 2 PPA - RESTROOMS

RECOMMND

PP25774 is only proposing portable restrooms since main purpose of trailer on-site is for storage. Provide contract with the appropriate service company so it can be verified that restrooms are being serviced on a regular basis.

Note: If permanent restroom facilities are required, the Department of Environmental Health is to be contacted for specific recommendations regarding water and sewerage.

FIRE DEPARTMENT

10.FIRE. 2 USE-#89-RAPID HAZMAT BOX

RECOMMND

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

10.FIRE. 3 USE-#25-GATE ENTRANCES

RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 4 USE* -NO HAZARDOUS MATERIALS

RECOMMND

This project has not been reviewed for the use, storage, or handling of hazardous materials. Use, storage, and handling of hazardous materials must be reviewed under separate submittal.

PLOT PLAN:TRANSMITTED Case #: PP25774

Parcel: 391-070-046

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

PP 25774 is a proposal to establish a permanent contractor storage yard with a portable office trailer in the Temescal Canyon area. The 12.38 acre site is located south of Temescal Canyon Road, north of Interstate 15, east of Indian Truck Trail and west of Horsethief Canyon. The project site is subject to flooding from 3 culverts under the freeway, which drain offsite runoff from a watershed of approximately 500 acres located to the southwest. There are existing CMP culverts under Temescal Canyon Road. These pipes do not appear to have adequate hydraulic capacity as the freeway culverts. This causes additional ponding on the site and possible upstream of the freeway. This flooding may cause damage to the trailer and the stock pile.

This is a portion of Parcel Map 30227 which proposes High-Density Polyethylene (HDPE) pipes to extend from the outlet, located upstream of Temescal Canyon Road, through the property and up to the freeway. The flows would outlet to Lee Lake and eventually into Temescal Wash. The parcel map has been on hold as of 2015. Since no new improvements are proposed, the District does not object to this proposal. In future if any new development is proposed the developer can either propose a solution to the drainage problem which will not adversely affect either the upstream or downstream properties or wait for the improvements proposed under the parcel map.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES

RECOMMND

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

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

10.PLANNING. 2 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

PLOT PLAN:TRANSMITTED Case #: PP25774

Parcel: 391-070-046

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW (cont.) RECOMMND

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. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 6 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 7:00 a.m. to 4:00 p.m., Monday through Saturday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 9 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 - RECLAIMED WATER RECOMMND

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

10.PLANNING. 17 USE- NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 19 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),

PLOT PLAN:TRANSMITTED Case #: PP25774

Parcel: 391-070-046

10. GENERAL CONDITIONS

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 21 USE- VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to Temporary Use Permit (TUP) No. 00205 shall become null and void upon final approval of Plot Plan (PP) No. 25774 by the County of Riverside.

10.PLANNING. 22 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. 23 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. 24 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.

PLOT PLAN:TRANSMITTED Case #: PP25774

Parcel: 391-070-046

10. GENERAL CONDITIONS

10.PLANNING. 27 USE - MT PALOMAR LIGHTING AREA RECOMMND

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

10.PLANNING. 28 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. 33 USE - IF HUMAN REMAINS FOUND RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - i) A County Official is contacted.
 - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
 - iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.

d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

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

10.PLANNING. 34 UNANTICIPATED RESOURCES RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 34 UNANTICIPATED RESOURCES (cont.) RECOMMND

etc) for the cultural resource.

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

10.PLANNING. 35 USE- LIFE OF THE PERMIT RECOMMND

The life of the Plot Plan No. 25774 shall terminate on July 1, 2023. This permit shall thereafter be null and void and of no effect whatsoever.

TRANS DEPARTMENT

10.TRANS. 1 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. 2 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. 6 USE - ASSESS/BENEFIT DIST 1 RECOMMND

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

10.TRANS. 7 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee

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10. GENERAL CONDITIONS

10.TRANS. 7 USE-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

10.TRANS. 8 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

10.TRANS. 9 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. 10 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in

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10. GENERAL CONDITIONS

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

conformance with the APPROVED EXHIBITS;

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

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

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

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

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

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.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

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10. GENERAL CONDITIONS

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.rivcownm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

10.WASTE. 3

USE - AB 1826

RECOMMND

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

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

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

20.PLANNING. 5 USE*- EXPIRATION CODE ENFORCE

RECOMMND

This permit shall be considered used as of the day of the effective date. WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 5 USE*- EXPIRATION CODE ENFORCE (cont.) RECOMMND

health and safety shall be immediately corrected.

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 12 - NO GRADING PROPOSED RECOMMND

Grading is not proposed with this project. Any request for grading shall require submittal of an application for a revised permit.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION RECOMMND

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

PLANNING DEPARTMENT

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16 USE- WASTE MGMT. CLEARANCE (cont.) RECOMMND

Department verifying compliance with the conditions contained in their letter dated March 31, 2015 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 Lake Elsinore 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. 25774, 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.

80.PLANNING. 20 USE - LIGHTING DRAFT

All lighting shall be shielded and contained to the site. Electrical plans shall be 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.

TRANS DEPARTMENT

80.TRANS. 4 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Temescal Canyon Road shall be conveyed for public use to provide for a minimum of 59 foot half-width right-of-way or as approved

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - R-O-W DEDICATION 1 (cont.) RECOMMND
by the Director of Transportation.

80.TRANS. 10 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.
- (3) Graffiti abatement of walls and other permanent structure.
- (3) Street sweeping.

The project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 13 USE-LANDSCAPING/TRAIL COM/IND RECOMMND

Landscaping (and/or trails) 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 13 USE-LANDSCAPING/TRAIL COM/IND (cont.) RECOMMND

Landscaping plans shall be designed within Temescal Canyon Road 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. 16 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.

80.TRANS. 18 USE - LC LANDSCAPE PLOT PLAN RECOMMND

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

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

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 18

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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.

80.TRANS. 19

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 19

USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

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. 20

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

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

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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

PLANNING DEPARTMENT

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 USE - UTILITIES UNDERGROUND (cont.) RECOMMND

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. 16 USE - EXISTING STRUCTURES RECOMMND

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

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

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

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

90.PLANNING. 23 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in 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 12.48 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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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. 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. 42776. 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. 25774 is calculated to be 12.48 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

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25774 has been calculated to be 12.48 net acres.

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

TRANS DEPARTMENT

90.TRANS. 5 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. 13 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 17 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) Graffiti abatement of walls and other permanent structures.
- (3) Street sweeping along.

90.TRANS. 20 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 Temescal Canyon Road.

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. 23 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 Temescal Canyon Road.

PLOT PLAN:TRANSMITTED Case #: PP25774

Parcel: 391-070-046

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 24 USE - SIGNING & STRIPING

RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

90.TRANS. 25 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

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

90.TRANS. 26 USE - LNDSCPE INSPCTN RQRMNTS

RECOMMND

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

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "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.

08/02/16
15:14

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25774

Parcel: 391-070-046

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 27 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.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM

RECOMMND

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

90.WASTE. 2 USE - RECYCLNG COLLECTION AREA

RECOMMND

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

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-088

August 24, 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, PP25774

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 PP25774 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



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

September 1, 2015

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

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

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Ms. Heather Thomson
County Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, Ca. 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for PP25774

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe" and/or "Payómkawichum"), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated July 24, 2015 and received in our office August 26, 2015.

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

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

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of Payómkawichum

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 Re: PP25774
September 1, 2015
Page 2

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

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

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

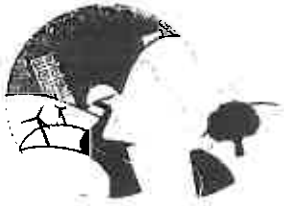
The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-8113 or at eozdil@pechanga-nsn.gov within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

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel



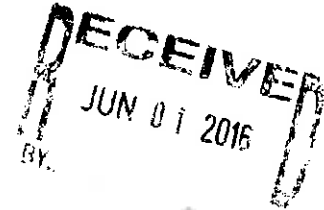
RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

May 24, 2016

Pechanga Cultural Resources Department
Ebru Ozdil
P.O. Box 2183
Temecula, CA 92593



RE: AB 52 Consultation Conclusion Letter for Plot Plan No. 25774

Dear Ms. Ozdil,

An AB 52 notification for PP25774, was sent to you on July 24, 2015. On September 01, 2015 the Riverside County Planning Department ("Planning") received your request on behalf of Pechanga Cultural Resources, Temecula Band of Luiseno Mission Indians for AB 52 consultation on the Project. On October 21, 2015 and March 10, 2016 this project was discussed. The Planning Department provided additional project information via email to you on May 20, 2016. This email explained that due to the amount of previous disturbance and the non-ground disturbing nature of the project, Planning would not be requiring any cultural resources fieldwork. Planning acknowledged that this project is within a potential Traditional Cultural Property (TCP) / Landscape (TCL) and would be considered a Tribal Cultural Resource (TCR) by Pechanga. Because the project will not be causing any physical impacts and no grading permit will be issued or required, the standard County conditions of approval would be entered for unanticipated resources and human remains. Pechanga replied to this email on the same day, May 20, 2016. In this email Pechanga requested certain conditions of approval be attached to the project. These included a 10 series, general conditions of approval for unanticipated resources and human remains. These conditions had already been added and can be found as an attachment to this letter. The third condition which you requested to be added was as follows:

60. PLANNING – GRADING EA/AB52

Prior to issuance of grading permit, a CEQA initial study shall be performed to assess the potential for impacts that are not assessed under the parent case PP25774. Further, this initial study will trigger the requirement for tribal consultation under AB52.

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

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

After a lengthy discussion with Senior Staff, it was decided that this is inappropriate as there is no grading associated with this project, therefore no grading permits can be issued under this project. In addition, in Riverside County, grading permits are discretionary and CEQA will be complied with once an application for grading is received for future developments.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Pechanga on PP25774 and considers AB 52 consultation concluded as of this letter's date. Planning will notify Pechanga when the Project's environmental document is released for the public review period as well as when the Project is scheduled for a public hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Heather Thomson". The signature is fluid and cursive, written over a horizontal line.

Heather Thomson
County Archaeologist

Cc: Melissa Cushman, Deputy County Counsel
Trip Hord Associates, Applicant
Judy Eguez, Contract Planner

05/26/16
10:03

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN: TRANSMITTED Case #: PP25774

Parcel: 391-070-046

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10. PLANNING. 33

USE - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i) A County Official is contacted.

ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and if the Coroner determines the remains are Native American:

iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d) Under the following conditions, the landowner or his authorized representative shall reburial the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

(1) The MLD identified fails to make a recommendation; or

(2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

05/26/16
10:03

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25774

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10. GENERAL CONDITIONS

10.PLANNING. 34

UNANTICIPATED RESOURCES

RECOMMND

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

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

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

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

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

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Trip Hord - Trip Hord Associates

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Greg Chase, Trustee

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 391-070-046

Section: 12 Township: 5 South Range: 6 West

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Gregory J. Chase and Susan Leann Chase, Trustees of The Chase Family 1997 Trust (“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 391-070-046 (“PROPERTY”); and,

WHEREAS, on March 9, 2015, PROPERTY OWNER filed an application for Plot Plan No. 25774 (“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:
Gregory & Susan Chase, Trustees
16351 Construction Circle West
Irvine, CA 92606

With a copy to:
Trip Hord & Associates
Attn: Trip Hord
PO Box 1235
Riverside, CA 92502

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

By: Steven Weiss
Steven Weiss
Riverside County Planning Director

Dated: 5-18-16

FORM APPROVED COUNTY COUNSEL
BY: Melissa R. Cushman 5/9/16
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:
Gregory J. Chase and Susan Leann Chase, Trustees of The Chase Family 1997 Trust

By: Gregory J. Chase
Gregory J. Chase
Trustee

Dated: 4/26/16

By: Susan Leann Chase
Susan Leann Chase
Trustee

Dated: 4/26/16

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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

State of California)

County of Orange)

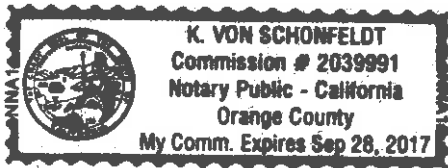
On April 26, 2016 before me, K. von Schonfeldt, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Gregory J. Chase, Susan Leann Chase
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature K. von Schonfeldt
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Printed at: 4:47 pm
On: Thursday, Jun 30, 2016

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NOTICE OF PUBLIC HEARING and INTENT TO ADOPT A NEGATIVE DECLARATION

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

PLOT PLAN APPLICATION NO. 25774, AMD NO. 1 - Intent to Adopt a Mitigated Declaration - Engineer/Representative: Pomas, Andrew Walker - First Supervisorial District - Temescal Zoning Area - Eslinore Area Plan - Community Development-Light Industrial (CD-LI) - Location: North of Highway 15, south of Temescal Canyon Road, east of Indian Truck Trail, and west of Horsethief Canyon - 12.48 gross acres - Zoning: Manufacturing-Service Commercial (M-SC) - **REQUEST:** A Plot Plan application to establish a contractor's material storage yard with an 1,800 sq. ft. portable office and restroom. The storage yard shall have a time limit of seven (7) years. Project Planner: Judy Eguez at (951) 955-6035 or email jeguez@rctlma.org.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
JULY 25, 2016
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET, 1ST FLOOR,
CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Judy Eguez, at 951-955-6035 or email jeguez@rctlma.org or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

7/5

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/10/2016.

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP25774 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

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

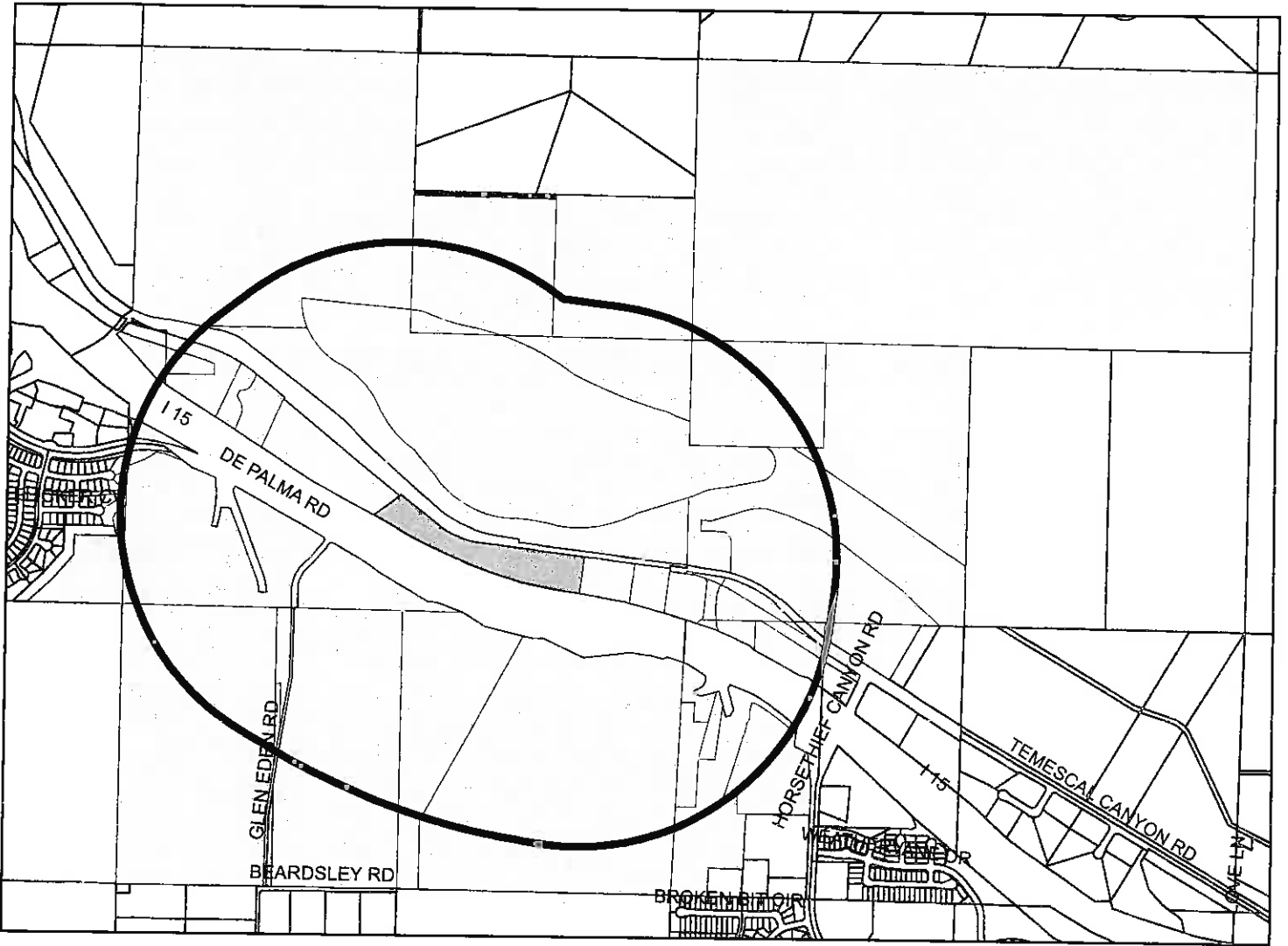
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25774 (2400 feet buffer)



Selected Parcels

391-100-022	391-090-011	391-090-020	391-070-050	391-070-056	391-050-007	391-050-008	391-060-002	391-060-018	391-060-020
391-060-022	391-070-007	391-070-008	391-070-006	391-070-009	391-060-016	391-090-023	391-090-049	391-070-051	391-070-052
391-080-010	391-080-011	391-080-012	391-070-046	290-700-020	391-050-006	391-090-030	391-090-031	391-090-018	391-100-041
391-080-005	391-060-019	391-060-021	391-070-029	391-090-016	391-090-045	391-090-046	290-670-008	391-070-001	391-070-035
391-070-053	391-060-024	391-070-030	391-080-014	391-080-015	391-060-011	290-700-010	290-700-011	290-700-012	290-700-030
290-700-031	290-700-033	391-070-049	290-710-012	391-060-017	391-090-050				



1,600 800 0 1,600 Feet

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

ASMT: 290670008, APN: 290670008
 SYCAMORE CREEK COMMUNITY ASSN
 C/O BRITTA GRAHAM
 25420 MAYHEW CANYON RD
 CORONA CA 92883

ASMT: 391060022, APN: 391060022
 EHOF II LAKESIDE
 C/O HECTOR CALDERON
 1 LETTERMAN DR BLG C 3800
 SAN FRANCISCO CA 94129

ASMT: 290700020, APN: 290700020
 JOSEPH REEDER
 11950 FLICKER COVE
 CORONA, CA. 92883

ASMT: 391070008, APN: 391070008
 EHOF II LAKESIDE
 C/O HECTOR CALDERON
 1 LETTERMAN DR BLD C 3800
 SAN FRANCISCO CA 94129

ASMT: 290700031, APN: 290700031
 VD SYCAMORE CREEK
 C/O NAM JOE
 2900 ADAMS ST STE C25
 RIVERSIDE CA 92504

ASMT: 391070009, APN: 391070009
 EVMWD
 P O BOX 3000
 LAKE ELSINORE CA 92531

ASMT: 290700033, APN: 290700033
 VD SYCAMORE CREEK
 VAN DAELE HOMES LLC
 2900 ADAMS ST NO C25
 RIVERSIDE CA 92504

ASMT: 391070029, APN: 391070029
 ROBERT BLEDSOE
 9300 HUNT RD
 CORONA CA 92883

ASMT: 290710012, APN: 290710012
 WESTERN RIVERSIDE COUNTY REG CON AUT
 C/O ECONOMIC DEVELOPMENT AGENCY
 3403 10TH ST STE 500
 RIVERSIDE CA 92501

ASMT: 391070030, APN: 391070030
 TEMESCAL TERRA
 13013 TEMESCAL CANYON RD
 CORONA CA 92883

ASMT: 391050006, APN: 391050006
 RANDY MILLER, ETAL
 2700 LAKECREST DR
 LAS VEGAS NV 89128

ASMT: 391070046, APN: 391070046
 GREG CHASE
 1792 KAISER AVE
 IRVINE CA 92614

ASMT: 391060021, APN: 391060021
 RIVERSIDE COUNTY FLOOD CONTROL
 1995 MARKET ST
 RIVERSIDE CA 92501

ASMT: 391070049, APN: 391070049
 WESTERN RIVERSIDE CO REG CONSERV AUT
 C/O DEPT OF FACILITIES MGMT
 3133 MISSION INN AVE
 RIVERSIDE CA 92507



ASMT: 391070050, APN: 391070050
CORONA CANYON JK INV
9370 SKY PARK CT STE 220
SAN DIEGO CA 92123

ASMT: 391090020, APN: 391090020
ANN NUGENT
13005 DE PALMA RD
CORONA, CA. 92883

ASMT: 391070053, APN: 391070053
SYCAMORE CREEK MARKETPLACE
3 MACARTHUR PL NO 550
SANTA ANA CA 92707

ASMT: 391090030, APN: 391090030
MARIANA MOHYLYN
1661 11TH AVENUE
BROOKLYN NY 11215

ASMT: 391070056, APN: 391070056
DAR INV
1321 N KRAEMER BLV
ANAHEIM CA 92806

ASMT: 391090031, APN: 391090031
MARIANA MOHYLYN
1661 11TH AVE
BROOKLYN NY 11215

ASMT: 391080005, APN: 391080005
KELLY WITT, ETAL
C/O HOWARD ELMORE
696 N 8TH ST
BRAWLEY CA 92227

ASMT: 391090046, APN: 391090046
SAM HORSETHIEF
1399 FRANKLIN BLV
EUGENE OR 97403

ASMT: 391080010, APN: 391080010
GLEN EDEN CORP
C/O GLEN EDEN CORP
25999 GLEN EDEN RD
CORONA, CA. 92883

ASMT: 391090049, APN: 391090049
MELODY ABDI, ETAL
28297 CORTE OCASO
TEMECULA CA 92592

ASMT: 391080015, APN: 391080015
TEMESCAL VALLEY LAND
C/O ASHLEY WRIGHT
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

ASMT: 391090050, APN: 391090050
WESTERN RIVERSIDE COUNTY REG CON AUT
C/O REAL ESTATE DIVISION
3403 TENTH ST STE 500
RIVERSIDE CA 92502

ASMT: 391090018, APN: 391090018
NICHOLAS GOLDMANN
P O BOX 892383
TEMECULA CA 92589

ASMT: 391100022, APN: 391100022
ACKER STONE INDUSTRIES INC
13296 TEMESCAL CANYON RD
CORONA, CA. 92883



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ASMT: 391100041, APN: 391100041
DANIELA GOLDMANN, ETAL
PO BOX 892383
TEMECULA CA 92589

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expose Pop-up Edge™



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PP25774

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

The Gas Company
7000 Indiana Ave., #105
Riverside, CA 92506

Planning Department
City of Lake Elsinore
130 South Main Street
Lake Elsinore, CA 92530

Lake Elsinore Unified School District
545 Chaney Street
Lake Elsinore, CA 92530

Eastern Municipal Water District
2270 Trumble Road
Perris, CA 92570

Board of Supervisor, Riverside County
1st Supervisor District, Bob Buster
Mail Stop 1001
Rancho Cucamonga, CA 91730

Applicant:
Trip Hord Associates
Attn: Trip Hord
P.O. Box 1235
Riverside, CA 92502

Owner:
Chase Family 1997 Trust
Attn: Greg Chase, Trustee
1792 Kaiser
Irvine, CA 92614-5706

Engineer:
Psomas
Attn: Andrew Walcker
1500 Iowa Avenue
Riverside, CA 92507



PP25774

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

The Gas Company
7000 Indiana Ave., #105
Riverside, CA 92506

Planning Department
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130 South Main Street
Lake Elsinore, CA 92530

Lake Elsinore Unified School District
545 Chaney Street
Lake Elsinore, CA 92530

Eastern Municipal Water District
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Perris, CA 92570

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1st Supervisor District, Bob Buster
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Rancho Cucamonga, CA 91730

Applicant:
Trip Hord Associates
Attn: Trip Hord
P.O. Box 1235
Riverside, CA 92502

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Chase Family 1997 Trust
Attn: Greg Chase, Trustee
1792 Kaiser
Irvine, CA 92614-5706

Engineer:
Psomas
Attn: Andrew Walcker
1500 Iowa Avenue
Riverside, CA 92507



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

PP25774

Project Title/Case Numbers

Judy Egüez

County Contact Person

(951) 955-6035

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Trip Hord Associates

Project Applicant

P.O. box 1235, Riverside, CA 92502

Address

The project is located north of Interstate 15, south of Temescal Canyon Road, and east of Indian Truck Trail

Project Location

The plot plan proposes a contractor's material storage yard for major public and private construction (road and freeway) projects. The storage yard shall have a time limit of seven (7) years. The storage facility consists of an 1,800 square foot portable office, two (2) parking spaces, one portable restroom, and storage space for construction equipment materials for roadway and freeway construction.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

JE/je Revised 6/28/2016

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Please charge deposit fee case#: ZEA42776 ZCFG6160

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steven Weiss, AICP
Planning Director

NEGATIVE DECLARATION

Project/Case Number: PP25774

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Judy Equez Title: Project Planner Date: June 28, 2016

Applicant/Project Sponsor: Trip Hord Associates Date Submitted: March 9, 2015

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Judy Equez at (951) 955-6035.

Revised: 10/16/07

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Please charge deposit fee case#: ZEA42776 ZCFG6180

FOR COUNTY CLERK'S USE ONLY