



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

AUGUST 21, 2017

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING COUNTY ADMINISTRATIVE CENTER 1st Floor, Conference Room 2A 4080 Lemon Street, Riverside, CA 92501

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

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

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

1.0 CONSENT CALENDAR:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31024 – Applicant: K & A Engineering – First and Second Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Low Density Residential (CD-LDR) (1-2 Acre Minimum) – Medium Density Residential (CD-MDR) (2-5 DU/AC) – Open Space: Conservation (OS-C) – Open Space: Recreation (OS-R) – Rural Community: Estate Density Residential (RC-EDR) (2 Acres Minimum) – Location: Easterly of Retreat Parkway and southerly of Bedford Motorway – 3.48 Gross Acres – Zoning: Specific Plan (SP317) – Approved Project Description: Schedule "G" Subdivision of 3.48 acres into three (3) residential lots and one (1) open space lot with a minimum lot size of one-half acre – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 31024, extending the expiration date to June 27, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

1.2 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32312** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 ac min.) – Open Space: Recreation (OS-R) – Location: Northerly of Cajalco Road, easterly of Carpinus Drive, and westerly of Alexander Street – 217.3 Acres – Zoning: Specific Plan (SP229) – Approved Project Description: Schedule "I" Subdivision of six (6) parcels that total 217.3 acres into three (3) lots with a minimum lot size of 46.45 acres – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 32312, extending the expiration date to September 6, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

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

NONE

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

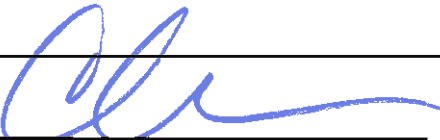
3.1 **PLOT PLAN NO. 25768** – Intent to Adopt a Negative Declaration – Applicant: Paul Cramer, Star Milling Company – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Light Industrial (LI) – Location: Westerly of Interstate 215 (I-215) freeway, easterly of Harvill Avenue, and northerly of Rider Street – 13.27 Gross Acres – Zoning: Manufacturing Heavy (M-H) – **REQUEST:** Plot Plan No. 25768 proposes to demolish existing feed silos and construct a new 54,450-square-foot animal food production facility on the southerly portion of the 13.27 gross acre project site. Project Planner: Desiree Bowie at (951) 955-8254 or email at dbowie@rivco.org.

4.0 PUBLIC COMMENTS:

NONE

Agenda Item No.
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisory District: First and Second
Project Planner: Arturo Ortuño
Directors Hearing: August 21, 2017

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



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide 3.48 acres into three residential lots and one open space lot with a minimum lot size of one-half acre.

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

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

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

REQUEST:

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

BACKGROUND:

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

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

The second Extension of Time was approved at the Director's Hearing on April 3, 2017.

The third Extension of Time was received June 16, 2017, ahead of the expiration date of June 27, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on July 6, 2017.

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

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated July 6, 2017) indicating the acceptance of the seven (7) recommended conditions.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

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

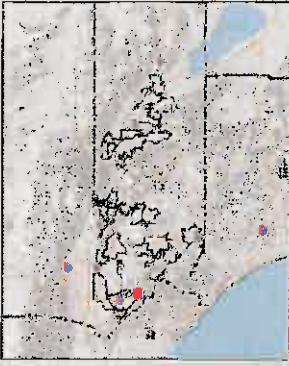
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become June 27, 2018. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 31024, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 27, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for PM31024

Vicinity Map



Legend

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

Notes

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



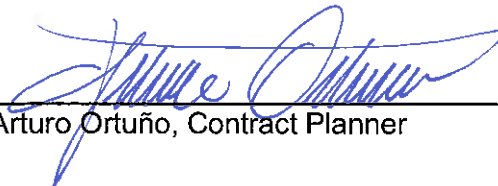
Extension of Time Environmental Determination

Project Case Number: PM31024
 Original E.A. Number: 39186
 Extension of Time No.: Third
 Original Approval Date: June 27, 2005
 Project Location: East of the Retreat Parkway and South of the Bedford Motorway

Project Description: Schedule "G" Subdivision of 3.48 acres into three residential lots and one open space lot with a minimum lot size of one-half acre.

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

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

Signature: 
 Arturo Ortuño, Contract Planner

Date: August 3, 2017
 For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: Don Bergh <DonB@kaengineering.com>
Sent: Thursday, July 06, 2017 3:28 PM
To: Ortuno, Arturo
Subject: RE: 3rd EOT PM31024 Recommended Conditions

Hello Tim,

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

With this email we hereby accept the following conditions for the 3rd Extension of Time for Parcel Map 31024:

- 50. REQ E HEALTH DOCUMENTS
- 50. FINAL ACCESS AND MAINT
- 60. REQ BMP SWPPP WQMP
- 60. FINAL WQMP FOR GRADING
- 80. WQMP AND MAINTENANCE
- 90. WQMP REQUIRED
- 90. WQMP COMP AND BNS REG

Applicant for PM31024 3rd Extension of Time,

Donald Bergh
Vice President / Project Manager

K&A Engineering, Inc.
357 N. Sheridan Street, Suite 117
Corona, CA 92880
Email: DonB@kaengineering.com
Phone: (951) 279-1800 ext. 155
Fax: (951) 279-4380



From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Wednesday, July 05, 2017 5:06 PM
To: Don Bergh <DonB@kaengineering.com>
Subject: 3rd EOT PM31024 Recommended Conditions

Good afternoon Don,

Earlier this year the County made some changes to better streamline the EOT process. One of those changes was to cancel the LDC meeting in order to determine conditions and rather determined the following 7 conditions as the set standard conditions that will be applicable to all tract/parcel maps. Though there are circumstances that some conditions may not be applicable, which then can be revised after initial issuance. Also, there will be a clause at the end of each conditions stating that the said condition may have already been "met" if similar to previous conditions. Please read through the conditions and if you have any questions, please contact me so we can resolve those issues or concerns.

07/05/17
16:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM31024

Parcel: 282-150-003

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT3 - REQ E HEALTH DOCUMENTS

RECOMMND

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

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

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

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

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

TRANS DEPARTMENT

50.TRANS. 28 EOT3 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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

PARCEL MAP Parcel Map #: PM31024

Parcel: 282-150-003

50. PRIOR TO MAP RECORDATION

50.TRANS. 28 EOT3 - FINAL ACCESS AND MAINT (cont.) RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 10 EOT3 - REQ BMP SWPPP WQMP RECOMMND

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

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

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

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

07/05/17
16:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM31024

Parcel: 282-150-003

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2

EOT3 - FINAL WQMP FOR GRADING

RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 3

EOT3 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

PARCEL MAP Parcel Map #: PM31024

Parcel: 282-150-003

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 4 EOT3 - WQMP REQUIRED

RECOMMND

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

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

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

TRANS DEPARTMENT

90.TRANS. 3 EOT3 - WQMP COMP AND BNS REG

RECOMMND

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

07/05/17
16:54

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM31024

Parcel: 282-150-003

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

EOT3 - WQMP COMP AND BNS REG (cont.)

RECOMMND


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

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

1.2

Agenda Item No.
Area Plan: Lake Mathews/Woodcrest
Zoning District: Mead Valley
Supervisory District: First
Project Planner: Arturo Ortuño
Directors Hearing: August 21, 2017

TENTATIVE PARCEL MAP NO. 32312
THIRD EXTENSION OF TIME
Applicant: Lansing Companies



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map to subdivide six (6) parcels that total 217.3 acres into three (3) lots with a minimum lot size of 46.45 acres.

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

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

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

REQUEST:

THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32312

BACKGROUND:

Tentative Parcel Map No. 32312 was originally approved at Director's Hearing on September 6, 2005.

The first Extension of Time was approved at Director's Hearing on May 8, 2017.

The second Extension of Time was approved at Director's Hearing on May 8, 2017.

The third Extension of Time was received July 6, 2017, ahead of the expiration date of September 6, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on July 7, 2017.

The County Planning Department, as part of the review of this Extension of Time request recommends no further conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of this recommendation and has agreed to accept. Included in this staff report package is the recommendation of no further conditions of approval, and the correspondence from the Extension of Time applicant (dated July 7, 2017) indicating the acceptance of the determination.

FURTHER PLANNING CONSIDERATIONS:

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

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

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

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

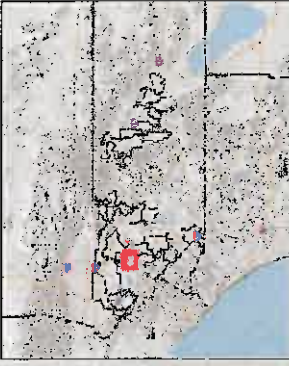
Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become September 6, 2018. If a final map has not been recorded prior this date, a fourth extension of time request must be filed 180 days prior to map expiration.

RECOMMENDATION:

APPROVAL of the THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32312, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 6, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

3rd EOT for PM32312

Vicinity Map



Legend

- City Boundaries
- Cities
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

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Extension of Time Environmental Determination

Project Case Number: PM32312
Original E.A. Number: CEQA Exempt
Extension of Time No.: Third
Original Approval Date: September 6, 2005
Project Location: North of Cajalco Road, East of Carpinus Drive, and West of Alexander Street

Project Description: Schedule "I" Subdivision of six (6) parcels that total 217.3 acres into three (3) lots with a minimum lot size of 46.45 acres.

On September 6, 2005, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
Arturo Ortuño, Contract Planner

Date: August 3, 2017
For Charissa Leech, Assistant TLMA Director

Ortuno, Arturo

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Friday, July 07, 2017 8:58 AM
To: Ortuno, Arturo; Gregory Lansing
Cc: ggabrych@gmail.com
Subject: RE: 3rd EOT PM32312 Recommended Conditions

Follow Up Flag: Follow up
Flag Status: Completed

Arturo,

The applicant for 3rd EOT on PM32312 does accept the determination that there are no additional needed changes to conditions of approval.

Please continue the processing on this. As always, thank you for your assistance.

Jim Hoxie



**LANSING
COMPANIES**

**12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826**

Privileged And Confidential Communication.

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 Please consider the environment before printing this e-mail.

From: Ortuno, Arturo [mailto:AOrtuno@rivco.org]
Sent: Thursday, July 06, 2017 5:17 PM
To: Gregory Lansing
Cc: James Hoxie; ggabrych@gmail.com
Subject: 3rd EOT PM32312 Recommended Conditions

Attn: Lansing Companies

Attn: Greg Lansing
12671 High Bluff Drive, Suite 150
San Diego, CA 92130

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 32312.

The County Planning Department has determined it necessary to recommend no further conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

If this determination is acceptable, then submit a short written letter/memo/email that clearly references this case, and clearly state that you, the Extension of Time Applicant, accept the determination of no further conditions. This documentation will then be included in the staff report package.

If the determination of no further conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the determination has been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. If you, the EOT applicant, is unable to accept this determination, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended determination.

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

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

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

Arturo Ortuño
Contract Planner
Riverside County Planning Dept.
4080 Lemon Street – 12th Floor
Riverside, CA 92501
951-955-0314



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


Confidentiality Disclaimer

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Agenda Item No.: 3.1
Area Plan: Mead Valley
Zoning Area: North Perris
Supervisory District: First
Project Planner: Desiree Bowie
Directors Hearing: August 21, 2017

ENVIRONMENTAL ASSESSMENT NO. 42775
PLOT PLAN APPLICATION 25768
Applicant: Paul Cramer
Engineer/Representative: Robert Wittler



Charissa Leach, P.E., Assistant TLMA
Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Plot Plan No. 25768 proposes to demolish existing feed silos and construct a new 54,450-square-foot animal food production facility on the southerly portion of the 13.27 gross acre project site.

PROJECT LOCATION:

The proposed project is located west of Highway 215, east of Harvill Avenue, and north of Rider Street, within the "A" Street Specific Plan ("SP No. 100").

BACKGROUND:

Perris Valley Properties (PVP) is proposing a 54,450-square-foot animal food facility for use exclusively by the tenant Star Milling Company (SMC). SMC has been a business in operation for over 45 years in the Perris Valley, and would like to expand their existing operation allowing for more jobs in addition to the 83 individuals they currently employ. PVP is submitting a proposal to construct a new 54,450 square-foot facility to be built north of the existing operation at 23840 Rider Street, Perris, CA, which includes approximately 25,950 square feet of manufacturing area; 18,800 square feet of warehouse area; and 6,550 square feet of office space. The existing grain storage bins located in the southern portion of the project site will be removed to make way for the new building. This new facility when completed, will double the capacity for production and add approximately 35-40 manufacturing, management, and sales positions in the First Supervisorial District of Riverside County.

General operating hours include 7 a.m. to 3:30 p.m., Monday through Friday. After initial operations within the new building are established, a second shift from 3:30 p.m. to 12:00 a.m. Monday through Friday, may occur.

"A" Street Specific Plan No. 100

SP No. 100 is a very old specific plan with a Land Use Map but no defined planning areas or zoning ordinance. Instead, Ordinance No. 348's zoning classifications and development standards are utilized. The "A" Street Specific Plan was approved by the Planning Commission November 30, 1979 which established the right-of-way lines and limited the location of buildings, structures, and other improvements within the adopted right-of-way, for "A" Street located between Nandina Avenue, north of Nuevo Road, and south and west of I-15E in the Perris Area. Resolution No. 80-272 was adopted on June 17, 1980 and established a Specific Plan for "A" Street to create right-of-way lines for "A" Street

between Nuevo Road, and Nandina. The "A" Street Specific Plan No. 100 alignment will have no impact on the proposed pet food facility.

Sphere of Influence

The project site is located within the City of Perris Sphere of Influence. The project information was forwarded to the City of Perris and there were no comments.

Assembly Bill 52 ("AB 52")

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to three requesting tribes on February 22, 2016. The Soboba Band of Luiseno Indians responded on the same day the notification was sent and had no concerns. The Rincon Band of Indians deferred to closer tribes. A request to consult was received from the Pechanga Band of Luiseno Mission Indians on April 13, 2016, several weeks after the 30-day period in which to request consultation. Nevertheless, Planning provided the tribe with the cultural report and the project exhibits on April 14, 2016 and requested that the Tribe respond within two weeks if they had any further comments or concerns. No further communication was received from Pechanga and no Tribal Cultural Resources were identified by any of the tribes. Based on an analysis of records and Native American consultation, it has been determined that there will be no impacts to Tribal Cultural Resources because there are none present within the project area.

Airport Land Use Commission ("ALUC") (File No.ZAP1257MA17)

March Air Reserve Base/Inland Airport Influence Area (AIA)

The site is located within Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, nonresidential intensity is restricted. The 54,450-square-foot animal food production facility on 13.27 acres is located northerly of Rider Street, easterly of Harvill Avenue, and westerly of the BNSF rail line, and I-215 freeway in the unincorporated community of Mead Valley. The Federal Aviation Administration (FAA) review would be required for any structures with top of roof elevation exceeding 1,602.5 feet AMSL. The site's elevation is 1,503 feet AMSL and the proposed building height is 55 feet, for top point of elevation of 1,558 feet AMSL. Therefore, review of the proposed permanent structures by the FAA Obstruction Evaluation Service is not required because the project does not exceed their height requirement of 55 feet. The project proposes on 48.5 feet at the highest point of the structure. The Airport Land Use Commission had a public hearing on June 8, 2017, and found the project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan with identified recommended measures, which have been included in (COA 10.EVERY.9).

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD:LI) (0.25-0.60*FAR)
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD:LI) to the south, Public Facility (CD:PF) to the north, Business Park (CD:BP) to the west, and I-215 to the east.

- | | |
|-----------------------------------|--|
| 3. Existing Zoning (Ex. #2): | Manufacturing-Heavy (M-H). |
| 4. Surrounding Zoning (Ex. #2): | Manufacturing-Heavy (M-H) to the north and south. Manufacturing – Service Commercial (M-SC) to the west and south, and southwest Industrial Park (IP). |
| 5. Existing Land Use (Ex. #1): | Existing industrial milling facility located within the southern portion of the project site and vacant property within the northern portion. |
| 6. Surrounding Land Use (Ex. #1): | Vacant property to the west, and north, industrial facility to the south, and I-215 to the east. |
| 7. Project Data: | Total Acreage: 13.27 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42775**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment with all conditions of approval and mitigation measures incorporated; and,

APPROVE PLOT PLAN NO. 25768, 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 (0.25-0.60*FAR) (CD:LI) in the Mead Valley Area Plan. The Mead Valley Area Plan includes Light Industrial within its Industrial Development guidelines to support economic development. The Manufacturing Heavy (M-H) Zoning Classification is consistent with the Light Industrial land use designation.
2. The proposed use, an animal food production facility, is consistent with the Community Development: Light Industrial (0.25-0.60*FAR) land use designation.
3. The project site is surrounded by properties that have a General Plan Land Use Designation of Community Development: Light Industrial (CD:LI) (0.25-0.60*FAR) to the south and west, I-215 to the east, and Community Development: Public Facilities (CD:PF) to the north.
4. The Zoning Classification for the subject site is Manufacturing-Heavy (M-H), which allows for an animal food production facility as stated in as stated in Article XII, Section 12. 2. a., of Ordinance 348.
5. The project site is surrounded by vacant properties with a zoning classification of Manufacturing-Heavy (M-H) to the north, south, and Business Park (BP) to the west, and I-215 to the east.

Mechanical Equipment: All mechanical equipment will be stored inside the proposed 54,450 square foot facility. The project meets the requirement.

Lighting: All outside lighting for this project will be hooded and directed away from any road or adjacent building to prevent glare or direct illumination on streets or adjoining property (COA 10. PLANNING 10.).

7. Section 18.30.c of Ordinance No. 348 provides that no plot plan shall be approved unless it complies with the following standards:
 - i) The proposed use conforms to all requirements of the General Plan, with applicable State Law and Riverside County Ordinances.
 - ii) The overall development of the land is designed for protection of the public health, safety, and general welfare. It conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties.
 - iii) For all plot plans which permit the construction of more than one structure on a single legally divided parcel shall be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in such a manner that each building is located on a separate legally divided parcel.
8. The project site is located partially within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. (COA 90. PLANNING. 24.)

Assembly Bill 52 ("AB 52")

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to three requesting tribes on February 22, 2016. The Soboba Band of Luiseno Indians responded on the same day the notification was sent and had no concerns. The Rincon Band of Indians deferred to closed tribes. A request to consult was received from the Pechanga Band of Luiseno Mission Indians on April 13, 2016, several weeks after the 30-day period in which to request consultation. Nevertheless, Planning provided the tribe with the cultural report and the project exhibits on April 14, 2016, and requested that the Tribe respond within two weeks if they had any further comments or concerns. No further communication was received from Pechanga and no Tribal Cultural Resources were identified by any of the tribes. Based on an analysis of records and Native American consultation, it has been determined that there will be no impacts to Tribal Cultural Resources because there are none present within the project area.

9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

10. This project is within the City of Perris Sphere of Influence.
11. This proposed project is not located within a CAL FIRE state responsibility area or a very high fire hazard severity zone.
12. Fire protection and suppression services will be available for project site through Riverside County Fire Department.
13. Environmental Assessment No. 42775 identified the following potentially significant impacts:

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD:LI) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing-Heavy (M-H) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the 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. An heavy fire zone or state responsibility area;
 - b. County Service Area;
 - c. A earthquake fault zone;
 - d. A ½ mile of an earthquake fault;
 - e. A dam inundation area or 100 year flood plain;
 - f. A 100-year flood plain, an area drainage plan, or dam inundation area;
3. The project site **is** located within:
 - a. An area susceptible to soil subsidence;
 - b. Val Verde Unified School District;
 - c. An area of high paleontological sensitivity; (High B), equivalent to High A, but is based on the occurrence of fossils at a specified depth below the surface the category High B

indicates to be encountered at or below four feet of depth, and may be impacted during excavation by construction activities.

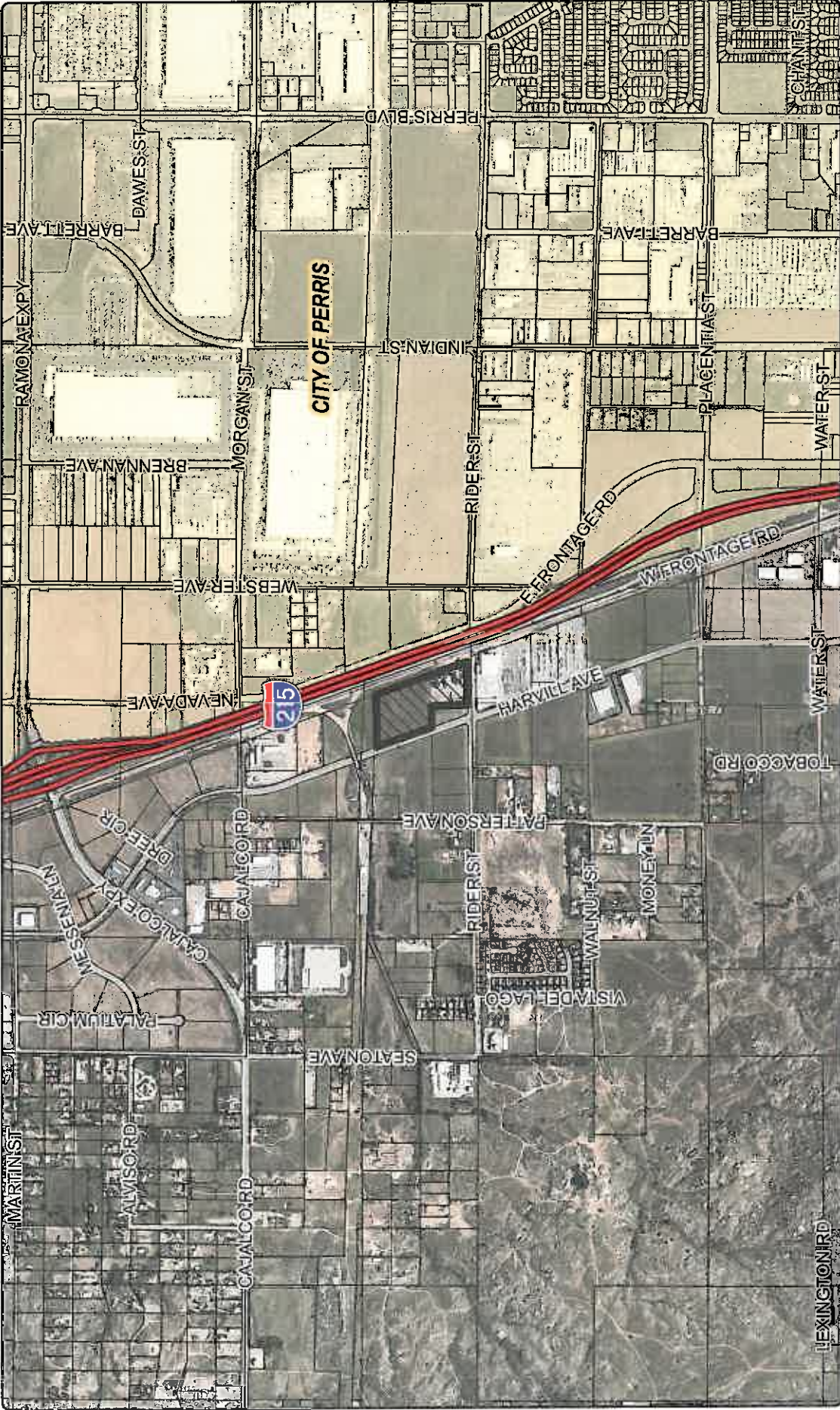
- d. Stephens Kangaroo Rat Fee Area;
 - e. March Air Reserve Base Airport Influence Area; C2 zone.
 - f. The Perris City Sphere of Influence.
4. The subject site is currently designated as Assessor's Parcel Numbers 317-170-045.

RIVERSIDE COUNTY PLANNING DEPARTMENT PP25768

VICINITY/POLICY AREAS

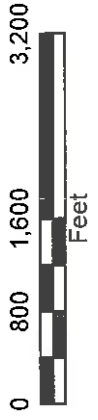
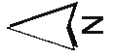
Supervisor Jeffries
District 1

Date Drawn: 04/19/2017
Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan (replacing 2000) and its designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for in the current General Plan. For more information, please contact the County Planning Department offices at Riverside at (951)952-2000 (Workday) or in Perris, District at (951)963-0627 (Business) or Website: <http://planning.ca-riverside.ca.gov>

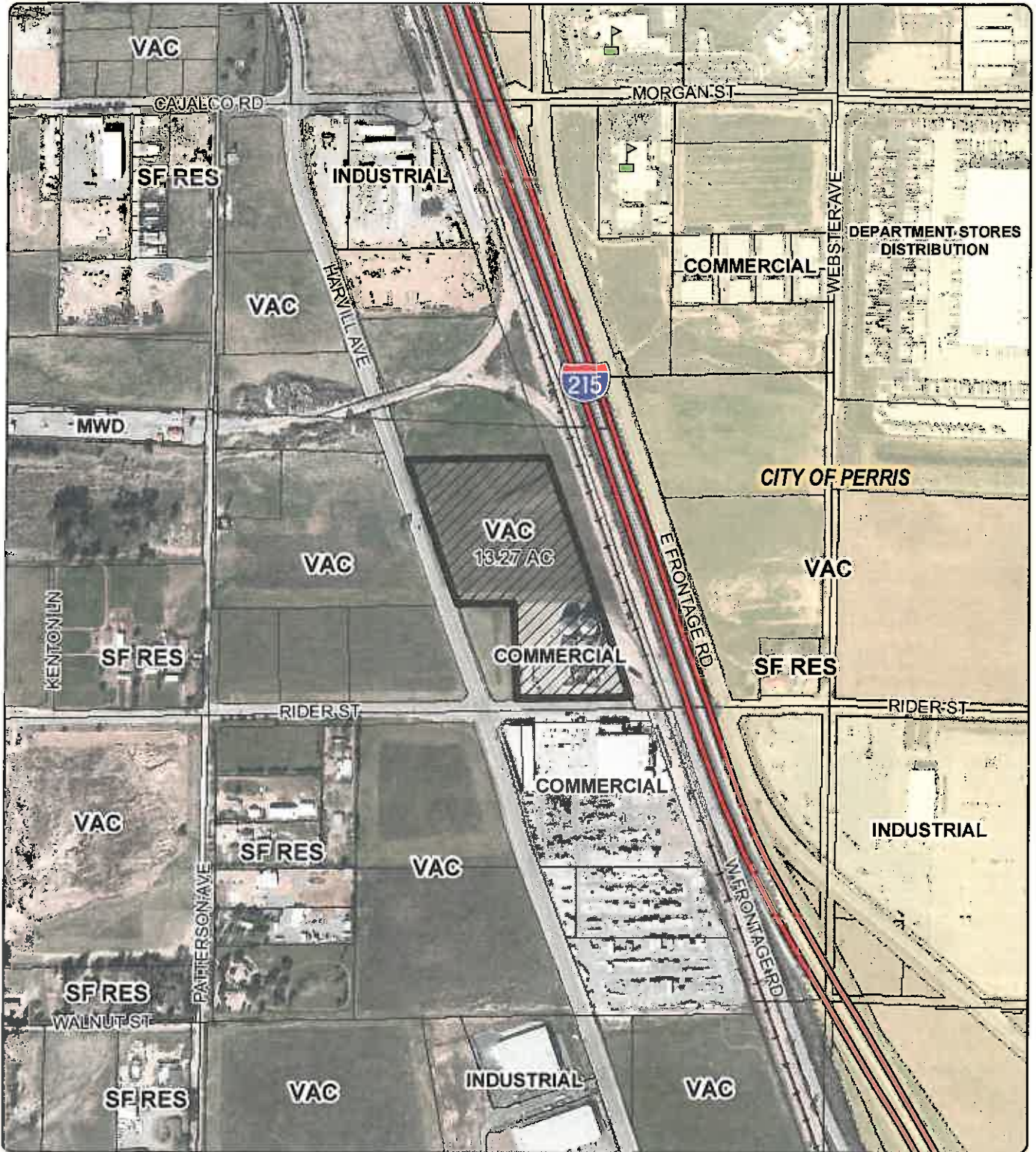
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25768

LAND USE

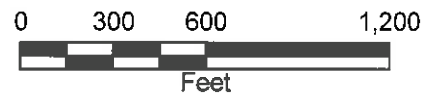
Supervisor Jeffries
District 1

Date Drawn: 04/19/2017
Exhibit 1



Zoning Area: North Perris

Author: Vinnie Nguyen



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

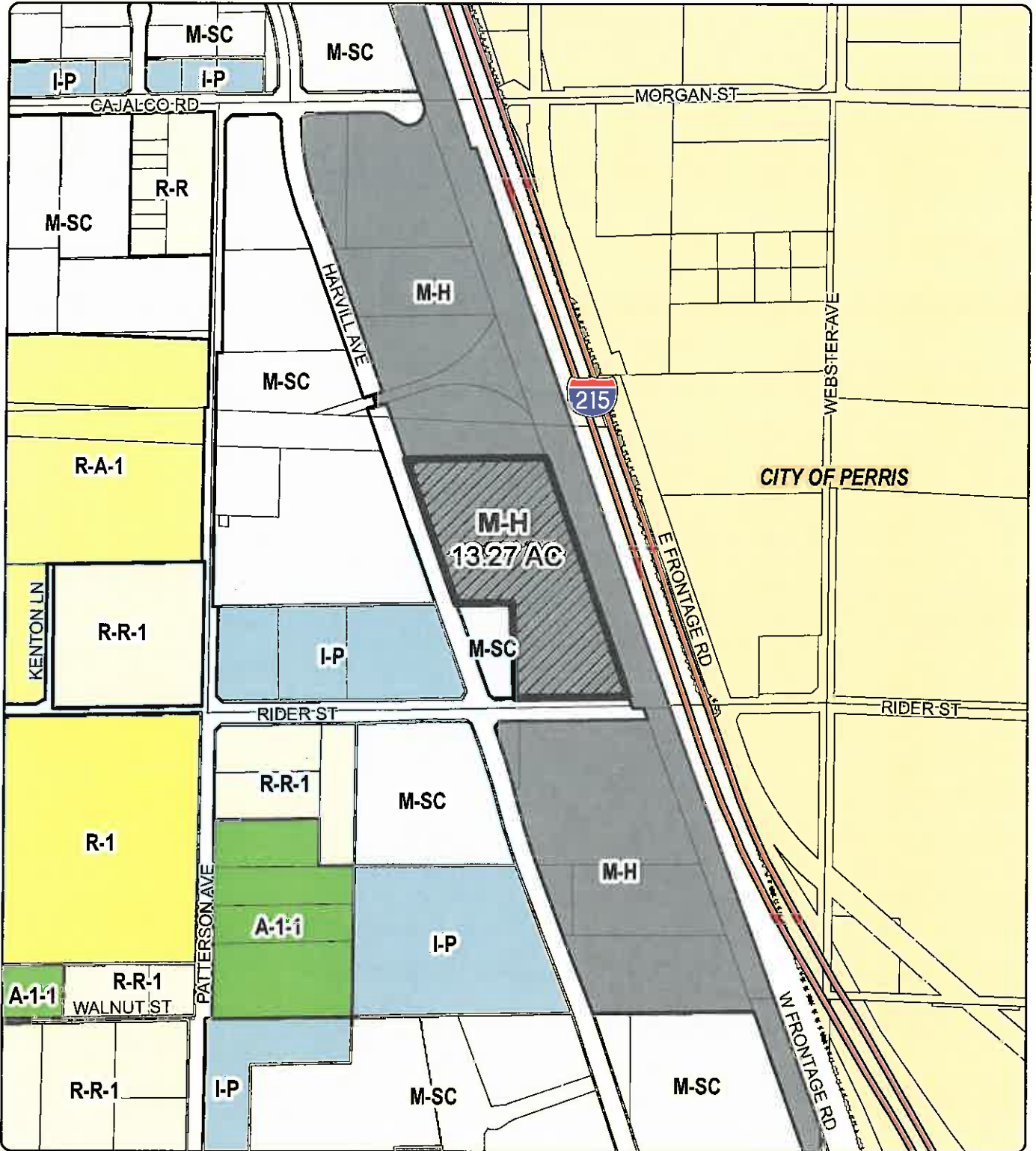
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25768

EXISTING ZONING

Supervisor Jeffries
District 1

Date Drawn: 04/19/2017
Exhibit 2

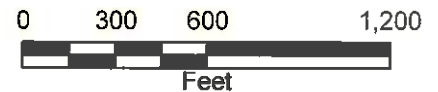


CITY OF PERRIS

M-H
13.27 AC

Zoning Area: North Perris

Author: Vinnie Nguyen



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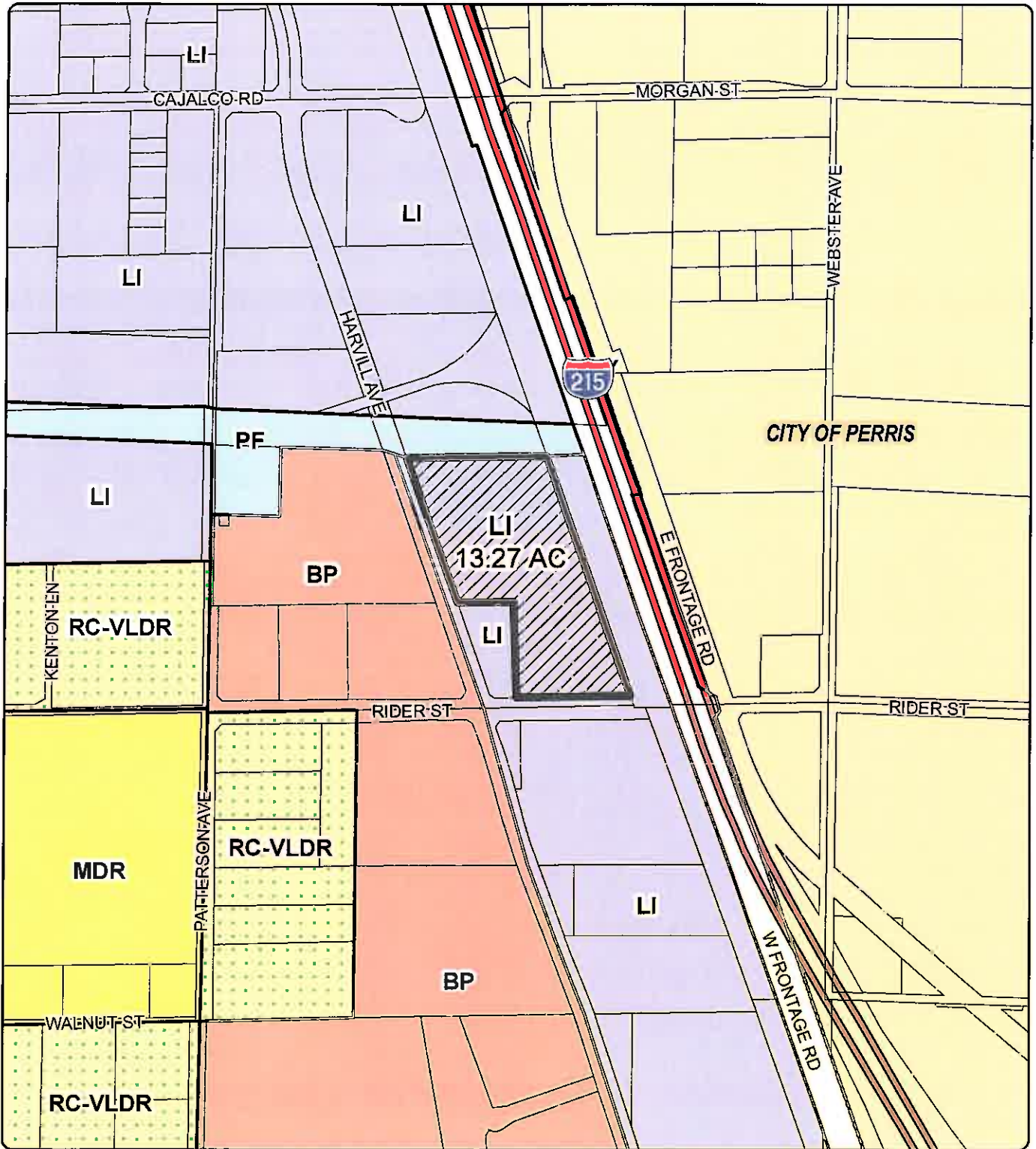
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25768

EXISTING GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 04/19/2017
Exhibit 5



Zoning Area: North Perris

Author: Vinnie Nguyen



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

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

PLAN CHECK OVERSIGHT LIA / CID REGISTRATION NUMBER DATE SIGNED TENTATIVE APP PR

APN NUMBERS
317-170-020 & 317-170-023

PROJECT DIRECTORY

OWNER:
STAR MILLING VALLEY PROPERTIES
24007 WATER ST
PERRIS, CA 92570
PHONE: 951-657-3143
CONTACT: WILLIAM CRAMER

OWNER'S REPRESENTATIVE
AYARS & AYARS, INC
10000 WILSON ST
LINCOLN, NE 68504
PHONE: 402-435-8800
CONTACT: ROBERT WITTLER

LANDSCAPE ARCHITECTS
ICD, INC.
1100 HILLS PKWY, SUITE #22
CHINO HILLS, CA
PHONE: 909-203-7995
CONTACT: JEFFREY SCOTT

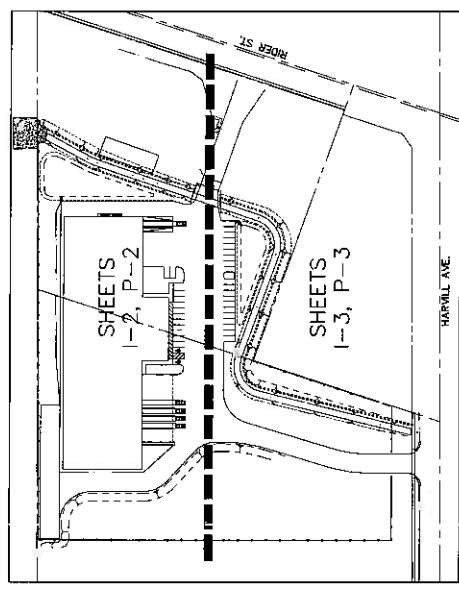
CIVIL ENGINEER:
PBLA ENGINEERING, INC.
1100 HILLS PKWY, SUITE 100-262
IRVINE, CA 92620
PHONE: 888-714-8642
CONTACT: HAYWARD PAUIDE

PROJECT TYPE

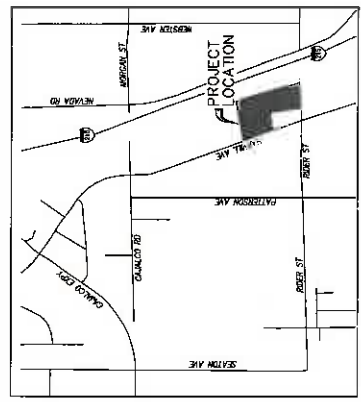
NEW INDUSTRIAL
BUSHY GROVE 13.77
ACRE PARCEL
TOTAL LANDSCAPE AREA: 141,893 SF

COUNTY OF RIVERSIDE

STAR MILLING CO., 23840 RIDER ST., PERRIS, CA 92570
LANDSCAPE PLANS



SHEET INDEX MAP
NTS.



VICINITY MAP
NTS.

COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROJECT SITE AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS TO BEGINNING CONSTRUCTION.

PHONE: (951) 955-5290 FOR PERMIT CASES (C.U., P.U., OR VOLUNTARY), CARAZON AND AREA WEST
PHONE: (951) 955-6885 FOR PARCEL MAPS AND TRACT MAPS
PHONE: (760) 342-8267 FOR PERMIT CASES EAST OF OCEAZON

THE CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR SUBMITTING A COMPLETE SET OF PLANS TO THE COUNTY ENGINEER FOR VERIFICATION AND IMPLEMENTATION OF ITS RECOMMENDATIONS.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF ORDINANCE NO. 859 AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. SHOULD THE ORDINANCE BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE UPDATED ORDINANCE.

APPLICANT'S SIGNATURE _____ DATE _____

ENCROACHMENT PERMIT NOTE
ORDINANCE 499

THE CONTRACTOR MUST OBTAIN WRITTEN PERMISSION FROM RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT TO EXCAVATE OR OTHERWISE ENCROACH WITHIN RIVERSIDE COUNTY'S PUBLIC ROAD RIGHT OF WAY.

CASE: PP25768 AMD. NO. 3
EXHIBIT: L (SHEETS 1-3)
DATE: 3/16/17
PLANNER: D. Bowie

INDEX OF SHEETS

- 1 CS COVER SHEET
- 2 1-1 IRRIGATION PLAN
- 3 1-2 IRRIGATION PLAN
- 4 1-3 IRRIGATION NOTES AND NOTES
- 5 1-4 IRRIGATION NOTES
- 6 1-5 IRRIGATION DETAILS
- 7 1-6 IRRIGATION DETAILS
- 8 P-1 PLANTING LEGEND AND NOTES
- 9 P-2 PLANTING PLAN
- 10 P-3 PLANTING PLAN
- 11 P-4 PLANTING DETAILS

On-Site Recycled Water Approved By:
EASTERN MUNICIPAL WATER DISTRICT

CIVIL ENGINEER OF SUBDIVISIONS	DATE
INITIAL	DATE
PROJECT ENGINEER	
APPROVAL	S.A. 3X
NO. 2 200X	DATE
DATE	DATE

APN 317-170-020, 317-170-023, I.P. No. 00000	SHEET NO.
COUNTY OF RIVERSIDE	CS
23840 RIDER ST., PERRIS, CA 92570	
LANDSCAPE PLANS	
COVER SHEET	1 of 11 SHEETS
DATE: 3/16/17	

PREPARED BY:
ICD, INC.
4155 CHINO HILLS PKWY, SUITE 222
PERRIS, CA 92570
PHONE: 909-203-7995

BENCHMARK: _____
SCALE: _____



NO.	DATE	REVISION

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

WORK CONTAINED WITHIN THESE PLANS IS THE PROPERTY OF THE COUNTY OF RIVERSIDE. NO PART OF THESE PLANS OR ANY ENCROACHMENT PERMIT OR A GRADING PERMIT HAS BEEN ISSUED.

THESE PLANS AND ANY PERMITS THEREON ARE VALID FOR ONE YEAR FROM THE DATE OF ISSUANCE. ANY CHANGES TO THESE PLANS MUST BE APPROVED BY THE COUNTY ENGINEER.



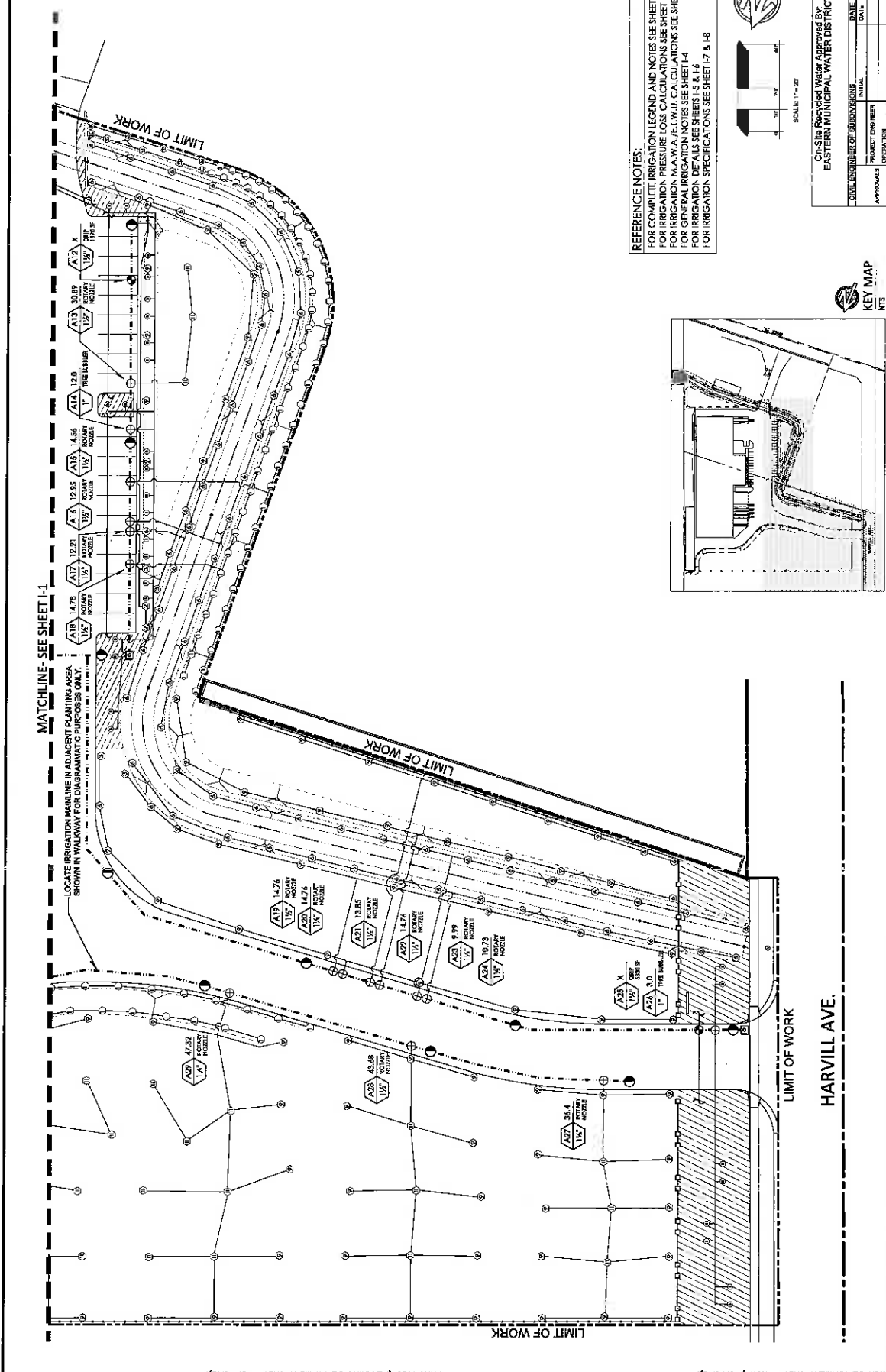
PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSETS)			

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

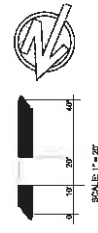
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
PLANNING DEPARTMENT		

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED
TRANSPORTATION DEPARTMENT		



REFERENCE NOTES:
 FOR COMPLETE IRRIGATION LEGEND AND NOTES SEE SHEET 1-3
 FOR IRRIGATION PRESSURE LOSS CALCULATIONS SEE SHEET 1-3
 FOR GENERAL IRRIGATION NOTES SEE SHEET 1-4
 FOR IRRIGATION SPECIFICATIONS SEE SHEET 1-7 & 1-8



CIVIL ENGINEER OF SUBDIVISION		DATE
PROJECT ENGINEER		DATE
OPERATION	NO. OF SHEETS	NO. OF SHEETS

SHEET NO.	1-2
PROJECT NO.	317-170-023, 317-170-020, LP, No. 09XXX
COUNTY	STAR MILLING CO.
CITY	STAR MILLING, GA 30270
PROJECT NAME	IRRIGATION PLAN
DATE	3/04/11

BENCHMARK: 23846 RIVERSIDE DRIVE, STAR MILLING, GA 30270
 PREPARED BY: ICG, INC. 100 CHINA HILLS PARKWAY, SUITE 222
 PHONE 404-343-7488
 CERT. NO. 00000, EXP. 03/2008, DATE: 03/2008



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.
 THESE PLANS CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF ANY KIND. THE ENGINEER HAS BEEN ADVISED BY THE SUBMITTER THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
 I, THE ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA.
 DATE: 3/04/11



APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

PLAN CHECK OVERSIGHT ENGINEER: [Signature]

PLAN CHECK OVERSIGHT ENGINEER: [Signature]

REGISTRATION NUMBER: [Blank]

REGISTRATION NUMBER: [Blank]

DATE SIGNED: [Blank]

DATE SIGNED: [Blank]

TRANSPORTATION DEPARTMENT

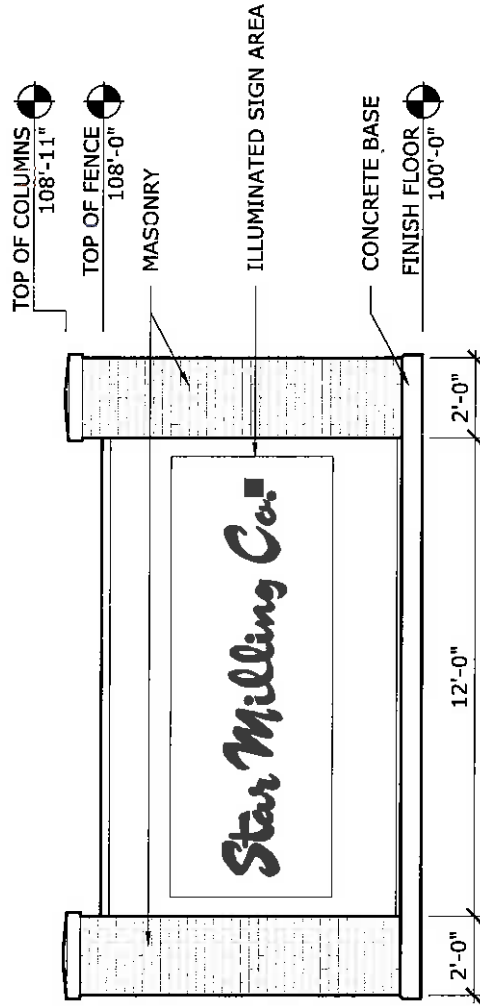
PLANNING DEPARTMENT

CASE: PP25768 AMD, NO. 3

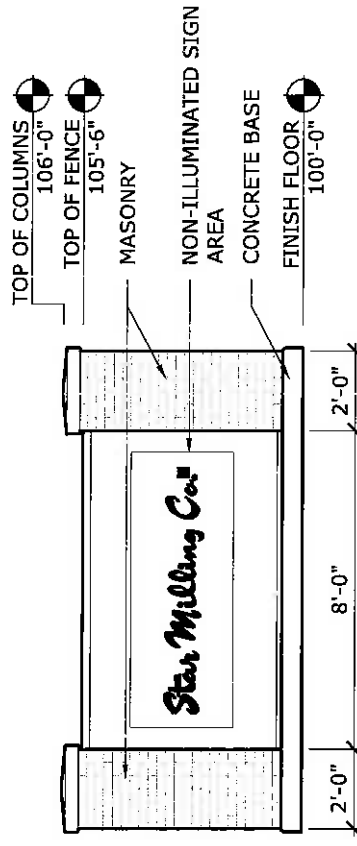
EXHIBIT: S

DATE: 3/16/17

PLANNER: D. Bowie



SIGN ELEVATION - HARVILL AVE



SIGN ELEVATION - RIDER ST

PROJECT DESCRIPTION:
 The site will be developed with a new 100,000 sq. ft. industrial facility to be built south of the existing shed and will utilize a portion of the existing building footprint that is located on the south side of the existing building. The new facility will be located on the north side of the existing building. The new facility will be located on the north side of the existing building. The new facility will be located on the north side of the existing building.

LOCAL JURISDICTION:
 The portion of the project located within the unincorporated area of the County of Riverside, California, is subject to the jurisdiction of the County of Riverside, California. The portion of the project located within the unincorporated area of the County of Riverside, California, is subject to the jurisdiction of the County of Riverside, California.

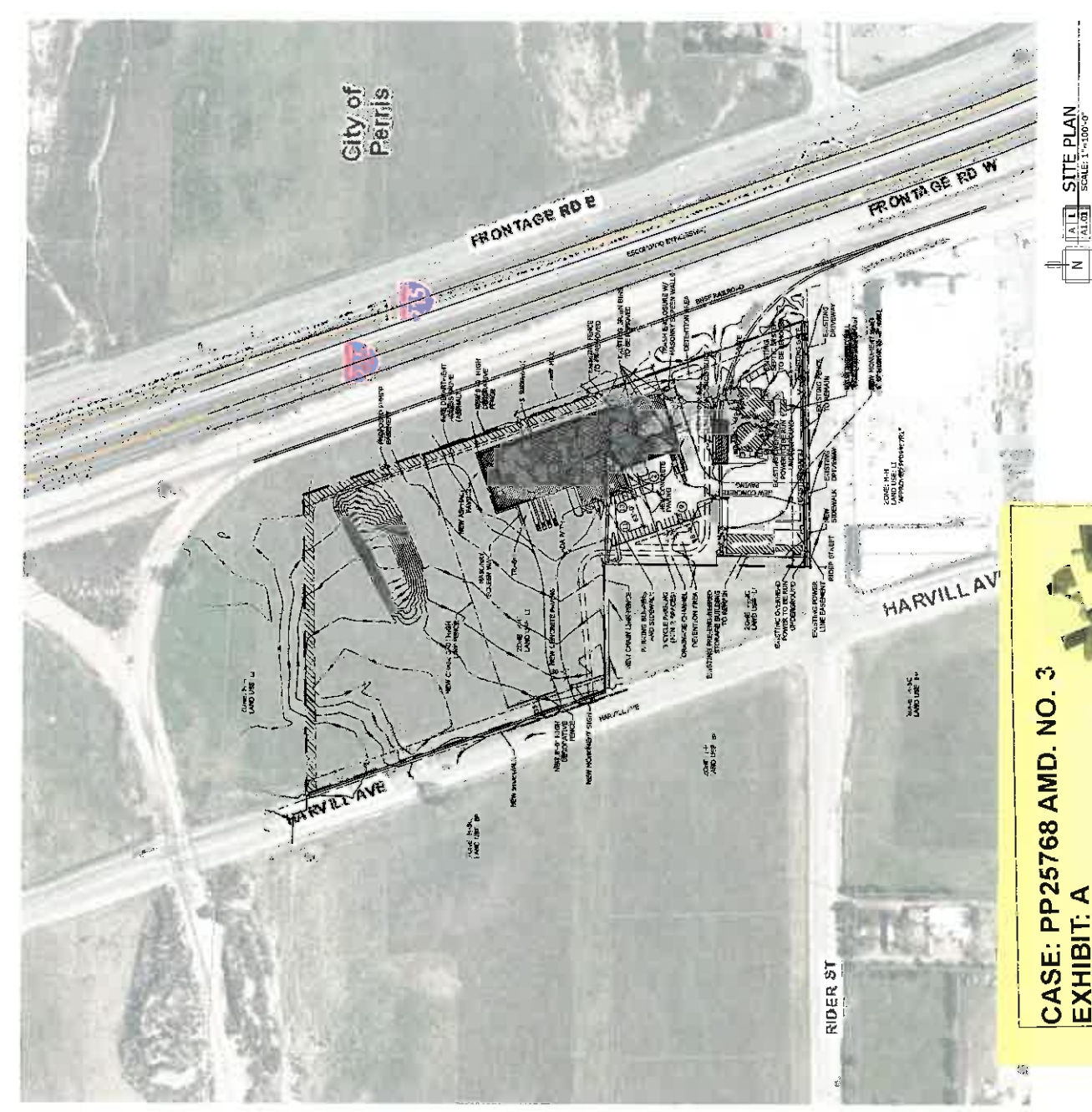
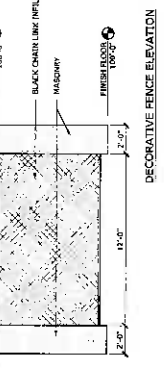
LEGAL DESCRIPTION:
 The portion of the project located within the unincorporated area of the County of Riverside, California, is subject to the jurisdiction of the County of Riverside, California. The portion of the project located within the unincorporated area of the County of Riverside, California, is subject to the jurisdiction of the County of Riverside, California.

RECORDS:
 The portion of the project located within the unincorporated area of the County of Riverside, California, is subject to the jurisdiction of the County of Riverside, California. The portion of the project located within the unincorporated area of the County of Riverside, California, is subject to the jurisdiction of the County of Riverside, California.

UTILITY LOCATIONS:
 The portion of the project located within the unincorporated area of the County of Riverside, California, is subject to the jurisdiction of the County of Riverside, California. The portion of the project located within the unincorporated area of the County of Riverside, California, is subject to the jurisdiction of the County of Riverside, California.

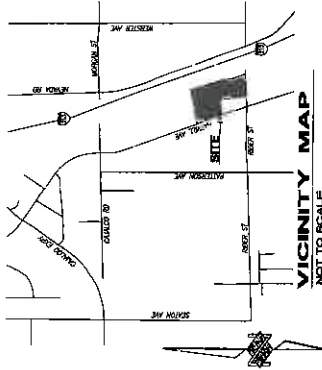
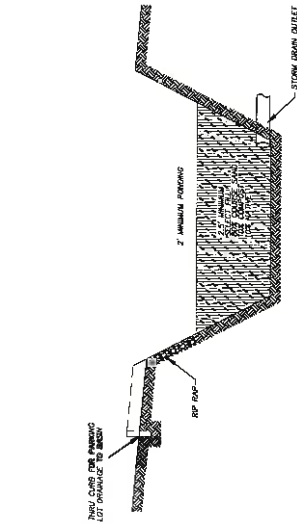
LEGEND:
 Property line
 Setback
 Existing Building
 Proposed Building
 Proposed Fence
 Proposed Building

DEVELOPMENT SUMMARY:
 100,000 sq. ft. Industrial Facility
 10,000 sq. ft. Warehouse
 5,000 sq. ft. Office Building
 2,000 sq. ft. Parking Structure



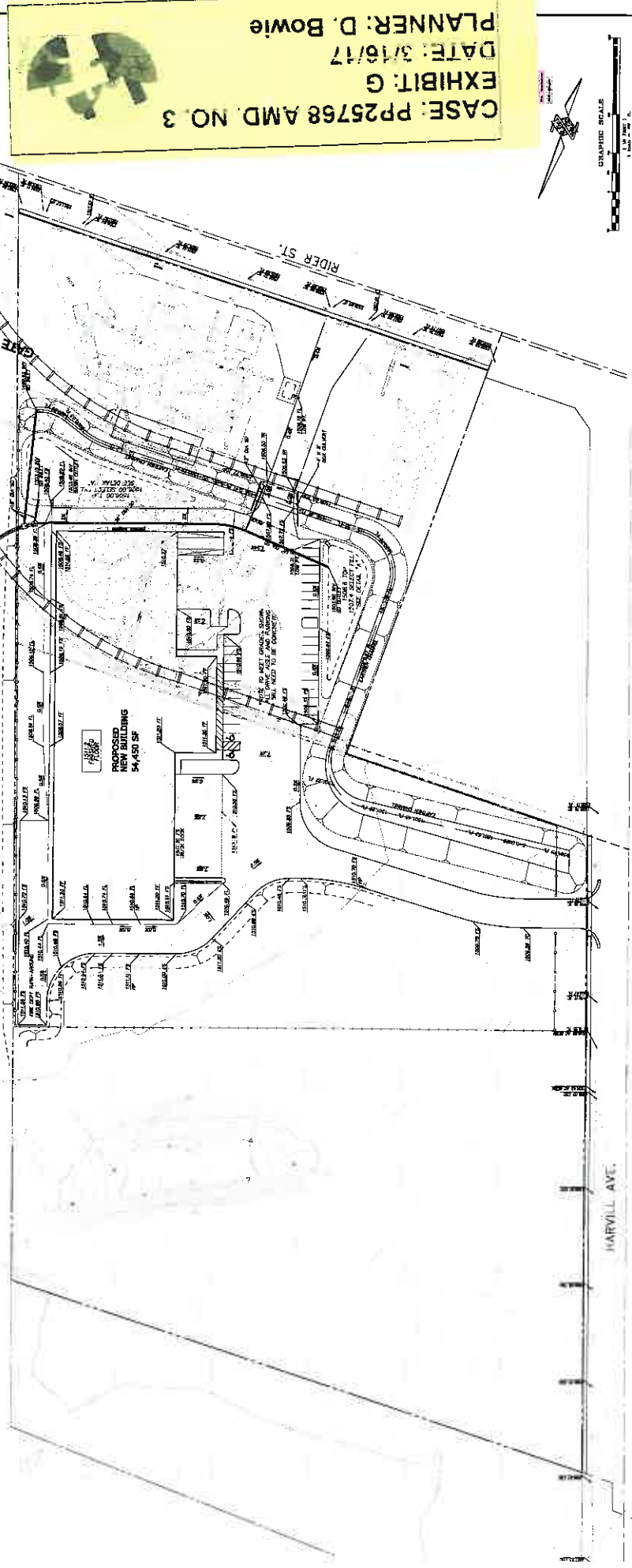
CASE: PP25768 AMD. NO. 3
EXHIBIT: A
DATE: 3/16/17
PLANNER: D. Bowie

CONCEPTUAL GRADING and DRAINAGE PLAN UNINCORPORATED RIVERSIDE COUNTY, STATE OF CALIFORNIA



DETAIL "A"
NOT TO SCALE

VICINITY MAP
NOT TO SCALE



CASE: PP25768 AMD. NO. 3
 EXHIBIT: G
 DATE: 3/16/17
 PLANNER: D. Bowie



DATE	BY	REVISION	APPD

PREPARED FOR:
 PONS VALLEY PROPERTIES
 2007 WATER ST.
 RIVERSIDE, CA 92503
 OFFICE: (951) 517-3143

P.L.A. ENGINEERING, INC.
 10000 VALLEY BLVD., SUITE 200
 RIVERSIDE, CA 92504
 (951) 517-3143

ARCHI ETC. LLC
 ARCHITECTURE ET CETERA
 2380 RIDER STREET
 PERRIS, CALIFORNIA 92570
 (951) 857-3143 (F) 951-843-2400
 APN: 317-170-023 & 317-170-020

Star Milling Co.
 2380 RIDER STREET
 PERRIS, CALIFORNIA 92570
 (951) 857-3143 (F) 951-843-2400

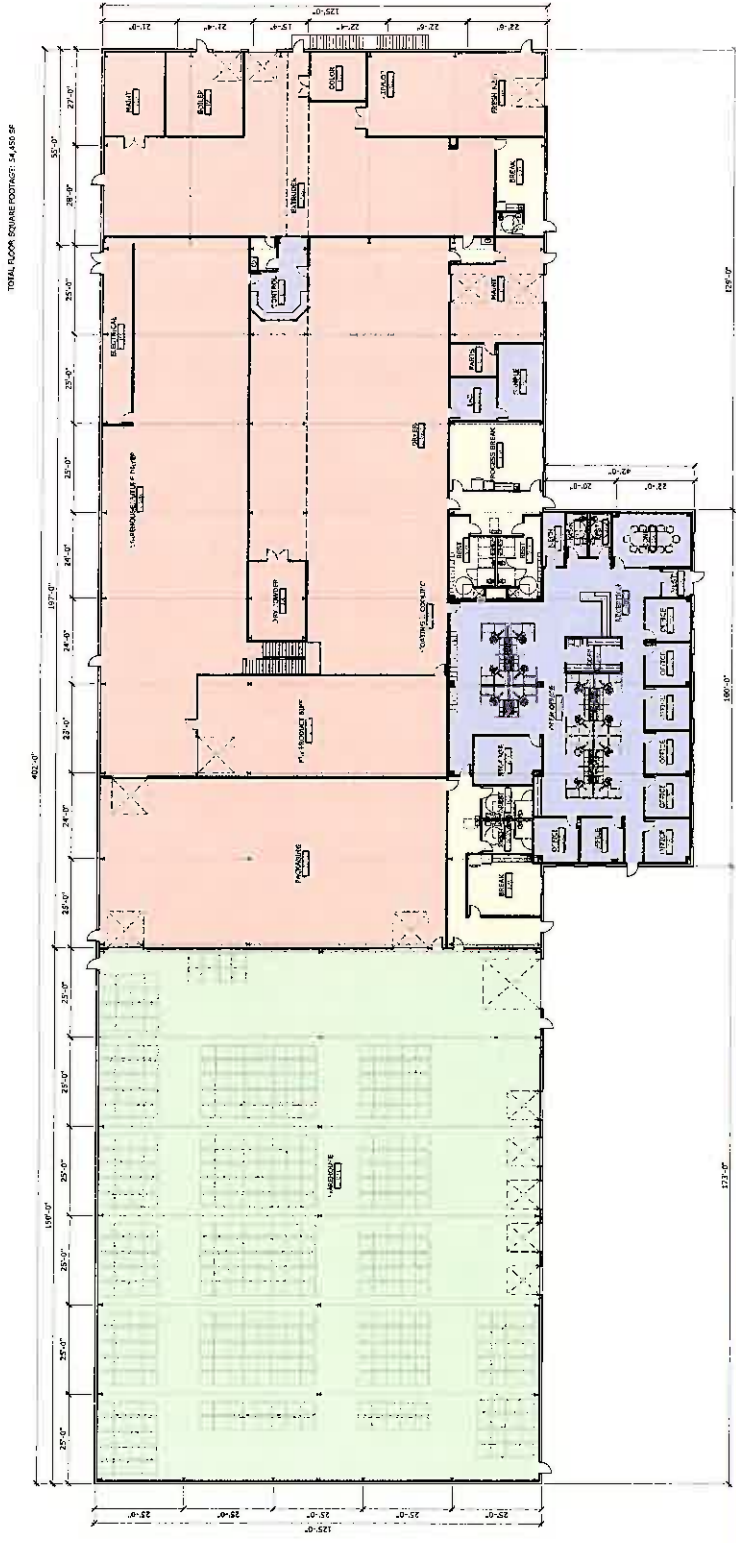
DATE: 3/16/17
 PROJECT: NEW PULP FACILITY

14-D90
 0-BIRMINGHAM, LLC

A2.01

Occupancy Type:	Sqft.	Approx. Sqft.
Warehouse	18,800	1,938
Manufacturing	25,950	344
Office	6,550	5,603
Other	3,150	441
Total:	54,450	8,326

Manufacturing Areas:	Approx. Sqft.
Fin Product Plant	344
Dry Powder	5,603
Warehouse/Pulver Drive	441
Boiler	521
Extruder	3,623
Blender	214
CHUCKOP	1,650
Maint(2)	135
Parts	135
Dryer/Contingent Cooling	5,871



CASE: PP25768 AMD. NO. 3
EXHIBIT: C
DATE: 3/16/17
PLANNER: D. Bowie

Plot Plan #PP25768

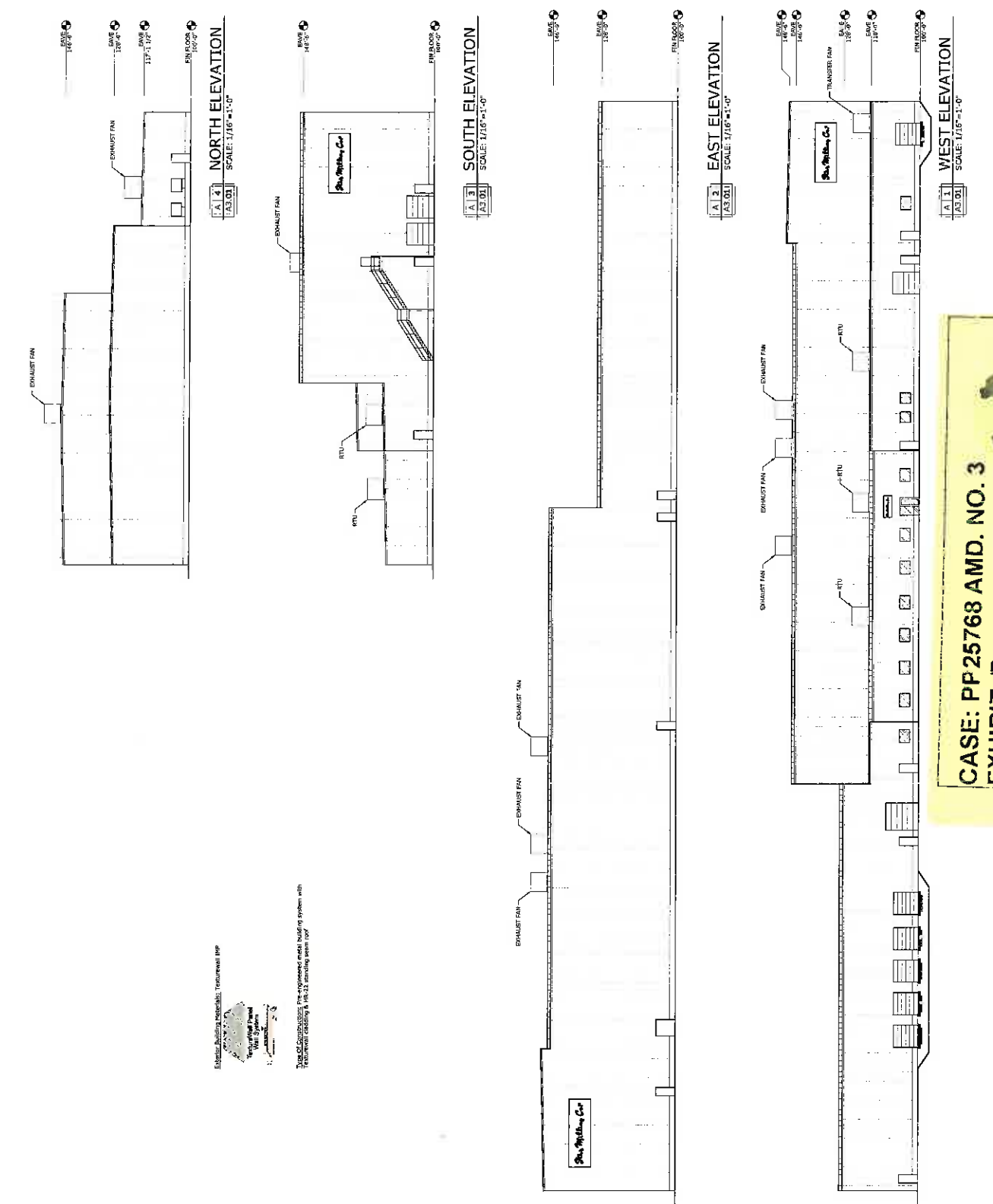
Preliminary not for construction

NO.	DATE	DESCRIPTION
1	3/16/17	Issue for Permit
2	3/16/17	Issue for Construction

COMMENT LEGEND

- Star Milling Co. (Owner)
- Star Milling Co. (Architect)
- Star Milling Co. (Engineer)
- Star Milling Co. (Permitting)
- Star Milling Co. (Construction)

CASE: PP 25768 AMD. NO. 3
EXHIBIT: B
DATE: 3/16/17
PLANNER: D. Bowie



ARCHITECTURE ETC. LLC
 ARCHITECTURE ETC. LLC
 2400 RIVER STREET
 SUITE 200
 PLEASANTON, CA 94566
 (925) 461-9900
 ARCHITECTURE ETC. LLC

Star Milling Co.
 Project: New Pot Food Facility
 23840 Rider Street
 Pittsburg, California 95720
 Thomas B. Burt, Project Manager
 (925) 437-7000

APPLICATORS:
 Ayres & Ayres, Inc.
 14000 KENNEDY BLVD
 SUITE 100
 DUBLIN, CA 94568
 (925) 835-8800

LAND OWNER:
 FINE VALLEY PROPERTIES, LLC
 2607 RIDER STREET
 PITTSBURG, CA 95720
 APN: 317-170-023 & 317-170-020

DATE SHOWN:
 12-22-14

PERMIT APPLICATION:
 3/16/17

PRELIMINARY NOT FOR CONSTRUCTION

STAR MILLING CO.
 114 090
 114 090
 114 090

A3.01



ADDITIONAL PHOTO FROM
SE CORNER OF PROPERTY



ADDITIONAL PHOTO FROM SW
CORNER OF PROPERTY



ADDITIONAL PHOTO FROM
EAST SIDE OF EXISTING
FACILITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

NEGATIVE DECLARATION

Project/Case Number: PP25768 / EA42775

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/Initial Study).

COMPLETED/REVIEWED BY:

By: Desiree Bowie Title: Project Planner Date: 07/17/2017

Applicant/Project Sponsor: Paul Cramer, Star Milling Company Date Submitted: 02/26/2015

ADOPTED BY: Planning Director

Person Verifying Adoption: Desiree Bowie Date: 08/21/2017

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 Desiree Bowie at (951) 955-8254.

Please charge deposit fee case#: ZEA42775 ZCFG06159

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42775
Project Case Type (s) and Number(s): Plot Plan No. 25768
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Desiree Bowie
Telephone Number: 951-955-8254
Applicant's Name: Paul Cramer, Star Milling Company
Applicant's Address: 24067 Water Street, Perris CA 92570

I. PROJECT INFORMATION

- A. Project Description: Plot Plan No. 25768** proposes to demolish existing feed silos and construct a new 54,450-square-foot animal food production facility on the southerly portion of the 13.27 gross acre project site. The project site is located to the west of Highway 215, east of Harvill Avenue, and north of Rider Street. APN: 317-17--045
- B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- C. Total Project Area:** 13.27
- D. Assessor's Parcel No(s):** 317-170-045
- E. Street References:** The project site is located to the west of Highway 215, east of Harvill Avenue, and north of Rider Street.
- F. Section, Township & Range Description or reference/attach a Legal Description:** Parcel 1: Southeast ¼ section 12, township 4 south range 4 west, San Bernardino base.
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is relatively flat. The project site has an existing industrial milling facility with 45 years of history, located within the southern portion of the project site.

Within close proximity to the project site consists of vacant property to the west and north, an industrial facility to the south, and I-215 to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site has a General Plan Land Use Designation of Community Development: Light Industrial (0.25-0.60*FAR) (CD:LI) in the Mead Valley Area Plan. The Mead Valley Area Plan includes Light Industrial within its Industrial Development guidelines to support economic development. The Manufacturing Heavy (M-H) Zoning Classification is consistent with the Light Industrial land use designation.
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.

Multipurpose Open Space: The proposed project meets all applicable Multipurpose Open Space Element Policies within the General Plan of the Mead Valley Area Plan.

3. **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.
4. **Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
5. **Housing:** The project scope includes a new 54,450 square foot animal food production facility on an existing feed mill site.
6. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial

E. Overlay(s), if any: Does not apply in this case

F. Policy Area(s), if any: Does not apply in this case

G. Adjacent and Surrounding:

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

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

3. **Land Use Designation(s):** Light Industrial and Public Facilities

4. **Overlay(s), if any:** Does not apply in this case

5. **Policy Area(s), if any:** Does not apply in this case

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** "A" Street Specific Plan (SP No. 100)

2. **Specific Plan Planning Area, and Policies, if any:** SP No. 100 is a very old specific plan with a Land Use Map but no defined planning areas or zoning ordinance. Instead, Ordinance No. 348's zoning classifications and development standards are utilized. The "A" Street Specific Plan was approved by the Planning Commission November 30, 1979 which established the right-of-way lines and limited the location of buildings, structures, and other improvements within the adopted right-of-way, for "A" Street located between Nandina Avenue, north of Nuevo Road, and south and west of I-15E in the Perris Area. Resolution No. 80-272 was adopted on June 17, 1980 and established a Specific Plan for "A" Street to

create right of way lines for "A" Street between Nuevo Road, and Nandina. The "A" Street Specific Plan No. 100 alignment will have no impact on the pet food facility.

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

J. Proposed Zoning, if any: Does not apply in this case

K. Adjacent and Surrounding Zoning: Manufacturing-Heavy (M-H) to the north, west, and south, and I-215 to the east.

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

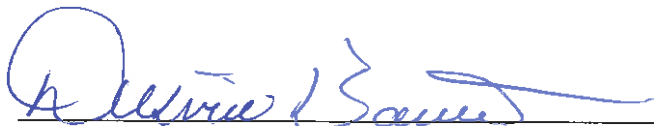
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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

May 26, 2017
Date

Desiree Bowie
Printed Name

For: Charissa Leach, P.E.,
Assistant TLMA 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 indicated on Figure 9 "Scenic Highways" of the Mead Valley Area Plan, the proposed project is not located within close proximity to a scenic highway corridor. The project site is located to the immediate west of the I-215 and a landscape buffer will be located between pet food production facility and the I-215 in order to reduce visual impact of the proposed development. The impact will be less than significant.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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:

a) The proposed project is located approximately 39.4 miles from the Mount Palomar Observatory and within Zone B of Ordinance No. 655. The project is required to comply with Ordinance No. 655, which sets forth Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. For Zone B, Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining into adjacent properties and streets. Compliance with Ordinance No. 655 will ensure any lighting impacts related to the proposed project do not rise above a level of less than significant.

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) The proposed project will create a new source of light; however this project has been conditioned to have any outside lighting hooded and directed so not to shine directly upon adjoining property or public right-of-way. (COA 10.PLANNING.1) This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The proposed project will introduce new sources of nighttime lighting into the area. However, this project has been conditioned to have any outside lighting hooded and directed so not to shine directly upon adjoining property or public right-of-way. (COA 10.PLANNING.1) In addition, the proposed project will comply with Ordinance No. 655 which limits light pollution emissions, thus reducing the amount of light that may interfere with the adjacent residential uses in the area. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

Findings of Fact:

a) The proposed project site is Controlled Development: Light Industrial (CD:LI) and not located on and will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The proposed project will have no impact.

b) The Zoning Classification for the project site is Manufacturing-Heavy (M-H), and is surrounded by properties which have designations of Manufacturing-Heavy (M-H), Industrial Park (I-P), and Manufacturing-Service Commercial (M-SC), and none of these properties are used for agricultural purposes, none are subject to a Williamson Act contract, and none are within an Agricultural Preserve. Therefore, there is no land nearby with an agricultural zoning classification or agricultural use. The project will therefore not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. As a result, there are no impacts.

c-d) The project site is surrounded by industrial land uses. The project is not located adjacent to existing agriculture uses and in result, will not cause the development of non-agricultural uses within 300 feet of agriculturally zoned property nor result in the conversion of Farmland to non-agricultural uses. There are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

a) The County has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the Mead Valley 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. There will be no impacts.

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. As a result, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). There are no baseline air quality data available directly from the proposed project site. Long-term air quality monitoring for ozone, and 10-micron diameter particulate matter (PM-10) is carried out by the South Coast Air Quality Management District (SCAQMD) at Perris. The newest data source for carbon monoxide and nitrogen oxides is in Lake Elsinore. The closest federal reference method monitor for fine particulates is in Riverside County.

a) The 2012 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designation. Conformance with the AQMP for development projects is determined by demonstration compliance with local land use plans, population projections, and SCAQMD regulations. The Air Quality Report determined that the proposed project would not create either short or long term significant quantities of criteria pollutants or result in significant localized air quality impacts. Carbon monoxide (CO) measurements at the Lake Elsinore station have declined throughout the last decade. Federal and state CO standards have not been exceeded in the last 10+ years. Despite continued basin-wide growth, maximum one- or 8-hour CO levels at the closest air monitoring station are less the 25 percent of their most stringent standards because of continued vehicular improvements. These data suggests that baseline CO levels in the project area are generally healthful and can accommodate a reasonable level of additional traffic emissions before any adverse air quality effects would be expected. The air quality report concluded that the project is consistent with the goals of the AQMP and impacts would be less than significant.

b-c) Air quality impacts may occur during site preparation and construction activities required to implement the proposed land uses. Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of soil and material disturbance during demolition, site preparation and grading activities, and VOC (ROG) emission during the painting of structures. In order to reduce these short-term construction related impacts, the project shall comply SCAQMD's Rule 403 that governs fugitive dust emissions from construction projects. This rule sets forth a list of control measures that must be undertaken for all construction projects to ensure that no dust emissions from the project are visible beyond the property boundaries. Adherence to Rule 403 is mandatory and generally applicable and as such is not mitigation under CEQA. PM-10 levels as measured at Perris periodically exceed the state 24-hour standard, but no measurements in excess of the national 24-hour particulate standard has been recorded in the last five years. Particulate levels have traditionally been high in Riverside County because of agricultural activities, dry soil conditions and upwind industrial development. State PM-10 standards are exceeded an average of seven percent of all days per year. Volatile Organic Compound (VOC) emissions given off from the application of paints and coatings could exceed the daily threshold after building construction. With the incorporation of the recommended measures for construction paint emissions, criteria pollutants are all within the recommended SCAQMD threshold levels and, from an air quality perspective, the project will have a less than significant impact.

The major source of long-term air quality impacts is that associated with the emissions produced from project-generated vehicle trips. The report concluded that all emissions are within their respective threshold values and the impact is less than significant. With regards to stationary source emissions, in addition to vehicle trips, the occupants would produce emissions from on-site sources, including the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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combustion of natural gas for space and water heating. Additionally, the structures would be maintained and this requires repainting over time, thus resulting in the release of additional VOC emissions. The use of consumer aerosol products (e.g. cleaners) are also associated with the proposed project. The mechanized equipment associated with landscape maintenance also produces emissions. The air quality report concluded that all emissions are within their respective criteria and the impact is less than significant.

d-e) 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, but are not limited to, long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project proposes a 54,450-square-foot animal food production facility. A substantial fraction of PM-10 is comprised of fine diameter particulates capable of being inhaled into deep lung tissue (PM-2.5). Year 2010 showed the fewest violations in recent years. Both the frequency of violations of particulate standards, as well as high percentage of PM-2.5, are air quality concerns in the project area. There are no Single-family residential dwellings, long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, schools, playgrounds, child care centers, or athletic facilities located within one mile of the project site, and the proposed use does not qualify as a sensitive receptor. Therefore, these impacts are considered less than significant.

f) Project construction would involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing concrete and other building materials to the site. More localized pollutants such as nitrogen oxides, lead, etc. are very low near the project site. There are only limited sources of such emissions near the project site. There is substantial excess dispersive capacity to accommodate localized vehicular air pollutants such as NOx without any threat of violating the applicable standards. An occasional "whiff" of diesel exhaust from passing equipment and trucks accessing the site from public roadways may result. Such brief exhaust odors are an adverse but less than significant air quality impact. Additionally, some odor would be produced from the application of asphalt, paints, and coatings. Any exposure to these common odors would be short-term duration. Moreover, the proposed facility is on 13.27 acres and has no surrounding residential uses, it is surrounded by other industrial uses that are less sensitive to odors. Accordingly, impacts are less than significant.

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

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003); General Biological Assessment, Phase I Survey for Burrowing Owl, and Jurisdictional Determination, Prepared by Pacific Southwest Biological Services, Inc., Revised April 8, 2016; Site visit conducted by Riverside County Ecological Resources Specialist on April 19, 2017.

Findings of Fact:

The project site consists of APN 317-170-045. The northern portion of the parcel is undeveloped and the southern portion of the parcel is developed with a former milling operation. The project site is 13.27 acres.

a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan Mead Valley Area Plan. The project site is not located within a Criteria Cell. Therefore, the project not subject to the Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process. There will be less than significant impacts.

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

The 13.27-acre project site is comprised of urban/developed land and disturbed habitat. Remnant vegetation on the periphery of the project site indicates that it has been dry farmed in the past. A concrete drainage structure is located in the central portion of the project site, between the existing feed mill structures and non-developed portion of the site. The concrete drainage appears to have been built in association with the milling facility.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Areas in proximity to the project site, such as portions of March Air Reserve Base, have known vernal pool habitat. The project site's flat topography and historic agricultural use results in a low potential for shallow depressions that could hold water. Additionally, the project site has well-drained soils that are not likely to exhibit ponding. Soils mapped for the project site include Greenfield sandy loam (0-2% slopes, GyA), Ramona sandy loam (0-5% slopes, RaB2). These soils are well-drained soils on alluvial fans and terraces mainly derived from granitic materials.

For the above reasons, the project site does not contain MSHCP Riparian/Riverine/Vernal Pool habitat or species associated with these habitats. The project is consistent with Section 6.1.2 of the MSHCP.

6.1.3 Protection of Narrow Endemic Plant Species

The project site is not located within a Narrow Endemic Plant Species Survey Area. Therefore, no surveys were required. The project is consistent with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The project site is not located adjacent to an MSHCP Conservation Area. Therefore, the project is not subject to the MSHCP Urban/Wildland Interface Guidelines. The project is consistent with Section 6.1.4 of the MSHCP.

6.3.2 Additional Survey Needs and Procedures

The project site does not have additional survey requirements for amphibians, mammals, or criteria area species.

However, the project site is located within the required habitat assessment survey area for burrowing owl. Potential habitat was identified by Pacific Southwest Biological Services and focused surveys were conducted in June and July 2015. In addition, Riverside County Ecological Resources Specialist conducted a field visit on April 19, 2017 to verify the findings within the survey results and to determine if site conditions had changed in relation to burrowing owl. No burrowing owls, burrowing owl sign, or active burrows were observed during the 2015 surveys conducted by Pacific Southwest Biological Services and no burrowing owls, burrowing owl sign, or active burrows were observed by the County Ecological Resources Specialist on April 19, 2017.

The County of Riverside has conditioned the project prior to grading permit issuance for a 30-Day Burrowing Owl Pre-Construction Survey. This is a standard requirement and is not mitigation pursuant to CEQA. The results of the pre-construction survey must be reviewed and approved by the County Biologist prior to the issuance of a grading permit.

The project will be consistent with Section 6.3.2 of the MSHCP with adherence to Riverside County Conditions of Approval.

For the above reasons, the proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

b-c) The 13.27 acre project site is comprised of urban/developed land and disturbed habitat. Remnant vegetation on the periphery of the project site indicates that it has been dry farmed in the past.

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The California Natural Diversity Database (CNDDDB) search revealed several sensitive plant species reported for the USGS 7.5-minute Steele Peak and Perris California quadrangles. However, no endangered, threatened, candidate, sensitive, or special status species were observed during the June and July 2015 field surveys conducted by Pacific Southwest Biological Services. Additionally, no endangered, threatened, candidate, sensitive, or special status species were observed during the April 19, 2017 field visit conducted by the Riverside County Ecological Resources Specialist. This is largely due to the lack of soil and habitat diversity. The project site does contain potential habitat for burrowing owl, which is a California Special Species of Concern. As mentioned in part a) herein, the County of Riverside has conditioned the project prior to grading permit issuance for a 30-Day Pre-construction Burrowing Owl Survey for consistency with Section 6.3.2 of the MSHCP. Impacts related to endangered, threatened, candidate, sensitive, or special status species will be less than significant with adherence to Riverside County Conditions of Approval.

d) The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery.

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. The project site supports suitable nesting bird habitat. Multiple nests were observed by the Riverside County Biologist during a site visit on April 19, 2017. Raptor nests were observed on the existing feed mill structures. Ground nesting birds (killdeer) were also observed on the undeveloped portion of the project site. Removal of vegetation and demolition of the on-site feed mill structures or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st through August 31st. However, if the feed mill structures or other habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted prior to demolition of the feed mill structures, ground disturbance, or vegetation removal.

The County of Riverside has conditioned the project prior to grading permit issuance for the completions of a pre-construction nesting bird survey. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Environmental Programs Department/County Biologist for review and approval. Such surveys are standard conditions and not mitigation pursuant to CEQA.

The project will not 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 with adherence to Riverside County Conditions of Approval. There will be less than significant impacts.

e-f) According to the General Biological Assessment, Phase I Survey for Burrowing Owl, and Jurisdictional Determination prepared by Pacific Southwest Biological Services, Inc. revised April 8, 2016, the presence of wetlands waters and non-wetland waters of the U.S. and California Department of Fish and Game (CDFG) jurisdictional drainages on the property was evaluated by Mitchel Beauchamp of Pacific Southwest Biological Services on June 3, 2015. Soils, hydrology, and vegetation on the site were examined.

Pacific Southwest Biological Services determined that the drainage feature on the site is not jurisdictional under California Department of Fish and Game 1600 codes or under Section 404 of the Clean Water Act administered by the U.S. Army Corps of Engineers. There is a lack of bed and bank characteristics in the drainage as well as no evidence of flow despite recent rainfall prior to the survey.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The drainage is a concrete structure that appears to have been built in association with the milling facility.

No impacts to riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service or federally protected wetlands as defined by Section 404 of the Clean Water Act will occur. As a result, there will be no impacts.

g) The proposed project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are located on the project site. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No Monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a County approved Archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to Historic resources. Results of the survey can be found in PDA04946- "A Phase I Cultural Resources Assessment of the Star Milling Co. Project Site, 13.27-acres of partially developed land located northeast of the intersection of Harvill Avenue and Rider Street, near Perris, Riverside County", authored by Archaeological Associates and dated March 07, 2016.

b) Based upon analysis of records and a survey of the property by , it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.

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

Source: On-site Inspection, Project Application Materials.

Findings of Fact:

a) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Results of the survey can be found in PDA04946- "A Phase I Cultural Resources Assessment of the Star Milling Co. Project Site, 13.27-acres of partially developed land located northeast of the intersection of Harvill Avenue and Rider Street, near Perris, Riverside County", authored by Archaeological Associates and dated March 07, 2016. Therefore, there will be no impacts.

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Therefore, there will be no impacts.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore, there will be no impacts.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts.

10. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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sacred place, or object with cultural value to a California Native American Tribe, and that is:

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

A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision © of Public Resources Code Section 5024.1. In Applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Native American Consultation

Findings of fact: In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to three requesting tribes on February 22, 2016. The Soboba Band of Luiseno Indians responded on the same day the notification was sent and had no concerns. The Rincon Band of Indians deferred to closed tribes. A request to consult was received from the Pechanga Band of Luiseno Mission Indians on April 13, 2016, several weeks after the 30-day period in which to request consultation. Nevertheless, Planning provided the tribe with the cultural report and the project exhibits on April 14, 2016 and requested that the Tribe respond within two weeks if they had any further comments or concerns. No further communication was received from Pechanga and no Tribal Cultural Resources were identified by any of the tribes. Based on an analysis of records and Native American consultation, it has been determined that there will be no impacts to Tribal Cultural Resources because there are none present within the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process, Department of Building and Safety Grading Division, Planning Department Archaeologist.

Mitigation: No monitoring measures are required.

11. Paleontological Resources

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

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

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

a). 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). Proposed project grading/earthmoving activities could potentially impact undiscovered resources. The developer/applicant will be required to retain a qualified paleontologist for consultation during all ground-disturbing activities. Therefore, impacts will be less than significant.

CUL-1 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 No. 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.

- i). A County Official is located.
- 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 section 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.

CUL-2 The developer/permit holder or any successor in interest shall comply with the following for the life of this project.

1) If during the 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 disturbing 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.

CUL-3

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

1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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

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

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

b. Description of the levels of monitoring required for all earth-moving activities in the project area.

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

- d. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery for large specimens.
- e. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- f. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- g. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- h. Procedures and protocol for collecting and processing of samples and specimens.
- i. Fossil identification and curation procedures to be employed.
- j. Identification of the permanent repository to receive any recovered soil material. Pursuant the County of Riverside "Saber Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- k. All pertinent exhibits, maps and references.
- l. Procedures for reporting and findings.
- m. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting, and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery, and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg, Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP (60.PLANNING.1).

CUL-4

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number, and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of this initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permits. (60.PLANNING.2).

CUL-5 The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories (70.PLANNING.1).

Monitoring: No monitoring measures are required.

Mitigation: No mitigation measures are required.

GEOLOGY AND SOILS	Would the project			
12. 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b). The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Nonetheless, California Building Code (CBC) requirements pertaining to the existing and new structures will minimize the potential for structural failure or loss of life during earthquakes. This will ensure that the project will adhere to CBC requirements upon Building Department inspection and review, and will be constructed pursuant to applicable seismic design criteria for the region. Therefore, impacts in this regard are considered less than significant.

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

Monitoring: No monitoring measures are required.

13. Liquefaction Potential Zone

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

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

Findings of Fact:

As indicated on Riverside County General Plan Figure S-3 "Generalized Liquefaction", the project site is located within an area that has a low to moderate potential for 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.

14. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

There are no known active or potentially active faults that transverse the project site. In addition, the project site is not located within an Alquist-Priolo Earthquake Fault zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. Through mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures to be constructed on the site would be designed and constructed to resist the effects of seismic ground motions. Adherence to Section 1613 of the 2016 California Building Code (CBC) is a standard Condition of Approval (COA) and not considered unique mitigation under CEQA. Therefore, impacts would be less than significant and no mitigation is required.

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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15. Landslide Risk

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

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

Findings of Fact:

a) The project site is relatively flat and not vulnerable to landslides. In addition, as indicated on Figure 14 "Slope Instability", the project is located within an area that is not susceptible to landslides. A geology review determined that there are no indications of landslide onsite. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Ground Subsidence

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

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

Findings of Fact:

a) The project site is located in 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, impacts with regard to ground subsidence will prevent any impacts from rising to a level of significance. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. There will be no impact.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be required.

18. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project will not change topography as the project site is relatively flat. No impact will occur. There are no impacts.
- b) The project will not cut or fill slopes greater than 2:1. No impact will occur. There are no impacts.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) through preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) will prevent that impact from rising to a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs as administered in the SWPPP by a qualified SWPP Designer (QSD) are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

c) The project is not proposing the use of septic systems. Full sewer service will be provided. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) and the Construction General permit will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition and turbidic discharge within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs such as the use of gravel bags and sediment filters, fiber rolls and silt fencing during construction activity will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

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

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

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

Findings of Fact:

a) The project site is located in an area of Moderate 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. CBC requirements are applicable to all development in the state including the project's proposed new construction and renovation of existing structures, and therefore are not considered mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measure are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Planning Department: Star Milling AQ/GHG CalEEMod/SCAQMD

Findings of Fact: CalEEMod was developed by the SCAQMD to provide a model by which to calculate both construction emissions and operational emissions from a variety of land use projects. It calculates both the daily maximum and annual average emissions for criteria pollutants as well as total or annual greenhouse gas (GHG) emissions.

a) Although exhaust emissions will result from on and off-site equipment, the exact types and numbers of equipment will vary among contractors such that such emissions cannot be quantified with certainty. Estimated construction emissions were modeled using CalEEMod2013.2.2 to identify maximum daily emissions for each pollutant during project construction. The proposed project requires construction of a 54, 450 sf manufacturing plant with a 70 space parking lot.

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

The applicant provided a list of construction equipment with its usage over a 10 month period. There are some days where all equipment operations overlapped and this was modeled in CalEEMod. As such, this represents a worst case condition. Demolition activities were calculated separately to account for the 1,875 tons of debris expected to be generated. Per the applicant's schedule, demolition activities were spread over a 10 day period and occur prior to other construction activities. The following equipment was modeled over a 10 month period. As a result, there is a less than significant impact.

Demolition Equipment and Debris: 1 concrete saw, 1 dozer, 2 loader/backhoes (3,500,000 lbs concrete and 250,000 lbs steel)

Construction Equipment: 2 scrapers, 1 front loader, 2 skid loaders, 1 crane, 4 aerial lifts, 1 dozer, 2 forklifts, 1 compactor, 2 backhoes, 1 mini excavator.

Year 2017	ROG	NOx	CO	SO ₂	PM-10	PM-2.5
Maximal Construction Emissions	4.5	51.6	35.1	0.1	6.2	2.3
SCAQMD Threshold	75	100	550	150	150	55

b) Peak daily construction activity emissions are estimated to be well below SCAQMD CEQA thresholds even with all construction equipment operating on the same day. No mitigation measures are necessary to achieve compliance with required thresholds. The project is assumed to be built in approximately 6 months within the span of a year. SCAQMD GHG emissions policy from construction activities is to amortize emissions over a 30-year lifetime. Therefore, GHG impacts from construction are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) The project proposes a 54,450-square-foot animal food facility. The project is not anticipated to create a significant hazard to the public or the environment transport, use, or disposal of hazardous materials or 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. Therefore, the impact is considered less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore, there will be a no impact.

d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project will have less than significant impact.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Airports

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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March Air Reserve Base/Inland Airport Influence Area (AIA)

a-b) The site is located within Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, nonresidential intensity is restricted. The 54,450-square-foot animal food production facility on 13.27 acres is located northerly of Rider Street, easterly of Harvill Avenue, and westerly of the BNSF rail line, and I-215 freeway in the unincorporated community of Mead Valley. The Federal Aviation Administration (FAA) review would be required for any structures with top of roof elevation exceeding 1,602.5 feet AMSL. The site's elevation is 1,503 feet AMSL and the proposed building height is 55 feet, for top point of elevation of 1,558 feet AMSL. Therefore, review of the proposed permanent structures by the FAA Obstruction Evaluation Service is not required because the project does not exceed their height requirement of 55 feet. The project proposes on 48.5 feet at the highest point of the structure. The Airport Land Use Commission had a public hearing on June 8, 2017, and found the project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan with identified recommended measures, which have been included in (COA 10.EVERY.9). Therefore, there are no impacts.

Mitigation: No Mitigation measures are required.

Monitoring: No Monitoring measures are required.

25. Hazardous Fire Area

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

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

Findings of Fact:

a). According to the Area Plan, the proposed project site is located in an area designated as high for wildfire susceptibility. The proposed project will not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas. The project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

26. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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-g) The topography of the site is a mild west-to-easterly slope. The site is subject to sheet flow runoff from a tributary drainage area of approximately 2.2 square miles from the southwest. There is a lack of drainage infrastructure in the area to provide flood protection to the site from tributary stormwater runoff. The site is within the Perris Valley Master Drainage Plan (MDP) and the proposed Lateral H-12 drainage system with Seaton Basin would provide the site flood protection once the facilities are constructed. The applicant shall dedicate the full right-of-way for the Lateral H-12 as an easement through the property with the alignment shown on the Perris Valley MDP or equivalent as deemed acceptable by the District. The alignment for the MDP facility could affect the size of the proposed building and limit the uses for the property through the easement.

The applicant proposes an earthen channel along the southerly boundary of the site to collect and convey the build of the tributary offsite flows to the Riverside County Transportation Commission (RCTC) property immediately downstream. The proposed channel would discharge concentrated storm flows onto RCTC right of way. This drainage plan also includes construction of an offsite storm drain within RCTC right of way discharge low flows. This proposed drainage plan alters the existing drainage pattern and, therefore, requires the applicant to obtain a drainage easement, drainage acceptance letter and/or an encroachment permit from RCTC prior to the issuance of permits for the project. If such

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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permission cannot be obtained, then the drainage design shall be redesigned to eliminate the need for such permission.

To protect the proposed building from sheet flow flooding, the finished floor elevation for all new buildings shall be constructed a minimum of 24 inches above the highest adjacent ground or 12 inches above the water surface elevation for storm flows that escape the proposed earthen channel whichever is greater. A detailed drainage study analyzing the 100-year tributary offsite stormwater runoff to support the design of the proposed drainage plan and determine the water surface elevation for any stormwater runoff that would escape the earthen channel shall be submitted to the District for review. This drainage study must be approved prior to the issuance of any permits for the project (COA 10.FLOOD RI.1).

There is a lack of drainage infrastructure downstream of the project site. Two bio filtration basins are proposed for water quality and shown on the exhibit. Increased runoff generated with this development could be mitigated in these basins if they are designed appropriately. The design criteria is included in the conditions of approval to provide guidance for the applicant's engineer and the plan check (See comment 10.FLOOD RI.7) Therefore, the impacts will be less than significant.

Mitigation: No Mitigation measures are required.

Monitoring: No Monitoring measures are required.

27. Floodplains

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

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

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

Findings of Fact:

a). The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b). The project proposes an earthen channel along the southerly boundary of the site to collect and convey the bulk of the tributary offsite flows to the Riverside County Transportation Commission (RCTC) property immediately downstream. The proposed channel would discharge concentrated storm flows onto RCTC right of way. This drainage plan also includes constructions of an offsite storm drain plan within RCTC right of way discharge low flows. This proposed drainage plan alters the existing drainage pattern and, therefore, requires the applicant to obtain a drainage easement, drainage acceptance letter and/or an encroachment permit from RCTC prior to the issuance of permits for the project. If such permission cannot be obtained, then the drainage design shall be redesigned to eliminate the need for such permission.

To protect the proposed building from sheet flow flooding, the finished floor elevation for all new buildings shall be constructed a minimum of 24 inches above the highest adjacent ground or 12 inches above the water surface elevation for storm flows that escape the proposed earthen channel, whichever is greater. A detailed drainage study analyzing the 100-year tributary offsite stormwater runoff to support the design of the proposed drainage plan and determine the water surface elevation for any stormwater runoff that would escape the earthen channel shall be submitted to the District for review. This drainage study must be approved prior to the issuance of any permits for the project. As a result, the impacts are considered less than significant (COA 10. FLOOD. 1.).

c). As outlined on Figure 10 "Mead Valley Area Plan Flood Hazards", the project site is not located within a 100 or 500 year flood plain nor a dam inundation area. The project will not expose people or structures to a significant risk of loss, injury, or death involving flooding. The project will have no impact.

d). The project is not located adjacent to an existing water body and will not change in the amount of surface water in any water body. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

28. Land Use

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

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

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

Findings of Fact:

a). The project will not result in a substantial alteration of the present or planned land use of the area. Existing land uses within close vicinity to the project site consist primarily of light industrial and manufacturing uses. Design measures will be implemented to reduce the overall visual and auditory impacts of the project. There will be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b). While the project is within the City of Perris Sphere of Influence, the project will not affect land uses within that city sphere of influence or result in a substantial alteration of the present or planned land use of an area. This is because the project site is surrounded primarily by light industrial and manufacturing land uses. The proposed project will not be amending the existing General Plan Land Use designation (Light Industrial) and will be consistent with surrounding land uses. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a). The zoning designation of Manufacturing-Heavy (M-H) will not be altered as part of the project scope. Outlined in Riverside County Ordinance No. 348, the proposed use (production facility) is permitted within the zoning designation of Manufacturing-Heavy (M-H) subject to the approval of a Plot Plan (PP) application. The project is consistent with the existing zoning designation and no impact will occur.

b). The project site is surrounded by properties that have a General Plan Land Use Designation of Community Development: Light Industrial (CD:LI) (0.25-0.60*FAR) to the south and west, I-215 to the east, and Community Development: Public Facilities (CD:PF) to the north. There will be no impacts.

c). Existing land uses within close proximity to the project site consists of vacant property to the north, west and industrial production facilities to the south. The proposed use (production facility) would be compatible with the predominantly industrial land uses within close vicinity. The project will have no impact.

d). The project is consistent with the General Plan and polices set in place by Ordinance 348. There will be no impact.

e). The project will not disrupt or divide the physical arrangement of an established community (including low income or minority communities). Therefore, there will be no impact.

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

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

30. 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 proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a). The 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. Therefore, there are no impacts.

c). The project is not located adjacent to a State classified or designated area or existing surface mine and therefore will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. As a result, there are a no impacts.

d). The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines because there are none onsite or in the area. There are no impacts.

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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NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

31. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a). The project is located within Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area (AIA) and as such, noise attenuation measures must be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from the aircraft operations are at or below 45 CNEL. There will be no impact.

b). The project site is not located within the vicinity of a private airstrip. As a result, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. 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 indicated on Riverside County General Plan Figure C-1 "Circulation Plan", an existing rail line runs parallel the project site and I-215. In order to reduce ambient noise from the neighboring freeway and rail line, the project will implement a landscaping buffer between the project site and existing transit lines to reduce the overall impact. 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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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Highway Noise				
NA <input type="checkbox"/>	A <input checked="" type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Located to the immediate east of the project site is Interstate 215. A landscape buffer will be placed along the eastern portion of the project site to specifically shield the industrial facility from drivers on the I-215 and to reduce the ambient noise that is created from the neighboring freeway. The M-H zone requires a six-foot-high masonry wall on each property line that adjoins any parcel specifically zoned for residential use. While the project does not adjoin any parcel zoned for residential use, the project proposes an 8-foot combination masonry wall and chain link fencing around the perimeter of the property. (90. PLANNING 20.). The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact: Facility-related noise, as projected to any portion of any surrounding property containing a “sensitive receiver, habitable dwelling, hospital, school, library, or nursing home”, must not exceed the following worst-case noise levels: 45 dB(A) – 10 minute noise equivalent level (“leq”) , between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) – 10 minute leq, between 7:00a.m. to 10:p.m. (daytime standard).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The determination as made by Environmental Health that there was no noise study required for this project. However, whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00p.m. and 6:00a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official (COA 10. E HEALTH 1.). Therefore, there will be no impacts.

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

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

Findings of Fact:

a-c). Currently, the project site is predominantly vacant with the exception of feed mill silos located within the northern and southern portion of the project site that will be incorporated in the proposed project design. The project will not displace a substantial number of housing nor create a demand for additional housing. The project will have no impact.

d). The project is not located within a County Redevelopment Project Area and as such, no impact will occur.

e). The proposed use, animal food production facility, will not have permanent residents living within the facility. The project will not exceed official regional or local population projections. The project will have no impact.

f). The proposed production facility does not have the potential to directly affect population growth in the area. The project site is surrounded by properties that have a General Plan Land Use Designation of Community Development: Light Industrial (CD:LI) (0.25-0.60*FAR) to the south and west, I-215 to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the east, and Community Development: Public Facilities (CD:PF) to the north. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed industrial manufacturing facility will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Within project vicinity, the closest Riverside County Fire Department Station is located at 210 W. San Jacinto Avenue, Perris CA. The project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The project will have no impact on existing facilities.

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 will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered government facilities, the construction of which could cause significant environmental impacts. The project must comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Val Verde Unified School District correspondence, GIS database

a). The proposed industrial manufacturing facility will not impact or require the development of new governmental facilities. The project is required to comply with School Mitigation Impact Fees. This is a standard condition of approval and is not considered mitigation under CEQA. Any impacts will be less than significant due to payment of this fee.

Findings of Fact:

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a new demand for library services. The project will not require the provision of new or altered government facilities at this time. This project shall comply with County Ordinance No. 659 to prevent any potential effects to library services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. As a result, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b). The proposed use for the existing site is for an industrial food production facility rather than a single family or multifamily residential development. As such, the project will not include recreational facilities nor include the use of existing neighborhood or regional parks. The project will have no impact.

c). The project is not located within an existing parks and recreation district nor a County Service Area. The proposed use is for an industrial production facility and will not utilize recreational amenities. The project will have no impact.

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 does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant 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 type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized				

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

Source: Riverside County General Plan

Findings of Fact:

- a) This project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections). The project will have no impact.
- b) Ordinance No. 348 parking areas meet Section 18.12 requirements of Ordinance No. 348. Condition of Approval 90. PLANNING 4 requires 70 parking spaces. The applicant is proposing 70 parking spaces and is therefore consistent with this requirement. There will be no impact.
- c) This project will not 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. The project will have no impact.
- d) This project will not alter waterborne, rail or air traffic. The project will have no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) This project will have no impact in substantially increasing hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The project will have no impact.
- f) No additional road improvements will be required at this time along Harvill Avenue and Rider Street due to existing improvements. Therefore, this project will not result in any new or altered maintenance of roads. The project will have no impact.
- g) As existing improvements are in place on Harvill Avenue, and this project is not anticipated to cause an effect upon circulation during the project's construction. The project will have no impact.
- h) Review and standard Conditions of Approval from the Riverside County Fire Department has ensured that this project will not result in inadequate emergency access or access to nearby uses. The project will have no impact.
- i) This project will not cause conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

- a). The proposed project does not create a need or impact a bike trail within close vicinity to the project site. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

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

a) The project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The applicant provided a water will-serve letter to the Environmental Health Department and will connect to the public sewer system. There will be no impacts.

b) EMWD will provide water and sewer service to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. There will be no impacts.

Mitigation: The applicant shall comply with Environmental Health Department.

Monitoring: No monitoring measures are required.

46. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a, b,) This project is being conditioned to connect to the public sewer system. The Environmental Health Department will not require a new waste water treatment facility to serve this project. Therefore, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

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

- a) This existing use and proposed expansion will not result in generating excessive solid waste, nor will the use impact the serving landfill. Impact will be less than significant.
- b) This project will comply with federal, state and local statues and regulations related to solid wastes, including the County Integrated Waste Management Plan ("CIWMP"). There will be no impacts.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Findings of Fact:

a-d) the project will not require or result in the construction of new community, utility or the expansion of existing community utility facilities. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure is the property is connected to the appropriate utilities. The project is not anticipated to be in conflict with nor create any impacts associated with the adopted energy conservation plans. As a result, there will be no impacts.

e-f) Street lighting exists for access to the project site. The project will not have an incremental impact on the maintenance of public facilities, including roads. Therefore, the impact is considered less than significant.

g) The project will not require additional governmental services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source:

Findings of Fact: There are no energy conservation plans that are required to be complied with for this particular use. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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. As a result, there will be no impacts.

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: This project does not have impacts, which are individually limited, but cumulatively considerable. As a result, impacts are less than significant.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. As a result, there will be no impacts.

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

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.

PLOT PLAN:TRANSMITTED Case #: PP25768

Parcel: 317-170-045

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE-PROJECT DESCRIPTION

RECOMMND

PLOT PLAN NO. 25768 proposes to construct a new 54,450 square-foot animal food production facility on an existing feed mill site. The project proposal includes utilizing a protion of the existing milling operation located on the southern section of the project site. Existing grain storage bins located in the northern and southern portion of the project site will be removed. The project proposal also includes proposed signage for the production facility. Use of the proposed project facility is limited to 7:00 a.m. to 3:30 p.m., Monday through Friday, and after two months of operation, may also add a second shift from 3:30 p.m. to 12:00 a.m. Monay through Friday. Plot Plan No. 25768 will expire on July 1, 2035.

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

PLOT PLAN:TRANSMITTED Case #: PP25768

Parcel: 317-170-045

10. GENERAL CONDITIONS

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

connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE-CONFORM TO EXHIBIT RECOMMND

The development of the premises shall conform substantially with that as shown on Plot Plan No. 25768, Exhibit A AMD. NO. 3 (Site Plan), dated 3/16/2017

Exhibit B AMD. NO 3 (Elevation), dated 3/16/2017

Exhibit C AMD. NO. 3 (Floor Plan), dated 3/16/2017

10. EVERY. 4 USE-DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of lot Plan No. 25768 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25768 Amended No. 3, Exhibit A, dated 3/16/2017.

APPROVED Plot Plan No. 25768, Exhibit B, Amended No. 3 dated 3/16/2017.

APPROVED Plot Plan No. 25768, Exhibit C, Amended No. 3, dated 3/16/2017.

10. EVERY. 8 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.

10. EVERY. 9 USE - ALUC RECOMMND

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

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10. GENERAL CONDITIONS

10. EVERY. 9 USE - ALUC (cont.)

RECOMMND

The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A Table 4 of hte Mead Valley Area Plan.

a)Any use which would direct a steady light of flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

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

c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

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

1. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.

2. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission Review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples or other uses primarily for religious worship; theaters.

3. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

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10. GENERAL CONDITIONS

10. EVERY. 9 USE - ALUC (cont.) (cont.)

RECOMMND

4. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 45-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

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

6. NOise attenuation measures shall be incorporated into the design of hte office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operatoins are at or below 45 CNEL.

7. This project has been evaluated for 25,950 square feet of manufacturing area, 18,800 square feet of warehouse area, and 6,550 square feet of office space. Any increase in building area or change in use other than office, manufacturing, and warehousing uses will require an amended review by the Airport Land Use Commission.

9. The project does not propose rooftop solar panels at this time. However, if they project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

10. The project shall not store food ingredients or finished products outdoors other than in sealed hard walled bins or containers so that there is no potential attraction for birds.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John

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10. GENERAL CONDITIONS

10. EVERY. 9 USE - ALUC (cont.) (cont.) (cont.) RECOMMND

Guerin, ALUC Principal Planner, at (951) 955-0982.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

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

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources

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10. GENERAL CONDITIONS

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

Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

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

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

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be

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10. GENERAL CONDITIONS

10.BS GRADE. 8 USE - DUST CONTROL (cont.) RECOMMND

required at the time a grading permit is issued.

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

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

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

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 B&S SUBMITTAL REQUIREMENTS RECOMMND

EXISTING STRUCTURES:

Please show all existing structures on the site plan. Identify structures that will be retained, and any structures to be demolished. All existing structures to be retained shall include the listed building permit numbers correlating with the applicable structure. You may contact the Building & Safety Records Department @ (951) 955-2017 for assistance with building permit number retrieval. A separate demolition permit will be required for structures that will be removed from property.

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10. GENERAL CONDITIONS

10.BS PLNCK. 1

B&S SUBMITTAL REQUIREMENTS (cont.)

RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC):
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

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

In commercial and residential applications, each separate structure will require a separate building permit.

ACCESSIBLE PATH OF TRAVEL:

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

- 1.Accessible path construction type (Asphalt or concrete).
- 2.Accessible path width.
- 3.Accessible path directional slope % and cross slope %.
- 4.All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

- 1.Connect to all building(s).
- 2.Connect to all accessible parking loading/unloading areas.
- 3.Connect to accessible sanitary facilities.
- 4.Connect to areas of public accommodation.

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

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 B&S SUBMITTAL REQUIREMENTS (cont.) (cont.) RECOMMND

shall be reviewed during the building plan review.

ACCESSIBLE PARKING:

Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

William Peppas
Senior Building Inspector
Riverside County Building & Safety
(951) 955-1440

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NO NOISE REPORTS RECOMMND

Based upon the information provided (floor plan shows that offices are located at least 200 feet from freeway) a noise study is not required. However, the project shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - WATER AND SEWER SERVICE RECOMMND

PP25768A1 is proposing potable water and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

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

10.E HEALTH. 3 USE - EMWD TO ALL BUILDINGS RECOMMND

All structures with plumbing must have an approved connection to Eastern Municipal Water District (EMWD) for water and sewer.

FIRE DEPARTMENT

10.FIRE. 1 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

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

10.FIRE. 2 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 3 USE*-#23-MIN REQ FIRE FLOW RECOMMND

The minimum required fire flow shall be available before any combustible material is placed on the job site. Fire

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10. GENERAL CONDITIONS

10.FIRE. 3 USE* -#23-MIN REQ FIRE FLOW (cont.) RECOMMND

flow is based on type of building construction per the CBC and Building(s) having a fire sprinkler system.

10.FIRE. 4 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be located not more than 400 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 5 USE-#89-KNOX BOX RECOMMND

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

10.FIRE. 6 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan (PP) 25768 is a proposal to construct an animal food production facility on a 13.3-acre site. The site is located in the Perris area west of Interstate 215 Freeway on the north side of Rider Street and east of Harvill Avenue. The site is an existing feed mill.

The topography of the site is a mild west-to-easterly slope. The site is subject to sheet flow runoff from a tributary drainage area of approximately 2.2 square miles from the southwest. There is a lack of drainage infrastructure in the area to provide flood protection to the site from tributary stormwater runoff. The site is within the Perris Valley Master Drainage Plan (MDP) and the proposed Lateral H-12 drainage system with Seaton Basin would provide the site flood protection once the facilities are constructed. The applicant shall dedicate the full right-of-way for Lateral H-12 as an easement through the

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

property with the alignment shown on the Perris Valley MDP or equivalent as deemed acceptable by the District. The alignment for the MDP facility could affect the size of the proposed building and limit the uses for the property through the easement.

The applicant proposes an earthen channel along the southerly boundary of the site to collect and convey the bulk of the tributary offsite flows to the Riverside County Transportation Commission (RCTC) property immediately downstream. The proposed channel would discharge concentrated storm flows onto RCTC right of way. This drainage plan also includes construction of an offsite storm drain within RCTC right of way to discharge low flows. This proposed drainage plan alters the existing drainage pattern and, therefore, requires the applicant to obtain a drainage easement, drainage acceptance letter and/or an encroachment permit from RCTC prior to the issuance of permits for the project. If such permission cannot be obtained, then the drainage design shall be redesigned to eliminate the need for such permission.

To protect the proposed building from sheet flow flooding, the finished floor elevation for all new buildings shall be constructed a minimum of 24 inches above the highest adjacent ground or 12 inches above the water surface elevation for storm flows that escape the proposed earthen channel whichever is greater. A detailed drainage study analyzing the 100-year tributary offsite stormwater runoff to support the design of the proposed drainage plan and determine the water surface elevation for any stormwater runoff that would escape the earthen channel shall be submitted to the District for review. This drainage study must be approved prior to the issuance of any permits for the project.

There is a lack of drainage infrastructure downstream of the project site. The impervious area proposed with this development will generate an increase peak flow rates that will adversely impact the downstream property owners. Mitigation shall be required to offset such impacts. Two biofiltration basins are proposed for water quality mitigation and shown on the exhibit. Increased runoff generated with this development could be mitigated in these basins if they are designed appropriately. The design criteria for appropriate mitigation is included in the

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10. GENERAL CONDITIONS

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

RECOMMND

property with the alignment shown on the Perris Valley MDP or equivalent as deemed acceptable by the District. The alignment for the MDP facility could affect the size of the proposed building and limit the uses for the property through the easement.

The applicant proposes an earthen channel along the southerly boundary of the site to collect and convey the bulk of the tributary offsite flows to the Riverside County Transportation Commission (RCTC) property immediately downstream. The proposed channel would discharge concentrated storm flows onto RCTC right of way. This drainage plan also includes construction of an offsite storm drain within RCTC right of way to discharge low flows. This proposed drainage plan alters the existing drainage pattern and, therefore, requires the applicant to obtain a drainage easement, drainage acceptance letter and/or an encroachment permit from RCTC prior to the issuance of permits for the project. If such permission cannot be obtained, then the drainage design shall be redesigned to eliminate the need for such permission.

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10. GENERAL CONDITIONS

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

conditions of approval to provide guidance for the applicant's engineer and the plan checker (See comment 10.FLOOD RI.7 Increased Runoff Criteria).

This project is not associated with any existing or proposed District maintained facilities, therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

It should be noted that the site is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. All applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to the issuance of permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. It should also be noted that the site is also located within the boundary for Community Facilities District (CFD) 87-1, which has constructed portions of Lateral J-7 and Lateral J-9 of the Perris Valley ADP. This construction exempts this proposal from the ADP fees except for the \$1070/acre portion allocated for the Perris Valley Channel. This fee is to be applied to the impervious area added to the site and shall be paid prior to permit issuance. In order to receive the exemption, the applicant shall provide the District with a letter from the Communities Facilities District (CFD) Administrator stating that the project is located within the CFD 87-1 boundaries and is exempt from the specified portion of the ADP fee.

10.FLOOD RI. 3 USE 100 YR SUMP OUTLET RECOMMND

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

10.FLOOD RI. 4 USE PERP DRAINAGE PATTERNS RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 USE PERP DRAINAGE PATTERNS (cont.) RECOMMND

of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 5 USE COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 6 USE INCREASED RUNOFF RECOMMND

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

10.FLOOD RI. 7 USE INCREASED RUNOFF CRITERIA RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 7 USE INCREASED RUNOFF CRITERIA (cont.) RECOMMND

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

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

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

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 7 USE INCREASED RUNOFF CRITERIA (cont.) (cont.)RECOMMND

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

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

PLANNING DEPARTMENT

10.PLANNING. 1 USE - HOOD/DIRECT LIGHTING RECOMMND

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

10.PLANNING. 2 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A , unless otherwise amended by these conditions of approval.

10.PLANNING. 3 USE - COMPLY BUILDING & SAFETY RECOMMND

Compliance with Department of Building and Safety directives and all required permits shall be obtained prior to establishment or continuation of the use.

10.PLANNING. 4 PPA - MAINTAIN SCAQMD PERMITS RECOMMND

If at any time a permit is issued by the South Coast Air Quality Management District concerning this Plot Plan's approval is revoked for any reason or not renewed, this Plot Plan is rendered null and void.

10.PLANNING. 7 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,

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10. GENERAL CONDITIONS

10.PLANNING. 7 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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. 8 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. 9 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 10 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. 11 USE- COLORS & MATERIALS RECOMMND

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

10.PLANNING. 14 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),
1, 2,000.

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the 1 sign shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 16 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. 17 USE - NO USE PRPSED LIMIT RECOMMND

The undeveloped portion of the property, designated as "NOT PART OF PROJECT SCOPE" shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

-CENTRAL EASTERN PORTION OF THE PROJECT SITE labeled "NOT PART OF PROJECT SCOPE"

10.PLANNING. 19 USE - PHASE BY NEW PERMIT RECOMMND

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

10.PLANNING. 22 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. 23 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the

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10. GENERAL CONDITIONS

10.PLANNING. 23 USE - NO SECOND FLOOR (cont.) RECOMMND

Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 24 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. 26 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 29 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. 30 USE - IND OCCUPANT CHANGE RECOMMND

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

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10.PLANNING. 33 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. 34 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. 38 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 39 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

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10. GENERAL CONDITIONS

10.PLANNING. 39 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

cemetery, the following procedures shall be followed:
a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
i)A County Official is contacted.
ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.
b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.
d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
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. 40 USE - UNANTICIPATED RESOURCES

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.
a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

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.

10.PLANNING. 41 USE - PDA04946R1 ACCEPTED RECOMMND

County Archaeological Report (PDA) No. 4946 submitted for this project (PP25768) was prepared by Robert S. White of Archaeological Associates and is entitled: "Phase I Archaeological Assessment of the Star Milling Company Project Site, 13. 27 acres of partially developed land located northeast of the intersection of Harvill Avenue and Rider Street, near Perris, Riverside County" dated October 1, 2015. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant October 14, 2015.

Revised County Archaeological Report (PDA) No. 4946R1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated March 07, 2016. This report was received on March 07, 2016 and accepted by the County Archaeologist on the same day.

PDA 4946R1 concludes: no cultural resources were identified within or adjacent to the project area.

PDA 4946r1 does not recommend any cultural or native monitoring for this project.

These documents are herein incorporated as a part of the record for project.

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10. GENERAL CONDITIONS

10.PLANNING. 42

USE - GEO02540 ACCEPTED

RECOMMND

County Geologic Report GEO No.2540, submitted for PP25768 was prepared by CW Soils and is entitled "Preliminary Geotechnical Interpretive Report, Proposed Pet Food Facility, Assessors Parcel Numbers 317-170-023 & 317-170-020, 23840 Rider Street, Perris Area, Riverside County, California", dated July 15, 2015.

GEO02540 concluded:

- 1.The subject property is not located within an Alquist-Priolo Earthquake Fault Zone.
- 2.No active faults are known to project through the proposed project.
- 3.The potential for surface rupture to adversely impact the safety of the proposed structure is very low to remote.
- 4.The potential for design level earthquake induced liquefaction and lateral spreading to occur beneath the proposed structure is considered very low to remote.
- 5.The potential for subsidence is considered low to remote.
- 6.Onsite soils exhibit a very low expansion potential.
- 7.Groundwater level was not encountered to 51 feet and should not adversely impact the development.

GEO02540 Recommended:

- 1.Areas undergoing grading operations should be stripped of vegetation including trees, grasses, weeds, brush, shrubs, or any other debris and properly disposed of offsite.
- 2.In areas to receive compacted fill, the removal of low density, compressible soils, such as any topsoil, upper alluvial materials, and undocumented artificial fill, should continue until firm competent alluvium is encountered.
- 3.Remedial removals for the project are anticipated to be 8 to 10 feet in depth.
- 4.Prior to placing compacted fills, the exposed bottom should be scarified to a depth of 6 inches or more.

GEO No. 2540 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2540 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

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

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

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's

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10. GENERAL CONDITIONS

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

association, or any other successor-in-interest, whichever occurs later.

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

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

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

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

WASTE DEPARTMENT

10.WASTE. 3 USE - AB 1826 RECOMMND

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

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

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

10.WASTE. 4 USE - LANDSCAPE PRACTICES RECOMMND

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

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or

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10. GENERAL CONDITIONS

10.WASTE. 4 USE - LANDSCAPE PRACTICES (cont.) RECOMMND

through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 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. 3 USE - LIFE OF THE PERMIT RECOMMND

The life of Plot Plan No. 25768 No. 25768 shall terminate on July 1, 2035. This permit shall thereafter be null and void and of no effect whatsoever.

60. PRIOR TO GRADING PRMT ISSUANCE

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

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

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 EPD - 30-DAY BURROWING OWL

RECOMMND

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and

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60.EPD. 1 EPD - 30-DAY BURROWING OWL (cont.) RECOMMND

potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

60.EPD. 2 EPD - MBTA SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is (February 1st through August 31st). If habitat or structures must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The survey must cover the on-site feed mill structures. Bird nests were observed on the feed mill structures on April 19, 2017 by the Riverside County Biologist.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

the results of the survey, to EPD for review.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE SUBMIT PLANS

RECOMMND

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

60.FLOOD RI. 2 USE DEDCATE ROW FOR LAT H-12

RECOMMND

The site is within the Perris Valley Master Drainage Plan (MDP) and a portion of the proposed alignment for Lateral H-12 drainage system traverses the site. The applicant shall dedicate the full right-of-way for Lateral H-12 as an easement through the property with the alignment shown on the Perris Valley MDP or equivalent as deemed acceptable by the District. The alignment for the MDP facility could affect the size of the proposed building and limit the uses for the property through the easement.

60.FLOOD RI. 3 USE ELEVATE FINISHED FLOOR

RECOMMND

The finished floor elevation for all new buildings shall be constructed a minimum of 24 inches above the highest adjacent ground or 12 inches above the water surface elevation for storm flows that escape the proposed earthen channel whichever is greater. A detailed drainage study analyzing the 100-year tributary offsite stormwater runoff to support the design of the proposed drainage plan and determine the water surface elevation for any stormwater runoff that would escape the earthen channel shall be submitted to the District for review. This drainage study must be approved prior to the issuance of any permits for the project.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4 USE EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 5 USE OFFSITE EASE OR REDESIGN RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to issuance of permits. If the developer cannot obtain such rights, the project shall be redesigned to eliminate the need for the easement.

60.FLOOD RI. 6 USE WRITTEN PERM FOR GRADING RECOMMND

Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

60.FLOOD RI. 7 USE SUBMIT DRAINAGE LETTER/EP RECOMMND

The proposed channel would discharge concentrated storm flows onto Riverside County Transportation Commission (RCTC) right of way. This drainage plan also includes construction of an offsite storm drain within RCTC right of way to discharge low flows. This proposed drainage plan alters the existing drainage pattern and, therefore, the applicant shall obtain a drainage easement, drainage acceptance letter and/or an encroachment permit from RCTC prior to the issuance of any permits for the project. Alternatively, the project may be redesigned to eliminate the need for such easement, letter and/or encroachment permit.

60.FLOOD RI. 8 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Perris Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 8 USE MITCHARGE (cont.)

RECOMMND

required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan 25768 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 4.9 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 1 USE = PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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

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

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

RECOMMND

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- 11.All pertinent exhibits, maps and references.
- 12.Procedures for reporting of findings.
- 13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

60.PLANNING. 4 USE - PARCEL MERGR REQD (1) RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 317-170-020 and 023. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the Heavy Manufacturing (M-H) zone.

60.PLANNING. 8 USE- SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. he 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

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

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

60.PLANNING. 11 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25768, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 12 MAP - PALEONTOLOGIST REQUIRED RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

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TRANS DEPARTMENT

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

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.9, obtain the existing street improvement plan and show the revision on the plan.

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

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

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

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

60.TRANS. 3 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.2 and 90.TRANS.8.

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

60.TRANS. 4 USE - SUBMIT GRADING PLAN RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE - SUBMIT GRADING PLAN (cont.)

RECOMMND

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

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

Standard plan check turnaround time is 10 working days.

60.TRANS. 5 USE - FINAL WQMP

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R8-2013-0024 to the Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. The project is located in the Santa Ana watershed. For any questions, please contact (951) 712-5494.

The following conditions are required to be satisfied prior to the County's approval of the Final WQMP report:

1. Fully complete the WQMP template.
2. Provide Hydraulics to determine the final sizing and alignment for all drainage facilities to ensure the water surface elevations is acceptably below an openings (e.g. inlets, manhole covers, etc.), with the appropriate downstream control. For a conduit discharging into another conduit, the control shall be the highest hydraulic grade line elevation of the outlet conduit immediately upstream or downstream of the confluence.
3. Inlet sizing will be required for all proposed inlets.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5 USE - FINAL WQMP (cont.) RECOMMND

4. Please provide sizing for the facilities route off-site flows around the proposed BMP to ensure the site is adequately protected from off-site flows.
5. Since only a feasibility analysis was done for HCOC's, please complete the HCOC requirements including determining the Post-Development discharge for the overall site is below 110% of the 2-year 24-hour Pre-Development condition for HCOC mitigation.
6. A signed copy of a BMP maintenance agreement must be provided in Appendix 9. A template is online at:
<http://rctlma.org/Portals/7/documents/pamphlets/app12.pdf>
 - a. With the BMP agreement, please provide an exhibit of the BMPs and access areas for the BMP agreement.
7. Two hardcopy documents with original owner certifications. Each owner's certification must include a certified notary certification. Date of owner's certification shall not predate the date the actual document was prepared.
 - a. Approval documents shall also include RCE wet-stamp and signature on each hardcopy document.
 - b. Each hardcopy binder shall include a CD that contains the entire document in PDF format, including exhibits and certifications.

60.TRANS. 6 USE - WQMP ACCESS MAINT ESMNT RECOMMND

Prior to issuance of a grading permit, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 EPD - MBTA REPORT RECOMMND

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

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70. PRIOR TO GRADING FINAL INSPECT

70.EPD. 1 EPD - MBTA REPORT (cont.) RECOMMND

The survey must cover the on-site feed mill structures. Bird nests were observed on the feed mill structures on April 19, 2017 by the Riverside County Biologist.

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND

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

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

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 2 USE - WATER/SEWER WILL SERVE RECOMMND

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

FIRE DEPARTMENT

80.FIRE. 1 USE* -#51-WATER CERTIFICATION RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of existing fire hydrants and that the existing water system is capable of delivering required fire flow. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 2 USE DEDICATE ROW FOR LAT H-12

RECOMMND

The site is within the Perris Valley Master Drainage Plan (MDP) and a portion of the proposed alignment for Lateral H-12 drainage system traverses the site. The applicant shall dedicate the full right-of-way for Lateral H-12 as an easement through the property with the alignment shown on the Perris Valley MDP or equivalent as deemed acceptable by the District. The alignment for the MDP facility could affect the size of the proposed building and limit the uses for the property through the easement.

80.FLOOD RI. 3 USE ELEVATE FINISHED FLOOR

RECOMMND

The finished floor elevation for all new buildings shall be constructed a minimum of 24 inches above the highest adjacent ground or 12 inches above the water surface elevation for storm flows that escape the proposed earthen channel whichever is greater. A detailed drainage study analyzing the 100-year tributary offsite stormwater runoff

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80.FLOOD RI. 3 USE ELEVATE FINISHED FLOOR (cont.) RECOMMND

to support the design of the proposed drainage plan and determine the water surface elevation for any stormwater runoff that would escape the earthen channel shall be submitted to the District for review. This drainage study must be approved prior to the issuance of any permits for the project.

80.FLOOD RI. 4 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Perris Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Plot Plan (PP) 25768 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 4.9

Plot Plan (PP) 25768 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 4.9 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

80.PLANNING. 4 USE- CONFORM TO ELEVATIONS RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE- CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 6 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 10 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing ll all and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 12 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

80.PLANNING. 18 USE*- SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 19 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 nd the Riverside County Comprehensive General Plan.

80.PLANNING. 20 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 25768, 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.

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TRANS DEPARTMENT

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

RECOMMND

Sufficient public street right-of-way along Harvill Avenue shall be conveyed for public use to provide for a 59 foot half-width right-of-way per County Standard No. 94, Ordinance 461.

80.TRANS. 2 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Harvill Avenue and Rider Street.
- (2) Streetlights on Harvill Avenue and Rider Street.
- (3) Graffiti abatement of walls and other permanent structure.
- (4) Street sweeping.

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

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

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80.TRANS. 3 USE - LIGHTING PLAN

RECOMMND

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

80.TRANS. 4 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Harvill Avenue and Rider Street 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. 5 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. 6 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

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80.TRANS. 6

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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

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

When applicable, plans shall include the following components:

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

NOTE:

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

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show

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80.TRANS. 6 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

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. 7 USE - LC LANDSCAPE SECURITIES RECOMMND

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

NOTE:

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

80.TRANS. 8 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:

A. Meet ETo of 0.45.

B.Landscape, architectural and grading plans must match.

C.Planting plan must show sight distance restricted zones

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80.TRANS. 8 USE - LC LNDSCPNG PROJ SPECIFC (cont.) RECOMMND

from civil engineer. No plants taller than 12" at maturity may be used within any sight distance restricted area. It is not approved to use larger plants that require maintenance to comply.

D.Off-street parking lots shall comply with Ordinance 348, including the provision of a 12" wide concrete walkway strip in addition to the 6" curb for all planters adjacent to parking spaces.

E.Final tree selection must provide sufficient shade in the parking area to meet the requirements of Ordinance 348.

F.Provide wheel stops to prevent vehicle overhang onto walk and planters per Ordinance 348.

G.All items, including asphalt fire department access drive, must be clearly labeled.

80.TRANS. 9 USE - WAREHOUSE IMPACT FEE RECOMMND

Applicant is advised that the County Transportation Department intends to conduct a study of cumulative traffic impacts related to logistic warehouses being built within the County. This study may be conducted in partnership with other regional transportation agencies.

The study may lead to the establishment of a new impact fee related to traffic generated by logistic warehouses. Should such a fee be adopted by the County, through official action of the Board of Supervisors, prior to the issuance of the project's first building permit the project developer, or successor in interest, shall pay the fee in accordance with the provisions of the ordinance establishing the fee.

80.TRANS. 10 USE - IMPLEMENT WQMP RECOMMND

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

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80.TRANS. 11 USE - ESTBLH WQMP MAINT ENTITY RECOMMND

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

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.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

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

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

RECOMMND

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

90.BS GRADE. 3 USE - BMP GPS COORDINATES

RECOMMND

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

90.BS GRADE. 4 USE - BMP REGISTRATION

RECOMMND

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

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

RECOMMND

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

1.Sub-grade inspection prior to base placement.

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90. PRIOR TO BLDG FINAL INSPECTION

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

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving

b.Precise Grade Inspection

c.Inspection of completed onsite storm drain facilities

d.Inspection of the WQMP treatment control BMPs

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

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

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

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

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

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

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

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management

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90. PRIOR TO BLDG FINAL INSPECTION

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

Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

90.BS GRADE. 7 USE - WQMP ANNUAL INSP FEE RECOMMND

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - REMOVAL OF OWTS RECOMMND

Per 4/9/15 LDC Meeting, both parcels of project will connect to sewer. Removal of existing on-site wastewater treatment system (OWTS) must be conducted under permit with Department of Environmental Health (DEH).

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE APPARATUS ACCESS RECOMMND

Fire department access roads shall be provided to within 150' of all exterior structure walls. Access roads shall be a minimum of 24' wide and have a vertical clearance of 13'6". The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

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

Install an approved fire sprinkler system per NFPA 13 all buildings 3600 sq. ft. or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 200 feet of a hydrant, and a minimum of 40 feet from the building(s). A statement that

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90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

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

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

PLANNING DEPARTMENT

90.PLANNING. 4 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of seventy (70) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with [asphaltic concrete or concrete] [decomposed granite] to current standards as approved by the Department of Building and Safety.

90.PLANNING. 5 USE - ACCESSIBLE PARKING RECOMMND

A minimum of two (2) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - ACCESSIBLE PARKING (cont.) RECOMMND

conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 9 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 12 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 17 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. 19 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 USE- WALL & FENCE LOCATIONS

RECOMMND

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

90.PLANNING. 24 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 13.27 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 25 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 - EXTENDED TRUCK IDLING

RECOMMND

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 USE - EXTENDED TRUCK IDLING (cont.) RECOMMND

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

90.PLANNING. 27 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. 42775. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 28 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. is calculated to be 13.27 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. 29 USE - ORD NO. 659 (DIF) RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

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. 25768 has been calculated to be 13.27 net acres.

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

TRANS DEPARTMENT

90.TRANS. 1 USE - LC LNDS CP INSPECT DEPOST RECOMMND

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

90.TRANS. 2 USE - LNDS CP INSPECTN RQRMTS RECOMMND

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

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE - LANDSCPE INSPCTN RQRMNTS (cont.) RECOMMND

permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3 USE - LC COMPLY W/ LANDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

90.TRANS. 4 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 5 USE STREETLIGHT AUTHORIZATION RECOMMND

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

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE STREETLIGHT AUTHORIZATION (cont.) RECOMMND

2. Letter establishing interim energy account from SCE,
or other electric provider.

90.TRANS. 6 USE - STREETLIGHTS INSTALL RECOMMND

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

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

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

90.TRANS. 7 USE - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 8 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project
proponent shall complete annexation to Landscaping and
Lighting Maintenance District No. 89-1-Consolidated, and/or
any other maintenance district approved by the
Transportation Department or by processing and filing a
'Landscape Maintenance Agreement' through the
Transportation Department Plan Check Division for
continuous maintenance within public road rights-of-way, in
accordance with Ordinance 461, Comprehensive Landscaping
Guidelines & Standards, and Ordinance 859. Said annexation
should include the following:

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10 USE - LANDSCAPING COMM/IND (cont.) RECOMMND

Avenue and Rider Street.

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. 11 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Harvill Avenue shall be conveyed for public use to provide for a 59 foot half-width right-of-way per County Standard No. 94, Ordinance 461.

90.TRANS. 12 USE - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Harvill Avenue and Rider Street.

90.TRANS. 13 USE LNDSCLPE 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 13 USE LNDSOCPE INSPCTN RQRMNTS (cont.) RECOMMND

Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 14 USE - WQMP COMPLETION RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.

90.TRANS. 15 USE - WQMP REGISTRATION RECOMMND

Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's, as applicable, Business Registration Division.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

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

90.WASTE. 2 USE - RECYCLNG COLLECTION AREA RECOMMND

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

07/17/17
14:00

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.WASTE. 2

USE - RECYCLNG COLLECTION AREA (cont.)

RECOMMND

site inspection.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 15, 2017

CHAIR

Rod Balfance
Riverside

Ms. Desiree Bowie, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

VICE CHAIRMAN

Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

(VIA HAND DELIVERY)

John Lyon
Riverside

Glen Holmes
Hemet

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1257MA17
Related File No.: PP25768 (Plot Plan)
APNs: 317-170-045

Russell Betts
Desert Hot Springs

Dear Ms. Bowie:

Steven Stewart
Palm Springs

On June 8, 2017, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PP25768 (Plot Plan), a proposal to construct a 54,450 square foot animal food production facility at an existing 13.27-acre mill site located northerly of Rider Street, easterly of Harvill Avenue, and westerly of the BNSF rail line and I-215 Freeway in the unincorporated community of Mead Valley, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

STAFF

Director
Simon A. Housman

CONDITIONS:

John Guerin
Paul Rull
Barbara Santos

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 966-5132

www.rcaluc.org

3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
6. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
9. This project has been evaluated for 25,950 square feet of manufacturing area, 18,800 square feet of warehouse area, and 6,550 square feet of office area. Any increase in building area or change in use other than for office, manufacturing, and warehousing uses will require an amended review by the Airport Land Use Commission.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.
11. The project shall not store food ingredients or finished products outdoors other than in sealed hard walled bins or containers so that there is no potential attraction for birds.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

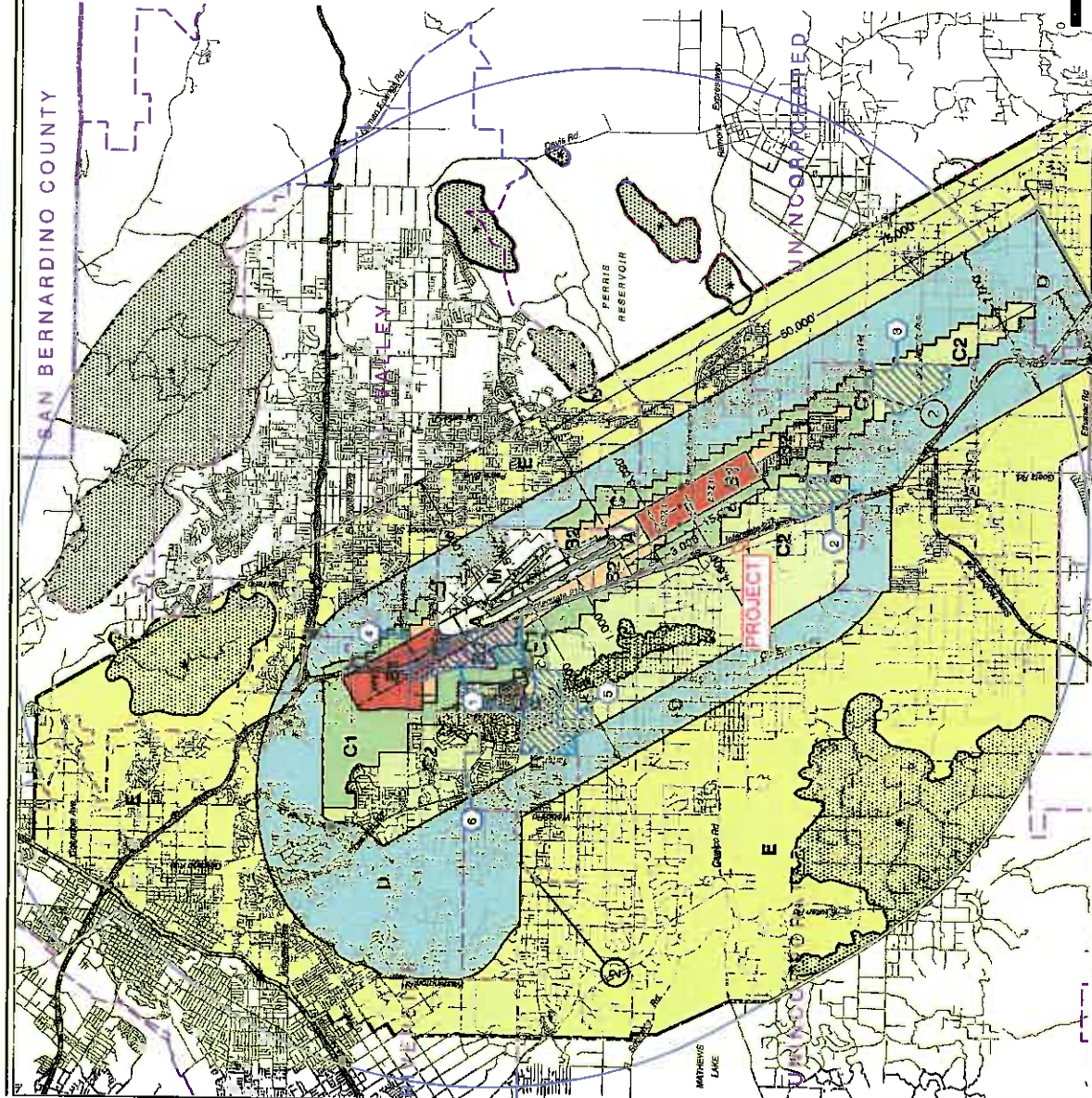
Attachments: Notice of Airport in Vicinity

cc: Paul Cramer, Perris Valley Properties, LLC (applicant/landowner)
--- One copy to P.O. Box
--- One copy to Water Street
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt or Denise Hauser, March Air Reserve Base
ALUC Case File

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NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



LEGEND

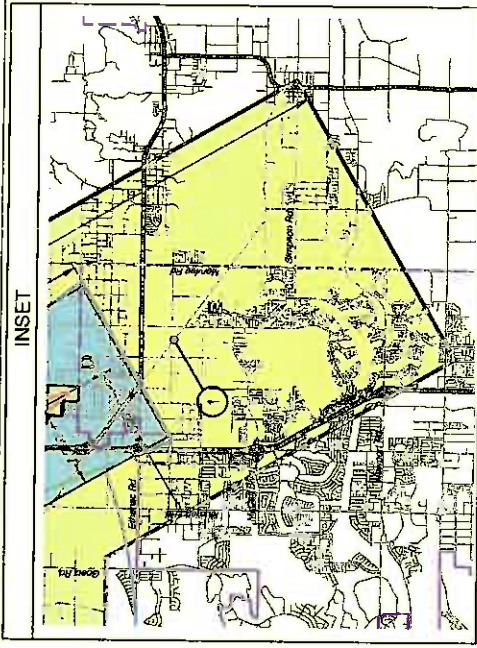
- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
 - High Terrain Zone
 - FAR Part 77 Military Outer-Horizontal Surface Limits
 - FAR Part 77 Notification Area

Boundary Lines

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

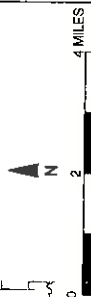
- 1 March, JPA, March Business Center/Meridian
- 2 Perris: Harvest Landing
- 3 Perris: Park West
- 4 Moreno Valley: Affordable Housing
- 5 March, JPA: Ben Clark Training Center
- 6 Riverside: Ridge Crest Subdivision

- 1 Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,355 feet MSL.
- 2 Point at which departing aircraft typically reach 3,000 feet above runway end.



Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

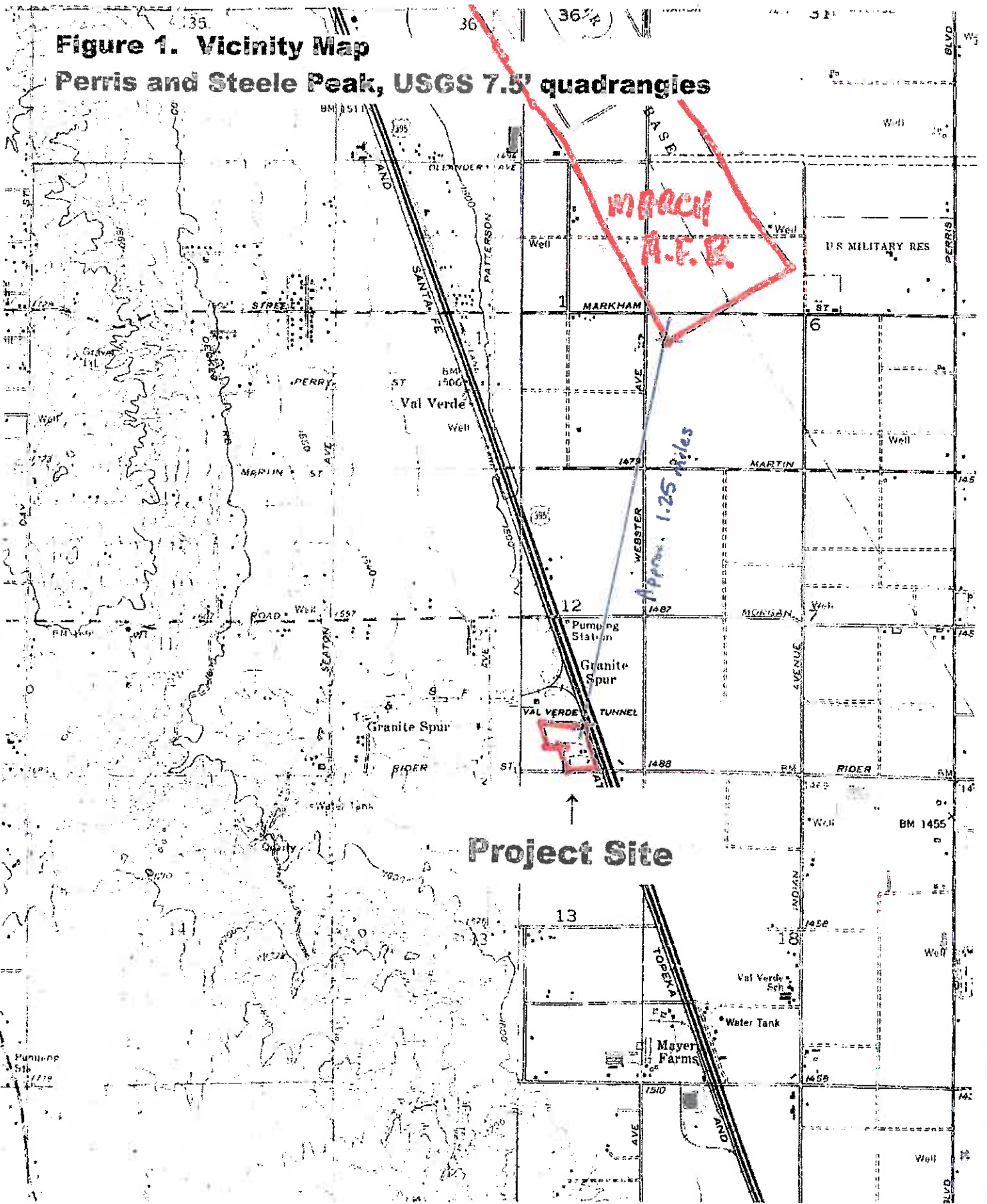
Note: All dimensions are measured from runway ends and centerlines.



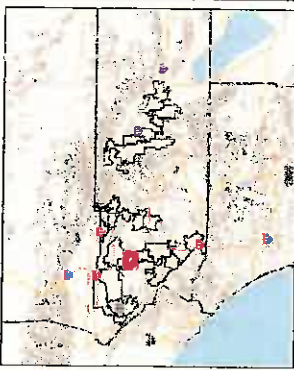
Base map source: County of Riverside 2013

SEE INSET AT RIGHT

**Figure 1. Vicinity Map
Perris and Steele Peak, USGS 7.5' quadrangies**



My Map



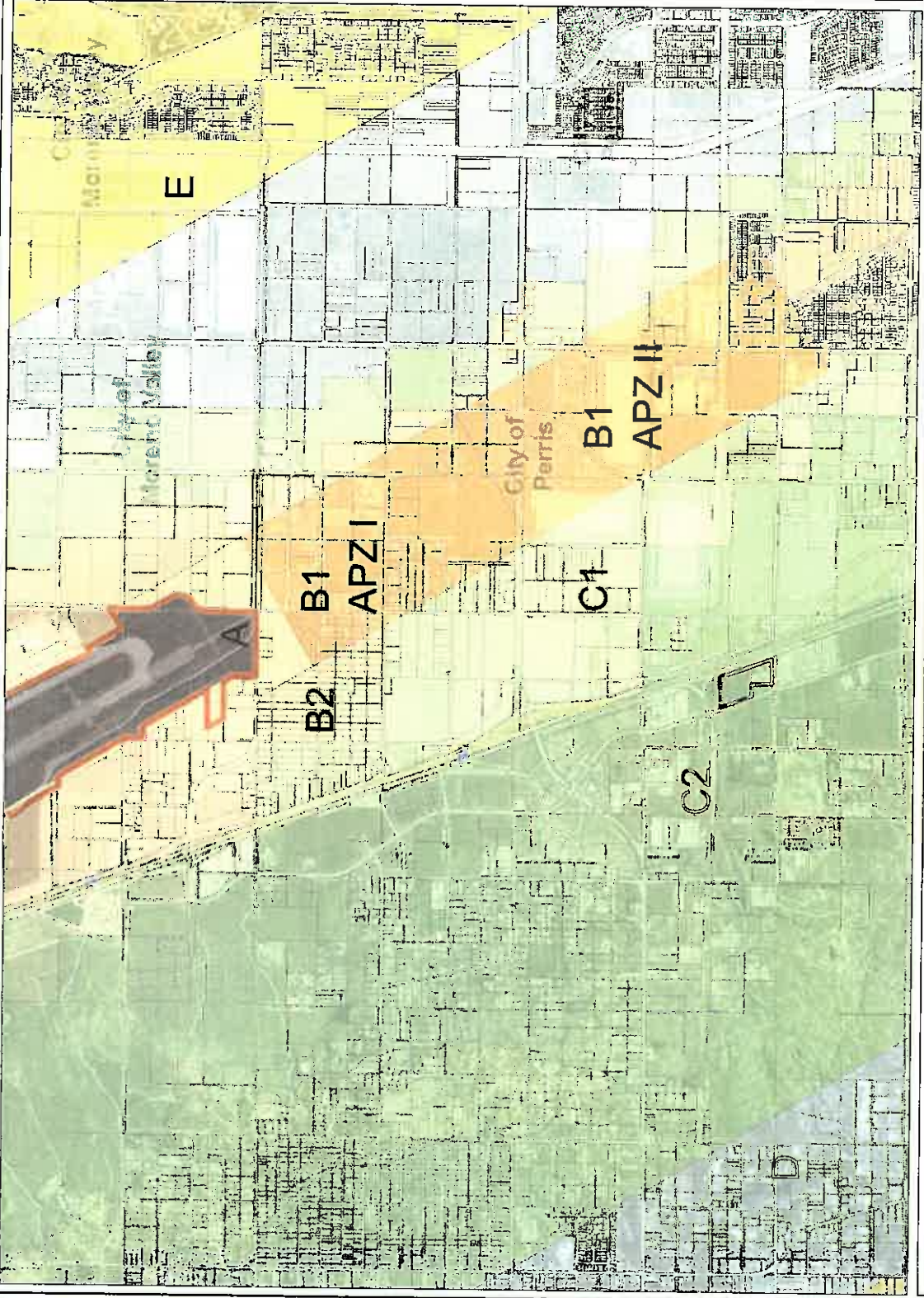
Legend

Airports
 AIA

Airport Compatibility

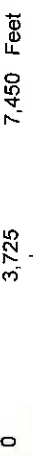
OTHER ZONE

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



Notes

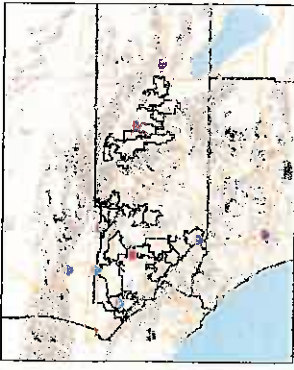
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



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My Map



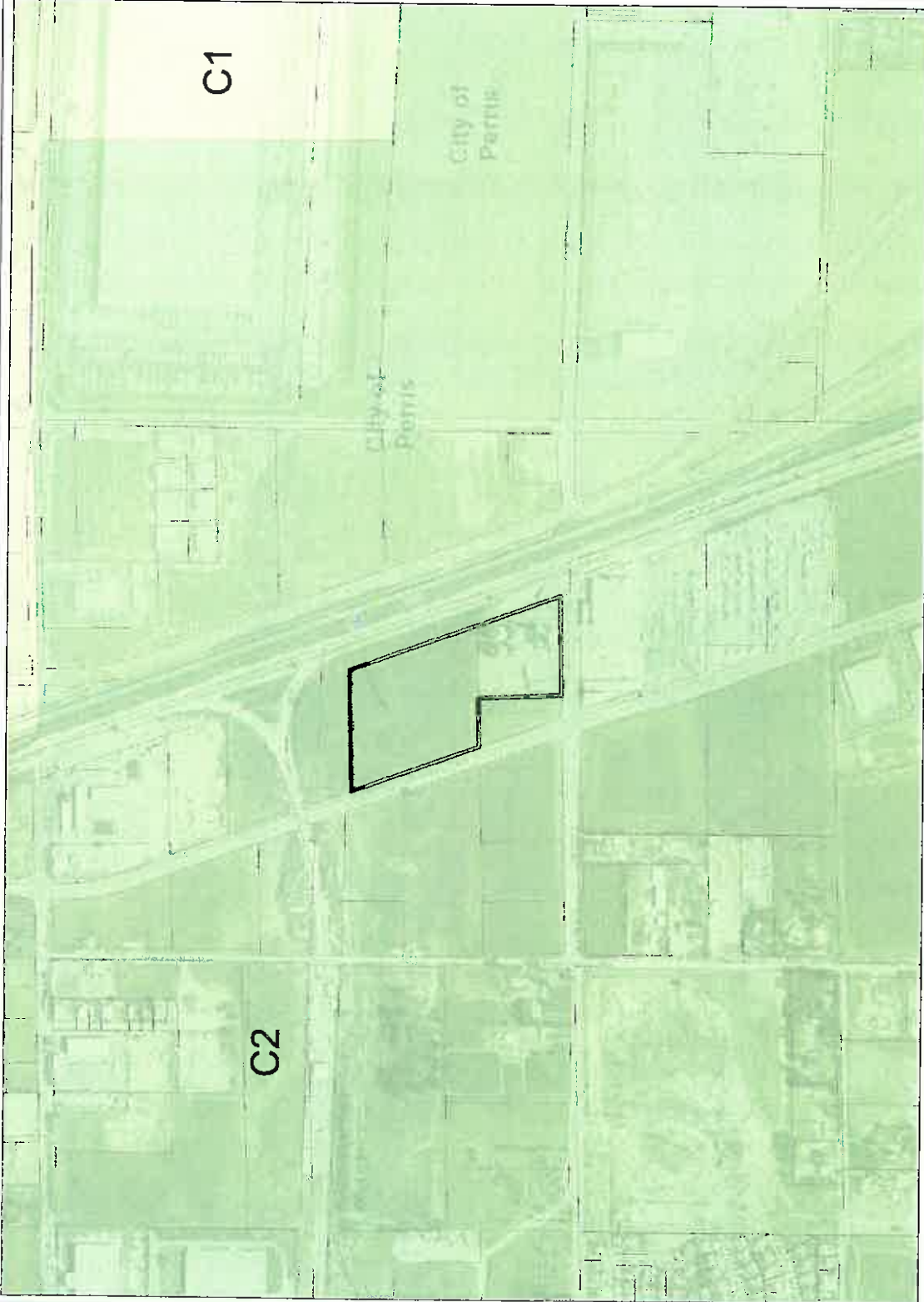
Legend

Airports
 AIA

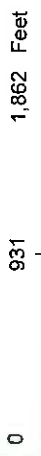
Airport Compatibility
 OTHER ZONE

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

Notes



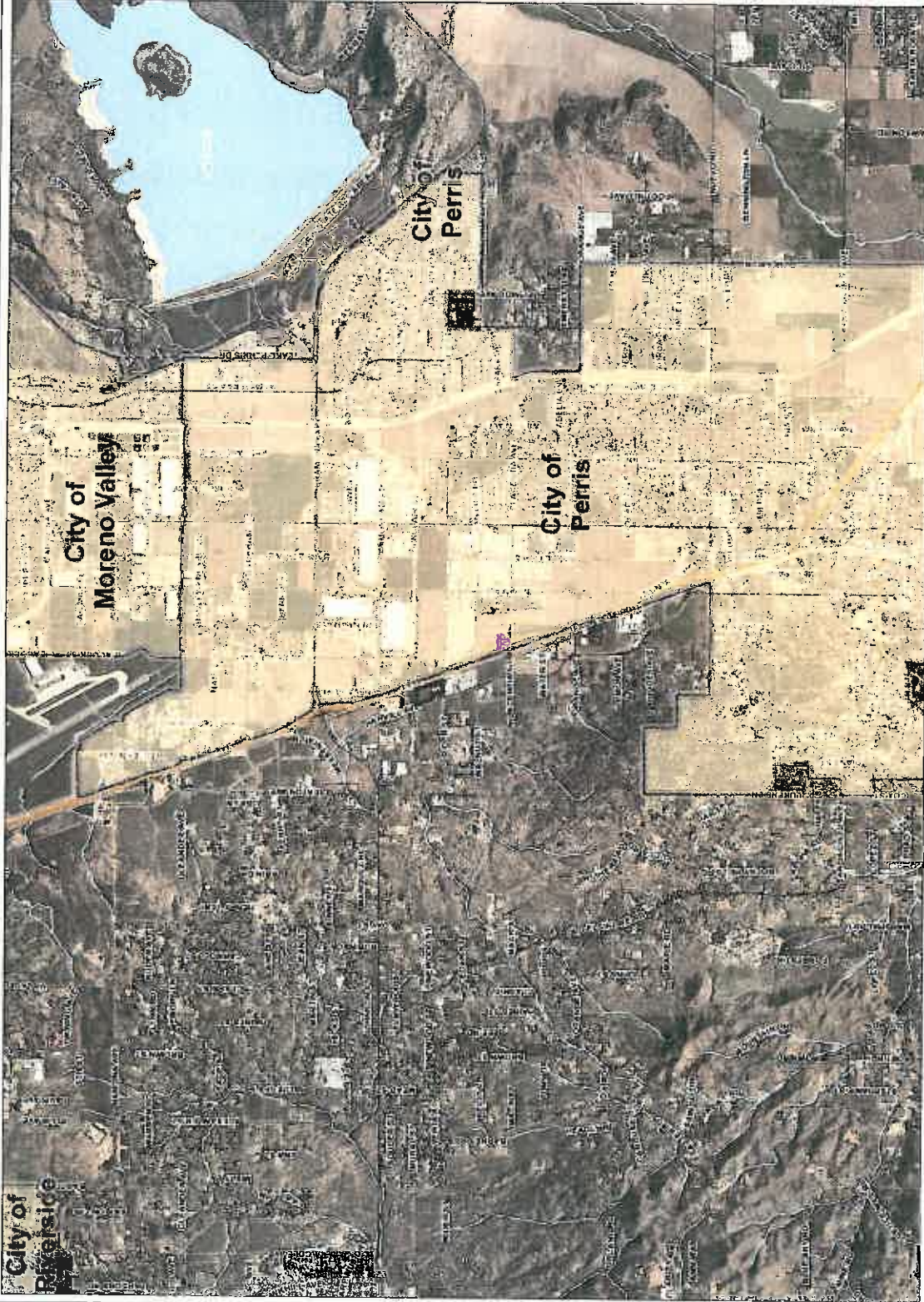
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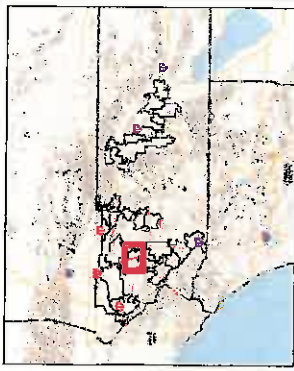
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My Map



Legend

- City Boundaries
- Cities
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities

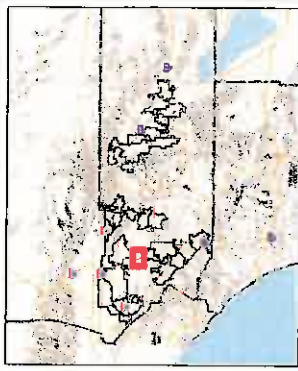
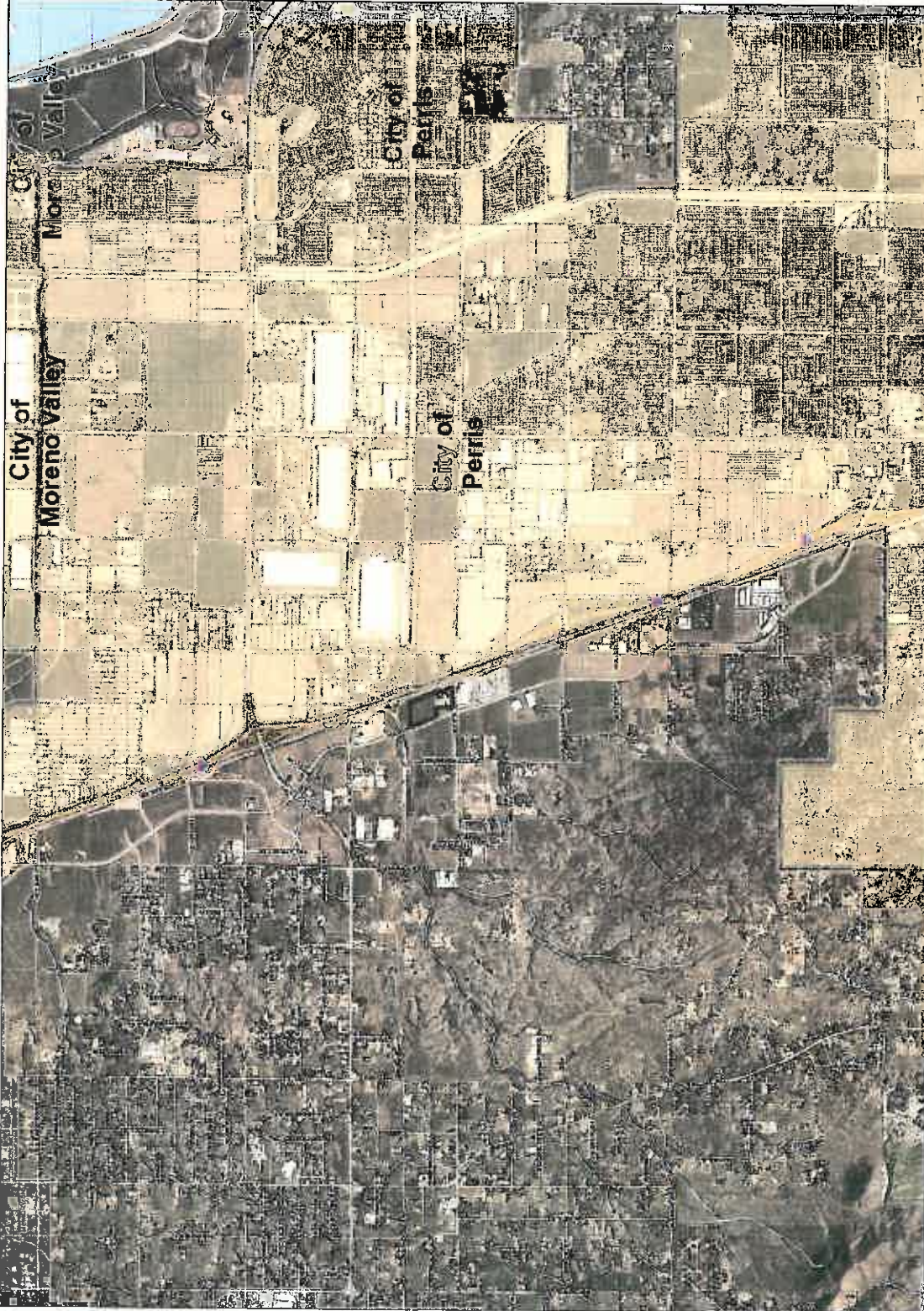


Notes

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My Map



Legend

- City Boundaries
- Cities
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- majorroads
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers

Notes

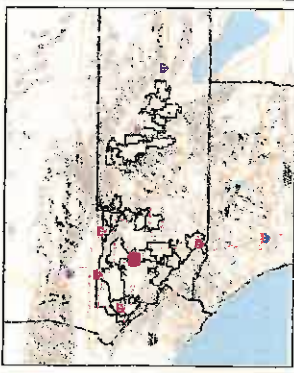
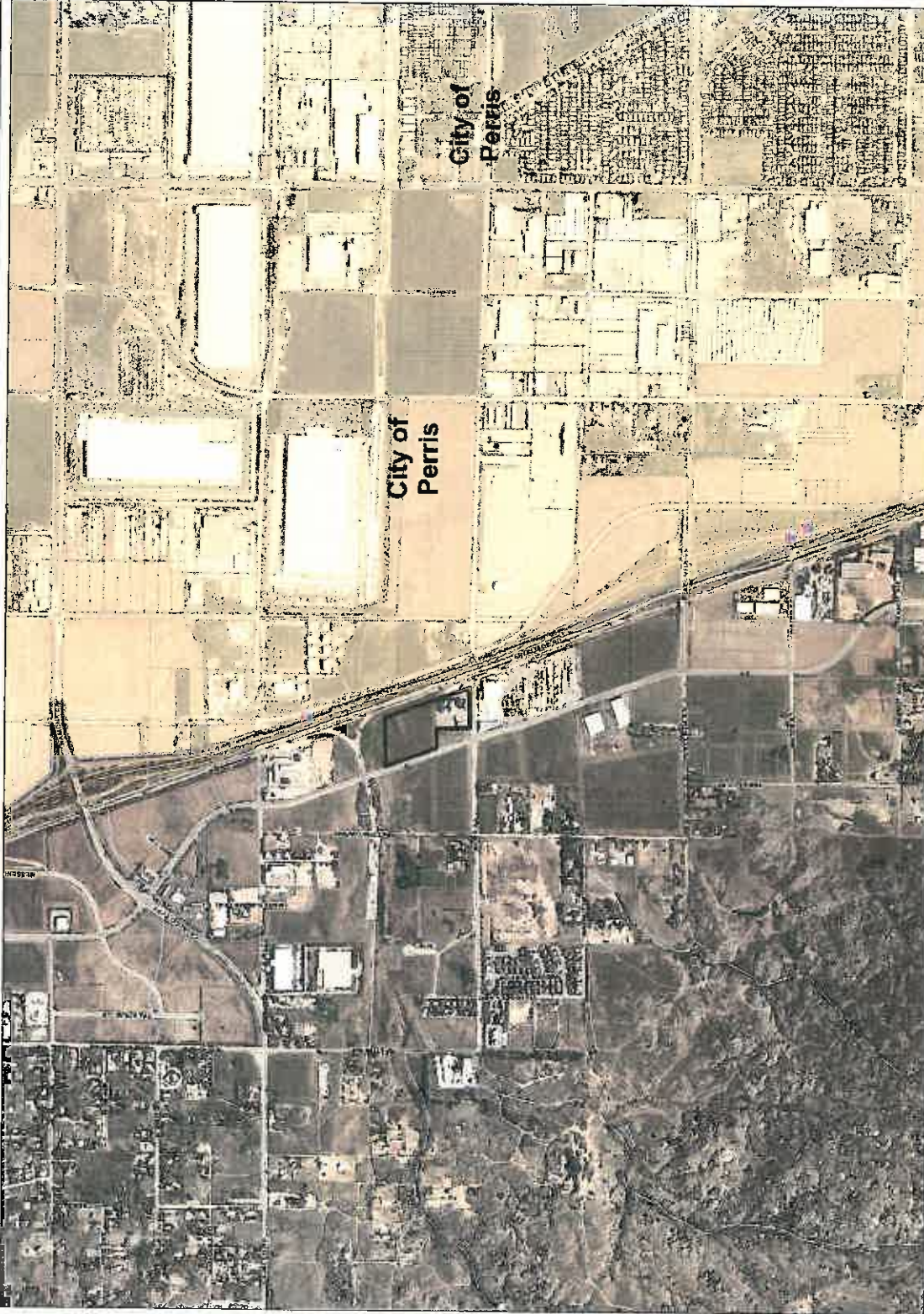
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



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My Map

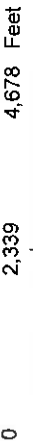


Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrographylines
- waterbodies
 - Lakes
 - Rivers

Notes

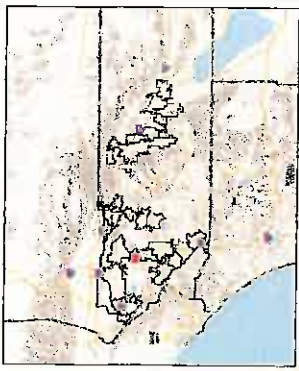
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



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My Map



Legend

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

Notes

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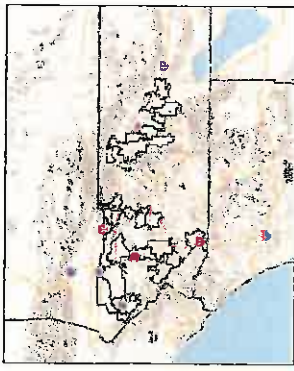
0 1,169 2,339 Feet



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My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

Notes

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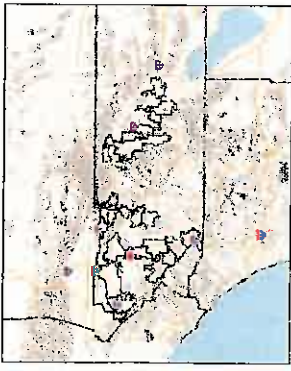
0 931 1,862 Feet



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My Map



Legend

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

Notes

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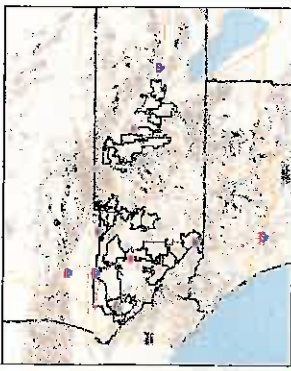
0 585 1,169 Feet



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My Map



Legend

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

Notes

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0 292 585 Feet



REPORT PRINTED ON... 5/3/2017 9:12:54 AM

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A3.10

1:10-000

Client: S&W
 Project: New Feed Facility
 Date: 10/15/10

Architect: ARCHITECTURE ETC., LLC
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 Phone: (310) 274-1111
 Fax: (310) 274-1112
 Website: www.architectureetc.com

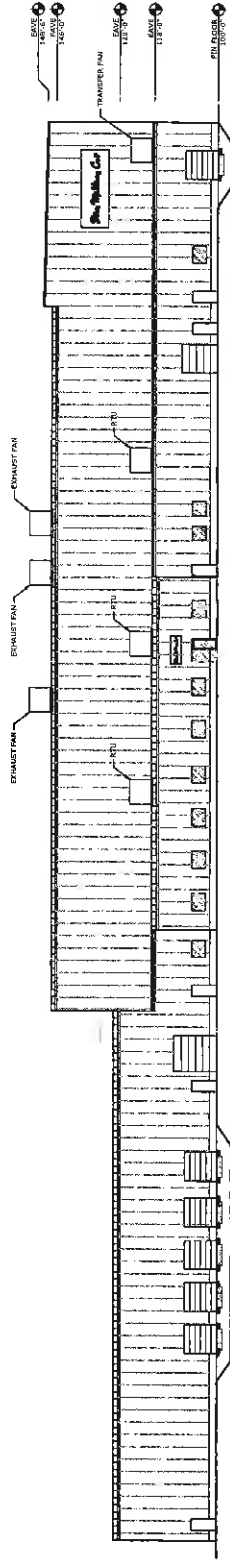
Project: New Feed Facility
 Star Milling Co.
 24087 Water Street
 Perris, California 92570
 Thomas B. McElroy, P.E. Page 99, K4

Land Owner:
 Parris Valley Properties, LLC
 24087 Water Street
 % Robert Miller
 Perris, CA 92570
 APN: 051-021-218, 051-040-000
 07-17-003 & 07-17-002

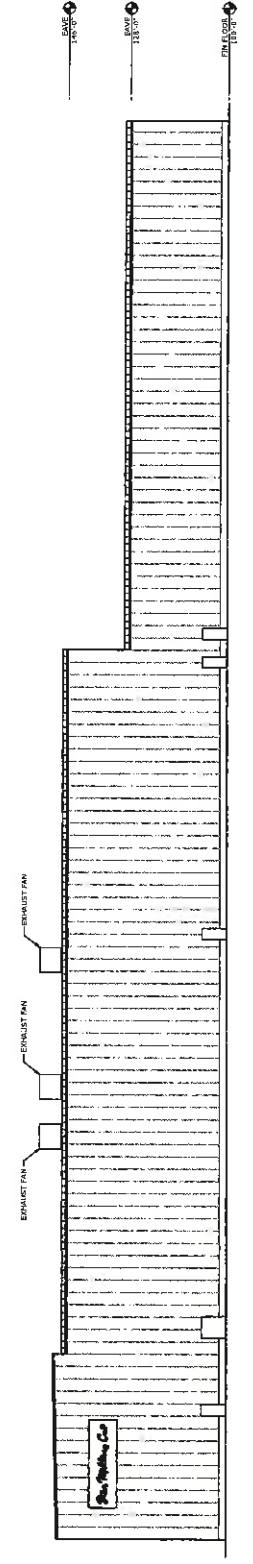
Applicant's Rep:
 Ayres & Ayres, Inc.
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 Phone: (310) 274-1111
 Fax: (310) 274-1112
 Website: www.ayresinc.com

Exhibit prepared by:
 ARCHITECTURE ETC., LLC
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 Phone: (310) 274-1111
 Fax: (310) 274-1112
 Website: www.architectureetc.com

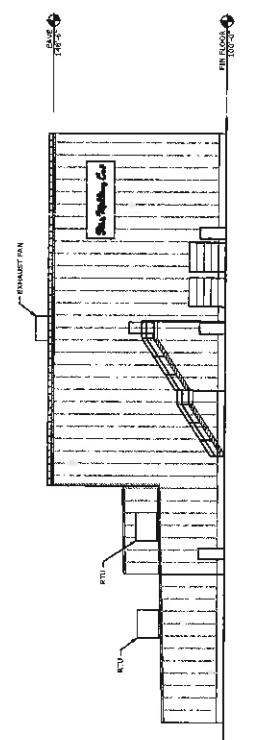
WEST ELEVATION
 SCALE: 1/8" = 1'-0"



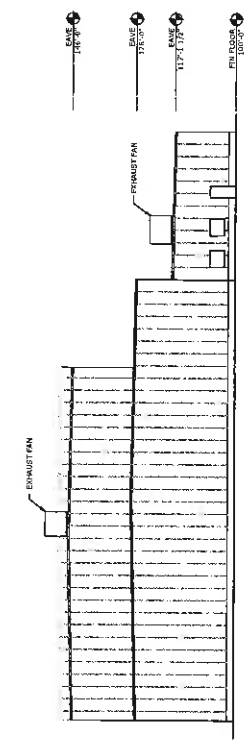
EAST ELEVATION
 SCALE: 1/8" = 1'-0"



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



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



Earth Building Systems, Inc. Telephone: 800-368-3683
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 Website: www.earthbuilding.com

These drawings are for informational purposes only. They do not constitute a contract. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

April 13, 2016

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Mary Bear Magee
Evie Gerber
Darlene Miranda
Richard B. Searce, III
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

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

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for the PP 25768

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.

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

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

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

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 RE PP 25768
April 13, 2016
Page 2

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

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

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

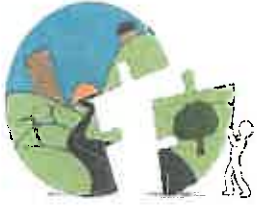
The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Anna Hoover. Please contact her at 951-770-8104 or at ahoover@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 22, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25768)

Dear Ms. Hoover:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

PLOT PLAN APPLICATION NO. 25768 AMENDED NO. 1 – EA: 42775 – Applicant: Paul Cramer – Engineer/Representative: Robert Wittler – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD:LI)- Location: West of Highway 215, east of Harvill Avenue, and north of Rider Street- 13.27 gross acres- Zoning: Manufacturing-Heavy (M-H).

REQUEST: A plot plan application to construct a new 54,450 square foot animal food production facility on an existing feed mill site. The project proposal includes utilizing a portion of the existing milling operation located on the southern section of the project site. Existing grain storage bins located in the northern and southern portion of the project site will be removed. The project proposal also includes proposed signage for the production facility. APN-317-170-023 and 317-170-020- Concurrent Cases: CFG06159. BBID: 065-914-747

Sincerely,

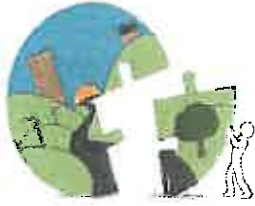
PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: jeguez@rctlma.org

Attachment: Project Vicinity Map

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 22, 2016

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25768)

Dear Mr. Whipple:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

PLOT PLAN APPLICATION NO. 25768 AMENDED NO. 1 – EA: 42775 – Applicant: Paul Cramer – Engineer/Representative: Robert Wittler – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD:LI)- Location: West of Highway 215, east of Harvill Avenue, and north of Rider Street- 13.27 gross acres- Zoning: Manufacturing-Heavy (M-H).

REQUEST: A plot plan application to construct a new 54,450 square foot animal food production facility on an existing feed mill site. The project proposal includes utilizing a portion of the existing milling operation located on the southern section of the project site. Existing grain storage bins located in the northern and southern portion of the project site will be removed. The project proposal also includes proposed signage for the production facility. APN-317-170-023 and 317-170-020- Concurrent Cases: CFG06159. BBID: 065-914-747

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson". The signature is fluid and cursive.

Heather Thomson, Archaeologist
email cc: jeguez@rctlma.org

Attachment: Project Vicinity Map

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 22, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25768)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

PLOT PLAN APPLICATION NO. 25768 AMENDED NO. 1 – EA: 42775 – Applicant: Paul Cramer – Engineer/Representative: Robert Wittler – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD:LI)- Location: West of Highway 215, east of Harvill Avenue, and north of Rider Street- 13.27 gross acres- Zoning: Manufacturing-Heavy (M-H).

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Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson". The signature is written in a cursive, flowing style.

Heather Thomson, Archaeologist
email cc: jeguez@rctlma.org

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 29, 2016

Colorado River Indian Tribes
Amanda Barrera
26600 Mojave Road
Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25768)

Dear Ms. Barrera:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

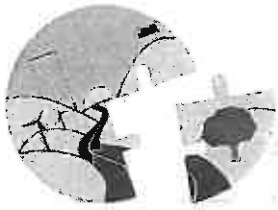
PLOT PLAN APPLICATION NO. 25768 – EA: 42775 – Applicant: Paul Cramer – Engineer/Representative: Robert Wittler – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD:LI)- Location: West of Highway 215, east of Harvill Avenue, and north of Rider Street- 13.27 gross acres- Zoning: Manufacturing-Heavy (M-H).

REQUEST: A plot plan application to construct a new 52,450 square foot animal food production facility on an existing feed mill site. The project proposal includes utilizing a portion of the existing milling operation located on the southern section of the project site. Existing grain storage bins located in the northern and southern portion of the project site will be removed. The project proposal also includes proposed signage for the production facility. APN-317-170-023 and 317-170-020- Concurrent Cases: CFG06159.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: jeguez@rctlma.org
Attachment: Project Vicinity Map



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CC 0066 38

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: Food Products - Pet Food Production Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 12.2.B.1.a

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: 2/26/2015

APPLICATION INFORMATION

Applicant's Name: Paul Cramer E-Mail: paul_cramer@starmilling.com

Mailing Address: 24067 Water Street

	Street	
Perris,	CA	92570
City	State	ZIP

Daytime Phone No: (951) 657-3143 Fax No: (951) 943-2400

Engineer/Representative's Name: Robert Wittler E-Mail: rwittler@ayarsayars.com

Mailing Address: 2436 N. 48th Street

	Street	
Lincoln	NE	68504
City	State	ZIP

Daytime Phone No: (402) 435-8600 Fax No: (402) 464-6810

Property Owner's Name: PERRIS VALLEY PROPERTIES, LLC E-Mail: bill_cramer@starmilling.com

Mailing Address: 24067 Water Street

	Street	
Perris,	CA	92570
City	State	ZIP

Daytime Phone No: (951) 657-3143 Fax No: (951) 943-2400

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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.

Paul Cramer
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

William R. Cramer Jr.
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 317-170-023 & 317-170-020

Section: 12 Township: 4S Range: 4W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 13.27

General location (nearby or cross streets): North of Rider Street, South of Cajalco Road, East of Harvill Ave, West of Escondido Fwy

Thomas Brothers map, edition year, page number, and coordinates: California South, 1983, 99, K4

Project Description: (describe the proposed project in detail)

Removal of existing grain storage bins and construction of a new pet food production facility (approximately 52,450 square feet).

For more detailed project description please see attached project description document.

Related cases filed in conjunction with this application:

N/A

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

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

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

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

If yes, indicate the type of report(s) and provide a copy: Phase 1 & 2

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: TO BE DETERMINED

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards To BE DETERMINED

Does the project need to import or export dirt? Yes * No *AT A MINIMUM THE
Import TBD Export TBD AGGREGATE FILL BELOW THE FLOOR
SLABS WILL BE IMPORTED
Neither _____

What is the anticipated source/destination of the import/export?
INTENT IS TO USE ON-SITE SOIL PENDING GEOTECHNICAL EVALUATION

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

How many anticipated truckloads? TBD truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 54,000 sq. ft.

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

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes * No
*NEW STRUCTURES WILL NOT EXCEED 50' EXISTING EQUIPMENT TO REMAIN WILL

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

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

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

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

- Santa Ana River
- Santa Margarita River
- Whitewater River

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

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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

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

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

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

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1)

Date

2/26/15

Applicant (2)

Date

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

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

Yes No

APPLICATION FOR LAND USE PROJECT

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

Yes No

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

Owner/Authorized Agent (1) W. R. Lopez Date 2-26-2015

Owner/Authorized Agent (2) _____ Date _____

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

DATE: March 20, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-M. Hughes
P.D. Archaeology – H. Thomson

Riv. Co. Waste Management Dept.
Eastern Municipal Water Dist.
Southern California Edison
Air Qlty. Mgt. South Coast

PLOT PLAN APPLICATION NO. 25768 – EA: 42775 – Applicant: Paul Cramer – Engineer/Representative: Robert Wittler – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD:LI)- Location: West of Highway 215, east of Harvill Avenue, and north of Rider Street- 13.27 gross acres- Zoning: Manufacturing-Heavy (M-H). **REQUEST:** A plot plan application to construct a new 52,450 square foot animal food production facility on an existing feed mill site. The project proposal includes utilizing a portion of the existing milling operation located on the southern section of the project site. Existing grain storage bins located in the northern and southern portion of the project site will be removed. The project proposal also includes proposed signage for the production facility. APN-317-170-023 and 317-170-020- Concurrent Cases: CFG06159.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on April 9, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Peter Lange**, Contract Planner, at email plange@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Perris Valley Properties, LLC, a California Limited Liability Company (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 317-170-023 and 317-170-020 (“PROPERTY”); and,

WHEREAS, on February 26, 2015, PROPERTY OWNER filed an application for Plot Plan No. 25768 (“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:
Perris Valley Properties, LLC
Attn: William R. Cramer, Jr.
24067 Water Street
Perris, CA 92572

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.

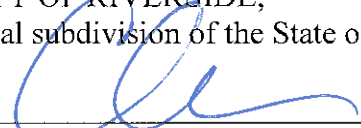
17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and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

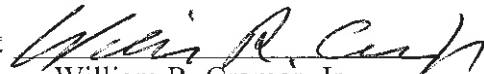
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant Director of TLMA – Community Development

FORM APPROVED COUNTY COUNSEL
BY:  3/28/17
MELISSA R. CUSHMAN DATE

Dated: 4/4/17

PROPERTY OWNER:
Perris Valley Properties, LLC, a California Limited Liability Company

By: 
William R. Cramer, Jr.
Managing Member

Dated: March 18, 2017

Jr 3/18/17
SEE ATTACHED NOTARIZED PAPERWORK

ACKNOWLEDGMENT

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

State of California
County of Riverside

On 03/18/2017 before me, Lupe Rufrano Notary Public----
(here insert name and title of the officer)

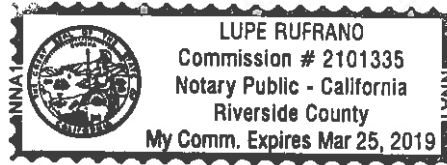
personally appeared William R. Cramer Jr.-----

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 Lupe Rufrano



(Seal)

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 NO. 25768 – Intent to Adopt a Negative Declaration – Applicant: Paul Cramer, Star Milling Company – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Light Industrial (LI) – Location: Westerly of Interstate 215 (I-215) freeway, easterly of Harvill Avenue, and northerly of Rider Street – 13.27 Gross Acres – Zoning: Manufacturing Heavy (M-H) – **REQUEST:** Plot Plan No. 25768 proposes to demolish existing feed silos and construct a new 54,450-square-foot animal food production facility on the southerly portion of the 13.27 gross acre project site.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **AUGUST 21, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Desiree Bowie at (951) 955-8254 or email at dbowie@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that 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 Friday, 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: Desiree Bowie
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/20/2017,

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

APN (s) or case numbers PP25768 For

Company or Individual's Name Planning Department,

Distance buffered 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

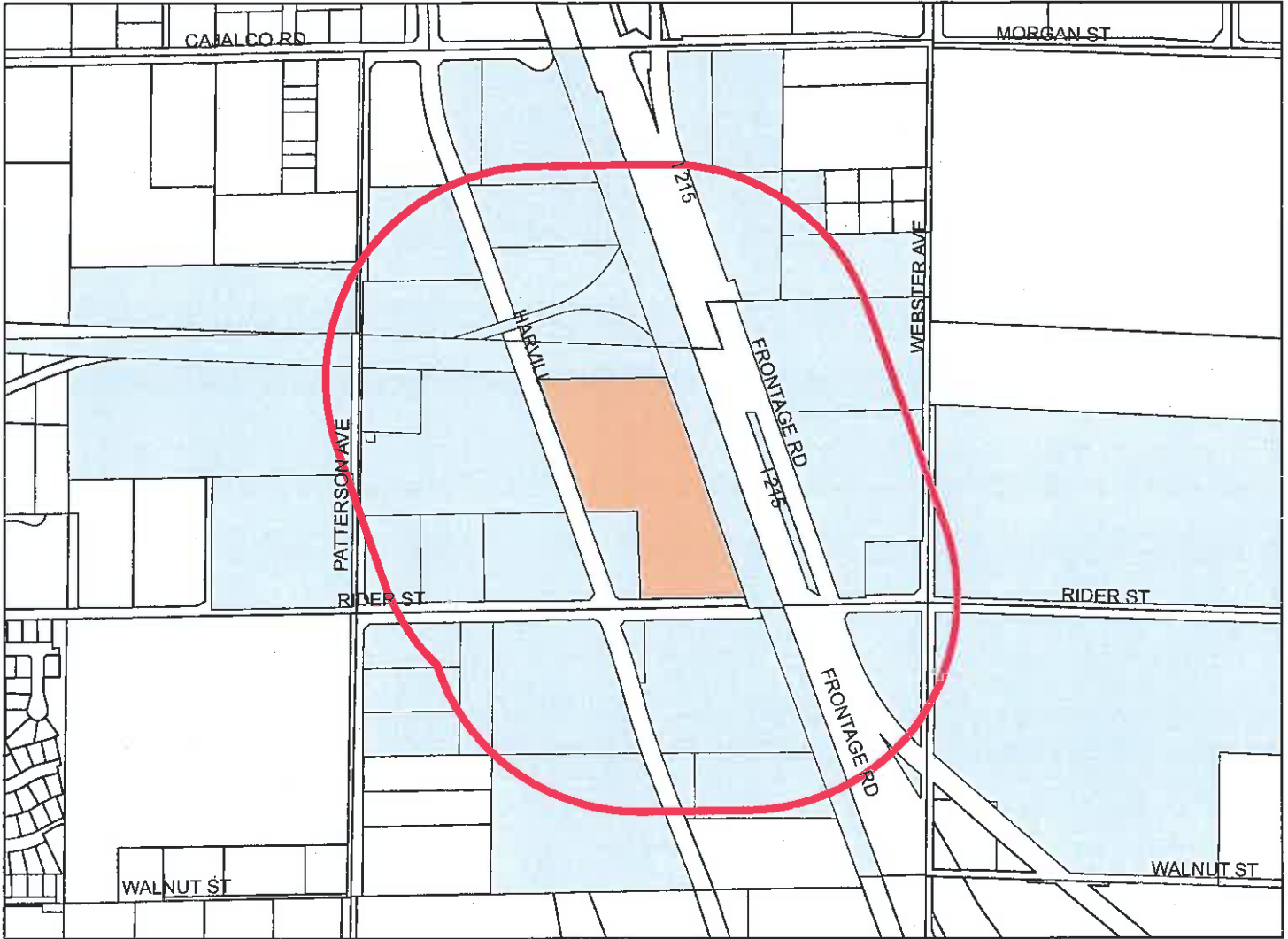
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

12/20/17
WB

PP25768 (1000 feet buffer)



Selected Parcels

317-170-044	317-160-018	317-160-038	317-160-044	317-150-006	317-230-018	317-230-021	317-160-035	317-160-048	317-330-004
317-330-005	317-230-044	317-230-046	317-230-020	317-170-040	317-170-041	317-170-042	317-230-036	317-230-038	317-160-043
317-160-037	317-170-043	317-140-048	317-150-007	317-150-041	317-160-033	317-160-034	317-160-036	317-170-017	317-170-029
317-170-030	317-170-032	317-170-024	317-170-045	317-230-042	317-230-048	303-050-004	317-170-016	317-170-033	305-020-031
317-230-034	317-230-050	317-160-027	317-170-012	317-230-026	317-160-021	317-170-015	317-230-019	317-140-047	317-160-029



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: 303050004, APN: 303050004
RADOS PROP
C/O STEPHEN S RADOS
2002 E MCFADDEN NO 200
SANTA ANA CA 92705

ASMT: 317160037, APN: 317160037
MEI YUEH LEE, ETAL
C/O CINDER MEI
1026 HOOPER DR
WEST COVINA CA 91791

ASMT: 317140047, APN: 317140047
TWO UNITED OIL
C/O ALLEN OTHMAN
8051 MAIN ST
STANTON CA 90680

ASMT: 317160038, APN: 317160038
C E LEASING
32294 CORTE LAS CRUCES
TEMECULA CA 92592

ASMT: 317150006, APN: 317150006
BARBARA BROOKER, ETAL
19971 PATTERSON AVE
PERRIS, CA. 92570

ASMT: 317160043, APN: 317160043
HELEN TOTH, ETAL
C/O HELEN TOTH
19543 PATTERSON AVE
PERRIS CA 92570

ASMT: 317160018, APN: 317160018
SF RR, ETAL
ATTN ROADMASTER
740 E CARNEGIE DR
SAN BERNARDINO CA 92408

ASMT: 317160044, APN: 317160044
CBC1 LP
13795 BLAISDELL PL NO 202
POWAY CA 92064

ASMT: 317160021, APN: 317160021
ROBERT LANGE
42814 BEMAN DR
MURRIETA CA 92562

ASMT: 317160048, APN: 317160048
DENISE MILLER, ETAL
16800 SILVER STAR
RIVERSIDE CA 92506

ASMT: 317160029, APN: 317160029
VAL VERDE UNIFIED SCHOOL DIST
C/O JANET
975 W MORGAN ST
PERRIS CA 92571

ASMT: 317170015, APN: 317170015
STATE OF CALIF
UNKNOWN 07-27-93

ASMT: 317160035, APN: 317160035
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 317170016, APN: 317170016
RAY ZACHARY
P O BOX 8
HEMET CA 92546



ASMT: 317170024, APN: 317170024
PERRIS VALLEY PROP
PO BOX 1987
PERRIS CA 92572

ASMT: 317230020, APN: 317230020
EDUARDO ARRIZON
20050 PATTERSON AVE
PERRIS, CA. 92570

ASMT: 317170032, APN: 317170032
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 317230021, APN: 317230021
JENNIFER ESCHRICH, ETAL
23615 RIDER ST
PERRIS, CA. 92570

ASMT: 317170033, APN: 317170033
RICHARD ZACHARY
PO BOX 935
COACHELLA CA 92236

ASMT: 317230026, APN: 317230026
RIVERSIDE COUNTY TRANSPORTATION COM
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 317170042, APN: 317170042
GRANITE PATTERSON
C/O THOMSON REUTERS
P O BOX 847
CARLSBAD CA 92018

ASMT: 317230038, APN: 317230038
HARVILL BUSINESS CENTER
C/O CORE5 INDUSTRIAL PARTNERS
1230 PEACHTREE STE 3560
ATLANTA GA 30309

ASMT: 317170044, APN: 317170044
MCANALLY FAMILY FARMS INC, ETAL
C/O MCANALLY FAMILY FARMS INC
P O BOX 5167
RIVERSIDE CA 92517

ASMT: 317230046, APN: 317230046
EAGLE PACIFIC INDUSTRIES INC
C/O JM MANUFACTURING INC
5200 W CENTURY 10TH FLR
LOS ANGELES CA 90045

ASMT: 317170045, APN: 317170045
PERRIS VALLEY PROP
P O BOX 1987
PERRIS CA 92572

ASMT: 317230048, APN: 317230048
PWE QRS 1485 INC, ETAL
C/O WP CAREY & CO
50 ROCKEFELLER PLZ 2ND FL
NEW YORK NY 10020

ASMT: 317230019, APN: 317230019
THOMAS MOORE
20030 PATTERSON AVE
PERRIS, CA. 92570

ASMT: 317230050, APN: 317230050
RITCHIE BROS PROP INC
P O BOX 6429
LINCOLN NE 68506



ASMT: 317330005, APN: 317330005
DENISE MILLER, ETAL
16800 SILVER STAR CT
RIVERSIDE CA 92506



PP25768

App/Own

Paul Cramer
24067 Water St.
Perris, CA 92570

Eng.

Robert Wittler
2436 N. 48th St.
Lincoln, NE 68504



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

PP25768/EA42775
Project Title/Case Numbers

Desiree Bowie
County Contact Person

(951) 955-8254
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Paul Cramer, Star Milling Company
Project Applicant

24067 Water Street, Perris CA 92570
Address

West of I-215 freeway, east of Harvill Avenue, and north of Rider Street.
Project Location

The Plot Plan proposes a 54,450 square foot animal food production facility on an existing feed mill site.
Project Description

This is to advise that the Riverside County Director's Hearing as the lead agency, has approved the above-referenced project on August 21, 2017, 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 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 NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings WERE made pursuant to the provisions of CEQA.

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


Signature

Project Planner _____
Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42775 ZCFG06159

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1502032

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: CRAMER PAUL \$50.00
paid by: VI 005312
paid towards: CFG06159 CALIF FISH & GAME: DOC FEE
EA42775
at parcel #: 23840 RIDER ST PERR
appl type: CFG3

By _____ Feb 26, 2015 16:36
MGARDNER posting date Feb 26, 2015

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1708311

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: CRAMER PAUL \$2,216.25
paid by: CK 001305
paid towards: CFG06159 CALIF FISH & GAME: DOC FEE
EA42775
at parcel #: 23840 RIDER ST PERR
appl type: CFG3

By MGARDNER Jun 21, 2017 10:53
posting date Jun 21, 2017

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,216.25

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

Additional info at www.rctlma.org