



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

APRIL 8, 2019

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING COUNTY ADMINISTRATIVE CENTER Basement Room 13 4080 Lemon Street, Riverside, CA 92501

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:

NONE

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. 26340, PLOT PLAN NO. 26341, PLOT PLAN NO. 26342, and PLOT PLAN NO. 26343 – Intent to Adopt a Mitigated Negative Declaration** – EA43057 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Northerly of Commerce Court, southerly of Borel Road, easterly of Sky Canyon Drive, and westerly of Calistoga Drive – **REQUEST: PLOT PLAN NO. 26340** (Lot-16), proposes to construct a 20,479 sq. ft. concrete tilt up building including 18,483 sq. ft. of manufacturing space with a 1,997 sq. ft. mezzanine for office and storage space on a 1.65 acre parcel. The project will provide 62 parking spaces. **PLOT PLAN NO. 26341** (Lot-17), proposes to construct a 16,236 sq. ft. concrete tilt up building including 14,224 sq. ft. of manufacturing space with a 2,012 sq. ft. mezzanine for office and storage space on a 1.65 acre parcel. A 3-hour rated concrete wall will divide the proposed buildings of Lot-16 and Lot-17 along the property line (PL). The project will provide 37 parking spaces. **PLOT PLAN NO. 26342** (Lot-18), proposes to construct a 27,397 sq. ft. concrete tilt up building with 25,778 sq. ft. manufacturing area, and a 1,619 sq. ft. mezzanine, for office and storage space on a 1.69 acre parcel. The project will provide 56 parking spaces. **PLOT PLAN NO. 26343** (Lot-19), proposes to construct a 21,869 sq. ft. concrete tilt up building, including 20,568 sq. ft. of manufacturing space and a 1,301 sq. ft. mezzanine, for office and storage space on a 1.48 acre parcel. The project will provide 47 parking spaces. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS:



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Director's Hearing: April 8, 2019

PROPOSED PROJECT

Case Number(s): PP26340, PP26341, PP26342
PP26343

Applicant(s): Kenneth D. Smith
Architecture & Associates, Inc.

EA No.: 43057

Representative(s): Ken Smith

Area Plan: Southwest

Zoning Area/District: Rancho California Area

Supervisory District: Third District

Project Planner: Dave Alvarez

Project APN(s): 957-371-008, 009, 010 & 011


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 26340 (Lot-16), proposes to construct a 20,479, square-foot concrete tilt up building including 18,483 square feet of manufacturing space with a 1,997 square-foot mezzanine for office and storage space on a 1.65 acre parcel. The project will provide 62 parking spaces.

PLOT PLAN NO. 26341 (Lot-17), proposes to construct a 16,236 square-foot concrete tilt up building including 14,224 square feet of manufacturing space with a 2,012 square-foot mezzanine for office and storage space on a 1.65 acre parcel. A 3-hour rated concrete wall will divide the proposed buildings of Lot-16 and Lot-17 along the property line (PL). The project will provide 37 parking spaces.

PLOT PLAN NO. 26342 (Lot-18), proposes to construct a 27,397 square-foot concrete tilt up building with 25,778 square feet manufacturing area, and a 1,619 square-foot mezzanine, for office and storage space on a 1.69 acre parcel. The project will provide 56 parking spaces.

PLOT PLAN NO. 26343 (Lot-19), proposes to construct a 21,869 square-foot concrete tilt up building, including 20,568 square feet of manufacturing space and a 1,301 square-foot mezzanine, for office and storage space on a 1.48 acre parcel. The project will provide 47 parking spaces.

The above discretionary actions are herein identified as the "project".

The project is located northerly of Commerce Court, southerly of Borel Road, easterly of Sky Canyon Drive, and westerly of Calistoga Drive.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43057**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE **PLOT PLAN NO. 26340, PLOT PLAN 26341, PLOT PLAN 26342, and PLOT PLAN 26343**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Specific Plan No. 213 (Winchester Properties)
Specific Plan Land Use:	Community Development: Mixed Use Area (CD: MUA) as reflected in Specific Plan No. 213.
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Mixed Use Area (MUA)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Open Space: Conservation (OS:C)
East:	Community Development: Mixed Use Area (CD:MUA)
South:	Community Development: Mixed Use Area (CD:MUA)
West:	Community Development: Mixed Use Area (CD:MUA)
Existing Zoning Classification:	Specific Plan No. 213, Planning Area No. 9
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	SP 213, Planning Area No. 9
East:	SP 213, Planning Area No. 9
South:	SP 213, Planning Area No. 9
West:	SP 213, Planning Area No. 9
Existing Use:	Vacant

Surrounding Uses	Vacant
North:	Vacant
South:	Vacant
East:	Single Family Residential
West:	Vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	4.82 (combined)	No Minimum
Proposed Building Area (SQFT):	85,981 (combined)	N/A
Maximum Building Height (FT):	37'9" (max.)	50 ft. maximum

Floor Area Ratio (0.25-0.60):

<i>Project</i>	<i>Site Area</i>	<i>FAR</i>
PP26340 – Lot 16	20,479 sq. ft.	0.32
PP26341 – Lot 17	16,236 sq. ft.	0.30
PP26342 – Lot 18	27,397 sq. ft.	0.41
PP26343 – Lot 19	21,869 sq. ft.	0.41

PP26340 (Lot 16) Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Office	3,965	1/250 sq. ft.	15.86	
Warehouse	11,103	1/1000 sq. ft.	11.1	
Manufacturing	5,412	1/500 sq. ft.	10.82	
TOTAL:			38	62

PP26341 (Lot 17) Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Office	3,984	1/250 sq. ft.	15.94	
Warehouse	7,947	1/1000 sq. ft.	7.95	
Manufacturing	4,305	1/500 sq. ft.	8.61	
TOTAL:			33	37

PP26342 (Lot 18) Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Office	6,845	1/250 sq. ft.	27.36	
Warehouse	7,666	1/1000 sq. ft.	12.87	
Manufacturing	12,868	1/500 sq. ft.	15.33	
TOTAL:			56	56

PP26343 (Lot 19) Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Office	5,461	1/250 sq. ft.	21.84	
Warehouse	7,645	1/1000 sq. ft.	7.65	
Manufacturing	8,737	1/500 sq. ft.	17.47	
TOTAL:			47	47

Located Within:

City's Sphere of Influence:	Yes – Temecula
Community Service Area ("CSA"):	Yes - #143 Street Lighting Sub Zone 3
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – within Zone B, 20.56 miles from Mt. Palomar Obs
WRCMSHCP Criteria Cell:	Yes – Fee Area
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – SKR Fee Area
Airport Influence Area ("AIA"):	Yes – French Valley, Zone B1 & C

PROJECT LOCATION MAP

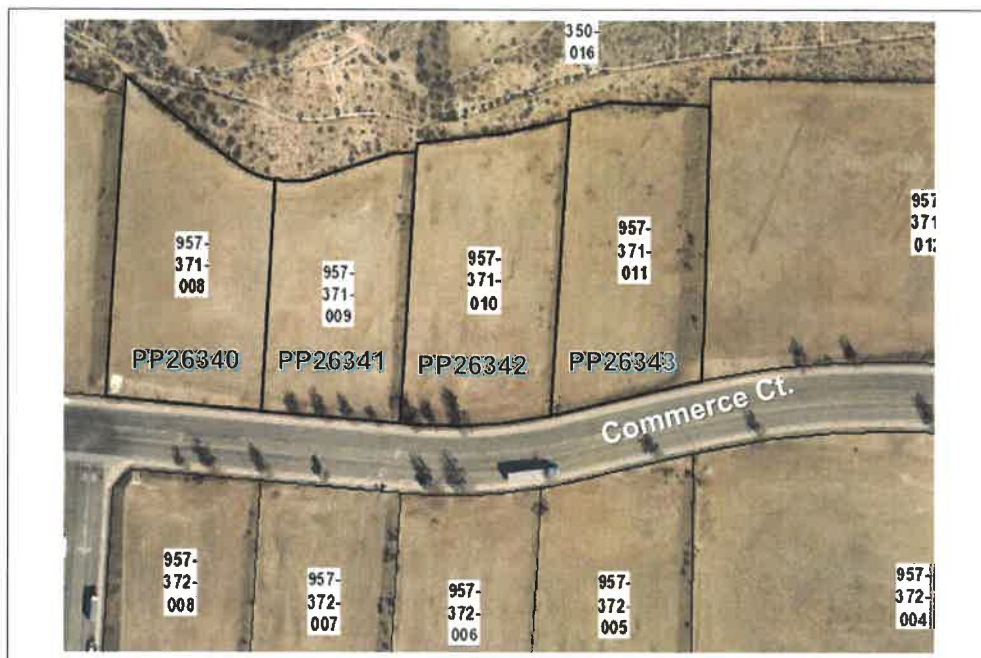


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The property is currently vacant. A Change of Zone was taken to Planning Commission on February 21, 2018 to define Planning Area No. 9 within Specific Plan No. 213 which directly affect the properties in question because they are located within Planning Area No. 9. The associated Zoning Ordinance No. 348.4879 established the legal boundary of Planning Area No. 9 within the Winchester Properties Specific Plan No. 213. On March 20, 2018 the Board of Supervisors held a Public Hearing to adopt Ordinance No. 348.4879.

Zoning Consistency

Pursuant to the zoning ordinance for Specific Plan No. 213, Planning Area 9 utilizes the General Commercial Zone (C-1/C-P Zone) and the Industrial Park Zone (I-P Zone) of Ordinance No. 348 to establish the allowed uses and development standards for projects within Planning Area 9. The I-P Zone allows various industrial, commercial and manufacturing uses with an approved plot plan including professional offices, warehousing and distribution. The project's proposed manufacturing and office uses are area allowed in the I-P Zone; and, therefore, are also allowed in Planning Area 9. Additionally, the text for Specific Plan No. 213 provides that Planning Area 9 may contain library, church, community service, community recreation, commercial/office, community commercial, business/industrial park land uses. Please note, in 2011 Ordinance No. 348.4706 re-lettered subsections a, b, c and d to subsections b, c, d and e respectively. There were no changes to the allowed uses listed in the existing subsections.

Policy/Overlay Consistency

Highway Policy 79, SWAP 9.1 & 9.2 in regards to road infrastructure improvements is only applicable to residential development. The proposed project does not include and residential uses and therefore this policy does not apply.

File No(s). PP26340, PP26341, PP26342 & PP26343 were submitted to the County of Riverside on September 7, 2017.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and MND were the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statue and State CEQA Guidelines Section 15105.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Entitlement Findings:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The project site is located in Planning Area 9 of the Specific Plan No. 213 Land Use Plan, which was consistent with the General Plan at the time of adoption. The project has a land use designation of Community Development: Mixed Use Area (CD: MUA). Within Specific Plan No. 213, the land use designation allows for commercial and residential uses. According to Specific Plan 213, Planning Area 9 will consist of Town Center/Commercial land uses. This area may contain a library, church, community service, community recreation, commercial/office, community commercial, business/industrial park land uses. The allowed uses within Planning Area No. 9 allow for manufacturing and industrial uses which is proposed for the project. Therefore, based on the consistency with the zoning and Specific Plan, the project is also consistent with the General Plan.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, because the project will be required to adhere to conditions of approval and be required to obtain building permits. The design of the project has been reviewed by all applicable Riverside County Departments and agencies, including but not limited to: Building and Safety, Transportation, Fire Department, Environmental Health, and Flood. The review of the project design by these departments and agencies ensure the project's compliance with applicable requirements and regulations adopted and applied to ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the project will be required to meet at different milestones of the project's implementation (i.e – prior to grading, prior to issuance of building permits, prior to building final). In addition, the applicant has received an Advisory Notification Document that includes applicable ordinances and regulations that the County has adopted that the project is also required to adhere to in addition to the conditions

of approval. Therefore, the project design, condition of approval, and permitting will ensure that the project will protect the public's health, safety, and general welfare.

3. The proposed use conforms to the logical development of the land and will be compatible with the present and future logical development of the surrounding property, because the surrounding zoning and land uses is compatible to light industrial uses, such as mini-warehousing, storage, and manufacturing uses with some residential buffering. Therefore, the project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property.
4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The projects may cause an increase in traffic in relation to the existing traffic load and capacity of the street system, but as illustrated in the CEQA document, not to a significant level of impact. The project will not result in a change in air traffic patterns or alter waterborne, rail or air traffic. The project will not substantially increase hazards due to a design feature. The project may cause an effect upon or a need for new or altered maintenance of roads, but not to a significant level. The proposed grading will not cause an effect upon circulation during the project's construction. The project will not result in inadequate emergency access or access to nearby uses.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, 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 accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. However, should the site or any portion thereof, be proposed for sale in the future and a subdivision would be required, further analysis will be conducted to ensure compliance with Ordinance No. 460.
6. The version of Ordinance No. 348 in place when the zoning ordinance was last approved allows for manufacturing uses with approval of a Plot Plan. Since that las approval, section A was added, thus the proposed uses are consistent with the zoning ordinance in accordance with Ordinance No. 348.

Land Use:

1. The project site has a General Plan Land Use Designation of Community Development: Mixed Use Area (CD: MUA).
2. Pursuant to the zoning ordinance for Specific Plan No. 213, Planning Area 9 utilizes the General Commercial Zone (C-1/C-P Zone) and the Industrial Park Zone (I-P Zone) of Ordinance No. 348 to establish the allowed uses and development standards for projects within Planning Area 9. The I-P Zone allows various industrial, commercial and manufacturing uses with an approved plot plan including professional offices, warehousing and distribution. The project's proposed manufacturing and office uses are area allowed in the I-P Zone; and, therefore, are also allowed in Planning Area 9. Additionally, the text for Specific Plan No. 213 provides that Planning Area 9 may contain library, church, community service, community recreation, commercial/office, community commercial, business/industrial park land uses. Please note, in 2011 Ordinance No. 348.4706 re-lettered subsections a, b, c and d to subsections b, c, d and e respectively. There were no changes to the allowed uses listed in the existing subsections.

3. The project site is located within the Rancho California Area Zoning Area.

Development Standards Findings, Ordinance 348, Article X, Section 9.4:

- a. *There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. All four projects are more than one and a half acre sized lots. Furthermore, there is no minimum requirement, therefore, all four Plot Plans meet the minimum lot size requirement and are in accordance with Section 9.4.a.*
- b. *There are no yard requirements for buildings which do not exceed 35 feet in height except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line, or from an existing adjacent street line unless a specific plan has been adopted, in which case it will be measured from the specific plan street line. All four projects exceed the height limitation with elevations ranging from 36'6" to 37'9" of all four proposed buildings. However each building exceeds the minimum two (2) foot setback requirement for each buildings proposed with setbacks ranging from 11 feet to more than 65 feet for each building proposed.*
- c. *No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance.. All four projects exceed the height limitation with elevations ranging from 36'6" to 37'9" of all four proposed buildings.*
- d. *Automobile parking shall be provided as required by Section 18.12 of the ordinance. The project sites have exceeded the parking requirements and are in compliance with Section 18.12 of the parking standard as it relates to Ordinance No. 348. The proposed projects will also be providing parking for clean air vehicles as well as accessible and van accessible spacing and parking for electric vehicles and charging stations of nine spaces based on parking requirements pursuant to Ordinance No. 348 Section 18.12 (c.1).*
- e. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The project is consistent with this requirement because all mechanical equipment will be screened from public view by portions of the building, including parapets.*

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.

2. The project site is located within the City of Temecula Sphere of Influence. This project was provided to Temecula on September 21, 2017 for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is located within the French Valley Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review on June 14, 2018. The Riverside County Airport Land Use Commission (ALUC), found PP26340, a proposal to construct a 18,483 square foot industrial building, PP26341, a proposal to construct a 16,236 square foot industrial building, PP26342, a proposal to construct a 27,397 square foot building, and PP26343, a proposal to construct a 21,869 square foot building consistent with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, subject to the Conditions of Approval.
4. In compliance with Assembly Bill 52 (AB52), notices regarding these projects were mailed to eight tribes on September 20, 2017. Consultations were requested by the Pechanga Band of Luiseno Mission Indians, the Soboba Band of Luiseno Indians and the Rincon Band of Luiseno Indians. On October 27, 2017 project exhibits were provided to the consulting tribes. No tribal cultural resources were identified by any of the tribes and consultation was concluded with Pechanga on October 30, 2017 and with Rincon and Soboba on November 15, 2017. As no tribal cultural resources are present within the project area, there will be no impacts in this regard.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, 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 onsite 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.

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") nor Local Responsibility Area ("LRA").

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan, the Specific Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public who indicated support/opposition to the proposed project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Director's decision.

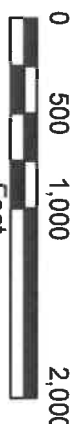
Supervisor: Washington
District 3

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP26340 PP26341 PP26342 PP26343
VICINITY/POLICY AREAS

Date Drawn: 09/14/2018
Vicinity Map



Zoning Area: Rancho California



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. This map is intended to provide information on the proposed land use designations for unincorporated Riverside County. It is not intended to be used for any other purpose. The County of Riverside Planning Department offices in Riverside at (951) 952-2320 (Riverside County) or in Palm Desert at (760) 965-4277 (Palm Desert) or Website: www.riversidecounty.net

RIVERSIDE COUNTY PLANNING DEPARTMENT

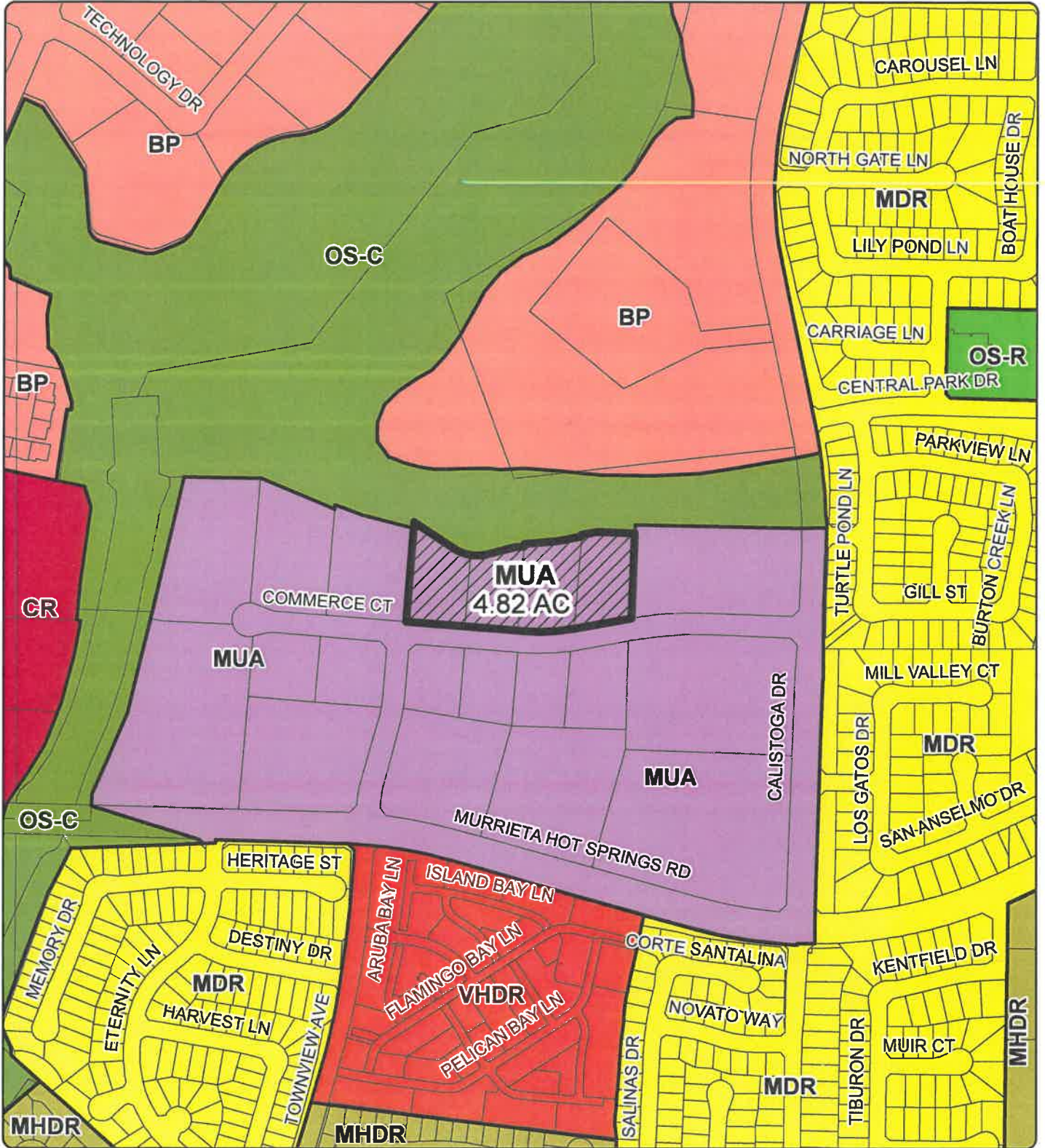
PP26340 PP26341 PP26342 PP26343

Supervisor: Washington
District 3

Date Drawn: 09/14/2018

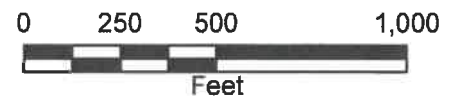
EXISTING GENERAL PLAN

Exhibit 5



Zoning Area: Rancho California

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

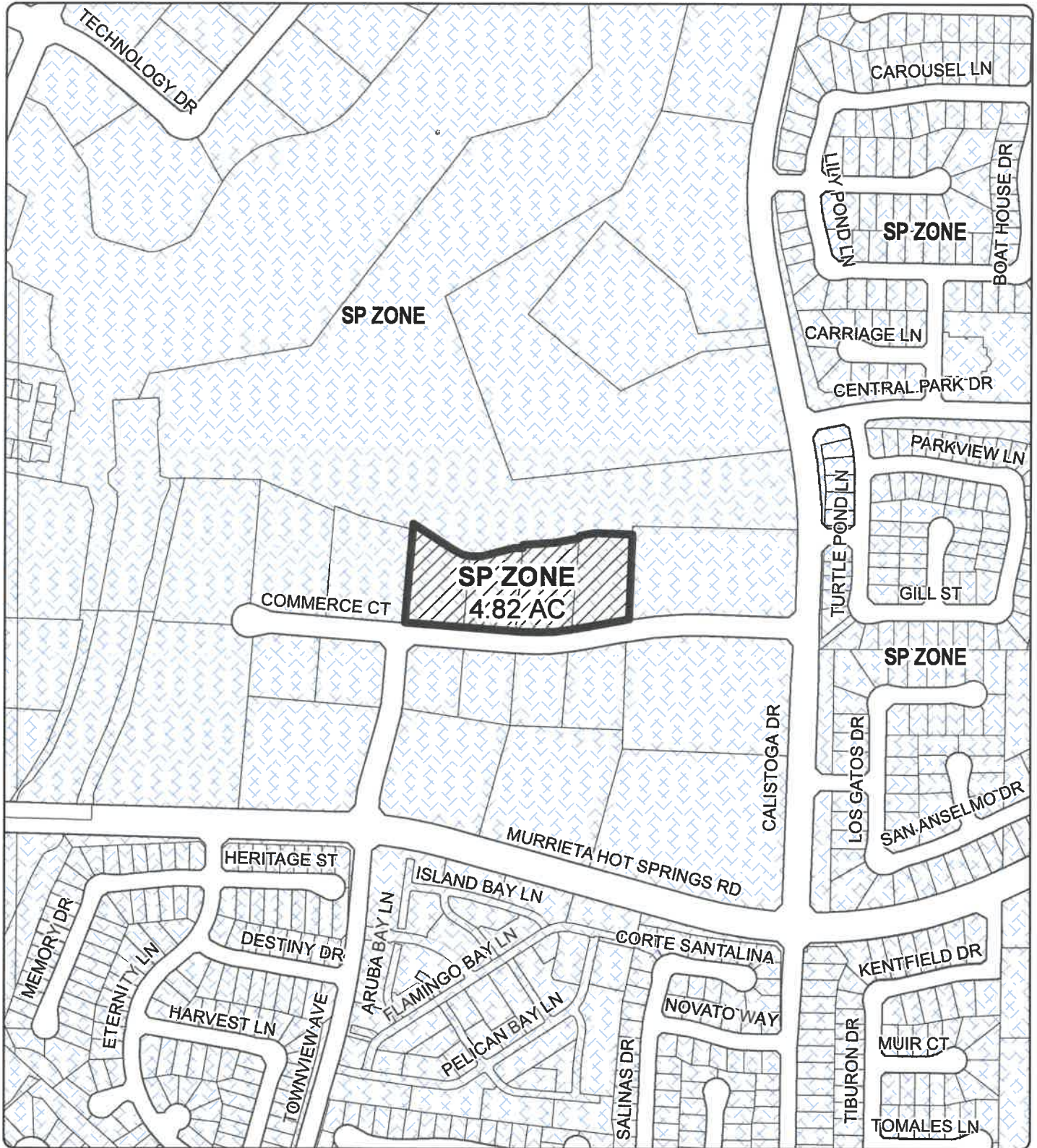
PP26340 PP26341 PP26342 PP26343

Supervisor: Washington
District 3

Date Drawn: 09/14/2018

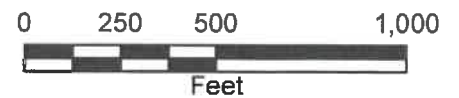
Exhibit 2

EXISTING ZONING



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT
PP26340 PP26341 PP26342 PP26343

Supervisor: Washington
District 3

Date Drawn: 09/14/2018

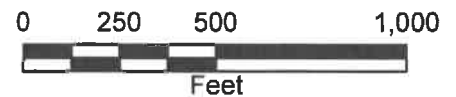
LAND USE

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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CASE: PP26340 & PP26341
 EXHIBIT C (DD.02-03)
 DATE: 10/16/2018
 PLANNER: D. Bowdan



KENNETH D. SMITH
 ARCHITECT
 & ASSOCIATES, INC.

300 PLYMOUTH ST., SUITE 200
 FULFORD, CA 95632
 TEL / 609 442 2882
 FAX / 609 442 2859

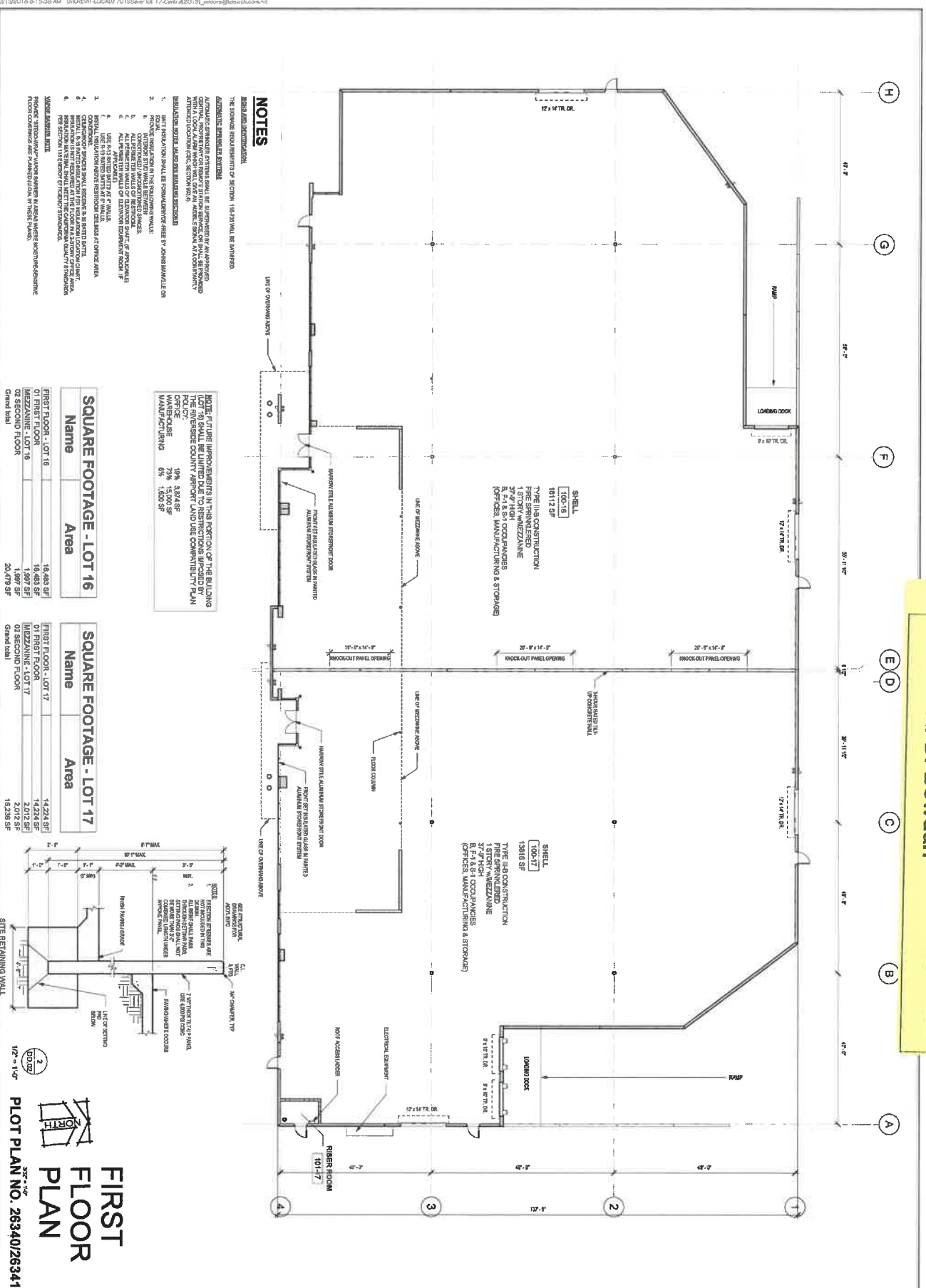


DATE: 10/16/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 26340/26341

Revision	Date	Description
1	10/16/2018	Issue for Review
2	10/16/2018	Issue for Review

project: SHELL BUILDING FOR
LOT 16 & 17
 30220-30280 COMMERCE COURT,
 MURRIETA, CALIFORNIA

DD.02



NOTES

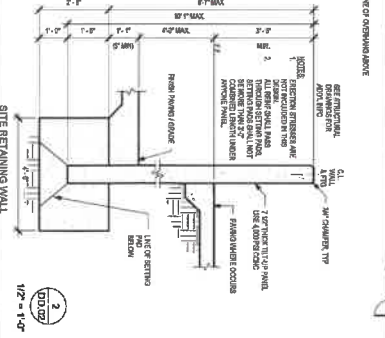
1. THE FINISH REQUIREMENTS OF SECTION 11-0720 WILL BE ADOPTED.
2. ADAPTIVE FINISHES ARE NOT REQUIRED.
3. ALL FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
6. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
7. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
8. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
9. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
10. ALL FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

SQUARE FOOTAGE - LOT 16

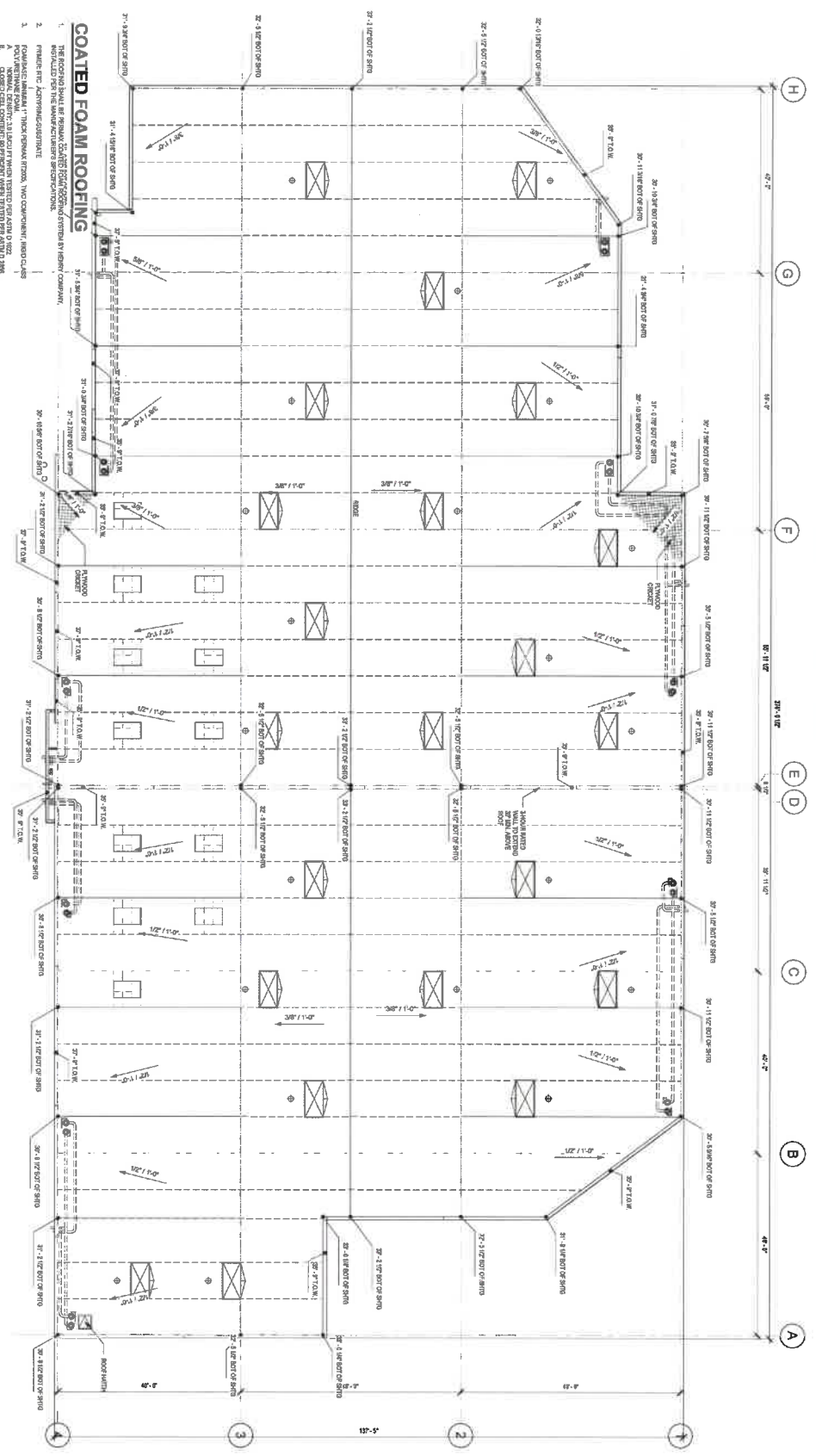
Name	Area
FIRST FLOOR - LOT 16	18,453 SF
01 FIRST FLOOR	16,453 SF
MEZZANINE - LOT 16	1,997 SF
02 SECOND FLOOR	1,997 SF
Grand Total	20,479 SF

SQUARE FOOTAGE - LOT 17

Name	Area
FIRST FLOOR - LOT 17	14,224 SF
01 FIRST FLOOR	14,224 SF
MEZZANINE - LOT 17	2,072 SF
02 SECOND FLOOR	2,072 SF
Grand Total	18,298 SF



FIRST FLOOR PLAN
 PLOT PLAN NO. 26340/26341



COATED FOAM ROOFING

1. THE ROOF SHALL BE AS MANUFACTURED BY THE MANUFACTURER'S COMPANY, AS SPECIFIED BY THE MANUFACTURER'S SPECIFICATIONS.
2. FINISH: 1/2" THICK POLYURETHANE FOAM, TWO COMPONENT, HAND APPLIED.
3. POLYURETHANE COATING SHALL BE APPLIED TO THE ROOF IN A MANNER THAT PROVIDES A CONTINUOUS, UNIFORM COATING WITH A MINIMUM OF 1/2" THICKNESS.
4. THE COATING SHALL BE APPLIED TO THE ROOF IN A MANNER THAT PROVIDES A CONTINUOUS, UNIFORM COATING WITH A MINIMUM OF 1/2" THICKNESS.
5. THE COATING SHALL BE APPLIED TO THE ROOF IN A MANNER THAT PROVIDES A CONTINUOUS, UNIFORM COATING WITH A MINIMUM OF 1/2" THICKNESS.
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14. THE COATING SHALL BE APPLIED TO THE ROOF IN A MANNER THAT PROVIDES A CONTINUOUS, UNIFORM COATING WITH A MINIMUM OF 1/2" THICKNESS.

ROOF CLEAR HEIGHT NOTE

27' - 0" MINIMUM CLEAR HEIGHT

ROOF PLAN
 NORTH
 PLOT PLAN NO. 26340/26341

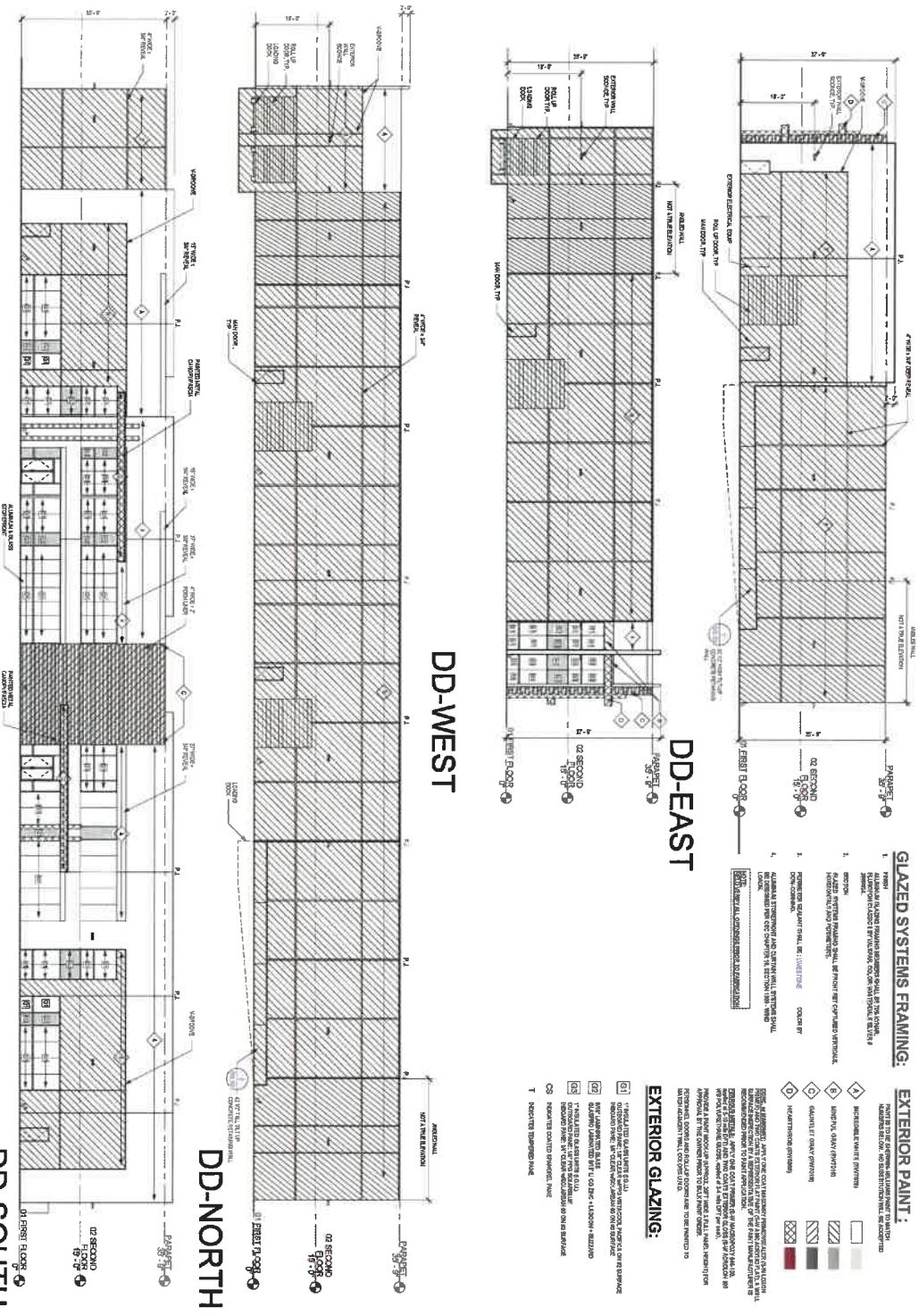
DD.04

project: SHELL BUILDING FOR
LOT 16 & 17
 30220-30280 COMMERCE COURT,
 MURRIETA, CALIFORNIA

#	Date	Description

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT: SHELL BUILDING FOR LOT 16 & 17

KENNETH D. SMITH ARCHITECT & ASSOCIATES, INC.
 302 COMMERCE COURT, SUITE 202
 MURRIETA, CALIFORNIA 92562
 (951) 698-1100
 WWW.KDSARCHITECTS.COM



GLAZED SYSTEMS FRAMING:

1. WINDOW
2. SECOND FLOOR
3. FIRST FLOOR
4. EXTERIOR WALL
5. INTERIOR WALL
6. ROOF
7. FLOOR
8. FOUNDATION
9. CURB
10. DRIVE
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EXTERIOR PAINT:

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DD-EAST

DD-WEST

DD-NORTH

DD-SOUTH

PLOT PLAN NO. 26340/26341

CASE: PP26340 & PP26341
EXHIBIT B
DATE: 10/16/2018
PLANNER: D. Bowdan



K&S ARCHITECT & ASSOCIATES, INC.
 17079 COMMERCE COURT, SUITE 200, MURRIETA, CA 92562
 (951) 341-1111
 www.kandassociates.com

PROJECT: SHELL BUILDING FOR **LOT 16 & 17**
 30220-30280 COMMERCE COURT,
 MURRIETA, CALIFORNIA

DD.05

DATE: 10/16/2018
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT: SHELL BUILDING FOR LOT 16 & 17
DATE: 10/16/2018

REVISIONS:

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



SILVERHAWK CENTER LOTS 16-19

LANDSCAPE CONCEPT PLAN

HAMANN COMPANIES



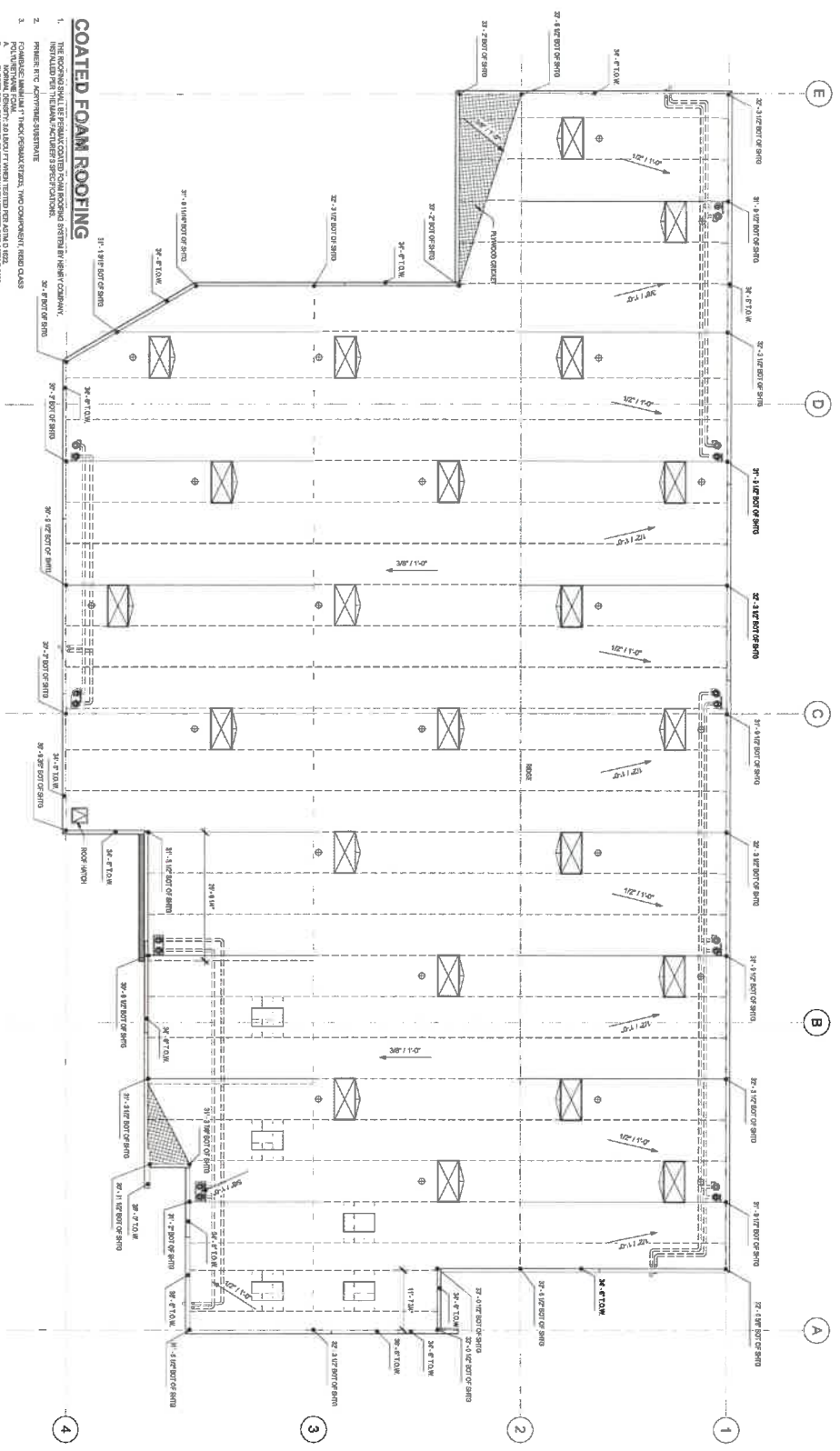
Scale 1" = 20'

North



DARCI DONNELLUS, L.L.A.
 1504 W. 15th St.
 Ft. Worth, TX 76102
 817.335.1111
 donnellus@ddlla.com

L-2



COATED FOAM ROOFING

1. THE COATED FOAM ROOFING SYSTEM SHALL BE INSTALLED BY THE CONTRACTOR.
2. THE COATED FOAM ROOFING SYSTEM SHALL BE INSTALLED BY THE CONTRACTOR.
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14. THE COATED FOAM ROOFING SYSTEM SHALL BE INSTALLED BY THE CONTRACTOR.

ROOF CLEAR HEIGHT NOTE

27'-0" MINIMUM CLEAR HEIGHT



ROOF PLAN

1" = 0'-0"
PLOT PLAN NO. 26342

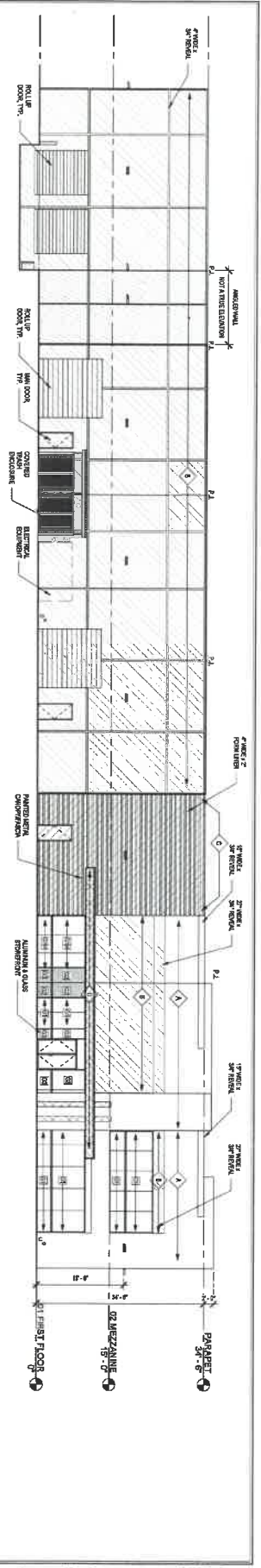
project: SHELL BUILDING FOR LOT 18
SILVERHAWK CENTER
 30340 WINCHESTER RANCH,
 RIVERSIDE, CALIFORNIA

DD.10

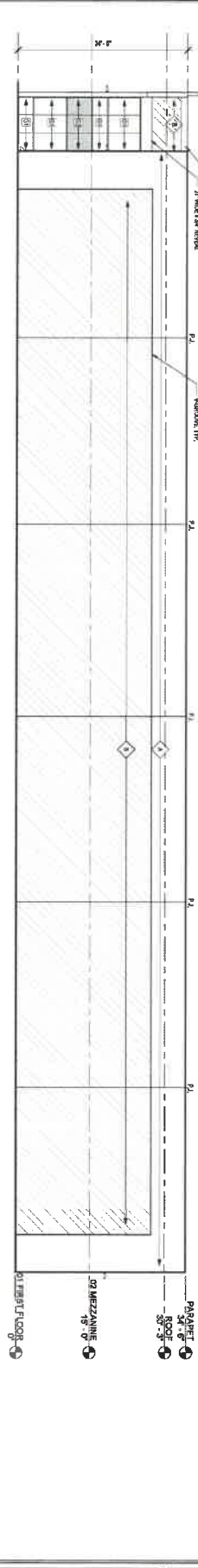
Revision	Number	Description
1	1	Issue for Construction



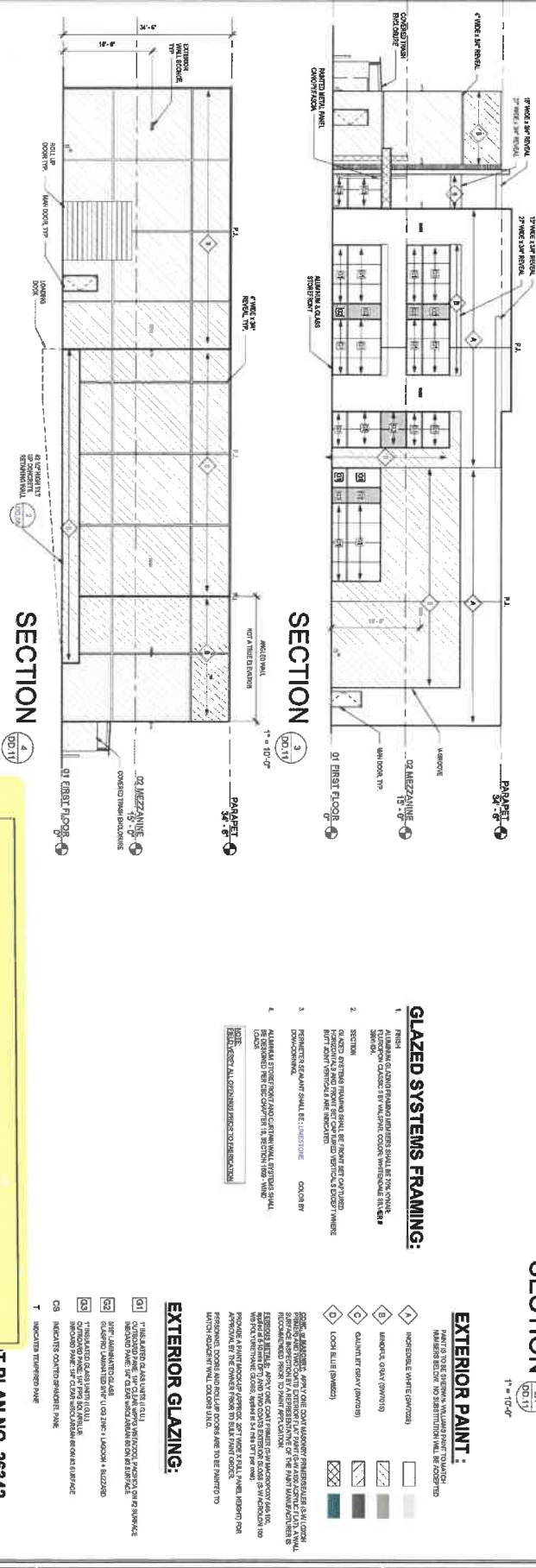
KENNETH D. SMITH
 ARCHITECT
 & ASSOCIATES, P.C.
 10000 WILLOW CREEK DRIVE
 SUITE 100
 RIVERSIDE, CA 92504
 TEL: (951) 514-1111
 FAX: (951) 514-1112



SECTION 1A
 1/4"
 (20:1)
 1" = 10'-0"



SECTION 2A
 1/4"
 (20:1)
 1" = 10'-0"



SECTION 3
 1/4"
 (20:1)
 1" = 10'-0"

GLAZED SYSTEMS FRAMING:

1. FINISH
 ALUMINUM GLAZED SYSTEM FRAMING JOISTERS SHALL BE 100% ANNEALING FINISH. ANNEALING FINISH SHALL BE 100% ANNEALING FINISH. ANNEALING FINISH SHALL BE 100% ANNEALING FINISH.
2. SECTION
 GLAZED SYSTEM FRAMING SHALL BE FINISH SET OUTLINED PERIODICALLY AND FINISH SET OUTLINED VERTICALLY EXCEPT WHERE INDICATED OTHERWISE.
3. PERIMETER SEALANT SHALL BE: LINSTONE. COLOR BY DISCREETION.
4. ALUMINUM STOREFRONT AND CURTAIN WALL SYSTEMS SHALL BE EXPOSED PER AIA/CES CHAPTER 16, SECTION 1009, WIND BURN PROTECTION. ALL CURTAIN WALL SYSTEMS SHALL BE EXPOSED PER AIA/CES CHAPTER 16, SECTION 1009, WIND BURN PROTECTION.

EXTERIOR PAINT:

- NOTE: TO BE DETERMINED BY THE ARCHITECT AND THE CONTRACTOR. MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE CONTRACTOR.
- ▲ INDEPENDENT WHITE EMULSION
 - ◊ HANCOCK GRAY (SWH19)
 - ◊ GUNTER GRAY (SWH20)
 - ◊ LOON BLUE (SWH21)
- NOTE: ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE CONTRACTOR. MATERIALS SHALL BE APPROVED BY THE ARCHITECT AND THE CONTRACTOR.

EXTERIOR GLAZING:

- 01. 1/2" ALUMINUM ANGLE (1011)
- 02. 1/2" ALUMINUM ANGLE (1011)
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- 100. 1/2" ALUMINUM ANGLE (1011)

CASE: PP26342
EXHIBIT: B
DATE: 10/16/2018
PLANNER: D. Bowdan

IT PLAN NO. 26342

DD.11

project: SHELL BUILDING FOR LOT 18
SILVERHAWK CENTER
 30340 WINCHESTER RANCH,
 RIVERSIDE, CALIFORNIA

#	Date	Description
1		

DATE: 10/16/2018
 DRAWN BY: JLB
 CHECKED BY: CMB
 DESIGNED BY: CMB

REVISIONS

SEAL: PROFESSIONAL ARCHITECT
 DENNETH D. SMITH
 ARCHITECT
 DENNETH D. SMITH & ASSOCIATES, INC.
 310 UNIVERSITY AVENUE, SUITE 200
 RIVERSIDE, CALIFORNIA 92501
 TEL: 951-514-2882
 FAX: 951-514-2883



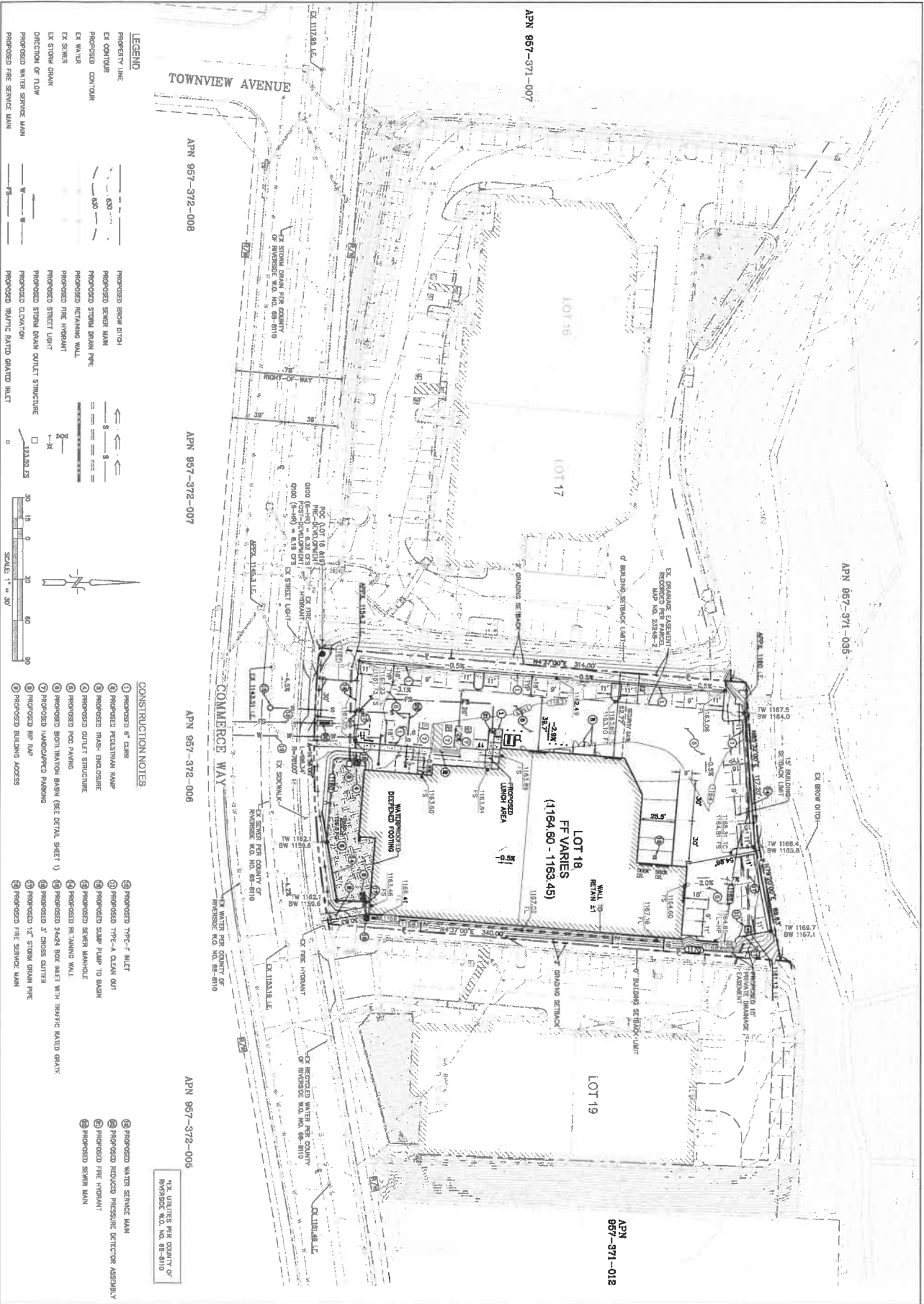
SILVERHAWK CENTER LOTS 16-19

LANDSCAPE CONCEPT PLAN

HAMANN COMPANIES

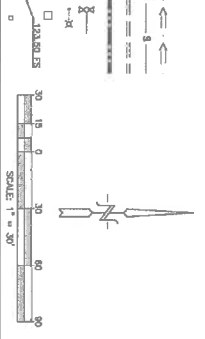


DANIEL DONNELL, L.L.A.
 2544 BROADWAY
 SUITE 200
 EL DORADO, CA 92521
 DONNELL@DANIELDONNELL.COM



- LEGEND**
- PROPERTY LINE
 - EX. CONTOUR
 - PROPOSED CONTOUR
 - EX. WATER
 - EX. STORM DRAIN
 - EX. FIRE HYDRANT
 - PROPOSED FIRE SERVICE MAIN
 - PROPOSED FIRE SERVICE MAIN

- PROPOSED BRICK DITCH
- PROPOSED STORM MAIN
- PROPOSED STORM DRAIN PER
- PROPOSED RETAINING WALL
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- PROPOSED STORM DRAIN OUTLET STRUCTURE
- PROPOSED ELEVATION
- PROPOSED TRAFFIC RATED GRADED INLET



- CONSTRUCTION NOTES**
1. PROPOSED CURB
 2. PROPOSED PEDESTRIAN RAMP
 3. PROPOSED TRASH ENCLOSURE
 4. PROPOSED OUTLET STRUCTURE
 5. PROPOSED PAVING
 6. PROPOSED BOLLARDIZATION BUSH (SEE DETAIL SHEET 1)
 7. PROPOSED HANDCARRIED PARKING
 8. PROPOSED RAMP
 9. PROPOSED BUILDING ACCESS
 10. PROPOSED TYPE-F INLET
 11. PROPOSED TYPE-A CLEAN OUT
 12. PROPOSED SLUMP PUMP TO BASIN
 13. PROPOSED STORM MANHOLE
 14. PROPOSED RETAINING WALL
 15. PROPOSED 24x24 BOX INLET WITH TRAFFIC RATED GRATE
 16. PROPOSED 3" CROSS GUTTER
 17. PROPOSED 12" STORM DRAIN PER
 18. PROPOSED FIRE SERVICE MAIN
 19. PROPOSED WATER SERVICE MAIN
 20. PROPOSED REDUCED PRESSURE DETECTOR ASSEMBLY
 21. PROPOSED FIRE HYDRANT
 22. PROPOSED SEWER MAIN

PRELIMINARY SITE PLAN
 PROJECT: SILVERHAWK CENTER
 30400 COMMERCE COURT
 MURRIETA, CA 92553

DATE: 06-28-17
 SCALE: AS SHOWN
 DRAWN: WZY
 CHECKED: BR

REC Civil Engineering - Environmental
 Land Surveying
 2442 Second Avenue
 San Diego, CA 92101
 (619)232-9200 (619)232-9210 Fax

REVISIONS			
NO.	DESCRIPTION	DATE	APP'D

CASE: PP26343
EXHIBIT: C (DD.14-.15)
DATE: 10/16/2018
PLANNER: D. Bowdani



KENNETH D. SMITH
ARCHITECTS & PLANNERS, INC.

1001 CENTRIX DRIVE, SUITE 200
 RIVERSIDE, CALIFORNIA 92507
 TEL / FAX 951.444.2892
 TEL / FAX 951.442.2899

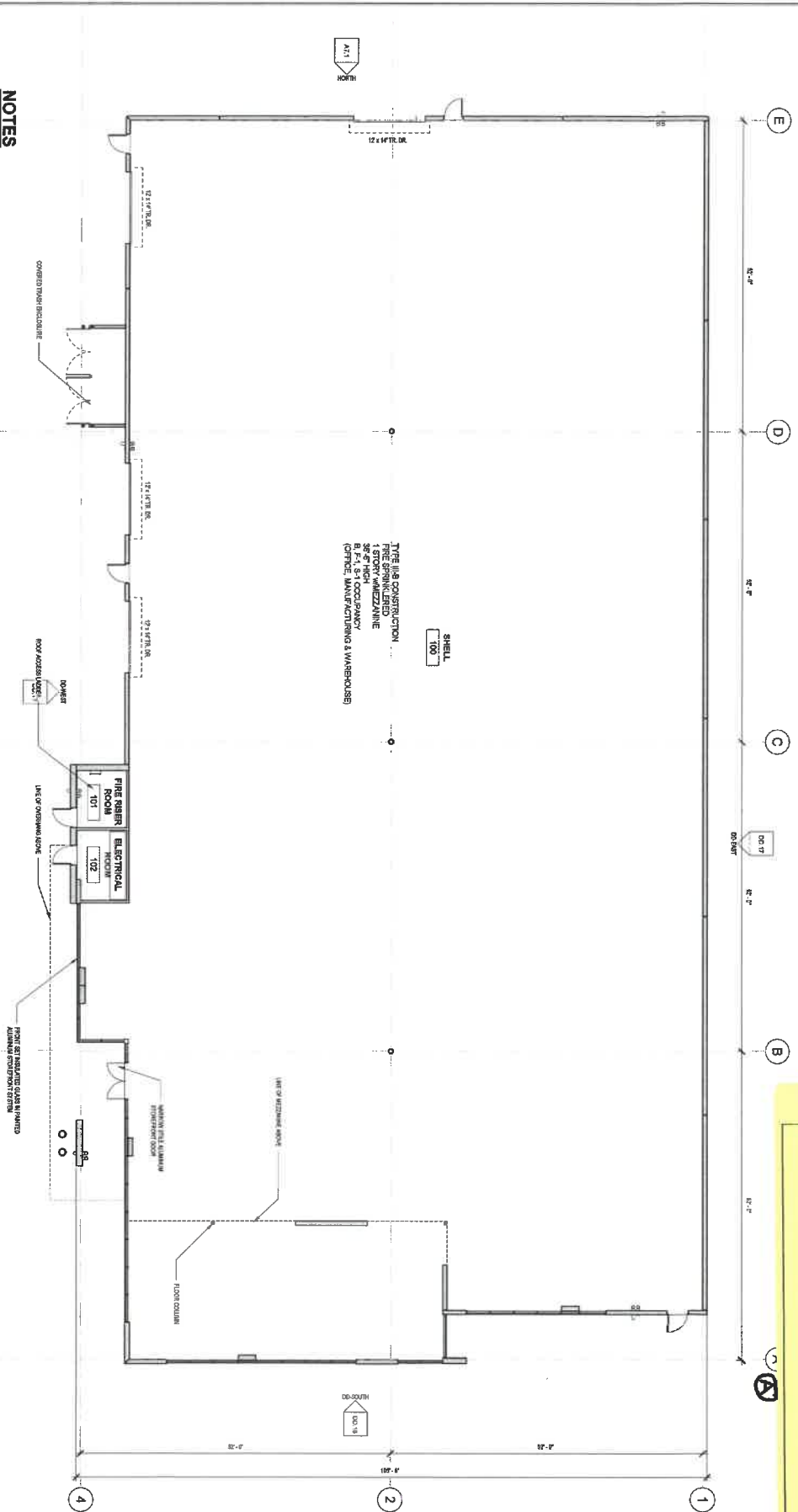


DATE: 07/18/2018
 DRAWN BY: MOORE
 CHECKED BY: CHADWICK

Revision Schedule
 # | Date | Description

project: SHELL BUILDING FOR LOT 19
SILVERHAWK CENTER
 30400 WINCHESTER RANCH,
 RIVERSIDE, CALIFORNIA

DD.14



NOTES

- AS-BUILT ADJUSTMENTS:**
 THE ABOVE REQUIREMENTS OF SECTION 118.10 WILL BE ADJUSTED.
ADJUSTMENTS, APPROVALS, & EXEMPTIONS:
 ALL CHANGES TO THE ORIGINAL DRAWINGS SHALL BE SUBMITTED BY MAILING WITHIN 10 DAYS OF THE DATE OF THE ORIGINAL DRAWING TO THE ARCHITECT. APPROVED CHANGES SHALL BE SHOWN IN A LIGHTER PINK OR LIGHT BLUE COLOR. APPROVED CHANGES SHALL BE SHOWN IN A LIGHTER PINK OR LIGHT BLUE COLOR.
REVISIONS:
 1. DATE REVISION SHALL BE CORRECTED/FREE BY CORRECTION WALL OR
 2. PROVIDE REVISION IN THE FOLLOWING WALLS:
 3. CORRECTED/FREE BY CORRECTION WALL OR
 4. CORRECTED/FREE BY CORRECTION WALL OR
 5. ALL REVISIONS SHALL BE SUBMITTED BY MAILING WITHIN 10 DAYS OF THE DATE OF THE ORIGINAL DRAWING.
 6. USE OF 1/4" PANTO BENT IN ALL WALLS.
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SQUARE FOOTAGE

Name	Area
FIRST FLOOR	26,888 SF
MEZZANINE	1,301 SF
MEZZANINE	1,301 SF
MEZZANINE	1,301 SF
Grand total	21,888 SF

FIRST FLOOR PLAN
 NORTH
 1/8" = 1'-0"

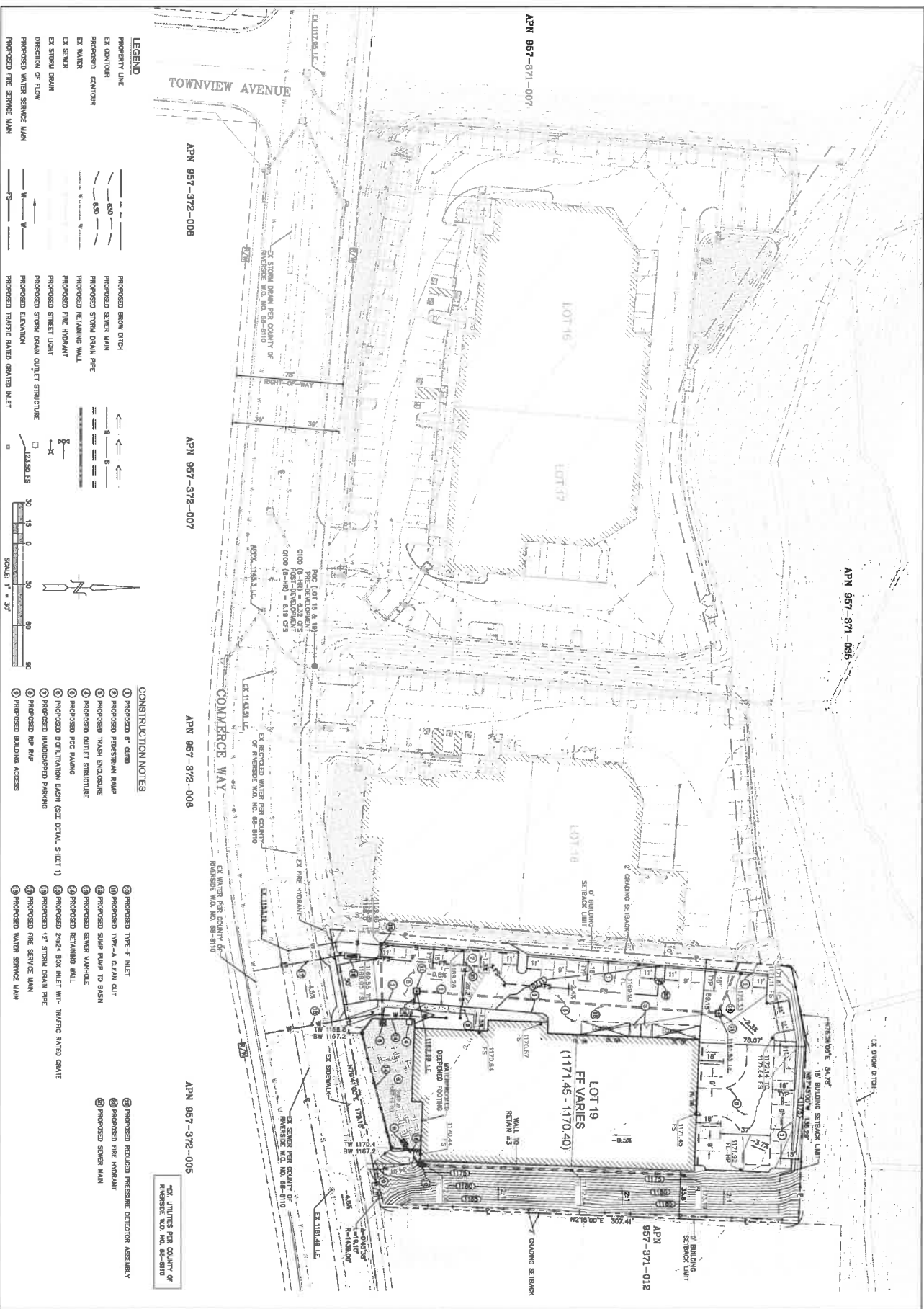
LOT PLAN NO. 26343

SILVERHAWK CENTER LOTS 16-19

LANDSCAPE CONCEPT PLAN

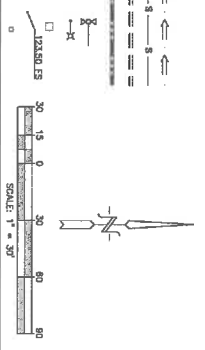
HAMANN COMPANIES





- LEGEND**
- PROPERTY LINE
 - EX. CONTOUR
 - PROPOSED CONTOUR
 - EX. WATER
 - EX. SEWER
 - EX. STORM DRAIN
 - DIRECTION OF FLOW
 - PROPOSED WATER SERVICE MAIN
 - PROPOSED FIRE SERVICE MAIN

- PROPOSED BROW DITCH
- PROPOSED SEWER MAIN
- PROPOSED STORM DRAIN PPE
- PROPOSED RETAINING WALL
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- PROPOSED STORM DRAIN OUTLET STRUCTURE
- PROPOSED ELEVATION
- PROPOSED FINANCIAL GRADED INLET



- CONSTRUCTION NOTES**
- 1 PROPOSED 8" CURB
 - 2 PROPOSED PROTECTIVE MOUND
 - 3 PROPOSED TRASH ENCLOSURE
 - 4 PROPOSED OUTLET STRUCTURE
 - 5 PROPOSED PCC PAVING
 - 6 PROPOSED BIPLANTATION BASK (SEE DETAIL SHEET 1)
 - 7 PROPOSED HANDICAPPED PARKING
 - 8 PROPOSED 12" RAMP
 - 9 PROPOSED 17" STORM DRAIN PPE
 - 10 PROPOSED WATER SERVICE MAIN

- 11 PROPOSED TYPE-F INLET
- 12 PROPOSED 17" x 24" CLEAN OUT
- 13 PROPOSED SHARP PUMP TO DRAIN
- 14 PROPOSED SINKER MANHOLE
- 15 PROPOSED RETAINING WALL
- 16 PROPOSED 24x24 BOX INLET WITH TRAFFIC RATED GRADE
- 17 PROPOSED 17" STORM DRAIN PPE
- 18 PROPOSED FIRE SERVICE MAIN
- 19 PROPOSED WATER SERVICE MAIN

SHEET TITLE
PRELIMINARY SITE PLAN

PROJECT
SILVERHAWK CENTER
30400 COMMERCE COURT
MURRIETA, CA 92563

DATE: 08-28-17
SCALE: AS SHOWN
DRAWN: AO
CHECKED: BR

REC Civil Engineering - Environmental
 Land Surveying
 2442 Second Avenue
 San Diego, CA 92101
 (619)232-9200 (619)232-9210 Fax

NO.	REVISIONS		DATE	APP'D
	DESCRIPTION			



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PP26340, PP26341, PP26342, & PP26343 EA43057

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Dave Alvarez Title: Project Planner Date: March 18, 2019

Applicant/Project Sponsor: Ken Smith Date Submitted: September 7, 2017

ADOPTED BY: Planning Director

Person Verifying Adoption: Dave Alvarez Date: March 18, 2019

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

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

For additional information, please contact Dave Alvarez at 951-955-5719.

Revised: 03/12/19
Y:\Planning Case Files-Riverside office\PP26340\DH-PC-BOS Hearings\DH-PC\IS.MND.Form.docx

Please charge deposit fee case#: ZEA43057 ZCFG6431

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 43057
Project Case Type (s) and Number(s): PP26340, PP26341, PP26342, & PP26343
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Dave Alvarez
Telephone Number: (951) 955-5719
Applicant's Name: Silverhawk Commons LLC
Applicant's Address: 4030 Palos Verdes Dr. North Suite 106, Rolling Hills, CA 90274

I. PROJECT INFORMATION

Project Description:

PLOT PLAN NO. 26340 (Lot-16), proposes to construct a 20,479, square-foot concrete tilt up building including 18,483 square feet of manufacturing space with a 1,997 square-foot mezzanine for office and storage space on a 1.65 acre parcel. The project will provide 62 parking spaces.

PLOT PLAN NO. 26341 (Lot-17), proposes to construct a 16,236 square-foot concrete tilt up building including 14,224 square feet of manufacturing space with a 2,012 square-foot mezzanine for office and storage space on a 1.65 acre parcel. A 3-hour rated concrete wall will divide the proposed buildings of Lot-16 and Lot-17 along the property line (PL). The project will provide 37 parking spaces.

PLOT PLAN NO. 26342 (Lot-18), proposes to construct a 27,397 square-foot concrete tilt up building with 25,778 square feet manufacturing area, and a 1,619 square-foot mezzanine, for office and storage space on a 1.69 acre parcel. The project will provide 56 parking spaces.

PLOT PLAN NO. 26343 (Lot-19), proposes to construct a 21,869 square-foot concrete tilt up building, including 20,568 square feet of manufacturing space and a 1,301 square-foot mezzanine, for office and storage space on a 1.48 acre parcel. The project will provide 47 parking spaces.

The above referenced plot plans are herein collectively referred to as the "Project" or "project". The projects are located northerly of Commerce Court, southerly of Borel Road, easterly of Sky Canyon Drive, and westerly of Calistoga Drive.

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

B. Total Project Area:

PP26340, PP26341,
PP26342 & PP26343

Industrial Acres: 4.82 **Lots:** 4 **Sq. Ft. of Bldg. Area:** 85,981 **Est. No. of Employees:**

C. Assessor's Parcel No(s): 957-371-008, 009, 010, & 011

D. Street References: The project site is located northerly of Commerce Ct., southerly of Borel Rd., easterly of Sky Canyon Dr., and westerly of Calistoga Dr.

E. Section, Township & Range Description or reference/attach a Legal Description:
Township: 7 South Range: 2 West Section 18

- F. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently vacant land and was graded between a ten years span dating 1991-2001. The site is a dirt pad and is surrounded by a mixture of vacant lands and commercial to the west, vacant lands and residential to the east and south, and commercial businesses to the north.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** Community Development: Mixed Use Area (CD: MUA) Specific Plan No. 213, Planning Area 9
- 2. Circulation:** Although the project sites are not located in a circulation right-of way, the project sites have adequate circulation to the location and is therefore consistent with the Circulation Element of the General Plan. The proposed projects meet all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** Biology determined that this project does not fall within the guidelines of MSHCP based on a mapping error. Further, this project is a commercial project and does not require open space elements for recreation purposes. No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
- 4. Safety:** The proposed project is not located within any special hazard zone (including fault zone, high liquefaction, dam inundation zone, high fire hazard area, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
- 5. Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project by placing the water filtration recycling system underground and limiting business hours to daytime. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- 6. Housing:** The projects proposes 4 light industrial buildings on four separate lots. There are no impacts to housing as a direct result of this project.
- 7. Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
- 8. Healthy Communities:** The project site is Light Industrial/manufacturing use, and is consistent with the applicable policies of Healthy Communities.

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Community Development (CD)

D. Land Use Designation(s): Mixed Use Area (MUA)

E. **Overlay(s), if any:** There are no General Plan Policy Overlays in this area.

F. **Policy Area(s), if any:** Highway 79 Policy Area

G. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Winchester Properties (Silverhawk) No. 213

2. **Specific Plan Planning Area, and Policies, if any:** Planning Area No. 9

H. **Existing Zoning:** Specific Plan (SP)

I. **Proposed Zoning, if any:** Not Applicable

J. **Adjacent and Surrounding Zoning:** Specific Plan (SP)

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

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.



Dave Alvarez

Printed Name

March 18, 2019

Date

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 Riverside County Environmental Assessment (EA), equivalent to the State CEQA Initial Study (IS) Checklist, 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 proposed development. In accordance with California Code of Regulations, (State CEQA Guidelines) Section 15162 and 15163, this EA/IS is a preliminary analysis prepared by the Lead Agency, the County of Riverside, to determine whether a Negative Declaration (ND), Mitigated Negative Declaration (MND), Addendum to the Silverhawk Specific Plan EIR No. 404 for SP213 or a Supplemental EIR is required for the proposed Project. The proposed Project site was previously evaluated in EIR No. 404 for commercial uses similar to the uses currently proposed. The prior EIR evaluated the overall project area at a programmatic level of review pursuant to State CEQA Guidelines section 15168. Section 15168(c) states that later activities – often termed “implementing projects” - must be evaluated in light of the prior EIR to determine whether or not an additional environmental document must be prepared. If the implementing project would have significant effects that were not examined in sufficient detail in the prior EIR, then a new EA/IS would need to be prepared which would tier off the program EIR as provided in Section 15152; based on the analysis within the new EA, the subsequent document would result in either an EIR or a Negative Declaration. The purpose of this EA/IS is to inform decision-makers, affected agencies, and the public of the potential environmental impacts associated with the implementation of the proposed Project as an implementing project and provide a basis of information and analysis to determine the appropriate environmental document for the Silverhawk Specific Plan.

Tiering off the prior EIR No. 404, the EA/IS identified applicable mitigation measures from the prior EIR that would continue to apply to the proposed Project. No new mitigation measures appear warranted beyond those identified from the previous EIR. Mitigation monitoring referred to throughout this document would be further defined in a separate Mitigation Monitoring and Reporting Program (MMRP) document for PP26340-PP26343 with notes to indicate if the measures apply to PP26340-PP26343.

	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-8 “Scenic Highways”

Findings of Fact:

a) The nearest Scenic Highway to the project site is State Route 79. The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.

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.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The project site is located 20.56 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. (COA. Lighting Plans)

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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right-of-way. (COA Lighting Plan Comply) 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 Lighting Plan Comply) In addition, the proposed project will comply with Ordinance No. 655, and 915 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.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 project is located on land designated as "Urban-Built up Land" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. There will be no impacts.

b) According to GIS database, the project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed 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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c) The property and surrounding properties are within Specific Plan No. 213. Parcels to the north and south are for the purpose of commercial development. Therefore, the proposed project is not anticipated to impact agricultural uses within the vicinity. There will be no impacts.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. There will be no impacts.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Forest				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,” Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,” and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. There will be no impacts.

b) 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 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. Therefore, no impact will occur as a result of the proposed project. There will be no impacts.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

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

Monitoring: No monitoring is required.

AIR QUALITY Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Source: SCAQMD CEQA Air Quality Handbook, CALEEMOD, prepared by LDN Consulting, Inc. for Hamann Construction on June 15, 2018

Findings of Fact:

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

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project does not involve a General Plan or Specific Plan Amendment and is not considered a significant project.

b-c) The project would start in late 2018 beginning with lots 16 and 17 and would be followed by lots 18 and 19. The equipment expected to be used is shown in Table 1: Proposed Construction Equipment List. 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 with 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 as such does not denote mitigation under CEQA. Volatile Organic Compound (VOC) emissions given off from the application of paints and coatings could exceed the daily threshold after building construction. Painting and surface coating shall be limited to an aggregate area of not more than 6,410 square feet per day during any phase of construction or paints and surface coatings shall be limited to a VOC content of not more than 117 grams per liter of VOC content. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 1: Proposed Construction Equipment List

Equipment Identification	Quantity
Grading	
Excavators	1
Graders	1
Rubber Tired Dozers	1
Tractors/Loaders/Backhoes	3
Building Construction	
Cranes	1
Forklifts	3
Generator Sets	1
Tractors/Loaders/Backhoes	3
Welders	1
Air Compressors	1
Paving	
Pavers	2
Paving Equipment	2
Rollers	2

As shown in Table 2: Expected Daily Construction Emissions Summary Lb/Day, no construction related air quality impacts are anticipated.

Table 2: Daily Construction Emissions Summary Lb/DAY

Year	ROG	NO _x	CO	SO ₂	PM ₁₀ (Dust)	PM ₁₀ (Exhaust)	PM ₁₀ (Total)	PM _{2.5} (Dust)	PM _{2.5} (Exhaust)	PM _{2.5} (Total)
2018 (lb/day)	4.666	48.308	35.106	0.059	6.994	2.510	9.503	3.468	2.309	5.777
2019 (lb/day)	6.570	24.533	21.104	0.038	0.542	1.433	1.974	0.146	1.355	1.500
2020 (lb/day)	6.931	22.331	20.578	0.038	0.542	1.238	1.780	0.146	1.171	1.317
2021 (lb/day)	8.661	20.273	20.123	0.038	0.542	1.058	1.599	0.146	1.000	1.146
Significance Threshold (lb/day)	75	100	550	150	-	-	150	-	-	55
SCAQMD Impact?	No	No	No	No	-	-	No	-	-	No

Once Construction is completed, the proposed projects would generate operational air quality emissions.

These operational emissions would originate from daily vehicle operations, consumer products, and from landscaping equipment. 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 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. Respirable Particulate Matter (PM_{2.5}), estimates 1.52 Operational Emissions per day, which is less than the 55 SCQAMD threshold. Although this is not shown in Table 3 below, the analysis is provided on the Air Quality Screening Letter provided by the applicant. Table 3, Expected Daily Operational Air Quality Emissions; the air quality report determined that the project is not anticipated to generate significant odors or substantial point source emissions. Therefore, this impact is less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 3: Daily Operational Air Quality Emissions

	ROG	NO _x	CO	SO _x	PM ₁₀
Summer Scenario					
Operational Emission Estimates (Lb/Day)	3.20	10.65	18.97	0.08	5.37
SCAQMD Thresholds	55	55	550	150	150
Significant?	No	No	No	No	No
Winter Scenario					
Operational Estimates (Lb/Day)	3.01	10.76	18.26	0.07	5.37
Significant?	No	No	No	No	No

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 four buildings with a combined square footage of 85,981 square feet. Surrounding land uses within 1 mile of the project include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The nearest school (Nicholas Valley Elementary School) is located approximately a half mile to the south. The project will not include major transportation facilities, manufacturing uses, or generate significant odors. Single-family residential uses are located to the east and south of the project site. The project is for four structures, therefore, impacts will be less than significant.

Table: 4 SCAQMD Air Quality Significance Thresholds

Pollutant	Total Emissions (Pounds per Day)
Construction Emissions	
Respirable Particulate Matter (PM ₁₀ / PM _{2.5})	150 / 55
Nitrogen Oxide (NO _x)	100
Sulfur Oxide (SO _x)	150
Carbon Monoxide (CO)	550
Reactive Organic Gases (ROG) SCAQMD	75
Operational Emissions	
Pollutant	Total Emissions (Pounds per Day)
Respirable Particulate Matter (PM ₁₀ / PM _{2.5})	150 / 55
Nitrogen Oxide (NO _x)	55
Sulfur Oxide (SO _x)	150
Carbon Monoxide (CO)	550
Reactive Organic Gases (ROG) SCAQMD	55

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. An occasional detectable amount 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 and, while potentially adverse, are less than significant. Impacts will be less than significant.

Mitigation:

This section was analyzed in EIR No. 404 and the proposed Project is subject to the following mitigations measures:

AQ-1- The project will implement dust control measures during construction mandated by the SCAQMD. The project will use dust control measures during clearing, grading, and construction. If fresh-water resources are too precious to waste on dust control, availability of brackish or reclaimed water sources should be investigated. Soil disturbance should be terminated when high winds (>25 mph) make dust control extremely difficult.

AQ-2- Minimization of construction interference with regional non-project traffic movement. Measures recommended for inclusions are:

- Schedule receipt of construction materials to non-peak travel periods.
- Route construction traffic through areas of least impact sensitivity.
- Limit lane closures and detours to off-peak travel periods.
- Provide ride-share incentives for contractor and subcontractor personnel.

AQ-3- “Spill-over” effects will be reduced by preventing soil erosion, washing vehicles entering public roadways on an adequate schedule.

AQ-4- Emissions control will be required from on-site equipment through a routine mandatory program of low-emissions tune-ups.

AQ-5- Mitigation strategies will be incorporated into a construction activity impact reduction plan, with clearly defined responsibilities for plan implementation and supervision.

AQ-6- Simultaneous grading/soil disturbance will be limited to no more than 25 acres on any one day, provided that the total project acreage under construction at one time may exceed this acreage limitation.

AQ-7- Limit the application of architectural surface treatments (i.e., paint, etc.) to less than 37.5 gallons per average day.

Monitoring: Monitoring shall take place during the building and safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003), General Habitat Assessment and Focused Burrowing Owl Surveys, ecological Sciences, Inc. dated revised September 7, 2017.

Findings of Fact:

a) The Silverhawk Center project will develop a few contiguous graded and disturbed parcels totaling 5.66 acres with four commercial buildings, parking, and landscaping.

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

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

This Project occurs in a Narrow Endemic Plant Species Survey Area (NEPSSA). The following Narrow Endemic plant species were surveyed for. Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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pumila), many-stem dudleya (*Dudleya multicaulis*), spreading navarretra (*Navarretia fossalis*), California Orcutt's grass (*Orcuttia californica*), and Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*). Disturbance on the site was concluded during the approval of Specific Plan No. 213. Biological resources were fully analyzed during the prior Environmental Impact Report No. 404. Since the site was analyzed for such resources in the prior EIR, coupled with the fact the existing Project site is heavily disturbed, all of the above species either were surveyed for and did not exist on site, or habitat for the species was not found onsite. 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 located adjacent to PQP Conserved Lands. Therefore, the project implements the following MSHCP Urban/Wildland Interface Guidelines. Drainage and Toxics: The Project Specific Water Quality Management Plan (REC 2018) describes project features that address compliance with all relevant drainage and toxics requirements. Lighting: Project lighting is shielded and directed away from adjacent MSHCP Conserved Lands. Noise: Wildlife within the MSHCP Conservation Area will not be subject to noise that would exceed residential noise standards. Appropriate measures will be implemented as necessary to avoid noise impacts during construction and once the development is complete. Invasives: Species in "Table 6-2: Plants that should be avoided adjacent to MSHCP Conservation Area" will not be used in Project landscaping. Barriers: Per the Project landscape plan, barriers adjacent to the MSHCP Conservation Area consist of native landscaping. Grading and land development: Per the Project engineering plans, manufactured slopes associated with the proposed Site development do not extend into the MSHCP Conservation Area. The project is consistent with Section 6.1.4 of the MSHCP.

6.3.2 Additional Survey Needs and Procedures

The project site is located within the required habitat assessment area for burrowing owl. The project site was determined to have suitable habitat for burrowing owl; therefore, a focused burrow survey were conducted in March 2018, documented in, Habitat Assessment Report for the Silverhawk Center Project by REC Consultants, Inc., dated February 2, 2018 revised April 17, 2018. No suitable burrows or burrowing owl sign was observed on the project site or in the survey buffer area during the focused survey. To prevent impacts to burrowing owl, the project has been conditioned by Riverside County prior to grading permit issuance for a 30-day pre-construction burrowing owl survey.

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

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) As previously noted in section "A" of Biological Resources, 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 because this was previously analyzed in Environmental Impact Report No. 404. Therefore, no impacts to any endangered, or threatened species will occur.

c) Two special-status species were observed onsite: particulate tarplant and California horned lark. One special- status species was detected in coastal sage scrub within the 500- foot survey area: coastal California gnatcatcher.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Planning Department, Environmental Programs Division determined the proposed Project would require a nesting bird surveys for any ground disturbance that occurs during the nesting bird season.. This is a standard condition of approval for any projects located within the MSHCP and is not considered a mitigation measure pursuant to CEQA.

d) The Site is located within Proposed Core 2. However, the onsite land is already graded and disturbed and thus would not be suitable for inclusion in Proposed Core 2. Additionally the Site is not located within a Criteria Cell and was previously analyzed in Environmental Impact Report No. 404.

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.

e-f) 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 is detailed in the analysis related in Section 6.1.2 of the MSHCP included in section "A" of Biological Resources.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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; PDA06023- 2018 ASM Phase I Cultural Resources Assessment for the Silverhawk Center Project, APNs 957-371-008, 957-371-009, 957-371-010, and 957-371-011, Riverside County, California, Riverside County Project Numbers: PP26340, PP26341, PP26342 and PP26343

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.
- b) 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 significant historical resources as defined in

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

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: On-site Inspection, Project Application Materials. PDA06023- 2018 ASM Phase I Cultural Resources Assessment for the Silverhawk Center Project, APNs 957-371-008, 957-371-009, 957-371-010, and 957-371-011, Riverside County, California, Riverside County Project Numbers: PP26340, PP26341, PP26342 and PP26343

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. Therefore, there will be no impacts in this regard. Furthermore, Environmental Impact Report No. 404 found one artifact and conditioned the specific plan to have an archeologist during pre-grade meeting and on-site grading operations. This was set as a Condition of Approval and not a mitigation measure and will apply to project.
- 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 in this regard.
- 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 impacts in this regard are considered less than significant.

- 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 in this regard.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. 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: Geotechnical Report for Silverhawk Center Lots 16/17, 18 & 19 NEC Commerce Court & Townview Avenue Riverside, California prepared for Hamann Construction on June 8, 2017 by Leighton & Associates, Inc., page no. 3.

Findings of Fact:

a-b) The property is not located within State Seismic Hazard Zone or Alquist Priolo Fault Hazard Zone. A branch of the Murrieta Hot Springs Fault has been previously identified traversing north of the site within the offsite graded slope area, at the rear of Lots 18 through 20 (Leighton 1999). Riverside County has identified a Fault Zone through much of this area, generally north of Commerce Court. This county fault zone is based on regional mapping. Previous detailed subsurface investigations and mapping during rough grading have shown evidence of recent or active faulting along this fault outside the limits of the subject project site. As part of these studies, fault trenches were excavated that intercepted the previously identified branch of Murrieta Hot Springs Fault. The precise location of the fault trace was surveyed and a structural setback zone was established extending 50 feet horizontally on either side of the fault based on the surveyed location. The fault and associated setback zone are located offsite, north of the subject lots and not within the subject graded pads. Geologic observation and mapping during grading did not encounter any continuous, through going active faults within the subject site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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building pad areas. The potential for ground rupture within the building pads of this site is considered very low. Therefore, impacts are less than significant.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

11. Liquefaction Potential Zone

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

Source: Riverside County General Plan “Generalized Liquefaction” Geotechnical Report for Silverhawk Center Lots 16/17, 18 & 19 NEC Commerce Court & Townview Avenue Riverside, California prepared for Hamann Construction on June 8, 2017 by Leighton & Associates, Inc., page no. 3.

Findings of Fact:

a) Liquefaction is a phenomenon in which soils lose shear strength for short periods of time during an earthquake. The geotechnical report determined that the potential for liquefaction on the subject lots is very low due to the presence of dense or stiff formational soil and the lack of shallow water (Leighton, 2018). Based on groundwater data (SWR, 2017) of nearby well (Well 335525N 1171315W001) located near Murrieta Hot Springs Road and Townview Avenue, groundwater is in excess of 100 feet below current ground surface elevations. Therefore, impacts will be less than significant.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. 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) Riverside County General Plan Geotechnical Report for Silverhawk Center Lots 16/17, 18 & 19 NEC Commerce Court & Townview Avenue Riverside, California prepared for Hamann Construction on June 8, 2017 by Leighton & Associates, Inc., page no. 4.

Findings of Fact:

a) The project will be required to comply with the requirements of Ordinance No. 457. Ordinance No. 457 is applicable to all development; therefore, adherence to Ordinance No. 457 is not considered

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mitigation for CEQA implementation purposes, as all project's in Riverside County are subject to the potential for strong seismic shaking and therefore must comply with Ordinance No. 457. Compliance with Ordinance No. 457 requirements will ensure that any potential impacts related to strong seismic ground shaking, are considered less than significant. Additionally, the stability of the surrounding cut and fill slopes has been determined to be stable under both static and pseudo static conditions. Impacts are less than significant.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. 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" Riverside County General Plan "Generalized Liquefaction" Geotechnical Report for Silverhawk Center Lots 16/17, 18 & 19 NEC Commerce Court & Townview Avenue Riverside, California prepared for Hamann Construction on June 8, 2017 by Leighton & Associates, Inc., page no. 3.

Findings of Fact:

a) There is no indication of landslides, slumps, or rock fall hazard, debris flow or slope instability of the slopes surrounding the subject lots. The adjacent slopes are weathered and locally eroded. The stability of the surrounding cut and fill slopes have been determined to be stable under both static and pseudo static conditions (Leighton, 1999a). Maintenance of the adjacent slope drainage control V-ditches and other associated erosion control provisions would be performed as needed. Therefore, impacts are less than significant.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Ground Subsidence

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map” Riverside County General Plan Geotechnical Report for Silverhawk Center Lots 16/17, 18 & 19 NEC Commerce Court & Townview Avenue Riverside, California prepared for Hamann Construction on June 8, 2017 by Leighton & Associates, Inc., page no. 4.

Findings of Fact:

a) A portion of Lot 19 is located within a susceptible subsidence hazard zone as shown on the Riverside County Hazard Map. Due to the shallow bedrock underlying the site, the potential for differential subsidence and ground fissuring on this site was determined to be very low. The General Plan, Safety Element Policy requires site grading, and the design of buildings and structures to be in accordance with the California Building Code (CBC). With such compliance, the project will be deemed moderated to potential effects of hydro-consolidation, groundwater withdrawal, and dry sand settlement. Therefore, impacts are less than significant.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Due to the great distance to large bodies of water, the possibility of seiches, mudflow, and tsunamis impacting the site is considered remote. Furthermore, there are no known volcanic hazards. There are no impacts.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Slopes

a) Change topography or ground surface relief features?

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

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials Riverside County General Plan Geotechnical Report for Silverhawk Center Lots 16/17, 18 & 19 NEC Commerce Court & Townview Avenue Riverside, California prepared for Hamann Construction on June 8, 2017 by Leighton & Associates, Inc., page no. 10.

Findings of Fact:

- a) The project will not substantially change topography as the project site is relatively flat. Impacts will be less than significant.
- b) The project does not propose to create cut or fill slopes greater than 2:1 or higher than ten feet. Therefore, there is no impact.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems. The project will connect to water and sewer services from the Eastern Municipal Water District. No impacts will occur.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

- a) Future development of the project site has the potential to result in a slight to moderate increase in the erosion on and off site based on the underlying soils. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to development will reduce the potential impact to less than significant. As CBC requirements are applicable to all development.

c) The project will not utilize a septic system. The project will connect to sewer services from the Eastern Municipal Water District. Therefore, no impacts will occur in this regard.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Erosion	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Riverside County General Plan Geotechnical Report for Silverhawk Center Lots 16/17, 18 & 19 NEC Commerce Court & Townview Avenue Riverside, California prepared for Hamann Construction on June 8, 2017 by Leighton & Associates, Inc., page no. 13.

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) general construction 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 within receiving waters located downstream. Impacts are less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. Impacts are less than significant.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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19. 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 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 California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

20. 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 Climate Action Plan, CALEEMOD, prepared by LDN Consulting, Inc. for Hamann Construction on June 15, 2018

Findings of Fact:

a) Analysis by LDN Consulting Inc. indicates the project's annual GHG emissions will be 1,965 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is below the threshold of 3,000 MTY CO₂e for Riverside County Climate Action Plan. This project total includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, solid waste and water usage) GHG emissions. Hence, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions. Therefore, there will be a less than significant impact.

b) The project will be consistent with the policies and plans of Riverside County and AB and SB 32. The proposed project will reduce GHG emissions with implementation of project design features such

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as compliance with County Ordinance No. 859, Water-Efficient Landscaping Standards, efficient lighting, and Title 24 requirements. The project does not propose any solar, however the project will implement the required EV parking with associated EV plugin connections. These measures ensure the project will not conflict with any applicable plans, policies or regulations related to reducing GHG emissions. The project impact is considered less than significant.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact. Furthermore, as illustrated above, the proposed Project's GHG emissions fall below the 3,000 MTYCO_{2e} screening value.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
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, Department of Environmental Health Review and Fire Department Review

Findings of Fact:

Based on the list of permitted activities that would be allowed in the County of Riverside's I-P zone as it relates to Specific Plan No. 213, Planning Area No. 9, it is possible that hazardous materials could be used during the course of a future building occupant's daily operations. Federal and State Community-Right-to-Know laws allow the public access to information about the amounts and types of chemicals that may be used by businesses. Laws also are in place that require businesses to plan and prepare for possible chemical emergencies. Any business that occupies a building site and that handles and/or stores substantial quantities of hazardous materials (as defined by Riverside County Ordinance or § 25500 of California Health and Safety Code, Division 20, Chapter 6.95) would be required to prepare and submit a HMBEP to the Riverside County Department of Environmental Health in order to register the business as a hazardous materials handler. Such businesses also are required to comply

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with California's Hazardous Materials Release Response Plans and Inventory Law, which require immediate reporting to Riverside County Fire Department and State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business.

a-b) The projects propose a combined total of 85,981 square foot of tilt up buildings. The project is not anticipated to create a significant hazard to the public or the environment through the 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 no impact.

d) There are no schools located near the project sites, furthermore, the project does not propose to emit any hazardous emissions, or handle hazardous materials, substances, or waste. Therefore, impacts are less than significant.

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 is no impact.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within 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 checked="" type="checkbox"/>	<input 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-20 "Airport Locations," GIS database

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

a-b) Airport Land Use Committee meeting was held on June 14, 2018 and the determination was made that PP26340, PP26341, PP26342, and PP26343 were consistent with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, subject to the conditions as stated. Therefore, impacts are less than significant.

c) Based upon the Hearing and review by the Airport Land Use Committee, the project would not result in a safety hazard for people residing or working in the project area. Therefore, impacts are less than significant.

d) The project is not located within the vicinity of a private airstrip or heliport and would not have any impact.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. 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) The project is not within a hazardous fire area. Therefore, there would be no impact.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

24. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Hydrology Study for Silverhawk Center, prepared for Hamann Construction on February 2, 2018. The report was prepared by Luis Parra, PhD, PE, CPSWQ, ToR, D.WRE. R.C.E. 66377

Findings of Fact:

a) The Silverhawk Center project site is undeveloped land that was previously used as agriculture land. Existing drainage patterns of the site divides the site into two (2) drainage management areas (DMA). The proposed project site is a light industrial site proposing four (4) tilt-up buildings, including walkways, parking and landscaping. The project site has been divided into four (4) DMAs. DMAs 1, 3, & 4, will flow onto one bio filtration basin each, which will serve to meet water quality and flood control requirements. DMA-2 will flow onto a proprietary basin (Modular Wetland or equivalent product), and subsequently to a pipeline detention system. The proprietary basin will serve as a method to meet water quality needs; while the pipeline system will serve to meet Q100 (peak flow rater) requirements. The projects are not substantially modifying the drainage pattern on site and would include a water quality feature for potential water runoff. Impacts are less than significant.

b-c) The project will not result in any violation of water quality standards or waste discharge requirements, because runoff from DMAs 1 and 2, flows onto proposed BMPs 1 and 2, and is then directed via a storm drain system. Runoff from DMAs 3 and 4, is directed towards proposed BMPs 3 and 4, then leaves the project site. Therefore, the impacts are less than significant.

d) Pre-development DMA-B has been separated into three different DMAs for Post-development conditions. The total area that drains into this discharge location is approximately the same in pre and post development conditions. Pre-development DMA-A has been separated into three different DMAs

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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for Post-development conditions. The total area that drains into this discharge location is approximately the same in pre and post development conditions. Runoff from an area immediately north of the project site will be conveyed towards the discharge locations via the use of brow ditches and pipelines, thus it will bypass the project site completely. In regards to the combination of the peaks in post-development conditions, maximum post-development peak flows will be simply added as a conservative approach, without accounting for potential differences in the time when those peaks confluence each other. By adding the maximum peak flows, and proving that the peak obtained that way is smaller than the pre-development peak, it proves the most conservative scenario. Furthermore, the proposed bio-filtration facilities and modular wetland with pipe-based detention system reduce peak flows below pre-development conditions at both points of discharge for the storms analyzed (3 hr-100 yr., 6 hr-100 yr., and 24 hr-100 yr. storms). Impacts will be less than significant.

e-h) Even though areas draining to each discharge location have changed very little in proposed conditions as in existing conditions, land use and curve numbers changed in such a way that peak flows for proposed conditions increase. Thus, areas have been routed through three (3) proposed bio-filtration basins and one (1) pipeline based detention system located within the project site in order to reduce runoff throughout the entire development. Runoff from non-disturbed areas will bypass the proposed BMPs and will flow directly onto the discharge locations. Therefore, impacts will be less than significant.

Mitigation:

This section was analyzed in EIR No. 404 and the proposed Project is subject to the following mitigations measures:

HYDRO-1- Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District (RCFCWCD) requirements.

HYDRO-2- Pursuant to requirements of the State Water Resources Control Board, a state-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities. Construction activity includes: clearing, grading, or excavation that results in the disturbance of at least five acres of total land area, or activity which part of a larger common plan of development of five acres or greater. Therefore, as a mitigation for this specific plan, the developer or builder shall obtain the appropriate NPDES construction permit prior to commencing grading activities. All development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program.

HYDRO-3- The Winchester Properties (Silverhawk) project lies within the Murrieta Creek Area Drainage Plan/Santa Gertrudis Valley Sub-Watershed and is subject to a required drainage fee.

Monitoring: Monitoring shall take place during the building and safety plan check process.

1. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>	<input 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"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database Hydrology Study for Silverhawk Center, prepared for Hamann Construction on February 2, 2018. The report was prepared by Luis Parra, PhD, PE, CPSWQ, ToR, D.WRE. R.C.E. 66377

Findings of Fact:

a) Based upon the information provided in the Hydrology Study, 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. Impacts are less than significant.

b) Furthermore, the project will not cause a change in absorption rates, expose people or structures to a significant risk of loss, and will not change the amount of surface water in any water body. Impacts are less than significant.

c) The project is not located near any dam and therefore, will not expose any structures to risk of flood or cause loss of life. There is no impact.

d) The hydrologic cycle describes the continuous movement of water above, on, and below the surface of the Earth. The water on the Earth's surface occurs as streams, lakes, and wetlands, as well as bays and oceans. Surface water also includes the solid forms of water such as snow and ice. This project is not located near any surface water as described and therefore will have no impact.

Mitigation:

This section was analyzed in EIR No. 404 and the proposed Project is subject to the following mitigations measures:

HYDRO-1- Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District (RCFCWCD) requirements.

HYDRO-2- Pursuant to requirements of the State Water Resources Control Board, a state-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities. Construction activity includes: clearing, grading, or excavation that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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results in the disturbance of at least five acres of total land area, or activity which part of a larger common plan of development of five acres or greater. Therefore, as a mitigation for this specific plan, the developer or builder shall obtain the appropriate NPDES construction permit prior to commencing grading activities. All development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program.

HYDRO-3- The Winchester Properties (Silverhawk) project lies within the Murrieta Creek Area Drainage Plan/Santa Gertrudis Valley Sub-Watershed and is subject to a required drainage fee.

Monitoring: Monitoring shall take place during the building and safety plan check process.

LAND USE/PLANNING Would the project

26. Land Use

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

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

Findings of Fact:

- a) The individual project is the immediate manifestation of the desires to incorporate quality and innovative design techniques that help enhance the character of Riverside County and contribute to the distinctiveness of the community. The proposed project will not substantially alter the present or planned land use of this area because the proposed project is an allowable use within the general plan. New development is required to be located and designed to visually enhance, not degrade the character of the surrounding area. There will be no impact.
- b) The project site is located within the City of Temecula Sphere of Influence. This project was provided to City of Temecula on September 21, 2017 for review and comment. No comments were received either in favor or opposition of the project. Therefore, there are no impacts.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. 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"/>

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

Pursuant to the zoning ordinance for Specific Plan No. 213, Planning Area 9 utilizes the General Commercial Zone (C-1/C-P Zone) and the Industrial Park Zone (I-P Zone) of Ordinance No. 348 to establish the allowed uses and development standards for projects within Planning Area 9. The I-P Zone allows various industrial, commercial and manufacturing uses with an approved plot plan including professional offices, warehousing and distribution. The project's proposed manufacturing and office uses are area allowed in the I-P Zone; and, therefore, are also allowed in Planning Area 9. Additionally, the text for Specific Plan No. 213 provides that Planning Area 9 may contain library, church, community service, community recreation, commercial/office, community commercial, business/industrial park land uses. Please note, in 2011 Ordinance No. 348.4706 re-lettered subsections a, b, c and d to subsections b, c, d and e respectively. There were no changes to the allowed uses listed in the existing subsections. No impact will occur.

b) See response to subsection a) above. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The project site is located in Planning Area No. 9 of the Specific Plan No. 213 Land Use Plan. The project has a designation use of Community Development: Mixed Use Area (CD: MUA). Within Specific Plan No. 213, the land use designation allows for commercial uses. The allowed uses within Planning Area No. 9 allow for manufacturing and industrial uses which is proposed for the project. Here the proposed use, is a permitted use subject to approval of a Plot Plan under Ordinance No. 348, Section 18.30.b and the proposed use is not listed as an excluded use. There will be no impact.

c) The proposed project is located within the Highway 79 Policy area. However, the policy only applies to residential projects. Therefore it does not apply in this case, and there is no impact.

d) The proposed project will not disrupt or divide any existing communities because the vacant land in question is zoned and designated for the proposed use. Therefore, there is no impact.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project				
28. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

The project will not result in the loss of availability of known important mineral resources. The project is a compatible land use since it is not adjacent to a State classified or designated area or existing surface mine. All land use within this area is compatible based on Specific Plan No. 213. There is no impact. The project is not located on an abandoned quarry or mine.

a) Although valuable minerals may exist in this area, the property is not a resource for mineral recovery because it is not allowed in this area. There is no impact.

b) There is no loss of availability of a locally-important mineral resource recovery site because mineral resource recovery is not allowed in this area. There is no impact.

c) All land use within this area is compatible based on Specific Plan No. 213. There are no surface mines located in the project area or surrounding properties. There is no impact.

d) There will be no hazardous materials exposed to people or property, and there are no abandoned quarries or mines. There is no impact.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in				
Definitions for Noise Acceptability Ratings				
Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.				
NA - Not Applicable	A - Generally Acceptable	B - Conditionally Acceptable		
C - Generally Unacceptable	D - Land Use Discouraged			
29. Airport Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) The project sites are located within Zone B & E of the French Valley Airport Land Use Compatibility Plan, however none of the projects are located within two miles of a public airport, public use airport, and furthermore, would not expose people residing or working in the area to excessive noise. Noise attenuation measures shall be incorporated into the design of the office areas of the proposed buildings, to the extent that interior noise levels from aircraft operations are at or below 45 CNEL. Therefore, impacts are less than significant.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

30. Railroad Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

The project site is in excess of five (5) miles from railroad track, and shall not be impacted by railroad noise. There is no impact.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The Project site is located near Highway 79. However, as the Project site is designated as "Scenic Highway Commercial," the proposed retail, commercial, business-park uses would be intended to be compatible with the generated highway noise. Accordingly, there would be a less than significant impact.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

It is anticipated that no other noise pollution sources will impact the project site. Impact is less than significant.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Noise Effects by the Project			<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”)

Findings of Fact:

Noise has been simply defined as "unwanted sound." Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies which are audible to the human ear.

Environmental noise descriptors are generally based on averages, rather than instantaneous, noise levels. The most commonly used figure is the equivalent level (Leq). Equivalent sound levels are not measured directly but are calculated from sound pressure levels typically measured in A-weighted decibels (dBA). The equivalent sound level (Leq) represents a steady state sound level containing the same total energy as a time varying signal over a given sample period and is commonly used to describe the “average” noise levels within the environment.

Peak hour or average noise levels, while useful, do not completely describe a given noise environment. Noise levels lower than peak hour may be disturbing if they occur during times when quiet is most desirable, namely evening and nighttime (sleeping) hours. To account for this, the Day-Night Average Noise Level (LDN) and the Community Noise Equivalent Level (CNEL), representing a composite 24-hour noise level is utilized. The LDN and CNEL are weighted averages of the intensity of a sound, with corrections for time of day, and averaged over 24 hours. The LDN time of day corrections include the addition of 10 decibels to dBA Leq (Equivalent Continuous Sound Level) sounds levels at night between 10:00 p.m. and 7:00 a.m. The CNEL time of day corrections require the addition of 5 decibels to dBA Leq sound levels in the evening from 7:00 p.m. to 10:00 p.m., in addition to the corrections for the LDN. These additions are made to account for the noise sensitive time periods during the evening and night hours when sound appears louder. LDN and CNEL do not represent the actual sound level heard at any particular time, but rather represents the total sound exposure. The County of Riverside relies on the 24-hour CNEL level to assess land use compatibility with transportation related noise sources, and therefore, this analysis uses the CNEL noise level to apply the more conservative evening hour corrections to the 24-hour noise levels.

To ensure noise-sensitive land uses are protected from high levels of noise (N 1.1), Table N-1 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior and interior noise level limits for land uses and requires a noise analysis to determine needed mitigation measures if necessary. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with 65 CNEL or greater existing ambient noise levels. To prevent and mitigate noise impacts for its residents (N 1.5), the Noise Element requires noise attenuation measures for sensitive land uses exposed to noise levels higher than 65 CNEL. The intent of policy N 1.7 is to require a noise analysis for land uses impacted by unacceptably high noise levels and include mitigation measures be incorporated into project design.

Policy N 4.1 of the Noise Element sets a stationary-source exterior noise limit not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA Leq for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m. To

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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prevent high levels of construction noise from impacting noise-sensitive land uses, policies N 12.1 through 12.3 identify construction noise mitigation requirements for new development located near existing noise-sensitive land uses.

Policy 15.3 establishes the vibration perception threshold for rail-related vibration levels, which was utilized in the Project’s noise impact analysis as a threshold for determining potential vibration impacts associated with Project construction.

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

LEQ (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

LDN (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

a) The proposed project is to construct four concrete tilt up buildings. The Project proposes commercial and business park land uses. Commercial and business park land uses, particularly for projects of this limited size, are not typically associated with a substantial permanent increase in ambient noise levels above pre-existing levels. The only potential for the Project to create a substantial permanent increase in ambient noise levels is the result of future traffic generated by the proposed Project which could cause or contribute to increased traffic-related noise levels at off-site locations. The background ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway network, including Murrieta Hot Springs Road and Calistoga Road. However, based upon the limited amount of traffic (see Table 1 – Trip Generation under subsection 4. A-b)) that finds the Project would only contribute roughly 1,071 daily trips (38 during the am peak hour and 40 during the pm peak hour), the Project is not anticipated to significantly increase the existing ambient noise levels on any of the impacted roadways. Therefore, impacts would be less than significant

b) Temporary noise will occur during site preparation and construction activities required to implement the proposed land uses. These noise levels will be elevated temporarily due to the use of heavy equipment. Once construction is complete, noise levels will be reduced. The project shall comply with the requirements of Ordinance No. 847 during the construction process. Impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project use will not result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The temporary construction-related noise impacts are expected to create temporary and intermittent noise. Construction noise is also intermittent and of short duration and would not present any long-term impacts. The Riverside County General Plan Noise Element finds noise levels between 50 and 70 dBA either as normally acceptable or conditionally acceptable. Riverside County Ordinance No. 847 limits noise within most residential land use designations to no more than 65 dBA between 7 a.m. to 10 p.m. and 45 dBA between 10 p.m. and 7 a.m. The temporary construction-related noise impacts are expected to create temporary and intermittent high-level noise. Construction noise is temporary, intermittent and of short duration and would not present any long-term impacts.. The impact will be less than significant.

d) According to the project description, the proposed project may generate temporary ground-vibrations due to the use of heavy equipment, but is not projected to be in excess of the requirements of Ordinance No. 847. Therefore, less than significant impacts are anticipated from the operation of the proposed project.

Mitigation: This section was analyzed in EIR No. 404 and the proposed Project is subject to the following mitigations measures:

NOISE-1- All construction and general maintenance activities, except in an emergency, should be limited to the hours of 7:00 a.m. to 7 p.m. and prohibited on Sunday and all legally proclaimed holidays.

NOISE-2- All construction equipment should use properly operating mufflers, and no combustion equipment such as pumps or generators shall be allowed to operate within 500 feet of any occupied residence from 7 p.m. to 7 a.m. unless the equipment is surrounded by a noise protection barrier.

NOISE-3- All construction staging should be performed as far as possible from occupied dwellings.

NOISE-4- A noise mitigation analysis should be performed for all future project noise-sensitive uses potentially exposed to noise levels in excess of 60 dB CNEL and all commercial sites exposed to exterior noise exceeding 70 dB CNEL to verify that planned noise protection will meet Riverside County standards.

- Exterior residential areas shall be protected to achieve noise levels of less than 65dB CNEL.
- Exterior recreational areas shall be protected to achieve noise levels of less than 65dB CNEL.
- Interior living areas shall be protected to achieve noise levels of less than 45dB CNEL.

Monitoring: Monitoring shall be done during building permit process.

PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

- a) The project is located within a high sensitivity area for the presence of paleontological resources as indicated in the General Plan. Therefore, the project has been conditioned to retain a qualified paleontologist to create and implement a project-specific plan for monitoring site grading and earthmoving activities (COA 60. PLANNING.1). Furthermore, the paleontologist will also be required to document and complete a Paleontological Resource Impact Mitigation Program (PRIMP) which shall be submitted to the County Geologist for review and approval prior grading permit issuance (COA. 70.PLANNING.1). Therefore, impacts are considered less than significant with mitigations incorporated.

Mitigation: Prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan and said plan shall be submitted to County Geologist.

Monitoring: Project Paleontologist, as selected by the Applicant.

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

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

Findings of Fact:

The proposed commercial project will not have an adverse impact upon population and housing in Riverside County.

- a) No existing residences will be displaced as a result of this project. There are no impacts.
- b) There will be no demand for additional housing, therefore there are no impacts.
- c) There will be no replacement of housing or displacement of people. There are no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) No County Redevelopment Project Area will be affected. There are no impacts.

e) The project will not exceed official regional or local population projections. There are no impacts.

f) There will not be an influx of population growth, directly or indirectly due to this project, because the project will provide jobs. Housing will be provided in housing markets. Therefore, there will be no impacts.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The proposed Project would primarily be served by French Valley Station (Station No. 83), located approximately 1.5 mile north of the Project site at 37500 Sky Canyon Dr. # 401 Murrieta CA, 92563. Thus, the Project site is adequately served by fire protection services under existing conditions.

Development of the proposed Project would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the Project would be required to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes and fire sprinklers. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. Any construction of new facilities required by the cumulative effects of this Project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659. Impacts are less than significant.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Temecula Unified School District correspondence, GIS database

Findings of Fact:

The project site is located within the Temecula Valley Unified School District. The implementation of the proposed project will not result in an increase number of students or a need for additional classrooms and is not expected to require an increase in the need for educational services. There is no impact.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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 will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659. There is no impact.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The project will not create a need for additional medical services. However, these types of services are normally user fee or tax supported services; additional medical facilities shall be provided and funded through the Development Mitigation Fee Program administered through the Riverside County Ordinance No. 659. In addition, no shortage in the provision of health care service is expected as a result of the proposed project. The impact is less than significant.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

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

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

Findings of Fact:

a-c) The project will not have recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment, because the project will not result in new residents utilizing existing neighborhood or regional parks. The project site is located within County Service Area #143 Street Lighting, Zone 3, but it is not located within a Community Parks or Recreational Plan. There are no impacts.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

According to the Southwest Area Plan Figure 8, Southwest Area Trails and Bikeway System, there are no regional trails planned in the immediate vicinity of the Project site. The nearest trail is located on Pourroy Road, located one mile east. There is no impact.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways

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

Source: Riverside County General Plan, Traffic Memorandum prepared by Environmental | Planning | Development Solutions, Inc. dated January 11, 2019

Findings of Fact:

a-b) The Riverside County Transportation Department *Traffic Impact Analysis Preparation Guide* generally requires projects that generate more than 100 vehicle trips during the peak hours to prepare a traffic impact analysis (TIA). A Traffic memorandum was prepared by Environmental | Planning | Development Solutions, Inc. dated January 11, 2019 to determine the trips generated by the proposed project to construct 4 buildings with a total of 85,981 square feet of tilt-up concrete building area to be used for office, manufacturing and storage use. A trip generation analysis for the project was prepared using trip rates from the Institute of Transportation Engineers (ITE) *Trip Generation*, 10th Edition (2017). The table below (Table 1) presents the trip generation estimate for this project. As shown in Table 1, the proposed project is forecast to generate 1,071 daily trips including 38 trips during the AM peak hour and 40 trips during the PM peak hour. The project will generate a maximum of 40 trips during the PM peak hour, therefore the project will not have any conflicts with level of service standards because there will not be any significant impacts to the nearest intersection.

The project proposes industrial development and grading activities that will involve the construction of dedicated streets to County standards that will serve future development. The project will not interfere with any congestion management program, nor produce traffic that would generate the need for a program. Furthermore, there was a mitigation measure for Specific Plan No. 213 to install a signal at the corner of Murrieta Hot Springs and Calistoga Drive. This mitigation was completed and no further

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

mitigation measures were implemented nor required. Therefore, the proposed project will implement the Circulation Plan and the impacts will be less than significant.

TABLE 1- TRIP GENERATION

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Trip Rates								
Business Park ¹	TSF	12,440	0.244	0.156	0.400	0.193	0.227	0.420
Project Trip Generation								
Lot 16	20,479 TSF	255	5	4	9	4	5	9
Lot 17	16,236 TSF	202	4	3	7	4	4	8
Lot 18	27,397 TSF	341	7	5	12	6	7	13
Lot 19	21,869 TSF	273	6	4	10	5	5	10
Total	85,981	1,071	22	16	38	19	21	40

TSF = Thousand Square Feet
¹ Trip rates from the Institute of Transportation Engineers, Trip Generation, 10th Edition, 2017. Land Use Code 770 - Business Park.

c & d) The proposed project is not located within the Airport Influence Area or near a waterborne or railroad facility. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not involve the improvements to roads that have already been dedicated and conform to the grid design found in the area. There are no sharp curves or dangerous features that will increase hazards, therefore there is no impact.

f-g) The project constructed streets will be offered for acceptance into the County maintained road system. These roads will improve local circulation and will not alter any existing roads. Temporary lane closures may occur during grading for vehicle unloading or construction. Proper signage and human resources will be deployed to direct traffic during these events. Therefore, this impact is considered less than significant.

h) The proposed project will maintain emergency access in and around the project area at all times. Therefore, impacts are less than significant.

i) The proposed project does not require any road improvements, because road improvements have already been completed. According to the Southwest Area Plan Figure 8, Southwest Area Trails and Bikeway System, there are no regional trails planned in the immediate vicinity of the Project site. The nearest trail is located on Pourroy Road, located one mile east. Therefore, impacts are less than significant.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails

Source: Riverside County General Plan

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

According to the Southwest Area Plan Figure 8, Southwest Area Trails and Bikeway System, there are no regional trails planned in the immediate vicinity of the Project site Therefore are no impacts.

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
45. 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, 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,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Native American Consultation

Findings of Fact:

In compliance with Assembly Bill 52 (AB52), notices regarding these projects were mailed to eight tribes on September 20, 2017. Consultations were requested by the Pechanga Band of Luiseno Mission Indians, the Soboba Band of Luiseno Indians and the Rincon Band of Luiseno Indians. On October 27, 2017 project exhibits were provided to the consulting tribes. No tribal cultural resources were identified by any of the tribes and consultation was concluded with Pechanga on October 30, 2017 and with Rincon and Soboba on November 15, 2017. As no tribal cultural resources are present within the project area, there will be no impacts in this regard.

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

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

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

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

Findings of Fact:

a) The Project will receive potable water service from Eastern Municipal Water District. Any connections from the Project site to existing water lines are considered to be part of the Project's construction phase and are evaluated throughout this environmental assessment accordingly. However, the Project would not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Accordingly, there would be a less than significant impact

b) The Project site is located within the Eastern Municipal Water District (EMWD) service area. EMWD's 2010 Urban Water Management Plan (UWMP) identifies the water district's anticipated future demands for potable water resources and the plans for meeting those demands. The UWMP demonstrates that the EMWD has sufficient supplies to meet its existing and projected demand through 2035. Thus, the Project's demand for domestic water service would not require new or expanded entitlements and impacts would be less than significant.

Mitigation: No mitigation is required.

This section was analyzed in EIR No. 404 and the proposed Project is subject to the following mitigations measures:

WATER/SEWER-1- The applicant will participate in an existing Fire Protection Mitigation Program (\$400.00 per dwelling unit and \$.25 per square foot for commercial/industrial) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or for the purchase of equipment when necessary as development occurs.

WATER/SEWER-2- All structures on-site shall be constructed with fire retardant roofing material as described in Section 3203 of the Uniform Building Code. Wood shingles shall not be allowed for use within the WINCHESTER PROPERTIES (SILVERHAWK) Specific Plan.

WATER/SEWER-3- A 4.0 million gallon water storage tank exists on the project site. This reservoir would accommodate adequate water supply for 3,000 gpm/four hour duration fire flow rate.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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WATER/SEWER-4- Water modification shall be achieved by establishing a minimum 100 foot zone consisting of four zones with a range of 50- to 100-percent vegetation removal. This will allow for a graduated transition from native vegetation into the irrigated landscaped building areas of the project. Maintenance of the fuel modification zone shall be the responsibility of a homeowners association or maintenance district to include CSA 143. Prior to approval of any development plans for lands adjacent to open space areas, a Fire Protection/Vegetation Management Plan shall be submitted to the County Fire Department for review and approval.

WATER/SEWER-5- All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by Riverside County Fire Department. Fire flows over 3000 gpm shall be for three hours duration.

Monitoring: Monitoring shall be done during building plan check process.

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

Source: Department of Environmental Health Review

Findings of Fact:

According to the EMWD Will Serve letter dated February 9, 2018 EMWD is willing to provide water/sewer service to the subject parcels/project. The provisions of service are contingent upon the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's New Business Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of a facility Plan-of-Service, which is required prior to final engineering.

a-b) The proposed project meets the qualification process for EMWD to provide water/sewer services, and the parameters of the projects do not propose any significant environmental effects. Furthermore, as demonstrated in the information above, EMWD has adequate capacity to supply necessary provisions for water/sewer to all four project sites. Therefore, there is no impact.

This section was analyzed in EIR No. 404 and the proposed Project is subject to the following mitigations measures:

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

WATER/SEWER-1- The applicant will participate in an existing Fire Protection Mitigation Program (\$400.00 per dwelling unit and \$.25 per square foot for commercial/industrial) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or for the purchase of equipment when necessary as development occurs.

WATER/SEWER-2- All structures on-site shall be constructed with fire retardant roofing material as described in Section 3203 of the Uniform Building Code. Wood shingles shall not be allowed for use within the WINCHESTER PROPERTIES (SILVERHAWK) Specific Plan.

WATER/SEWER-3- A 4.0 million gallon water storage tank exists on the project site. This reservoir would accommodate adequate water supply for 3,000 gpm/four hour duration fire flow rate.

WATER/SEWER-4- Water modification shall be achieved by establishing a minimum 100 foot zone consisting of four zones with a range of 50- to 100-percent vegetation removal. This will allow for a graduated transition from native vegetation into the irrigated landscaped building areas of the project. Maintenance of the fuel modification zone shall be the responsibility of a homeowners association or maintenance district to include CSA 143. Prior to approval of any development plans for lands adjacent to open space areas, a Fire Protection/Vegetation Management Plan shall be submitted to the County Fire Department for review and approval.

WATER/SEWER-5- All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by Riverside County Fire Department. Fire flows over 3000 gpm shall be for three hours duration.

Monitoring: Monitoring shall be done during plan check process.

48. Solid Waste	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs. Waste from the project area is currently served by two landfills: Lamb Canyon and El Sobrante Landfill. Lamb Canyon accepts up to 5,000 tons per day of solid waste

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and is anticipated to close in 2029. El Sobrante accepts 5,000 tons per day of in-county solid waste and is anticipated to close in 2057. Based on communication with staff from Riverside County Waste Resources, unincorporated Riverside County had an annual disposal rate of 6.4 pounds per person per day. Ultimate development of the project site will generate a less than significant impact to solid waste disposal needs.

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

This impact was analyzed in EIR No. 404; the proposed Project determined there are no prior mitigation measures or monitoring requirements applicable to this impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Utilities

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

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

Source:

Findings of Fact:

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

Electricity, Natural Gas, and Communications Systems

Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE), natural gas would be provided by Southern California Gas Company, and communication systems would be provided by Verizon. Although the project does not depict proposed natural gas this would be identified in the future as part of implementing improvement plans, due to the presence of residential, light industrial uses and other businesses, surrounding the project site, it can reasonably be concluded that these facilities exist in the Project area. Any necessary connections to these existing points of connection would occur either on-site, or within off-site improved rights-of-way. Physical

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts associated with the construction of such facilities are evaluated throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts as a result of the overall project construction to a level below significance. However, specific construction of electrical, natural gas, and communication systems to serve the project are not anticipated to have any significant impacts that would require mitigation. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project would be less than significant.

Street Lighting

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

Storm Water Drainage

All proposed improvements would occur entirely within the Project boundary or immediately adjacent to the Project boundary. Areas subject to physical impacts in association with the construction of storm water drainage facilities as needed to serve the proposed Project have been analyzed throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts as a result of the overall project construction to a level below significance. However, specific construction of storm drain facilities to serve the project are not anticipated to have any significant impacts that would require mitigation. Accordingly, impacts due to the construction of Project-related storm drainage facilities are less than significant and no mitigation is required.

Public Facilities Maintenance

There would be no impacts to the environment resulting from routine maintenance of public roads or the water quality basin. These activities would be limited in their scope in terms of vehicle trips, equipment utilized, and any indirect impacts that any impacts could not be determined to be significant. Accordingly, no impact would occur and no mitigation is required.

Other Governmental Services

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

50. Energy Conservation

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

Source:

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

No other issues have been identified during the review of this project and the preparation of this environmental assessment.

Mitigation:

ENERGY-1- Proposed new industries in the project area should only be permitted if a management plan for hazardous wastes is prepared and approved.

ENERGY-2- New industries within the project are should incorporate on-site waste management facilities for recycling, treating, and detoxifying their wastes on-site whenever possible.

ENERGY-3- Site developers shall participate in the Waste Exchange Program of the California Waste Management Board, a program which match industries producing chemicals as waste with those companies utilizing the same chemicals for other operations.

ENERGY-4- If constructed related toxic waste is produced, such as can of paint that are not completely emptied, then it is considered hazardous waste and must be picked up by a hazardous waste hauler. The waste is transported to a licensed Hazardous Materials facility for proper disposal.

Monitoring: Monitoring shall be done during the building plan check process.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Please reference the discussion in Air Quality, Hydrology and Water Quality, Floodplains, Noise generated by project, Utilities, Sewer, and Energy. In addition to mitigation measures, standard conditions will apply to the proposed Project. Any impacts are considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials

Findings of Fact:

Less Than Significant Impact with Mitigation Incorporated

As demonstrated in Sections 1 - 50 of this Environmental Assessment, the proposed Project does not have impacts which are individually limited, but cumulatively considerable. Mitigation Measures and Standard conditions, where applicable, shall be implemented on the proposed Project.

Air Quality

The South Coast Air Quality Management District's (SCAQMD) approach for assessing cumulative impacts is based on the Air Quality Management Plan forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air Acts. In other words, the SCAQMD considers projects that are consistent with the AQMP, which is intended to bring the basin into attainment for all criteria pollutants, to also have less than significant cumulative impacts. The Riverside County Guidelines require an analysis of cumulative conditions that describes project conditions at build out with impacts from cumulative projects added to impacts from the proposed Project. Any impacts have been shown to be less than significant.

Therefore, the Project would have a less than cumulatively considerable impact on air quality.

Hydrology and Water Quality and Floodplain

The cumulative study area for hydrology and water quality is the Santa Ana Watershed. Each of the cumulative projects, individually and cumulatively, could potentially increase the volume of storm water runoff and contribute to pollutant loading in storm water runoff reaching both the County's storm drain system and the Santa Ana River, resulting in cumulative impacts to hydrology and surface water quality. However, as with the proposed Project, each of the cumulative projects would also be subject to NPDES and MS4 Permit requirements for both construction and operation. Each project would be required to develop a SWPPP and WOMPs and would be evaluated individually to determine appropriate BMPs to minimize impacts to surface water quality. In addition, the County reviews all development projects on a case-by-case basis to ensure that sufficient local and regional drainage capacity is available. Water quality measures included in the proposed Project and the WOMP and SWPPP prepared for the Project would protect the quality of water discharged from the site during both construction and operational activities. Therefore, the Project would have a less than cumulatively considerable impact on water quality.

Noise

The cumulative study area for traffic noise is the proposed Project's traffic study area, which included noise receptors in the immediate Project area. As discussed in the Noise section, operation of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed Project would comply with all applicable noise standards and would have less than significant direct impacts related to noise. Project construction could result in some noise disturbance; however, these impacts would be temporary and would be restricted to conform to the County Noise General Plan and Ordinance standards. In addition, best management practices shall be implemented to reduce construction related noise. When the Project noise sources are added to the ambient noise sources in the Project area, any cumulative impacts will remain below established noise thresholds for construction and operation.

Utilities and Sewer

Implementation of the proposed Project, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the immediate area, would increase demand for public utilities. Construction activities related to development of the Project site may result in impacts to utilities and service systems, including solid waste. Operational impacts are incremental Adequate capacity exists to serve the Project. Any impacts would be less than cumulatively considerable.

53. 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

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- Environmental Impact Report No. 404.
- Geotechnical Report for Silverhawk Center Lots 16/17, 18 & 19 NEC Commerce Court & Townview Avenue Riverside, California prepared for Hamann Construction on June 8, 2017 by Leighton & Associates
- Western Riverside County Multiple Species Habitat Conservation Plan
- PDA06023- 2018 ASM Phase I Cultural Resources Assessment
- Eastern Municipal Water District (EMWD)
- Riverside County Transportation Traffic Study
- CALEEMOD, prepared by LDN Consulting Inc., for Hamann Construction on June 15, 2018

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

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

VII. AUTHORITIES CITED

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



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



03/26/19, 9:08 am

PP26340

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26340. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - PREAMBLE

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PP26340), and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - PROJECT DESCRIPTION

PLOT PLAN NO. 26340 (Lot-16) proposes to construct a 20,479, sq. ft. tilt up concrete building including 18,483 sq. ft. of manufacturing space with a 1,997 sq. ft. mezzanine for office, and storage space. The project is required to provide 38 parking spaces, but is proposing 62 parking spaces including accessible parking spaces. PLOT PLAN NO. 26341 (Lot-17) proposes to construct a 16, 236 sq. ft. tilt up concrete building including 14,224 sq. ft. of manufacturing space with a 2,012 sq. ft. mezzanine for office, and storage space. A 3-hour rated concrete wall will divide the buildings on the property line (PL). The project site is required to have 33 parking spaces, but the project proposes a total of 37 parking spaces including accessible. PLOT PLAN NO. 26342, proposes to construct a 27,397 square foot tilt up concrete building with 25,778 sq. ft. manufacturing area, and a 1,619 sq. ft. mezzanine, for office and storage space. The project site will provide a total of 56 parking spaces, including accessible parking spaces. PLOT PLAN NO. 26343, proposes to construct a 21,869 sq. ft. concrete building, including 20,568 sq. ft. of manufacturing space and a 1,301 sq. ft. mezzanine, for office and storage space. The project site will provide manufacturing, and warehouse space, with a total of 47 parking spaces, including accessible.

Advisory Notification. 3 AND - DESIGN GUIDELINES

Compliance with applicable Design Guidelines:
2. 3rd District Design Guidelines

Advisory Notification. 4 AND - EXHIBITS

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated 10/16/2018.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - EXHIBITS (cont.)

Exhibit B (Elevations), dated 10/16/2018.

Exhibit C (Floor Plans), dated 10/16/2018.

Exhibit G (Conceptual Grading Plan), dated 10/16/2018.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated 10/16/2018.

Exhibit M (Colors and Materials), dated 10/16/2018.

Exhibit W (Wall and Fencing Plan), dated 10/16/2018.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 915 (Regulating Outdoor Lighting)
- 4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

BS-Plan Check

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS
(cont.)

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS

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.

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

Comments: RECOMMND WPEPPAS 20171005

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-USE - HOLD HARMLESS (cont.)
annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PP26340, or its associated environmental documentation; 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 PP26340, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Comments: DRAFT DBOWIE 20171026

Planning-All. 2 0015-Planning-USE - AIRPORT LAND USE COMMISSION

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable. Outdoor lighting shall be downward facing.

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 0015 - GENERAL - BUSINESS LICENSING

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.

Transportation

Transportation. 1 COUNTY WEB SITE

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.

Transportation. 2 STD INTRO (ORD 460/461)

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.

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826

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

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

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

Comments: RECOMMND KHESTERL 20170922
DRAFT KHESTERL 20170922

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-USE - AB 341 (cont.)

Waste Resources. 2 0010-Waste Resources-USE - AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

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

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

Comments: RECOMMND KHESTERL 20170922
DRAFT KHESTERL 20170922

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS MATERIALS

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

Comments: RECOMMND KHESTERL 20170922
DRAFT KHESTERL 20170922

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 4 0010-Waste Resources-USE - LANDSCAPE PRACTICES
(cont.)

Waste Resources. 4 0010-Waste Resources-USE - LANDSCAPE PRACTICES

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

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

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

Comments: RECOMMND KHESTERL 20170922
DRAFT KHESTERL 20170922

Plan: PP26340

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-USE - EASEMENTS/PERMISSION Not Satisfied

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

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

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-USE - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-USE - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Flood

060 - Flood. 1 0060-Flood-USE MITCHARGE Not Satisfied

The County Board of Supervisors has adopted the Murrieta Creek/Santa Gertrudis 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 26340 is located within the limits of the Murrieta Creek/Santa Gertrudis 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 1.46 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Planning

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1

0060-Planning-USE - PALEO PRIMP/MONITOR

Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

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

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

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

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

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.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - PALEO PRIMP/MONITOR (cont.) Not Satisfied

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 2 0060-Planning-USE - PLNTLOGST RETAINED (1) Not Satisfied

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 potential 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 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 the 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 permit.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD 30-DAY BURROWING OWL SURVEY Not Satisfied

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 and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

060 - Planning-EPD. 2 0060-Planning-EPD MBTA SURVEY Not Satisfied

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD MBTA SURVEY (cont.) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1 FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Refer to condition of approval in the 80 and 90 Trans. (Annex L&LMD/Other Dist) conditions of approval for annexation requirements.

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

060 - Transportation. 2 FINAL WQMP Not Satisfied

This project is located in the Santa Margarita watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R9-2013-0001 (Santa Margarita) et seq.) to the Transportation Department for review and approval. The project-proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. 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.

060 - Transportation. 3 REVISE STREET IMPROVEMENT PLAN Not Satisfied

Prior to the submittal of the required street improvement plan per Transportation condition of approval, obtain the existing street improvement plan and profile 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 :

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 3 REVISE STREET IMPROVEMENT PLAN (cont.) Not Satisfied

<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

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

060 - Transportation. 4 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 5 WQMP ACCESS AND MAINT EASEMENT Not Satisfied

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

060 - Transportation. 6 WQMP ACCESS AND MAINT EASEMENT Not Satisfied

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

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - PLNTLGST CERTIFIED (2) Not Satisfied

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. 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 fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - PLNTLGST CERTIFIED (2) (cont.) Not Satisfied
written results shall be submitted prior to final
inspection approval of the project grading.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-USE - NO BUILDING PERMIT WITHOUT C Not Satisfied
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.

080 - BS-Grade. 2 0080-BS GRADE-USE - ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Grading 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

080 - E Health. 1 WATER & SEWER SERVICE Not Satisfied

Provide documentation that establishes water and sewer service for the site. For entitlement, a
will-serve was received. Documentation needed must show that water and sewer connection has
been established (ex: Plan of Service Summary, First Release).

Fire

080 - Fire. 1 0080-Fire-USE-#4-WATER PLANS Not Satisfied

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

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 0080-Fire-USE-#4-WATER PLANS (cont.) Not Satisfied
certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

080 - Fire. 2 0080-Fire-USE* -#51-WATER CERTIFICATION Not Satisfied
The applicant or developer shall be responsible to submit written certification from the water company noting the location of the 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.

Flood

080 - Flood. 1 0080-Flood-USE MITCHARGE Not Satisfied
The County Board of Supervisors has adopted the Murrieta Creek/Santa Gertrudis 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) 26340 is located within the limits of the Murrieta Creek/Santa Gertrudis 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 1.46 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Planning

080 - Planning. 1 0080-Planning-USE - FEE BALANCE Not Satisfied
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 0080-Planning-USE - FENCING PLAN REQUIRED Not Satisfied

A fencing plan shall be submitted showing 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.

080 - Planning. 3 0080-Planning-USE - LIGHTING PLANS Not Satisfied

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

080 - Planning. 4 0080-Planning-USE - PLANS SHOWING BIKE RACKS Not Satisfied

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

080 - Planning. 5 0080-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

080 - Planning. 6 0080-Planning-USE - SKR IN CORE & OCC HABITAT Satisfied

Prior to issuance of a grading permit, a building permit for the construction of a primary structure, a mobilehome site preparation permit, a mobilehome installation permit, or a surface mining special inspection permit, whichever comes first:

a. The applicant shall obtain written authorization from the U.S. Fish and Wildlife Service to take the Stephens' kangaroo rat through the issuance of a Section 10(a) Permit or a Section 7 biological opinion. In addition, the applicant shall obtain written authorization, from the California Department of Fish and Game, to take the Stephens' kangaroo rat through an Endangered Species Act Management Authorization. Such authorization shall be submitted to the Planning Director.

080 - Planning. 7 0080-Planning-USE - SKR IN PLAN & OCC HABITAT Satisfied

Prior to the issuance of a grading permit, a building permit for the construction of a primary structure, a mobilehome site preparation permit, a mobilehome installation permit, or a surface mining special inspection permit, whichever comes first:

a. A Section 10(a) Permit, issued pursuant to the provisions of the Federal Endangered Species Act of 1973, and an Endangered Species Act Management Authorization, issued pursuant to the provisions of the California Endangered Species Act, which authorize take of the Stephens' kangaroo rat must be in effect; and,

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 0080-Planning-USE - SKR IN PLAN &OCC HABITAT (cont.) Satisfied

b. Unless the Core Reserves for the Stephens' kangaroo rat have been completed, a focused biological report for the Stephens' kangaroo rat, compiled in accordance with the Riverside County Planning Department's "Requirements For Submittal Of Biological Reports" shall be submitted. The report shall document the amount of occupied Stephens' kangaroo rat habitat subject to disturbance or destruction, if any. The report must be submitted to the Planning Department - Information Services Counter for review and acceptance. The accepted biological report shall be forwarded to the Planning Department - Advanced Planning Division for archival purposes.

c. Notwithstanding the forgoing, biological reports shall not be required for a proposed permit if there exists a biological report prepared by a biologist permitted by the U.S. Fish and Wildlife Service to trap the Stephens' kangaroo rat for scientific purposes covering the affected area within 12 months of the date of the application of the proposed permit. This condition shall no longer be applicable if the Core Reserves have been completed.

080 - Planning. 8 0080-Planning-USE - SKR OUTSIDE &OCC HABITAT Satisfied

Prior to the issuance of a grading permit, a building permit for the construction of a primary structure, a mobilehome site preparation permit, a mobilehome installation permit, or a surface mining special inspection permit, whichever comes first:

a. A Section 10(a) Permit, issued pursuant to the provisions of the Federal Endangered Species Act of 1973, and an Endangered Species Act Management Authorization, issued pursuant to the provisions of the California Endangered Species Act, which authorize take of the Stephens' kangaroo rat, must be in effect; and,

b. The applicant shall consult with the Riverside County Habitat Conservation Agency (RCHCA) and acquire replacement habitat for the Stephens' kangaroo rat, in accordance with the provisions of the Long-Term Habitat Conservation Plan for the Stephens' kangaroo rat. The applicant shall provide written documentation from the RCHCA, or its successors-in-interest, to the Planning Director, indicating that the development project is entitled to receive coverage under the Section 10(a) Permit. Submittal of such documentation shall result in condition compliance.

080 - Planning. 9 0080-Planning-USE*- CONFORM TO ELEVATIONS Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 0080-Planning-USE*- CONFORM TO ELEVATIONS (cont.) Not Satisfied

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.

080 - Planning. 10 0080-Planning-USE*- CONFORM TO FLOOR PLANS Not Satisfied

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

080 - Planning. 11 0080-Planning-USE*- SCHOOL MITIGATION Not Satisfied

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

Transportation

080 - Transportation. 1 ANNEX L&LMD/OTHER DIST Not Satisfied

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 Commerce Ct.

080 - Transportation. 2 ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP 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 no later than October 15 each year and rendered fully functional.

080 - Transportation. 3 IMPLEMENT WQMP Not Satisfied

The project-proponent shall begin constructing and installing the BMP facilities described in the approved Final WQMP prior to the issuance of a building permit. The project-proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

080 - Transportation. 4 LANDSCAPING/TRAIL COM/IND Not Satisfied

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.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 LANDSCAPING/TRAIL COM/IND (cont.) Not Satisfied

Landscaping plans shall be designed within Commerce Ct. and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PI Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. The construction of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., requires approval through the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WF Not Satisfied

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.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-USE - PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-USE - PRECISE GRADE APPROVAL (con Not Satisfied
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.

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

E Health

090 - E Health. 1 HAZMAT CONTACT & REVIEW Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials
Management Division reserves the right to regulate the business in accordance with applicable
County Ordinances. Please contact (951)358-5055.

Fire

090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM Not Satisfied

Install a complete fire sprinkler system per NFPA 13 in all buildings 3600 sq. ft. or greater. Sprinkler
system(s) 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 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.

090 - Fire. 2 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied

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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-USE - COLOR/FINISH COMPLIANCE Not Satisfied

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

090 - Planning. 2 0090-Planning-USE - CURBS ALONG PLANTERS Not Satisfied

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

090 - Planning. 3 0090-Planning-USE - LIGHTING PLAN COMPLY Not Satisfied

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

090 - Planning. 4 0090-Planning-USE - PHASES MUST BE COMPLETE Not Satisfied

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

090 - Planning. 5 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

090 - Planning. 6 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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.

090 - Planning. 7 0090-Planning-USE*- ACCESSIBLE PARKING Not Satisfied

Accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not

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90. Prior to Building Final Inspection

Planning

090 - Planning. 7 0090-Planning-USE*- ACCESSIBLE PARKING (cont.) Not Satisfied

be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

090 - Planning. 8 0090-Planning-USE*- COMPACT PARKING SPACES Not Satisfied

A maximum of five (5) parking spaces for each project site may be sized for compact cars (8 1/2' x 16') and shall be clearly marked "COMPACT CARS ONLY".

090 - Planning. 9 0090-Planning-USE*- INSTALL BIKE RACKS Not Satisfied

A bicycle rack with a minimum of 3 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 10 0090-Planning-USE*- LOADING SPACES Not Satisfied

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

090 - Planning. 11 0090-Planning-USE*- PARKING PAVING MATERIAL Not Satisfied

A minimum combined total of 203 parking spaces shall be provided as shown on the APPROVED EXHIBIT A of PP26340, PP26341, PP26342, & PP26343 unless otherwise approved by the Planning

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9 WRCOG TUMF (cont.) Not Satisfied

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.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

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.

090 - Waste Resources. 2 Waste-Recyclables Collection and Loading Area Inspection Not Satisfied

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

090 - Waste Resources. 3 Waste-Recycling and Organics Compliance Not Satisfied

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. For more information go to: www.rcwaste.org/business/planning/applications. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



03/26/19, 9:09 am

PP26341

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26341. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - PREAMBLE

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PP26341) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Comments: RECOMMND

Advisory Notification. 2 AND - PROJECT DESCRIPTION

PLOT PLAN NO. 26340 (Lot-16) proposes to construct a 20,479, sq. ft. tilt up concrete building including 18,483 sq. ft. of manufacturing space with a 1,997 sq. ft. mezzanine for office, and storage space. The project is required to provide 38 parking spaces, but is proposing 62 parking spaces including accessible parking spaces. PLOT PLAN NO. 26341 (Lot-17) proposes to construct a 16, 236 sq. ft. tilt up concrete building including 14,224 sq. ft. of manufacturing space with a 2,012 sq. ft. mezzanine for office, and storage space. A 3-hour rated concrete wall will divide the buildings on the property line (PL). The project site is required to have 33 parking spaces, but the project proposes a total of 37 parking spaces including accessible. PLOT PLAN NO. 26342, proposes to construct a 27,397 square foot tilt up concrete building with 25,778 sq. ft. manufacturing area, and a 1,619 sq. ft. mezzanine, for office and storage space. The project site will provide a total of 56 parking spaces, including accessible parking spaces. PLOT PLAN NO. 26343, proposes to construct a 21,869 sq. ft. concrete building, including 20,568 sq. ft. of manufacturing space and a 1,301 sq. ft. mezzanine, for office and storage space. The project site will provide manufacturing, and warehouse space, with a total of 47 parking spaces, including accessible.

Comments: RECOMMND

Advisory Notification. 3 AND - DESIGN GUIDELINES

Compliance with applicable Design Guidelines:
2. 3rd District Design Guidelines

Comments: RECOMMND

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - EXHIBITS (cont.)

Advisory Notification. 4 AND - EXHIBITS

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), Amended No. 2 , dated 10/16/2018.

Exhibit B (Elevations), Amended No. 2 , dated 10/16/2018.

Exhibit C (Floor Plans), Amended No. 2 , dated 10/16/2018.

Exhibit G (Conceptual Grading Plan), Amended No. 2 , dated 10/16/2018.

Exhibit L (Conceptual Landscaping and Irrigation Plans), Amended No. 2 , dated 10/16/2018.

Exhibit M (Colors and Materials), Amended No. 2 , dated 10/16/2018.

Exhibit W (Wall and Fencing Plan), Amended No. 2 , dated 10/16/2018.

Comments: RECOMMND

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 915 (Regulating Outdoor Lighting)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Comments: RECOMMND

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS

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

Comments: RECOMMND KAKIM 20171005

E Health. 2 EMWD WATER & SEWER

PP26341 shall obtain potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). The applicant has submitted an original copy of water and sewer "will-serve" letter(s) to DEH for review and record keeping. Please note that it is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

Fire

Fire. 1 0010-Fire-USE-#01A - SHELL/FPE/COMM.

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.

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

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 0010-Fire-USE-#01A - SHELL/FPE/COMM. (cont.)

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

Comments: RECOMMND SSWARTH0 20171105

Fire. 2 0010-Fire-USE-#04-HIGH PILE/RACK STORAGE

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. Complete information re: 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 the CFC and NFPA 13, guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

Comments: RECOMMND SSWARTH0 20171105

Fire. 3 0010-Fire-USE-#19-ON/OFF LOOPED HYD

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not more than 400 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

Comments: RECOMMND SSWARTH0 20171105

Fire. 4 0010-Fire-USE-#20-SUPER FIRE HYDRANT

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.

Comments: RECOMMND SSWARTH0 20171105

Fire. 5 0010-Fire-USE-#50-BLUE DOT REFLECTOR

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 0010-Planning-USE - NOISE MONITORING REPORTS (cont.)

Planning. 9 0010-Planning-USE - NOISE MONITORING REPORTS

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

Comments: DRAFT DBOWIE 20171026

Planning. 10 0010-Planning-USE - PERMIT SIGNS SEPARATELY

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Comments: DRAFT DBOWIE 20171026

Planning. 11 0010-Planning-USE - PHASE BY NEW PERMIT

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.

Comments: DRAFT DBOWIE 20171026

Planning. 12 0010-Planning-USE - RECLAIMED WATER

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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12 0010-Planning-USE - RECLAIMED WATER (cont.)

Comments: DRAFT DBOWIE 20171026

Planning. 13 0010-Planning-USE - UNANTICIPATED RESOURCES

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

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

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Comments: RECOMMND HTHOMSON 20171018

Planning. 14 0010-Planning-USE*- BASIS FOR PARKING

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

[____, ____].
IST USES AS IDENTIFIED IN ORDINANCE NO. 348, SECTION 18.12,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 0010-Planning-USE*- BASIS FOR PARKING (cont.)
a, (2). DELETE THIS COMMENT.

Comments: DRAFT DBOWIE 20171026

Planning. 15 0010-Planning-USE*- LIMIT ON SIGNAGE

Signage for this project shall be limited to the
__ sign[s] 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.

Comments: DRAFT DBOWIE 20171026

Planning. 16 0010-Planning-USE*- MAINTAIN LICENSING

At all times during the conduct of the permitted use the
permittee shall maintain and keep in effect valid licensing
approval from __, or equivalent agency as provided by
law. Should such licensing be denied, expire or lapse at
any time in the future, this permit shall become null and
void.

Comments: DRAFT DBOWIE 20171026

Planning. 17 0010-Planning-USE*- NO EA FOR GRADING

No environmental assessment for grading within the project
boundaries shall be required provided such grading
substantially conforms to the grading plan submitted as
APPROVED EXHIBIT A, and does not significantly exceed __
cubic yards of cut and __ cubic yards of fill.

Comments: DRAFT DBOWIE 20171026

Planning. 18 0010-Planning-USE*- NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the
property approved under this [plot plan] [conditional use
permit] [public use permit] as a principal place of
residence except the caretaker's dwelling as shown on the
APPROVED EXHIBIT A. No person, [except the caretaker and
members of the caretaker's family,] shall use the premises
as a permanent mailing address nor be entitled to vote
using an address within the premises as a place of
residence.

Comments: DRAFT DBOWIE 20171026

ADVISORY NOTIFICATION DOCUMENT

Planning

- Planning. 19 0010-Planning-USE*- NO USE PRPSED LIMIT (cont.)
- Planning. 19 0010-Planning-USE*- NO USE PRPSED LIMIT

The balance

(undeveloped) portion of the property, APN [____], shall be designated as "NO USE PROPOSED", and 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.

Comments: DRAFT DBOWIE 20171026

- Planning. 20 Gen - AIRPORT LAND USE COMMISSION

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable. 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:

(a) Any use or activity 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 or activity 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 or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

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

(e) Children’s schools, day care centers, libraries, hospitals, skilled nursing and care facilities, highly noise sensitive outdoor nonresidential uses, and hazards to flight.

3. The attached “Notice of Airport in Vicinity” shall be provided to all prospective

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20 Gen - AIRPORT LAND USE COMMISSION (cont.)
purchasers of the lots and tenants or lessees of the buildings.

4. The proposed detention or retention basin(s) on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees around the basin(s) shall not form a contiguous canopy and shall not produce seeds, fruits, or berries.

5. Noise attenuation measures shall be incorporated into the design of the office areas of the proposed buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

In addition to Condition Nos. 1 through 5 above, the following additional conditions shall be applied to Plot Plan No. 26340:

6. Prior to issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner-operator of French Valley Airport. Contact the Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.

7. This building may be utilized for office, manufacturing, and warehousing uses; however, not less than 12,274 square feet (60 percent of total square footage) of the building shall be limited to warehousing uses only.

8. In addition to the prohibited uses listed in Condition No. 2 above, the following uses are prohibited due to the location of the property in Compatibility Zone B1: places of worship; aboveground bulk storage of hazardous materials and/or more than 6,000 gallons of flammable materials; critical community infrastructure facilities.

In addition to Condition Nos. 1 through 5 above, the following additional conditions shall be applied to Plot Plan No. 26341:

6. Prior to issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner-operator of French Valley Airport. Contact the Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.

7. This building may be utilized for office, manufacturing, and warehousing uses.

8. In addition to the prohibited uses listed in Condition No. 2 above, the following uses are prohibited due to the location of a portion of this property in Compatibility Zone B1: places of worship; aboveground bulk storage of hazardous materials and/or more than 6,000 gallons of flammable materials; critical community infrastructure facilities.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20 Gen - AIRPORT LAND USE COMMISSION (cont.)

In addition to Condition Nos. 1 through 5 above, the following additional conditions shall be applied to Plot Plan No. 26342:

6. Prior to issuance of building permits, the attached "Notice of Airport in Vicinity" shall be recorded as a deed notice.

7. This building may be utilized for office, manufacturing, and warehousing uses; however, not less than 6,000 square feet (approximately 22 percent of total square footage) of the building shall be limited to warehousing uses only.

In addition to Condition Nos. 1 through 5 above, the following additional condition shall be applied to Plot Plan No. 26343:

6. Prior to issuance of building permits, the attached "Notice of Airport in Vicinity" shall be recorded as a deed notice.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Planning-All

Planning-All. 1 0010-Planning-All-USE* - HOLD HARMLESS

General – Hold Harmless

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 PP26341, or its associated environmental documentation; 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 PP26341, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-USE* - HOLD HARMLESS (cont.)
 connection with any such LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Comments: DRAFT DBOWIE 20171026

Planning-GEO

Planning-GEO. 1 GEO02578 ACCEPTED

County Geologic Report GEO No. 2578, submitted for the project PP26341, APN 957-371-011, was prepared by Leighton and Associates, Inc., and is titled; "Update Geotechnical Report, Silverhawk Center. Lots 16/17, 18 & 19, NEC Commerce Court and Townview Avenue, Riverside County, California," dated June 8, 2017. In addition, Leighton and Associates, Inc. have submitted the following report:

"Response to County Review Comments, Silverhawk Center - Geologic Report No. 2578, PP26340, Riverside County, California," dated December 6, 2017.

These documents are herein incorporated in GEO02578.

GEO02578 concluded:

1. A branch of the Murrieta Hot Springs Fault has been previously identified traversing north of the site within the offsite graded slope area.
2. The potential for liquefaction on the subject lot is very low due to the presence of dense or stiff formational soils and the lack of shallow groundwater.
3. The stability of the surrounding cut and fill slopes has been determined to be stable under both static and pseudo static conditions.
4. The estimated settlement will be 1-inch total or ¾ inch differential in a 40-foot span.

GEO02578 recommended:

1. Where buildings are founded entirely on existing compacted fill soils (> 3 feet thick) or Pauba/formational materials, we recommend that the upper 12 inches of subgrade soils be thoroughly scarified to a minimum of 8 inches and recompacted to at least 90

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO02578 ACCEPTED (cont.)
percent of maximum dry density.

2. In order to reduce the potential for adverse differential settlement at transition subgrade, we recommend that the cut side (Pauba) of subgrade for any settlement-sensitive structure be over-excavated for a distance of 20 feet from the fill line (per Figure 2).

3. The over-excavation should be performed in two 10-foot wide horizontal benches (3 feet deep each) to a maximum depth of 6 feet below finish grade.

4. Footings adjacent to all utilities and/or infiltration basins should be deepened so that the footing bottom is below the 1:1 plane from the deepest adjacent utility/basin. In addition, we recommend that these utilities and/or infiltration basins be installed prior to foundation construction.

GEO No. 2578 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2578 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.

Transportation

Transportation. 1 COUNTY WEB SITE

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.

Transportation. 2 STD INTRO (ORD 460/461)

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.

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826 (cont.)
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.

Comments: RECOMMND JMERLAN 20170927
DRAFT JMERLAN 20170927

Waste Resources. 2 0010-Waste Resources-USE - HAZARDOUS MATERIALS

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

Comments: RECOMMND JMERLAN 20170927
DRAFT JMERLAN 20170927

Waste Resources. 3 0010-Waste Resources-USE - LANDSCAPE PRACTICES

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

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

Xeriscape and/or use drought tolerant/low maintenance

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 3 0010-Waste Resources-USE - LANDSCAPE PRACTICES
(cont.)

vegetation in all landscaped areas of the project.

Comments: RECOMMND JMERLAN 20170927
DRAFT JMERLAN 20170927

Waste Resources. 4 0010-Waste Resources-USE*- AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

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

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

Comments: RECOMMND JMERLAN 20170927
DRAFT JMERLAN 20170927

Plan: PP26341

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-USE - EASEMENTS/PERMISSION Not Satisfied

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

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

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-USE - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-USE - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Flood

060 - Flood. 1 0060-Flood-USE MITCHARGE Not Satisfied

The County Board of Supervisors has adopted the Murrieta Creek/Santa Gertrudis 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) 26341 is located within the limits of the Murrieta Creek/Santa Gertrudis 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 1.21 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1

0060-Planning-USE - GRADING PLANS

Not Satisfied

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 2

0060-Planning-USE - PALEO PRIMP/MONITOR

Not Satisfied

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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE - PALEO PRIMP/MONITOR (cont.) Not Satisfied

in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE - PALEO PRIMP/MONITOR (cont.) Not Satisfied

paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 3 0060-Planning-USE - PLNTLOGST RETAINED (1) Not Satisfied

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 potential 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 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 the 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 permit.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD 30-DAY BURROWING OWL SURVEY Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - PLNTLGST CERTIFIED (2) (cont.) Not Satisfied

Department. 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 fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-USE - NO BUILDING PERMIT WITHOUT C Not Satisfied

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.

080 - BS-Grade. 2 0080-BS GRADE-USE - ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Grading 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

080 - E Health. 1 EMWD WATER & SEWER Not Satisfied

Provide documentation that establishes water and sewer service for the site. For entitlement, a will-serve was received. Documentation needed must show that water and sewer connection has

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 EMWD WATER & SEWER (cont.) Not Satisfied
 been established (ex: Plan of Service Summary, First Release).

Fire

080 - Fire. 1 0080-Fire-USE-#4-WATER PLANS Not Satisfied

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."

080 - Fire. 2 0080-Fire-USE*-#51-WATER CERTIFICATION Not Satisfied

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 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.

Flood

080 - Flood. 1 0080-Flood-USE MITCHARGE Not Satisfied

The County Board of Supervisors has adopted the Murrieta Creek/Santa Gertrudis 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) 26341 is located within the limits of the Murrieta Creek/Santa Gertrudis 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 1.21 acres subject to the fee. The charge is payable to the

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 0080-Flood-USE MITCHARGE (cont.) Not Satisfied
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

080 - Planning. 1 0080-Planning-USE - FENCING PLAN REQUIRED Not Satisfied
A fencing plan shall be submitted showing 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.

080 - Planning. 2 0080-Planning-USE - LIGHTING PLANS Not Satisfied
All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 3 0080-Planning-USE - PLANS SHOWING BIKE RACKS Not Satisfied
Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

080 - Planning. 4 0080-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied
Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 5 0080-Planning-USE*- ALLOW UNDERGROUND UTIL. Not Satisfied
The permit holder shall submit to the Department of Building and Safety and the Planning Department a written statement from the Southern California Edison Company [the Imperial Irrigation District, whichever is the appropriate utility,] confirming whether or not the overhead electrical lines within ___ are capable of being installed underground and that all financial arrangements to do so have been completed, or the permittee shall submit a definitive statement to the above departments from the utility refusing to allow underground installation of the overhead electrical lines, in which case any requirement of these conditions to install electrical lines underground is null and void.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-USE*- CONFORM TO ELEVATIONS Not Satisfied

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

080 - Planning. 7 0080-Planning-USE*- CONFORM TO FLOOR PLANS Not Satisfied

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

080 - Planning. 8 0080-Planning-USE*- MITIGATION MONITORING Not Satisfied

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. ___ which must be satisfied prior to the issuance of a building permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

080 - Planning. 9 0080-Planning-USE*- SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 10 0080-Planning-USE*- WASTE MGMT. CLEARANCE Not Satisfied

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

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

Transportation

080 - Transportation. 1 ANNEX L&LMD/OTHER DIST Not Satisfied

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:

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied
 1. Landscaping along Commerce Ct.

080 - Transportation. 2 IMPLEMENT WQMP Not Satisfied

The project-proponent shall begin constructing and installing the BMP facilities described in the approved Final WQMP prior to the issuance of a building permit. The project-proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

080 - Transportation. 3 LANDSCAPING/TRAIL COM/IND Not Satisfied

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 Commerce Ct. and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PL Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy 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, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. The construction of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., requires approval through the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WF) Not Satisfied

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,

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WF) Not Satisfied

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.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-USE - PRECISE GRADE APPROVAL Not Satisfied

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.

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

E Health

090 - E Health. 1 HAZMAT REVIEW Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances. Please call (951)358-5055 for additional details.

Fire

090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM Not Satisfied

Install a complete fire sprinkler system per NFPA 13 in all buildings 3600 sq. ft. or greater. Sprinkler system(s) 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

Plan: PP26341

Parcel: 957371009

90. Prior to Building Final Inspection

Fire

090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM (cont.) Not Satisfied
40 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

090 - Fire. 2 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied
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

090 - Planning. 1 0090-Planning-USE - CURBS ALONG PLANTERS Not Satisfied
A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 2 0090-Planning-USE - LIGHTING PLAN COMPLY Not Satisfied
All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

090 - Planning. 3 0090-Planning-USE - NO ROOF EQUIPMENT Not Satisfied
Roof-mounted equipment for residential units shall not be permitted within the project site.

090 - Planning. 4 0090-Planning-USE - PHASES MUST BE COMPLETE Not Satisfied
If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be

Plan: PP26341

Parcel: 957371009

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-USE - PHASES MUST BE COMPLETE (cont.) Not Satisfied
deferred until the final phase.

090 - Planning. 5 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied
Roof-mounted equipment shall be shielded from ground view.
Screening material shall be subject to Planning Department approval.

090 - Planning. 6 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied
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.

090 - Planning. 7 0090-Planning-USE*- ACCESSIBLE PARKING Not Satisfied
Accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

090 - Planning. 8 0090-Planning-USE*- COMPACT PARKING SPACES Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 8 0090-Planning-USE*- COMPACT PARKING SPACES (cont.) Not Satisfied
A maximum of five (5) parking spaces for each project site may be sized for compact cars (8 1/2' x 16') and shall be clearly marked "COMPACT CARS ONLY".

090 - Planning. 9 0090-Planning-USE*- INSTALL BIKE RACKS Not Satisfied
A bicycle rack with a minimum of 3 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 10 0090-Planning-USE*- LOADING SPACES Not Satisfied
A minimum of two (2) loading space[s] shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

090 - Planning. 11 0090-Planning-USE*- PARKING PAVING MATERIAL Not Satisfied
A minimum combined total of 203 parking spaces shall be provided as shown on the APPROVED EXHIBIT A of PP26340, PP26341, PP26342, & PP26343 unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 12 0090-Planning-USE*- TRASH ENCLOSURES Not Satisfied
One (1) trash enclosures which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block wall, and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 13 0090-Planning-USE*- WALL & FENCE LOCATIONS Not Satisfied

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

Transportation

090 - Transportation. 1 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1 Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights of way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

1. Landscaping along Commerce Ct.

090 - Transportation. 2 EXISTING CURB & GUTTER Not Satisfied

On existing curb and gutter, new driveway and/or drainage devices within County right-of-way, including sewer and water laterals, on Commerce Ct. shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department.

Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:

<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

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

NOTE:

1. The driveway shall be constructed in accordance with County Standard No. 207A.
2. The driveway shall be a shared driveway for PP26340 & PP26341 and easement for ingress and egress shall be recorded.

090 - Transportation. 3 LANDSCAPING COMM/IND Not Satisfied

Landscaping within public road right of way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Commerce Ct. 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.

090 - Transportation. 4 LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road

Plan: PP26341

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 LANDSCAPING (cont.) Not Satisfied
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 Commerce Ct.

090 - Transportation. 5 SIGNING & STRIPING Not Satisfied

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

090 - Transportation. 6 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the project-proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an 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.

090 - Transportation. 7 WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, the project-proponent is required to register the project with the Transportation Department's Business Registration Division.

090 - Transportation. 8 WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, the project-proponent is required to register the project with the Transportation Department's Business Registration Division.

090 - Transportation. 9 WRCOG TUMF Not Satisfied

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.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

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.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



03/26/19, 9:10 am

PP26342

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26342. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - PREAMBLE

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PP26342) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - PROJECT DESCRIPTION

PLOT PLAN NO. 26340 (Lot-16) proposes to construct a 20,479, sq. ft. tilt up concrete building including 18,483 sq. ft. of manufacturing space with a 1,997 sq. ft. mezzanine for office, and storage space. The project is required to provide 38 parking spaces, but is proposing 62 parking spaces including accessible parking spaces. PLOT PLAN NO. 26341 (Lot-17) proposes to construct a 16, 236 sq. ft. tilt up concrete building including 14,224 sq. ft. of manufacturing space with a 2,012 sq. ft. mezzanine for office, and storage space. A 3-hour rated concrete wall will divide the buildings on the property line (PL). The project site is required to have 33 parking spaces, but the project proposes a total of 37 parking spaces including accessible. PLOT PLAN NO. 26342, proposes to construct a 27,397 square foot tilt up concrete building with 25,778 sq. ft. manufacturing area, and a 1,619 sq. ft. mezzanine, for office and storage space. The project site will provide a total of 56 parking spaces, including accessible parking spaces. PLOT PLAN NO. 26343, proposes to construct a 21,869 sq. ft. concrete building, including 20,568 sq. ft. of manufacturing space and a 1,301 sq. ft. mezzanine, for office and storage space. The project site will provide manufacturing, and warehouse space, with a total of 47 parking spaces, including accessible.

Advisory Notification. 3 AND - DESIGN GUIDELINES

Compliance with applicable Design Guidelines:
2. 3rd District Design Guidelines

Advisory Notification. 4 AND - EXHIBITS

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), Amended No. 2, dated 10/16/2018.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - EXHIBITS (cont.)

Exhibit B (Elevations), Amended No. 2 , dated 10/16/2018.

Exhibit C (Floor Plans), Amended No. 2 , dated 10/16/2018.

Exhibit G (Conceptual Grading Plan), Amended No. 2 , dated 10/16/2018.

Exhibit L (Conceptual Landscaping and Irrigation Plans), Amended No. 2 , dated 10/16/2018.

Exhibit M (Colors and Materials), Amended No. 2 , dated 10/16/2018.

Exhibit W (Wall and Fencing Plan), Amended No. 2 , dated 10/16/2018.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 0010-Planning-USE - NO OFF-ROAD USES ALLOWED
(cont.)

Planning. 9 0010-Planning-USE - NO OFF-ROAD USES ALLOWED

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

Comments: DRAFT DBOWIE 20171026

Planning. 10 0010-Planning-USE - NOISE MONITORING REPORTS

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

Comments: DRAFT DBOWIE 20171026

Planning. 11 0010-Planning-USE - PERMIT SIGNS SEPARATELY

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Comments: DRAFT DBOWIE 20171026

Planning. 12 0010-Planning-USE - PHASE BY NEW PERMIT

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12 0010-Planning-USE - PHASE BY NEW PERMIT (cont.)
Department unless so indicated by the affected agency.

Comments: DRAFT DBOWIE 20171026

Planning. 13 0010-Planning-USE - RECLAIMED WATER

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.

Comments: DRAFT DBOWIE 20171026

Planning. 14 0010-Planning-USE - UNANTICIPATED RESOURCES

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

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

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 22 Gen - AIRPORT LAND USE COMMISSION (cont.)
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 or activity 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 or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

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

(e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, highly noise sensitive outdoor nonresidential uses, and hazards to flight.

3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers of the lots and tenants or lessees of the buildings.

4. The proposed detention or retention basin(s) on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees around the basin(s) shall not form a contiguous canopy and shall not produce seeds, fruits, or berries.

5. Noise attenuation measures shall be incorporated into the design of the office areas of the proposed buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

In addition to Condition Nos. 1 through 5 above, the following additional conditions shall be applied to Plot Plan No. 26340:

6. Prior to issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner-operator of French Valley Airport. Contact the Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.

7. This building may be utilized for office, manufacturing, and warehousing uses;

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO02578 ACCEPTED (cont.)
 Planning-GEO. 1 GEO02578 ACCEPTED

County Geologic Report GEO No. 2578, submitted for the project PP26342, APN 957-371-010, was prepared by Leighton and Associates, Inc., and is titled; "Update Geotechnical Report, Silverhawk Center. Lots 16/17, 18 & 19, NEC Commerce Court and Townview Avenue, Riverside County, California," dated June 8, 2017. In addition, Leighton and Associates, Inc. have submitted the following report:

"Response to County Review Comments, Silverhawk Center - Geologic Report No. 2578, PP26340, Riverside County, California," dated December 6, 2017.

These documents are herein incorporated in GEO02578.

GEO02578 concluded:

1. A branch of the Murrieta Hot Springs Fault has been previously identified traversing north of the site within the offsite graded slope area.
2. The potential for liquefaction on the subject lot is very low due to the presence of dense or stiff formational soils and the lack of shallow groundwater.
3. The stability of the surrounding cut and fill slopes has been determined to be stable under both static and pseudo static conditions.
4. The estimated settlement will be 1-inch total or ¾ inch differential in a 40-foot span.

GEO02578 recommended:

1. Where buildings are founded entirely on existing compacted fill soils (> 3 feet thick) or Pauba/formational materials, we recommend that the upper 12 inches of subgrade soils be thoroughly scarified to a minimum of 8 inches and recompact to at least 90 percent of maximum dry density.
2. In order to reduce the potential for adverse differential settlement at transition subgrade, we recommend that the cut side (Pauba) of subgrade for any settlement-sensitive structure be over-excavated for a distance of 20 feet from the fill line (per Figure 2).
3. The over-excavation should be performed in two 10-foot wide horizontal benches (3 feet deep each) to a maximum depth of 6 feet below finish grade.
4. Footings adjacent to all utilities and/or infiltration basins should be deepened so that the footing bottom is below the 1:1 plane from the deepest adjacent utility/basin. In addition, we recommend that these utilities and/or infiltration basins be installed prior to foundation construction.

GEO No. 2578 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2578 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.

Transportation

Transportation. 1 COUNTY WEB SITE

Additional information, standards, ordinances, policies, and design guidelines can be

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 COUNTY WEB SITE (cont.)
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.

Transportation. 2 STD INTRO (ORD 460/461)

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.

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826

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

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

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

Comments: RECOMMND JMERLAN 20170929
DRAFT JMERLAN 20170929

Waste Resources. 2 0010-Waste Resources-USE - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-USE - HAZARDOUS MATERIALS
(cont.)

waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Comments: RECOMMND JMERLAN 20170929
DRAFT JMERLAN 20170929

Waste Resources. 3 0010-Waste Resources-USE - LANDSCAPE PRACTICES

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

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

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

Comments: RECOMMND JMERLAN 20170929
DRAFT JMERLAN 20170929

Waste Resources. 4 0010-Waste Resources-USE*- AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 4 0010-Waste Resources-USE*- AB 341 (cont.)

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

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

Comments: RECOMMND JMERLAN 20170929
DRAFT JMERLAN 20170929

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-USE - EASEMENTS/PERMISSION Not Satisfied

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

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

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-USE - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-USE - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Flood

060 - Flood. 1 0060-Flood-USE MITCHARGE Not Satisfied

The County Board of Supervisors has adopted the Murrieta Creek/Santa Gertrudis 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) 26342 is located within the limits of the Murrieta Creek/Santa Gertrudis 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 1.51 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1

0060-Planning-USE - GRADING PLANS

Not Satisfied

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 2

0060-Planning-USE - PALEO PRIMP/MONITOR

Not Satisfied

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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE - PALEO PRIMP/MONITOR (cont.) Not Satisfied

in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

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

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

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

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

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

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

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

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

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "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 Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE - PALEO PRIMP/MONITOR (cont.) Not Satisfied

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

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 3 0060-Planning-USE - PLNTLOGST RETAINED (1) Not Satisfied

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 potential 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 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 the 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 permit.

Planning-EPD

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD 30-DAY BURROWING OWL SURVEY Not Satisfied

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 and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

060 - Planning-EPD. 2 0060-Planning-EPD MBTA SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1 FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Refer to condition of approval in the 80 and 90 Trans. (Annex L&LMD/Other Dist) conditions of approval for annexation requirements.

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

060 - Transportation. 2 FINAL WQMP Not Satisfied

This project is located in the Santa Margarita watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 FINAL WQMP (cont.) Not Satisfied

CD copies, in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R9-2013-0001 (Santa Margarita) et seq.) to the Transportation Department for review and approval. The project-proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. 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.

060 - Transportation. 3 REVISE STREET IMPROVEMENT PLAN Not Satisfied

Prior to the submittal of the required street improvement plan per Transportation condition of approval, obtain the existing street improvement plan and profile 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.

060 - Transportation. 4 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 5 WQMP ACCESS AND MAINT EASEMENT Not Satisfied

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

060 - Transportation. 6 WQMP ACCESS AND MAINT EASEMENT Not Satisfied

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

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - PLNTLGST CERTIFIED (2) Not Satisfied

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - PLNTLGST CERTIFIED (2) (cont.) Not Satisfied

impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. 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 fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-USE - NO BUILDING PERMIT WITHOUT C Not Satisfied

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.

080 - BS-Grade. 2 0080-BS GRADE-USE - ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Grading 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

080 - E Health. 1 EMWD WATER & SEWER Not Satisfied

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 EMWD WATER & SEWER (cont.) Not Satisfied

Provide documentation that establishes water and sewer service for the site. For entitlement, a will-serve was received. Documentation needed must show that water and sewer connection has been established (ex: Plan of Service Summary, First Release).

Fire

080 - Fire. 1 0080-Fire-USE-#4-WATER PLANS Not Satisfied

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."

080 - Fire. 2 0080-Fire-USE*-#51-WATER CERTIFICATION Not Satisfied

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 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.

Flood

080 - Flood. 1 0080-Flood-USE MITCHARGE Not Satisfied

The County Board of Supervisors has adopted the Murrieta Creek/Santa Gertrudis 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) 26342 is located within the limits of the Murrieta Creek/Santa Gertrudis 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

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 0080-Flood-USE MITCHARGE (cont.) Not Satisfied
development. This new development has a total of 1.51 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

080 - Planning. 1 0080-Planning-USE - BLOWSAND & DUST CONTROL Not Satisfied
The permit holder shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans.

These measures shall include, but not be limited to:

a) The use of irrigation during any construction activities;

b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site;

and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

080 - Planning. 2 0080-Planning-USE - FENCING PLAN REQUIRED Not Satisfied
A fencing plan shall be submitted showing all 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.

080 - Planning. 3 0080-Planning-USE - LIGHTING PLANS Not Satisfied
All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 4 0080-Planning-USE - PLANS SHOWING BIKE RACKS Not Satisfied
Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the

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80. Prior To Building Permit Issuance

Planning

- | | | |
|--------------------|--|---------------|
| 080 - Planning. 4 | 0080-Planning-USE - PLANS SHOWING BIKE RACKS (cont.
Planning Department for approval. | Not Satisfied |
| 080 - Planning. 5 | 0080-Planning-USE - ROOF EQUIPMENT SHIELDING
Roof mounted equipment shall be shielded from ground view.
Screening material shall be subject to Planning Department approval. | Not Satisfied |
| 080 - Planning. 6 | 0080-Planning-USE*- AGENCY CLEARANCE
A clearance letter from ____ shall be provided to the
Riverside County Planning Department verifying compliance
with the conditions contained in their letter dated ____,
summarized as follows: | Not Satisfied |
| 080 - Planning. 7 | 0080-Planning-USE*- ALLOW UNDERGROUND UTIL.
The permit holder shall submit to the Department of Building
and Safety and the Planning Department a written statement
from the Southern California Edison Company
the Imperial Irrigation District, whichever is the
appropriate utility,] confirming whether or not the
overhead electrical lines within ____ are capable of being
installed underground and that all financial arrangements
to do so have been completed, or the permittee shall submit
a definitive statement to the above departments from the
utility refusing to allow underground installation of the
overhead electrical lines, in which case any requirement of
these conditions to install electrical lines underground is
null and void. | Not Satisfied |
| 080 - Planning. 8 | 0080-Planning-USE*- CONFORM TO ELEVATIONS
Elevations of all buildings and structures submitted for
building plan check approval shall be in substantial
conformance with the elevations shown on APPROVED EXHIBIT
____. | Not Satisfied |
| 080 - Planning. 9 | 0080-Planning-USE*- CONFORM TO FLOOR PLANS
Floor plans shall be in substantial conformance with that
shown on APPROVED EXHIBIT ____. | Not Satisfied |
| 080 - Planning. 10 | 0080-Planning-USE*- SCHOOL MITIGATION
Impacts to the Temecula Unified School District shall be mitigated in
accordance with California State law. | Not Satisfied |
| 080 - Planning. 11 | 0080-Planning-USE*- WASTE MGMT. CLEARANCE | Not Satisfied |

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 11 0080-Planning-USE*- WASTE MGMT. CLEARANCE (cont.) Not Satisfied

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

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

Transportation

080 - Transportation. 1 ANNEX L&LMD/OTHER DIST Not Satisfied

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 Commerce Ct.

080 - Transportation. 2 ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP 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 no later than October 15 each year and rendered fully functional.

080 - Transportation. 3 IMPLEMENT WQMP Not Satisfied

The project-proponent shall begin constructing and installing the BMP facilities described in the approved Final WQMP prior to the issuance of a building permit. The project-proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

080 - Transportation. 4 LANDSCAPING/TRAIL COM/IND Not Satisfied

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 Commerce Ct. and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

Waste Resources

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PI Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy 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, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. The construction of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., requires approval through the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WF Not Satisfied

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.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-USE - PRECISE GRADE APPROVAL Not Satisfied

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.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1 0090-Planning-USE - CURBS ALONG PLANTERS Not Satisfied

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

090 - Planning. 2 0090-Planning-USE - LIGHTING PLAN COMPLY Not Satisfied

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

090 - Planning. 3 0090-Planning-USE - NO ROOF EQUIPMENT Not Satisfied

Roof-mounted equipment for residential units shall not be permitted within the project site.

090 - Planning. 4 0090-Planning-USE - PHASES MUST BE COMPLETE Not Satisfied

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

090 - Planning. 5 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

090 - Planning. 6 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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.

090 - Planning. 7 0090-Planning-USE*- ACCESSIBLE PARKING Not Satisfied

Accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of

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90. Prior to Building Final Inspection

Planning

090 - Planning. 7 0090-Planning-USE*- ACCESSIBLE PARKING (cont.) Not Satisfied

porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

090 - Planning. 8 0090-Planning-USE*- COMPACT PARKING SPACES Not Satisfied

A maximum of five (5) parking spaces for each project site may be sized for compact cars (8 1/2' x 16') and shall be clearly marked "COMPACT CARS ONLY".

090 - Planning. 9 0090-Planning-USE*- INSTALL BIKE RACKS Not Satisfied

A bicycle rack with a minimum of 2 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.]

090 - Planning. 10 0090-Planning-USE*- LOADING SPACES Not Satisfied

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

090 - Planning. 11 0090-Planning-USE*- PARKING PAVING MATERIAL Not Satisfied

Plan: PP26342

Parcel: 957371010

90. Prior to Building Final Inspection

Planning

090 - Planning. 11 0090-Planning-USE*- PARKING PAVING MATERIAL (cont.) Not Satisfied

A minimum combined total of 203 parking spaces shall be provided as shown on the APPROVED EXHIBIT A of PP26340, PP26341, PP26342, & PP26343 unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 12 0090-Planning-USE*- TRASH ENCLOSURES Not Satisfied

One (1) trash enclosures which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block wall, and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

Transportation

090 - Transportation. 1 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89 1 Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights of way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

1. Landscaping along Commerce Ct.

090 - Transportation. 2 EXISTING CURB & GUTTER Not Satisfied

On existing curb and gutter, new driveway and/or drainage devices within County right-of-way, including sewer and water laterals, on Commerce Ct. shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department.

Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:

<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

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

Plan: PP26342

Parcel: 957371010

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 EXISTING CURB & GUTTER (cont.) Not Satisfied

NOTE:

1. The driveway shall be constructed in accordance with County Standard No. 207A.

090 - Transportation. 3 LANDSCAPING COMM/IND Not Satisfied

Landscaping within public road right of way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Commerce Ct. 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.

090 - Transportation. 4 LANDSCAPING Not Satisfied

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 Commerce Ct.

090 - Transportation. 5 SIGNING & STRIPING Not Satisfied

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

090 - Transportation. 6 WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the project-proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an 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.

090 - Transportation. 7 WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, the project-proponent is required to register the project with the Transportation Department's Business Registration Division.

090 - Transportation. 8 WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, the project-proponent is required to register the project with the Transportation Department's Business Registration Division.

090 - Transportation. 9 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation

Plan: PP26342

Parcel: 957371010

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9 WRCOG TUMF (cont.) Not Satisfied
Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance,
pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

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.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



03/26/19, 9:12 am

PP26343

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26343. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - PREAMBLE

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PP26343) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - PROJECT DESCRIPTION

PLOT PLAN NO. 26340 (Lot-16) proposes to construct a 20,479, sq. ft. tilt up concrete building including 18,483 sq. ft. of manufacturing space with a 1,997 sq. ft. mezzanine for office, and storage space. The project is required to provide 38 parking spaces, but is proposing 62 parking spaces including accessible parking spaces. PLOT PLAN NO. 26341 (Lot-17) proposes to construct a 16, 236 sq. ft. tilt up concrete building including 14,224 sq. ft. of manufacturing space with a 2,012 sq. ft. mezzanine for office, and storage space. A 3-hour rated concrete wall will divide the buildings on the property line (PL). The project site is required to have 33 parking spaces, but the project proposes a total of 37 parking spaces including accessible. PLOT PLAN NO. 26342, proposes to construct a 27,397 square foot tilt up concrete building with 25,778 sq. ft. manufacturing area, and a 1,619 sq. ft. mezzanine, for office and storage space. The project site will provide a total of 56 parking spaces, including accessible parking spaces. PLOT PLAN NO. 26343, proposes to construct a 21,869 sq. ft. concrete building, including 20,568 sq. ft. of manufacturing space and a 1,301 sq. ft. mezzanine, for office and storage space. The project site will provide manufacturing, and warehouse space, with a total of 47 parking spaces, including accessible.

Advisory Notification. 3 AND - DESIGN GUIDELINES

Compliance with applicable Design Guidelines:
2. 3rd District Design Guidelines

Advisory Notification. 4 AND - EXHIBITS

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), Amended No. 2 , dated 10/16/2018.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - EXHIBITS (cont.)

Exhibit B (Elevations), Amended No. 2 , dated 10/16/2018.

Exhibit C (Floor Plans), Amended No. 2 , dated 10/16/2018.

Exhibit G (Conceptual Grading Plan), Amended No. 2 , dated 10/16/2018.

Exhibit L (Conceptual Landscaping and Irrigation Plans), Amended No. 2 , dated 10/16/2018.

Exhibit M (Colors and Materials), Amended No. 2 , dated 10/16/2018.

Exhibit W (Wall and Fencing Plan), Amended No. 2 , dated 10/16/2018.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 0010-Planning-USE*- BASIS FOR PARKING (cont.)

[____, ____].
IST USES AS IDENTIFIED IN ORDINANCE NO. 348, SECTION 18.12,
a, (2). DELETE THIS COMMENT.

Comments: DRAFT DBOWIE 20171026

Planning. 15 0010-Planning-USE*- LIMIT ON SIGNAGE

Signage for this project shall be limited to the
__ sign[s] 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.

Comments: DRAFT DBOWIE 20171026

Planning. 16 0010-Planning-USE*- MAINTAIN LICENSING

At all times during the conduct of the permitted use the
permittee shall maintain and keep in effect valid licensing
approval from ____, or equivalent agency as provided by
law. Should such licensing be denied, expire or lapse at
any time in the future, this permit shall become null and
void.

Comments: DRAFT DBOWIE 20171026

Planning. 17 0010-Planning-USE*- NO EA FOR GRADING

No environmental assessment for grading within the project
boundaries shall be required provided such grading
substantially conforms to the grading plan submitted as
APPROVED EXHIBIT A, and does not significantly exceed ____
cubic yards of cut and ____ cubic yards of fill.

Comments: DRAFT DBOWIE 20171026

Planning. 18 0010-Planning-USE*- NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the
property approved under this [plot plan] [conditional use
permit] [public use permit] as a principal place of
residence except the caretaker's dwelling as shown on the
APPROVED EXHIBIT A. No person, [except the caretaker and
members of the caretaker's family,] shall use the premises
as a permanent mailing address nor be entitled to vote
using an address within the premises as a place of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 21 Gen - AIRPORT LAND USE COMMISSION (cont.)
production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

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

(e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, highly noise sensitive outdoor nonresidential uses, and hazards to flight.

3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers of the lots and tenants or lessees of the buildings.

4. The proposed detention or retention basin(s) on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees around the basin(s) shall not form a contiguous canopy and shall not produce seeds, fruits, or berries.

5. Noise attenuation measures shall be incorporated into the design of the office areas of the proposed buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

In addition to Condition Nos. 1 through 5 above, the following additional conditions shall be applied to Plot Plan No. 26340:

6. Prior to issuance of building permits, the landowner shall convey an aviation easement to the County of Riverside as owner-operator of French Valley Airport. Contact the Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.

7. This building may be utilized for office, manufacturing, and warehousing uses; however, not less than 12,274 square feet (60 percent of total square footage) of the building shall be limited to warehousing uses only.

8. In addition to the prohibited uses listed in Condition No. 2 above, the following uses are prohibited due to the location of the property in Compatibility Zone B1: places of worship; aboveground bulk storage of hazardous materials and/or more than 6,000 gallons of flammable materials; critical community infrastructure facilities.

In addition to Condition Nos. 1 through 5 above, the following additional conditions shall be applied to Plot Plan No. 26341:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 21 Gen - AIRPORT LAND USE COMMISSION (cont.)

6. Prior to issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner-operator of French Valley Airport. Contact the Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.

7. This building may be utilized for office, manufacturing, and warehousing uses.

8. In addition to the prohibited uses listed in Condition No. 2 above, the following uses are prohibited due to the location of a portion of this property in Compatibility Zone B1: places of worship; aboveground bulk storage of hazardous materials and/or more than 6,000 gallons of flammable materials; critical community infrastructure facilities.

In addition to Condition Nos. 1 through 5 above, the following additional conditions shall be applied to Plot Plan No. 26342:

6. Prior to issuance of building permits, the attached "Notice of Airport in Vicinity" shall be recorded as a deed notice.

7. This building may be utilized for office, manufacturing, and warehousing uses; however, not less than 6,000 square feet (approximately 22 percent of total square footage) of the building shall be limited to warehousing uses only.

In addition to Condition Nos. 1 through 5 above, the following additional condition shall be applied to Plot Plan No. 26343:

6. Prior to issuance of building permits, the attached "Notice of Airport in Vicinity" shall be recorded as a deed notice.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Planning-All

Planning-All. 1 0010-Planning-All-USE* - HOLD HARMLESS

General – Hold Harmless

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 PP26343 or its associated environmental documentation; 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 PP26343, including, but not limited to, decisions made in response to California Public Records Act requests;

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-USE* - HOLD HARMLESS (cont.)
and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Comments: DRAFT DBOWIE 20171026

Planning-GEO

Planning-GEO. 1 GEO02578 ACCEPTED

County Geologic Report GEO No. 2578, submitted for the project PP26343, APN 957-371-011, was prepared by Leighton and Associates, Inc., and is titled; "Update Geotechnical Report, Silverhawk Center. Lots 16/17, 18 & 19, NEC Commerce Court and Townview Avenue, Riverside County, California," dated June 8, 2017. In addition, Leighton and Associates, Inc. have submitted the following report:

"Response to County Review Comments, Silverhawk Center - Geologic Report No. 2578, PP26340, Riverside County, California," dated December 6, 2017.
These documents are herein incorporated in GEO02578.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO02578 ACCEPTED (cont.)

GEO02578 concluded:

1. A branch of the Murrieta Hot Springs Fault has been previously identified traversing north of the site within the offsite graded slope area.
2. The potential for liquefaction on the subject lot is very low due to the presence of dense or stiff formational soils and the lack of shallow groundwater.
3. The stability of the surrounding cut and fill slopes has been determined to be stable under both static and pseudo static conditions.
4. The estimated settlement will be 1-inch total or 3/4 inch differential in a 40-foot span.

GEO02578 recommended:

1. Where buildings are founded entirely on existing compacted fill soils (> 3 feet thick) or Pauba/formational materials, we recommend that the upper 12 inches of subgrade soils be thoroughly scarified to a minimum of 8 inches and recompactd to at least 90 percent of maximum dry density.
2. In order to reduce the potential for adverse differential settlement at transition subgrade, we recommend that the cut side (Pauba) of subgrade for any settlement-sensitive structure be over-excavated for a distance of 20 feet from the fill line (per Figure 2).
3. The over-excavation should be performed in two 10-foot wide horizontal benches (3 feet deep each) to a maximum depth of 6 feet below finish grade.
4. Footings adjacent to all utilities and/or infiltration basins should be deepened so that the footing bottom is below the 1:1 plane from the deepest adjacent utility/basin. In addition, we recommend that these utilities and/or infiltration basins be installed prior to foundation construction.

GEO No. 2578 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2578 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.

Comments: RECOMMEND DWALSH 20180313

Transportation

Transportation. 1 COUNTY WEB SITE

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.

Transportation. 2 STD INTRO (ORD 460/461)

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 STD INTRO (ORD 460/461) (cont.)
 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.

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826

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

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

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

Comments: RECOMMND KHESTERL 20170925
 DRAFT KHESTERL 20170925

Waste Resources. 2 0010-Waste Resources-USE - AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-USE - AB 341 (cont.)

-Provide recycling service to tenants (if commercial or multi-family complex).

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

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

Comments: RECOMMND KHESTERL 20170925
DRAFT KHESTERL 20170925

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS MATERIALS

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

Comments: RECOMMND KHESTERL 20170925
DRAFT KHESTERL 20170925

Waste Resources. 4 0010-Waste Resources-USE - LANDSCAPE PRACTICES

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

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

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

Comments: RECOMMND KHESTERL 20170925
DRAFT KHESTERL 20170925

ADVISORY NOTIFICATION DOCUMENT

Plan: PP26343

Parcel: 957371011

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-USE - EASEMENTS/PERMISSION Not Satisfied

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

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

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-USE - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-USE - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Flood

060 - Flood. 1 0060-Flood-USE MITCHARGE Not Satisfied

The County Board of Supervisors has adopted the Murrieta Creek/Santa Gertrudis 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) 26343 is located within the limits of the Murrieta Creek/Santa Gertrudis 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 1.47 acres subject to the fee. The charge is payable to the

Plan: PP26343

Parcel: 957371011

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 0060-Flood-USE MITCHARGE (cont.) Not Satisfied
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

060 - Planning. 1 0060-Planning-USE - GRADING PLANS Not Satisfied
If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 2 0060-Planning-USE - PALEO PRIMP/MONITOR Not Satisfied

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

Plan: PP26343

Parcel: 957371011

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE - PALEO PRIMP/MONITOR (cont.) Not Satisfied

appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "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.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE - PALEO PRIMP/MONITOR (cont.) Not Satisfied

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 3 0060-Planning-USE - PLNTLOGST RETAINED (1) Not Satisfied

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 potential 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 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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-USE - PLNTLOGST RETAINED (1) (cont.) Not Satisfied

Department the results of the 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 permit.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD 30-DAY BURROWING OWL SURVEY Not Satisfied

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

060 - Planning-EPD. 2 0060-Planning-EPD MBTA SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1 FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Refer to condition of approval in the 80 and 90 Trans. (Annex L&LMD/Other Dist) conditions of approval for annexation requirements.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 FILE L&LMD APPLICATION (cont.) Not Satisfied

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

060 - Transportation. 2 FINAL WQMP Not Satisfied

This project is located in the Santa Margarita watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R9-2013-0001 (Santa Margarita) et seq.) to the Transportation Department for review and approval. The project-proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. 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.

060 - Transportation. 3 REVISE STREET IMPROVEMENT PLAN Not Satisfied

Prior to the submittal of the required street improvement plan per Transportation condition of approval, obtain the existing street improvement plan and profile 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.

060 - Transportation. 4 SUBMIT GRADING PLANS Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 5 WQMP ACCESS AND MAINT EASEMENT Not Satisfied

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

060 - Transportation. 6 WQMP ACCESS AND MAINT EASEMENT Not Satisfied

Prior to issuance of a grading permit, the project-proponent shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs is provided. This requirement applies to both on-site and off-site property.

70. Prior To Grading Final Inspection

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - PLNTLGST CERTIFIED (2) Not Satisfied

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. 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 fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-USE - NO BUILDING PERMIT WITHOUT C Not Satisfied

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.

080 - BS-Grade. 2 0080-BS GRADE-USE - ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Grading 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.

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 0080-Flood-USE MITCHARGE (cont.) Not Satisfied
Murrieta Creek/Santa Gertrudis 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 1.47 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

080 - Planning. 1 0080-Planning-USE - FENCING PLAN REQUIRED Not Satisfied
A fencing plan shall be submitted showing all 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.

080 - Planning. 2 0080-Planning-USE - LIGHTING PLANS Not Satisfied
All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 3 0080-Planning-USE - PLANS SHOWING BIKE RACKS Not Satisfied
Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

080 - Planning. 4 0080-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied
Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 5 0080-Planning-USE*- ALLOW UNDERGROUND UTIL. Not Satisfied
The permit holder shall submit to the Department of Building and Safety and the Planning Department a written statement from the Southern California Edison Company, the Imperial Irrigation District, whichever is the appropriate utility, confirming whether or not the overhead electrical lines within ___ are capable of being installed underground and that all financial arrangements

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 0080-Planning-USE*- ALLOW UNDERGROUND UTIL. (cont. Not Satisfied
to do so have been completed, or the permittee shall submit
a definitive statement to the above departments from the
utility refusing to allow underground installation of the
overhead electrical lines, in which case any requirement of
these conditions to install electrical lines underground is
null and void.

080 - Planning. 6 0080-Planning-USE*- CONFORM TO ELEVATIONS Not Satisfied
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.

080 - Planning. 7 0080-Planning-USE*- CONFORM TO FLOOR PLANS Not Satisfied
Floor plans shall be in substantial conformance with that
shown on APPROVED EXHIBIT ____.

080 - Planning. 8 0080-Planning-USE*- SCHOOL MITIGATION Not Satisfied
Impacts to the Temecula Unified School District shall be mitigated in
accordance with California State law.

Transportation

080 - Transportation. 1 ANNEX L&LMD/OTHER DIST Not Satisfied
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 Commerce Ct.

080 - Transportation. 2 ESTABLISH WQMP MAINT ENTITY Not Satisfied
A maintenance plan and signed WQMP 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 no later than October 15 each
year and rendered fully functional.

080 - Transportation. 3 IMPLEMENT WQMP Not Satisfied
The project-proponent shall begin constructing and installing the BMP facilities described in the
approved Final WQMP prior to the issuance of a building permit. The project-proponent is responsible
for performing all activities described in the WQMP and that copies of the approved Final WQMP are

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 IMPLEMENT WQMP (cont.) Not Satisfied
provided to future owners/occupants.

080 - Transportation. 4 LANDSCAPING/TRAIL COM/IND Not Satisfied

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 Commerce Ct. and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PI Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. The construction of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., requires approval through the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WF) Not Satisfied

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.

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WF Not Satisfied
Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-USE - PRECISE GRADE APPROVAL Not Satisfied

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.

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

E Health

090 - E Health. 1 HAZMAT REVIEW Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances. Please call (951)358-5055 for additional details.

Fire

090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM Not Satisfied

Install a complete fire sprinkler system per NFPA 13 in all buildings 3600 sq. ft. or greater. Sprinkler system(s) 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 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

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90. Prior to Building Final Inspection

Fire

090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM (cont.) Not Satisfied
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

090 - Fire. 2 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied
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

090 - Planning. 1 0090-Planning-USE - CURBS ALONG PLANTERS Not Satisfied
A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 2 0090-Planning-USE - LIGHTING PLAN COMPLY Not Satisfied
All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

090 - Planning. 3 0090-Planning-USE - NO ROOF EQUIPMENT Not Satisfied
Roof-mounted equipment for residential units shall not be permitted within the project site.

090 - Planning. 4 0090-Planning-USE - PARKING DUST TREATMENT Not Satisfied
The parking and driveway areas shall be improved with a base of decomposed granite compacted to a minimum thickness of three (3) inches, or with an equivalent treatment, such as non-toxic chemical soil stabilization, to prevent the emission of fugitive dust and/or blowsand.

090 - Planning. 5 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied
Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 5 0090-Planning-USE - ROOF EQUIPMENT SHIELDING (cont. Not Satisfied

090 - Planning. 6 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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.

090 - Planning. 7 0090-Planning-USE*- ACCESSIBLE PARKING Not Satisfied

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

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

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

090 - Planning. 8 0090-Planning-USE*- COMPACT PARKING SPACES Not Satisfied

A maximum of five (5) parking spaces for each project site may be sized for compact cars (8 1/2' x 16') and shall be clearly marked "COMPACT CARS ONLY".

090 - Planning. 9 0090-Planning-USE*- INSTALL BIKE RACKS Not Satisfied

A bicycle rack with a minimum of 2 spaces shall be

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90. Prior to Building Final Inspection

Planning

090 - Planning. 9 0090-Planning-USE*- INSTALL BIKE RACKS (cont.) Not Satisfied
provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 10 0090-Planning-USE*- LOADING SPACES Not Satisfied
A minimum of two (2) loading space[s] shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

090 - Planning. 11 0090-Planning-USE*- PARKING PAVING MATERIAL Not Satisfied
A minimum combined total of 203 parking spaces shall be provided as shown on the APPROVED EXHIBIT A of PP26340, PP26341, PP26342, & PP26343 unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 12 0090-Planning-USE*- TRASH ENCLOSURES Not Satisfied
One (1) trash enclosures which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block wall, and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

Transportation

090 - Transportation. 1 ANNEX L&LMD/OTHER DIST Not Satisfied
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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 WQMP COMPLETION (cont.) Not Satisfied
regarding water quality to future owners/occupants, provide an 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.

090 - Transportation. 7 WQMP REGISTRATION Not Satisfied
Prior to Building Final Inspection, the project-proponent is required to register the project with the Transportation Department's Business Registration Division.

090 - Transportation. 8 WQMP REGISTRATION Not Satisfied
Prior to Building Final Inspection, the project-proponent is required to register the project with the Transportation Department's Business Registration Division.

090 - Transportation. 9 WRCOG TUMF Not Satisfied
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.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied
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.

090 - Waste Resources. 2 Waste-Recyclables Collection and Loading Area Inspection Not Satisfied
Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 3 Waste-Recycling and Organics Compliance Not Satisfied
Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. For more information go to: www.rcwaste.org/business/planning/applications. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: September 21, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section

Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: 3rd District-
Washington

Planning Commissioner: 3rd District- Taylor-
Berger
Temecula Sphere of Influence
Temecula Unified School District
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.

PLOT PLAN NO. 26340 – EA43057 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Commerce Ct., southerly of Borel Rd., easterly of Sky Canyon Dr., and westerly of Calistoga Dr. – 1.65 Acres - Zoning: Specific Plan No. 213 (SP-213) - **REQUEST:** The Plot Plan proposes to construct a 20,474 square foot tilt up concrete building for two (2) offices, manufacturing, and storage. APN: 957-371-008. Related Cases: PP26341, PP26342, & PP26343. **BBID: 392-533-419, UPROJ: PP26340**

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

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC Internal Review on October 5, 2017.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Any questions or comments regarding this project should be directed to Desiree Bowie, Project Planner, at (951) 955-8254 or e-mail at dbowie@rivco.org / MAILSTOP #: 1070

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

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: September 21, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section

Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: 3rd District-
Washington

Planning Commissioner: 3rd District- Taylor-
Berger
Temecula Sphere of Influence
Temecula Unified School District
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.

PLOT PLAN NO. 26341 – EA43058 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Commerce Ct., southerly of Borel Rd., easterly of Sky Canyon Dr., and westerly of Calistoga Dr. – 1.38 Acres - Zoning: Specific Plan No. 213 (SP-213) - **REQUEST: The Plot Plan proposes to construct a 16,236 square foot tilt up concrete building for two (2) offices, manufacturing, and storage. APN: 957-371-009. Related Cases: PP26340, PP26342, & PP26343. **BBID: 577-900-581, UPROJ: PP26341****

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC Internal Review on October 5, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: September 22, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section

Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: 3rd District-
Washington

Planning Commissioner: 3rd District- Taylor
Berger
Temecula Sphere of Influence
Temecula Unified School District
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.

PLOT PLAN NO. 26342 – EA43059 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Commerce Ct., southerly of Borel Rd.; easterly of Sky Canyon Dr., and westerly of Calistoga Dr. – 1.69 Acres - Zoning: Specific Plan No. 213 (SP-213) - **REQUEST: The Plot Plan proposes to construct a 27,379 square foot tilt up concrete building for two (2) offices, manufacturing, and storage. APN: 957-371-010. Related Cases: PP26340, PP26341, & PP26343. **BBID: 926-395-243, UPROJ: PP26342****

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

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC Internal Review on October 5, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: September 22, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section

Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: 3rd District-
Washington

Planning Commissioner: 3rd District- Taylor-
Berger
Temecula Sphere of Influence
Temecula Unified School District
Eastern Municipal Water District (EMWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.

PLOT PLAN NO. 26343 – EA43060 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Commerce Ct., southerly of Borel Rd., easterly of Sky Canyon Dr., and westerly of Calistoga Dr. – 1.66 Acres - Zoning: Specific Plan No. 213 (SP-213) - **REQUEST:** The Plot Plan proposes to construct a 21,842 square foot tilt up concrete building for an office, manufacturing, and storage. APN: 957-371-011. Related Cases: PP26340, PP26341, & PP26342. **BBID: 472-568-479, UPROJ: PP26343**

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

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Other listed entities/individuals:

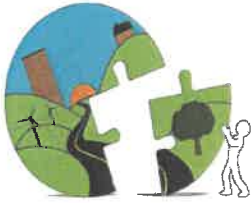
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DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

Cahuilla Band of Indians
Anthony Madrigal
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26340, EA43057)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 20, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26340 – EA43057 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Commerce Ct., southerly of Borel Rd., easterly of Sky Canyon Dr., and westerly of Calistoga Dr. – 1.65 Acres - Zoning: Specific Plan No. 213 (SP-213)

REQUEST: The Plot Plan proposes to construct a 20,474 square foot tilt up concrete building for two (2) offices, manufacturing, and storage. APN: 957-371-008. Related Cases: PP26341, PP26342, & PP26343

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

Charissa Leach
Assistant TLMA Director

September 20, 2017

Colorado River Indian Tribes (CRIT)
David Harper, Director
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26340, EA43057)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 20, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26340 – EA43057 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Commerce Ct., southerly of Borel Rd., easterly of Sky Canyon Dr., and westerly of Calistoga Dr. – 1.65 Acres - Zoning: Specific Plan No. 213 (SP-213)

REQUEST: The Plot Plan proposes to construct a 20,474 square foot tilt up concrete building for two (2) offices, manufacturing, and storage. APN: 957-371-008. Related Cases: PP26341, PP26342, & PP26343

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

Charissa Leach
Assistant TLMA Director

September 20, 2017

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26340, EA43057)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 20, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26340 – EA43057 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Commerce Ct., southerly of Borel Rd., easterly of Sky Canyon Dr., and westerly of Calistoga Dr. – 1.65 Acres - Zoning: Specific Plan No. 213 (SP-213)

REQUEST: The Plot Plan proposes to construct a 20,474 square foot tilt up concrete building for two (2) offices, manufacturing, and storage. APN: 957-371-008. Related Cases: PP26341, PP26342, & PP26343

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

Charissa Leach
Assistant TLMA Director

September 20, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26340, EA43057)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 20, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Project Description:

PLOT PLAN NO. 26340 – EA43057 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Commerce Ct., southerly of Borel Rd., easterly of Sky Canyon Dr., and westerly of Calistoga Dr. – 1.65 Acres – Zoning: Specific Plan No. 213 (SP-213)

REQUEST: The Plot Plan proposes to construct a 20,474 square foot tilt up concrete building for two (2) offices, manufacturing, and storage. APN: 957-371-008. Related Cases: PP26341, PP26342, & PP26343

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

Charissa Leach
Assistant TLMA Director

September 20, 2017

Quechan Indian Nation
Arlene Kingery, THPO
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26340, EA43057)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 20, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Project Description:

PLOT PLAN NO. 26340 – EA43057 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Commerce Ct., southerly of Borel Rd., easterly of Sky Canyon Dr., and westerly of Calistoga Dr. – 1.65 Acres – Zoning: Specific Plan No. 213 (SP-213)

REQUEST: The Plot Plan proposes to construct a 20,474 square foot tilt up concrete building for two (2) offices, manufacturing, and storage. APN: 957-371-008. Related Cases: PP26341, PP26342, & PP26343

Sincerely,

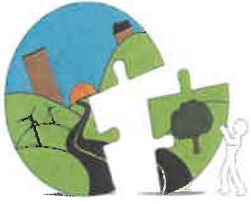
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton, Chairman
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26340, EA43057)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 20, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26340 – EA43057 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Commerce Ct., southerly of Borel Rd., easterly of Sky Canyon Dr., and westerly of Calistoga Dr. – 1.65 Acres - Zoning: Specific Plan No. 213 (SP-213)

REQUEST: The Plot Plan proposes to construct a 20,474 square foot tilt up concrete building for two (2) offices, manufacturing, and storage. APN: 957-371-008. Related Cases: PP26341, PP26342, & PP26343

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

Rincon Band of Luiseño Indians
Destiny Colocho, Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26340, EA43057)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 20, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26340 – EA43057 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Commerce Ct., southerly of Borel Rd., easterly of Sky Canyon Dr., and westerly of Calistoga Dr. – 1.65 Acres – Zoning: Specific Plan No. 213 (SP-213)

REQUEST: The Plot Plan proposes to construct a 20,474 square foot tilt up concrete building for two (2) offices, manufacturing, and storage. APN: 957-371-008. Related Cases: PP26341, PP26342, & PP26343

Sincerely,

PLANNING DEPARTMENT

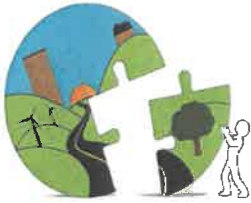
Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org

Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26340, EA43057)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 20, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26340 – EA43057 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Commerce Ct., southerly of Borel Rd., easterly of Sky Canyon Dr., and westerly of Calistoga Dr. – 1.65 Acres – Zoning: Specific Plan No. 213 (SP-213)

REQUEST: The Plot Plan proposes to construct a 20,474 square foot tilt up concrete building for two (2) offices, manufacturing, and storage. APN: 957-371-008. Related Cases: PP26341, PP26342, & PP26343

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

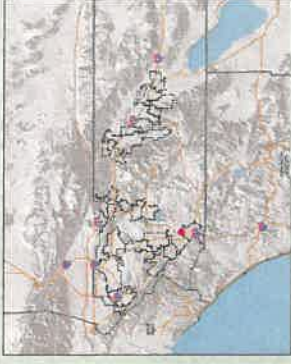
Email CC: Desiree Bowie, dbowie@rivco.org

Attachment: Project Vicinity Map and Project Aerial

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

PP26340



- Legend**
- 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.



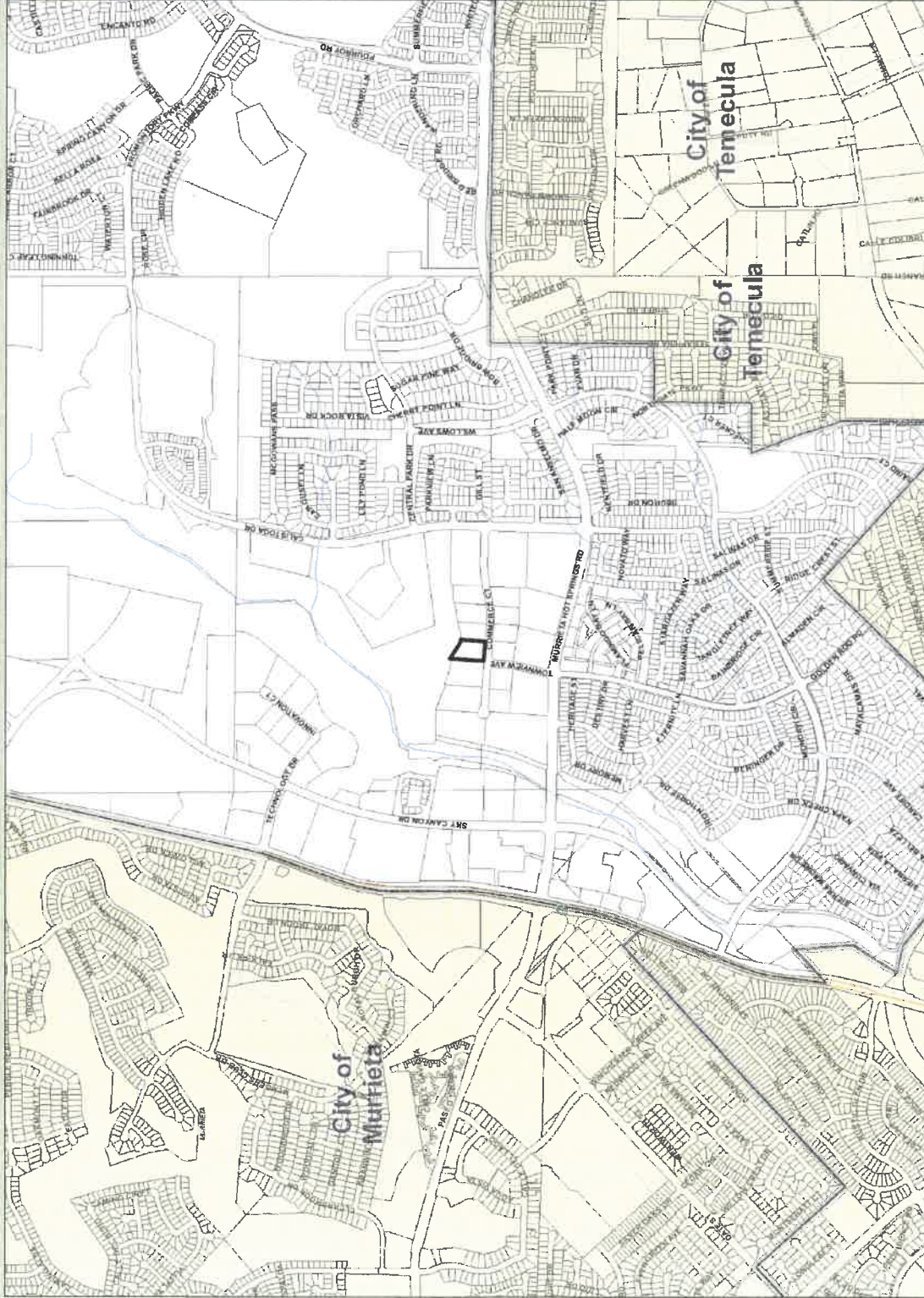
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PP26340



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

Cahuilla Band of Indians
Anthony Madrigal
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26341, EA43058)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 20, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26341 – EA43058 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Commerce Ct., southerly of Borel Rd., easterly of Sky Canyon Dr., and westerly of Calistoga Dr. – 1.38 Acres - Zoning: Specific Plan No. 213 (SP-213)

REQUEST: The Plot Plan proposes to construct a 16,236 square foot tilt up concrete building for two (2) offices, manufacturing, and storage. APN: 957-371-009. Related Cases: PP26340, PP26342, & PP26343

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

Colorado River Indian Tribes (CRIT)
David Harper, Director
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26341, EA43058)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 20, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Project Description:

PLOT PLAN NO. 26341 – EA43058 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Commerce Ct., southerly of Borel Rd., easterly of Sky Canyon Dr., and westerly of Calistoga Dr. – 1.38 Acres – Zoning: Specific Plan No. 213 (SP-213)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26341, EA43058)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 20, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Project Description:

PLOT PLAN NO. 26341 – EA43058 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Commerce Ct., southerly of Borel Rd., easterly of Sky Canyon Dr., and westerly of Calistoga Dr. – 1.38 Acres - Zoning: Specific Plan No. 213 (SP-213)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26341, EA43058)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 20, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

Quechan Indian Nation
Arlene Kingery, THPO
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26341, EA43058)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 20, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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REQUEST: The Plot Plan proposes to construct a 16,236 square foot tilt up concrete building for two (2) offices, manufacturing, and storage. APN: 957-371-009. Related Cases: PP26340, PP26342, & PP26343

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton, Chairman
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26341, EA43058)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

Rincon Band of Luiseño Indians
Destiny Colocho, Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26341, EA43058)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 20, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

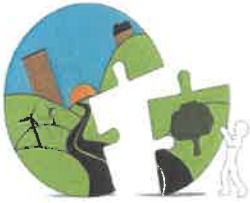
Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org

Attachment: Project Vicinity Map and Project Aerial

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

Charissa Leach
Assistant TLMA Director

September 20, 2017

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26341, EA43058)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial

PP26341



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
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 - Lakes
 - Rivers

Notes

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PP26341



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
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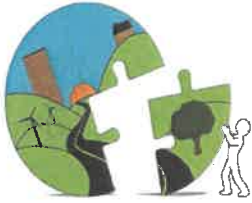
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

Cahuilla Band of Indians
Anthony Madrigal
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26342, EA43059)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 20, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26342 – EA43059 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Commerce Ct., southerly of Borel Rd., easterly of Sky Canyon Dr., and westerly of Calistoga Dr. – 1.69 Acres - Zoning: Specific Plan No. 213 (SP-213)

REQUEST: The Plot Plan proposes to construct a 27,379 square foot tilt up concrete building for two (2) offices, manufacturing, and storage. APN: 957-371-010. Related Cases: PP26340, PP26341, & PP26343

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org

Attachment: Project Vicinity Map and Project Aerial

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

Charissa Leach
Assistant TLMA Director

September 20, 2017

Colorado River Indian Tribes (CRIT)
David Harper, Director
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26342, EA43059)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26342, EA43059)

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Project Description:

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26342, EA43059)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 20, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Project Description:

PLOT PLAN NO. 26342 – EA43059 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Commerce Ct., southerly of Borel Rd., easterly of Sky Canyon Dr., and westerly of Calistoga Dr. – 1.69 Acres - Zoning: Specific Plan No. 213 (SP-213)

REQUEST: The Plot Plan proposes to construct a 27,379 square foot tilt up concrete building for two (2) offices, manufacturing, and storage. APN: 957-371-010. Related Cases: PP26340, PP26341, & PP26343

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org

Attachment: Project Vicinity Map and Project Aerial

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

Charissa Leach
Assistant TLMA Director

September 20, 2017

Quechan Indian Nation
Arlene Kingery, THPO
P.O. Box 1899
Yuma Ariz. 85366

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton, Chairman
56310 Highway 371, Suite B
Anza, California 92539

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

Rincon Band of Luiseño Indians
Destiny Colocho, Manager
1 West Tribal Road
Valley Center, CA 92082

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

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PP26342



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
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 - ONRAMP
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 - 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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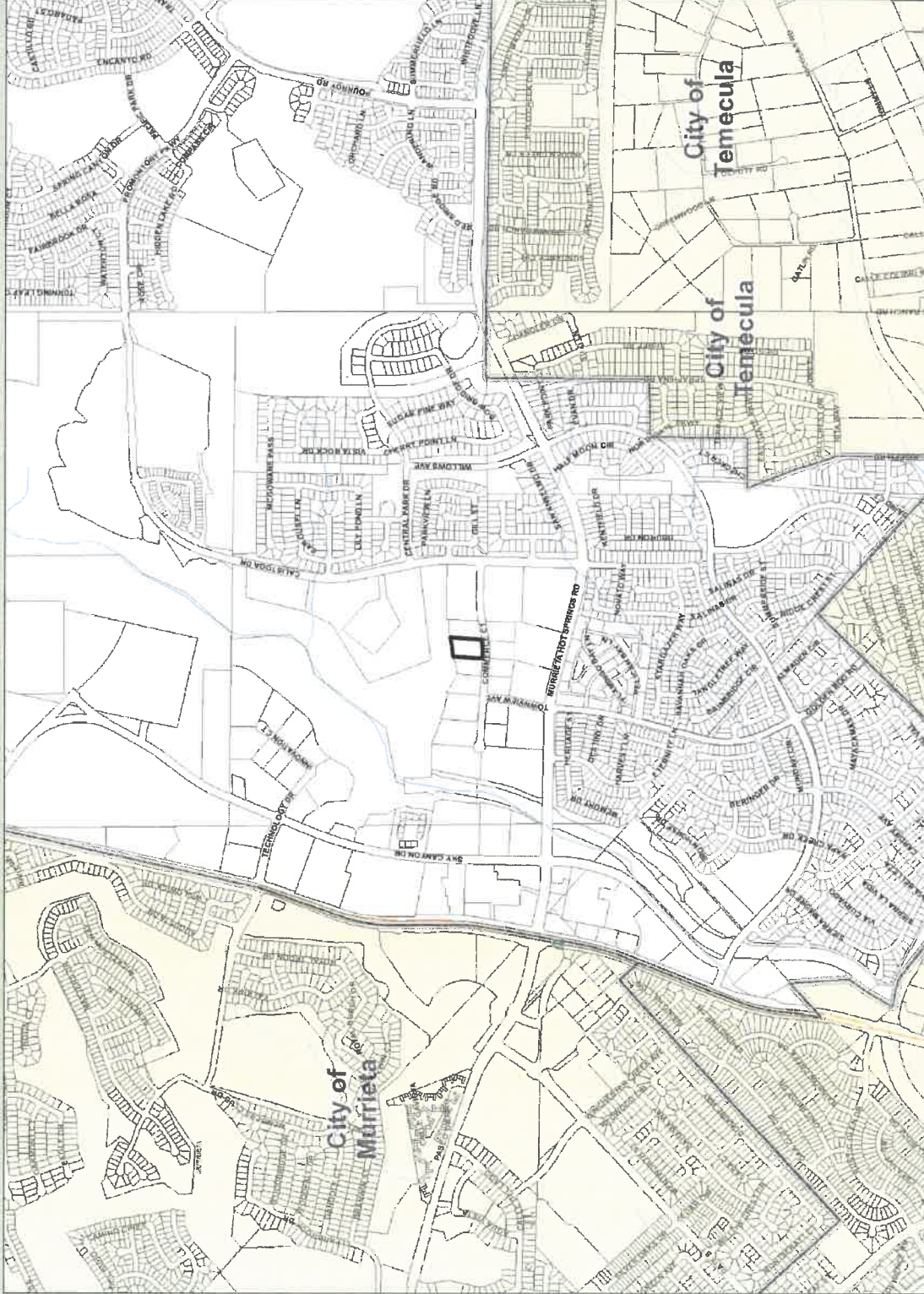
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PP26342



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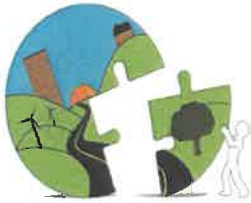


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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

Cahuilla Band of Indians
Anthony Madrigal
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26343, EA43060)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 20, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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REQUEST: The Plot Plan proposes to construct a 21,842 square foot tilt up concrete building for an office, manufacturing, and storage. APN: 957-371-011. Related Cases: PP26340, PP26341, & PP26342

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org

Attachment: Project Vicinity Map and Project Aerial

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(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

Colorado River Indian Tribes (CRIT)
David Harper, Director
26600 Mohave Road, Parker, Arizona 85344

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PLANNING DEPARTMENT

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

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Heather Thomson, Archaeologist

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Charissa Leach
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September 20, 2017

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

September 20, 2017

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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Assistant TLMA Director

September 20, 2017

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Joseph D. Hamilton, Chairman
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September 20, 2017

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Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26343, EA43060)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 20, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26343 – EA43060 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Commerce Ct., southerly of Borel Rd., easterly of Sky Canyon Dr., and westerly of Calistoga Dr. – 1.66 Acres – Zoning: Specific Plan No. 213 (SP-213)

REQUEST: The Plot Plan proposes to construct a 21,842 square foot tilt up concrete building for an office, manufacturing, and storage. APN: 957-371-011. Related Cases: PP26340, PP26341, & PP26342

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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

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

December 19, 2017

Leighton and Associates, Inc.
Email: rriha@leightongroup.com
Attention: Robert F. Riha

**RE: Conditions of Approval
County Geologic Report No. 2578
"Update Geotechnical Report, Silverhawk Center. Lots 16/17, 18 & 19, NEC
Commerce Court and Townview Avenue, Riverside County, California," dated June
8, 2017.**

County Geologic Report GEO No. 2578, submitted for the project PP26340, APN 957-371-011, was prepared by Leighton and Associates, Inc., and is titled; "Update Geotechnical Report, Silverhawk Center. Lots 16/17, 18 & 19, NEC Commerce Court and Townview Avenue, Riverside County, California," dated June 8, 2017. In addition, Leighton and Associates, Inc. have submitted the following report:

"Response to County Review Comments, Silverhawk Center - Geologic Report No. 2578, PP26340, Riverside County, California," dated December 6, 2017.

These documents are herein incorporated in GEO02578.

GEO02578 concluded:

1. A branch of the Murrieta Hot Springs Fault has been previously identified traversing north of the site within the offsite graded slope area.
2. The potential for liquefaction on the subject lot is very low due to the presence of dense or stiff formational soils and the lack of shallow groundwater.
3. The stability of the surrounding cut and fill slopes has been determined to be stable under both static and pseudo static conditions.
4. The estimated settlement will be 1-inch total or $\frac{3}{4}$ inch differential in a 40-foot span.

GEO02578 recommended:

1. Where buildings are founded entirely on existing compacted fill soils (> 3 feet thick) or Pauba/formational materials, we recommend that the upper 12 inches of subgrade soils be thoroughly scarified to a minimum of 8 inches and recompacted to at least 90 percent of maximum dry density.
2. In order to reduce the potential for adverse differential settlement at transition subgrade, we recommend that the cut side (Pauba) of subgrade for any settlement-sensitive structure be over-excavated for a distance of 20 feet from the fill line (per Figure 2).

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

3. The over-excavation should be performed in two 10-foot wide horizontal benches (3 feet deep each) to a maximum depth of 6 feet below finish grade.
4. Footings adjacent to all utilities and/or infiltration basins should be deepened so that the footing bottom is below the 1:1 plane from the deepest adjacent utility/basin. In addition, we recommend that these utilities and/or infiltration basins be installed prior to foundation construction.

GEO No. 2578 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2578 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.

Please email me at dwalsh@rivco.org if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director



Daniel P. Walsh, CEG No. 2413
Associate Engineering Geologist, TLMA-Planning

cc: Planner: Desiree Bowie, Riverside Office (dbowie@rivco.org)
Eng/Rep: REC Consultants; Bruce Robertson (bruce@rec-consultants.com)
Applicant: JJB Silverhawk LP/Harmony Grove Partners LP; Gregg Hamann (linda@hamannco.com)

File: GEO02578, PP26340

B:\Geology\CGR\GEO02500-2699\geo2578_COA.doc

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



June 21, 2018

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Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

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Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Ms. Desiree Bowdan, Urban/Regional Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW
File No.: ZAP1081FV18
Related File Nos.: PP26340, PP26341, PP26342, PP26343 (Plot Plans)
APN: 957-371-008; 957-371-009; 957-371-010; 957-371-011

Dear Ms. Bowdan:

On June 14, 2018, the Riverside County Airport Land Use Commission (ALUC), found County Case No. PP26340, a proposal to construct a 20,474 square foot industrial building on Assessor's Parcel Number 957-371-008, AS AMENDED, PP26341, a proposal to construct a 16,237 square foot industrial building on Assessor's Parcel Number 957-371-009, AS AMENDED, PP26342, a proposal to construct a 27,379 square foot industrial building on Assessor's Parcel Number 957-371-010, and PP26343, a proposal to construct a 21,842 square foot industrial building on Assessor's Parcel Number 957-371-011, **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, subject to the following conditions. (The amended site plans provide for a revised allocation of internal uses within the building proposed through Plot Plan No. 26340. Since both the building proposed through Plot Plan No. 26340 and the building proposed through Plot Plan No. 26341 are depicted on a single site plan, that site plan needed to be amended to reflect the revised allocation.)

CONDITIONS:

The following conditions shall be applied to each of the proposed Plot Plans:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable. 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:
 - (a) Any use or activity 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.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

- (b) Any use or activity 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 or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, day care centers, libraries, hospitals, skilled nursing and care facilities, highly noise sensitive outdoor nonresidential uses, and hazards to flight.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers of the lots and tenants or lessees of the buildings.
 4. The proposed detention or retention basin(s) on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees around the basin(s) shall not form a contiguous canopy and shall not produce seeds, fruits, or berries.
 5. Noise attenuation measures shall be incorporated into the design of the office areas of the proposed buildings, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

In addition to Condition Nos. 1 through 5 above, the following additional conditions shall be applied to Plot Plan No. 26340:

6. Prior to issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner-operator of French Valley Airport. Contact the Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.
7. This building may be utilized for office, manufacturing, and warehousing uses; however, not less than 12,274 square feet (60 percent of total square footage) of the building shall be limited to warehousing uses only.
8. In addition to the prohibited uses listed in Condition No. 2 above, the following uses are prohibited due to the location of the property in Compatibility Zone B1: places of worship; aboveground bulk storage of hazardous materials and/or more than 6,000 gallons of flammable materials; critical community infrastructure facilities.

In addition to Condition Nos. 1 through 5 above, the following additional conditions shall be applied to Plot Plan No. 26341:

6. Prior to issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner-operator of French Valley Airport. Contact the

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.

7. This building may be utilized for office, manufacturing, and warehousing uses.
8. In addition to the prohibited uses listed in Condition No. 2 above, the following uses are prohibited due to the location of a portion of this property in Compatibility Zone B1: places of worship; aboveground bulk storage of hazardous materials and/or more than 6,000 gallons of flammable materials; critical community infrastructure facilities.

In addition to Condition Nos. 1 through 5 above, the following additional conditions shall be applied to Plot Plan No. 26342:

6. Prior to issuance of building permits, the attached "Notice of Airport in Vicinity" shall be recorded as a deed notice.
7. This building may be utilized for office, manufacturing, and warehousing uses; however, not less than 6,000 square feet (approximately 22 percent of total square footage) of the building shall be limited to warehousing uses only.

In addition to Condition Nos. 1 through 5 above, the following additional condition shall be applied to Plot Plan No. 26343:

6. Prior to issuance of building permits, the attached "Notice of Airport in Vicinity" shall be recorded as a deed notice.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachment: Notice of Airport in Vicinity

cc: Linda Richardson, JJB Silverhawk LP/Harmony Grove Partners/Hamann (applicant)
Vincent Yzaguirre, Assistant Director, Riverside County Economic Development Agency
Liliana Valle, County Airports Manager
ALUC Case File

Y:\AIRPORT CASE FILES\French Valley\ZAP1081FV18\ZAP1081FV18.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

Legend

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
- Boundary Lines**
- Airport Property Line
 - City Limits
 - ⊗ Height Review Overlay Zone

Note

Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A from compatibility criteria associated with this map.

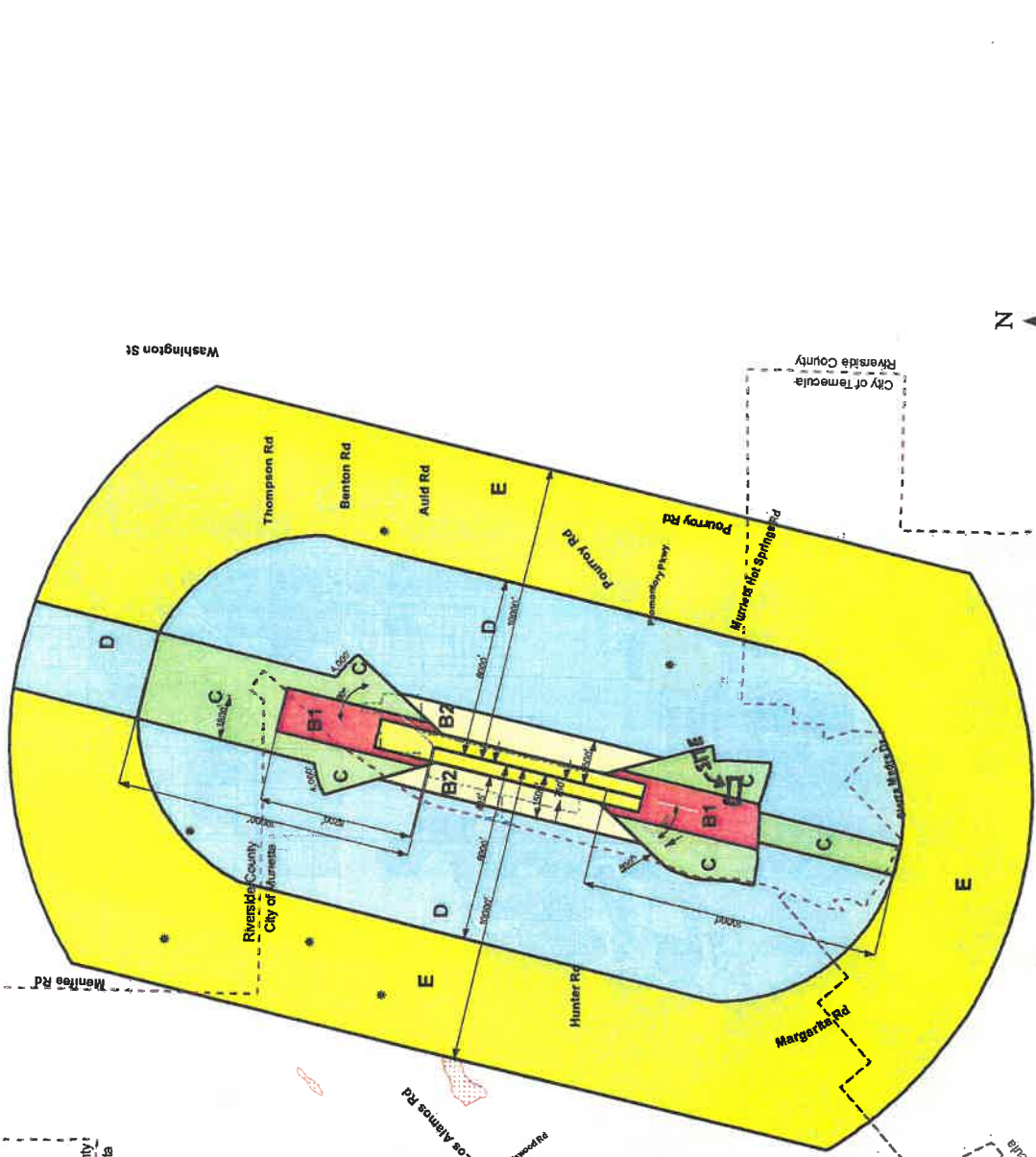
Riverside County
 Airport Land Use Commission
 Riverside County
 Airport Land Use Compatibility Plan
 Policy Document

(April 2010)

Map FV-1

Compatibility Map

French Valley Airport



Map My County Map

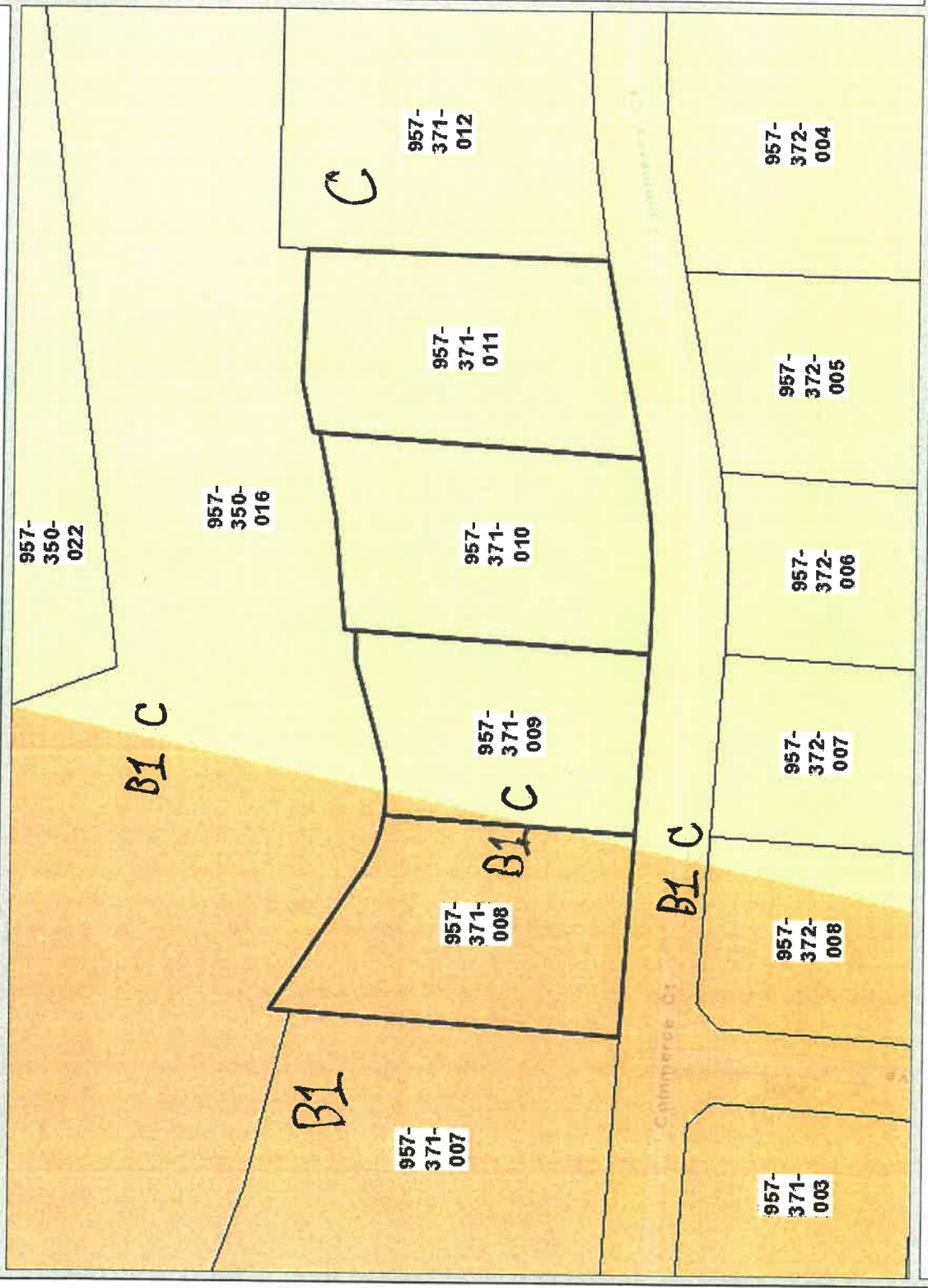


Legend

- Parcel/APNs
- Parcels
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY 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

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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Map My County Map



Legend

-  Runways
-  Airports
-  Airport Influence Areas
-  City Areas
-  World Street Map



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Notes

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- City Areas
- World Street Map



Notes

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Map My County Map



Legend

- Parcels
 - Runways
 - Airports
 - Airport Influence Areas
 - City Areas
- World Street Map



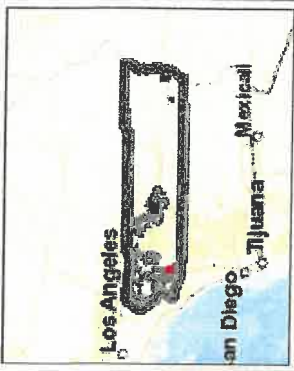
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Notes

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Map My County Map



- Legend**
- Parcels
 - Runways
 - Airports
 - Airport Influence Areas
 - City Areas
- World Street Map

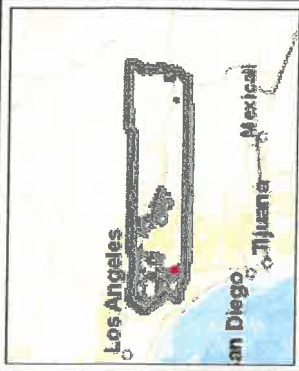
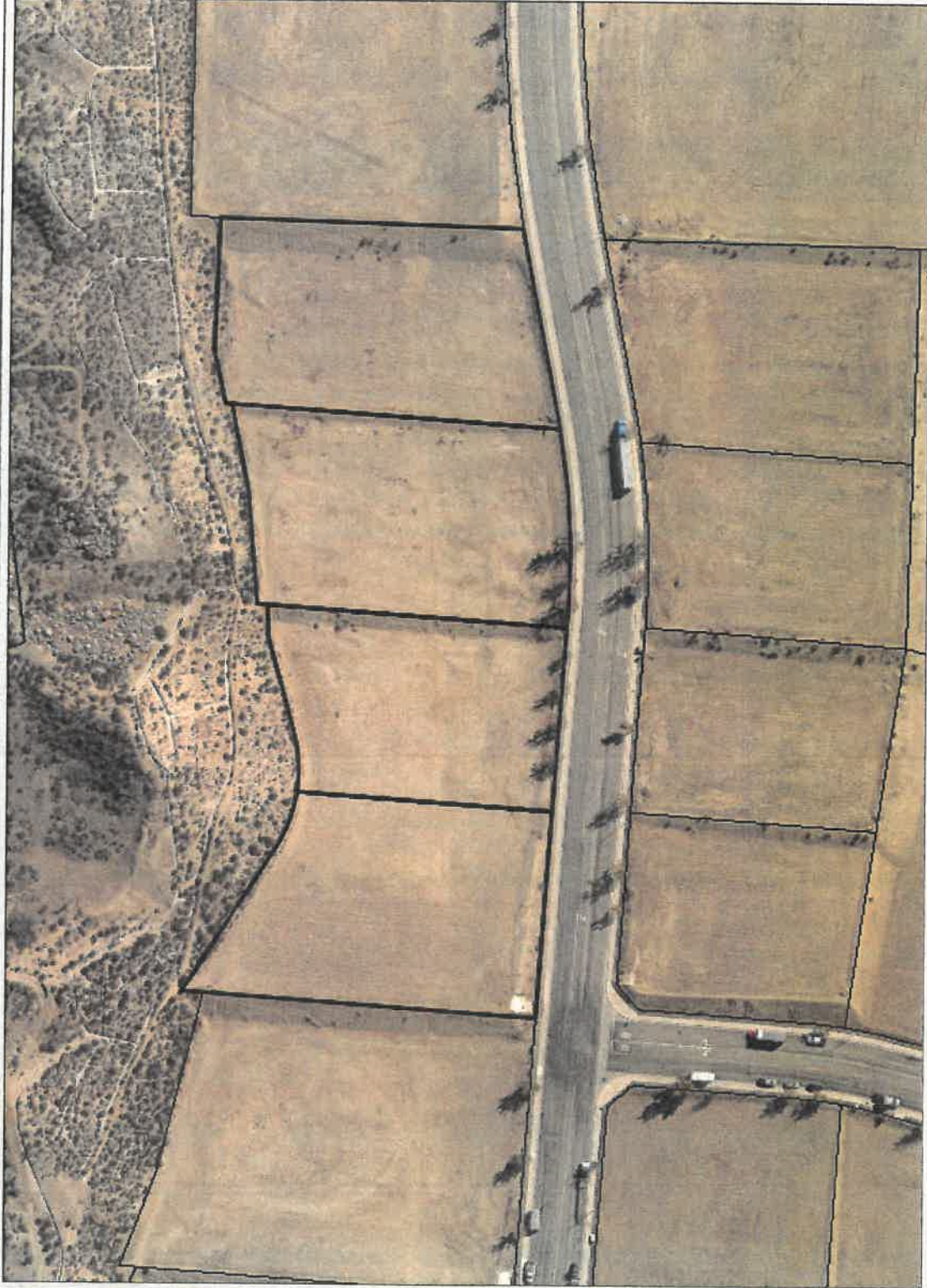
Notes

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Map My County Map



Legend

-  Parcels
-  Runways
-  Airports
-  Airport Influence Areas
-  City Areas
-  World Street Map



0 188 376 Feet



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Notes



Civil Engineering
Environmental
Land Surveying

rec-consultants.com

2442 Second Avenue
San Diego, California 92101

Phone: 619.232.9200
Fax: 619.232.9210

Riverside County Airport Land Use Commission
4080 Lemon Street 14th Floor
Riverside, CA 92501

5/18/18

RE: Vegetated Retention Basins (Silverhawk Plot Plan Application #P26340-26343)

To whom it may concern:

In Regard to the bioretention basins for the "Silverhawk Industrial Park" specifically APN's 957-371-008-8,-9, 957-371-010-9, and 957-371-011-0, the basins serving these lots will be maintained by the property owner per a stormwater quality management plan operations and maintenance schedule. It is the owner's responsibility to provide annual certification to Riverside County demonstrating the BMP's have been properly maintained and are functioning as intended.

The basins are vegetated with grasses and brush that are drought tolerant that can take seasonal inundations. This type of vegetation would not support the functions of a wetland habitat. The operations and maintenance schedule details several routine measurements to be taken quarterly, semi- annually and annually to ensure a properly functioning bioretention basin. Per this schedule vegetation will not grow beyond 12 inches in height and will be maintained at approximately 6 inches long throughout the year.

Basin Surface Drawdown Time

The BMP and orifice dimensions provided in Table 1 of the Hydrology Report for the project were used to determine both a surface volume and orifice flow rate. Using the discharge flow rate of the orifice and volume, the drawdown time (time of water remaining in the basin) was determined for each basin, see table below.

BMP	Volume (cf)	Orifice Flow Rate (cfs)	Drawdown Time (hrs)
1	5361	0.131	11
2	4632	0.074	17
4	6009	0.166	10

The BMPs will discharge all water within the required time of 48hrs per the Santa Margarita Watershed Water Quality Management Plan.

Should you have any further questions please contact me at your convenience.

Sincerely,

Raab Rydeen, PE
REC Consultants
(619) 326-6017



November 2, 2017

Attn: Desiree Bowie
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Subject: Case No. PP No. 26340, BBID: 392-533-419 "SilverHawk Center"
APN: 957-371-008
Location: Northerly of Commerce Ct, southerly of Borel Rd, easterly of Sky Canyon Drive, and westerly of Calistoga Drive
Project Description: The Plot Plan proposes to construct a 20, 474 square foot tilt up concrete building for two (2) offices, manufacturing, and storage

Attn: Desiree Bowie

Thank you for the opportunity to review the above-referenced project. The subject Project requires either water, sewer and/or recycled water service from EMWD. Detail of the proposed development requires a submittal to EMWD by the project proponent. Upon receipt of submittal, EMWD will review further and provide requirements for obtaining service which include but are not limited to:

1. Review of the project within the context of existing infrastructure.
2. Evaluation of the project's preliminary design and points of connection.
3. Formal Application for Service detailing applicable fees and deposits to proceed with EMWD approved service connections.

Board of Directors
Randv A. Record, *President* | David J. Sherman, *Vice President* | Joseph J. Kuebler, CPA, *Treasurer* | Philip E. Pauls | Ronald W. Sullivan

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300
T 951.928.3777 • F 951.928.6177 emwd.org

Attn: Desiree Bowie
November 2, 2017
Page 2

To begin the submittal process the project proponent may contact EMWD's New Business Department at:

Eastern Municipal Water District
New Business Department
2270 Trumble Road
Perris, CA 92570
(951) 928-3777, Extension 2081

Again, EMWD appreciates the opportunity to comment on this project.

Sincerely,

A handwritten signature in blue ink that reads "Vannessa Schlabowske" with a horizontal line extending to the right.

Vannessa Schlabowske
Administrative Assistant I
New Business Department
Eastern Municipal Water District

vps

February 9, 2018



Mr. Mauro Guevara
REC Consultants, Inc.
27349 Jefferson Avenue, Suite 112
Temecula, CA 92590

Subject: SAN 53 – Will Serve APNS: 957-371-008, -009, -010, -011

Eastern Municipal Water District (EMWD) is willing to 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. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's New Business Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of a facility Plan-of-Service, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration - one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4467.

Sincerely,

Brian A. Raines, P.E.
Civil Engineer II
New Business Department
Eastern Municipal Water District

BAR:emn

Board of Directors

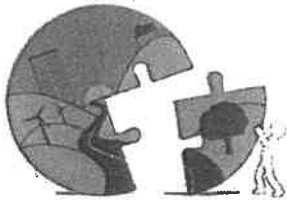
David J. Slawson *President* Ronald W. Sullivan *Vice President* Joseph J. Kuebler *CPA Treasurer* Philip E. Paule Randy A. Record

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300

T 951.928.3777 • F 951.928.6177 www.emwd.org

Wt 116

PP26340
EA43057



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- PUBLIC USE PERMIT
- VARIANCE
- CONDITIONAL USE PERMIT
- TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Kenneth D. Smith Architect & Assoc. Inc.

Contact Person: Ken Smith E-Mail: ksmith@kdsarch.com

Mailing Address: 500 Fesler Street

El Cajon CA 92020
City State ZIP

Daytime Phone No: (619) 444-2182 Fax No: (619) 442-2699

Engineer/Representative Name: REC Consultants, INC

Contact Person: Angie Ortiz E-Mail: angie@rec-consultants.com

Mailing Address: 2442 2nd Ave.

San Diego CA 92101
City State ZIP

Daytime Phone No: (619) 326-6005 Fax No: ()

Property Owner Name: JJB Silverhawk, LP

Contact Person: Arnold Veldkamp E-Mail: aveldkamp@superiorm.com

Mailing Address: 1508 W Mission Road

Escondido CA 92029
City State ZIP

Daytime Phone No: (760) 745-0556 Fax No: ()

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

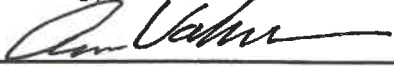
APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Arnold Veldkamp, Secretary JJB Silverhawk L.P. <hr/> <u>PRINTED NAME OF PROPERTY OWNER(S)</u> Jeffrey Hamann, President Harmony Grove Partners L.P. <hr/> <u>PRINTED NAME OF PROPERTY OWNER(S)</u>	 <hr/> <u>SIGNATURE OF PROPERTY OWNER(S)</u>  <hr/> <u>SIGNATURE OF PROPERTY OWNER(S)</u>
---	--

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 957-371-008-8

Approximate Gross Acreage: 1.65 acres

General location (nearby or cross streets): North of Commerce Court, South of Borel Road, East of Sky Canyon Drive, West of Calistoga Drive.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

(1) 20,474 sf type III-B tilt up concrete building

(2) Offices, manufacturing and storage proposed use

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 348.4835 Article XVIIa Section 17.27.2 & 3

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	20474	37'-9"	1w/mezz	Shell building - future B, F-1 & S-1
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): 404 SP 21383

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 signed copy(ies): Geotechnical Report

Is the project located within 1,000 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 Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

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 project applicant is required to submit a signed statement that contains the following information:

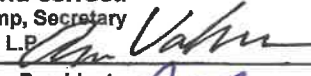

Name of Applicant: _____
Address: _____
Phone number: _____
Address of site (street name and number if available, and ZIP Code): _____
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: _____
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: _____ 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
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) Arnold Veldkamp, Secretary
JJB Silverhawk L.P.  Date 8/31/17
Owner/Authorized Agent (2) Jeffrey Hamann, President
Harmony Grove Partners L.P.  Date 9.6.17

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez

Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Kenneth D. Smith Architect & Assoc., Inc. hereafter "Applicant" and JJB Silverhawk, LP & Harmony Grove Partners "Property Owner".

Description of application/permit use:

20,474 sf, type B tilt-up concrete spec building, one story with mezzanine

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 957-371-008

Property Location or Address:
30220 Commerce Court

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Arnold Veldkamp Phone No.: 760-745-0556
 Firm Name: JJB Silverhawk, LP Email: aveldkamp@superiorm.com
 Address: 1508 W. Mission Road
Escondido, CA 92029

3. APPLICANT INFORMATION:

Applicant Name: Kenneth D. Smith Phone No.: 619-444-2182
 Firm Name: Kenneth D. Smith Architect & Assoc., Inc. Email: ksmith@kdsarch.com
 Address (if different from property owner)
500 Fesler Street
El Cajon, CA 92020

4. SIGNATURES:

Signature of Applicant:  Date: 7/29/17
 Print Name and Title: Kenneth D. Smith, Architect

Signature of Property Owner:  Date: 8/31/17
 Print Name and Title: Arnold Veldkamp, Secretary

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	_____
Set #:	_____ Application Date: _____

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 957-371-008

Property Location or Address:
30220 Commerce Court

2. PROPERTY OWNER INFORMATION:


Property Owner Name: Jeffrey Hamann Phone No.: 619-440-7424
 Firm Name: Harmony Grove Partners L.P Email: paul@hamannco.com
 Address: 1000 Pioneer Way
El Cajon, CA 92020

3. APPLICANT INFORMATION:

Applicant Name: Kenneth D. Smith Phone No.: 619-444-2182
 Firm Name: Kenneth D. Smith Architect & Assoc., Inc. Email: ksmith@kdsarch.com
 Address (if different from property owner)
500 Fesler Street
El Cajon, CA 92020

4. SIGNATURES:

Signature of Applicant:  Date: 7/24/17
 Print Name and Title: Kenneth D. Smith, Architect

Signature of Property Owner:  Date: 9.6.17
 Print Name and Title: Jeffrey Hamann, Owner

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Harmony Grove Partners, LP, a California Limited Partnership and JJB Silverhawk, LP, a California Limited Partnership (collectively “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 957-371-008, 957-371-009, 957-371-010 and 957-371-011 (“PROPERTY”); and,

WHEREAS, on September 7, 2017, PROPERTY OWNER filed applications for Plot Plan Nos. 26340, 26341, 26342 and 26343 (“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:
Harmony Grove Partners, LP and
JJB Silverhawk, LP
Attn: Paul Glese
1000 Pioneer
El Cajon, CA 92020

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.

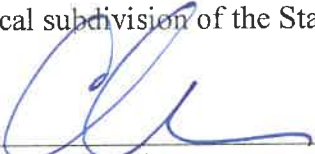
19. ***Effective Date.*** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

[Remainder of Page Intentionally Blank. Signatures on Following Page]

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 TLMA Director – Community Development

Dated: 10/24/17

PROPERTY OWNER:

Harmony Grove Partners, LP, a California Limited Partnership


By: Hamann Consolidated, Inc., a California Corporation
Its General Partner

By: 
Jeffrey C. Hamann
President

Dated: 10/11/17

JJB Silverhawk, LP, a California Limited Partnership

By: Brouwer Family, LLC, a California Limited Liability Company
Its General Partner

By: 
Arnold Veldkamp
Manager

Dated: 10/11/17

FORM APPROVED COUNTY COUNSEL

BY:  10/23/17
MICHELLE CLACK DATE

NOTICE OF PUBLIC HEARING SCHEDULING REQUEST FORM

DATE SUBMITTED: March 12, 2019

TO: Planning Commission Secretary

FROM: Dave Alvarez

(Riverside)

PHONE No.: 955-8254

E-Mail: daalvarez@rivco.org

SCHEDULE FOR: Director's Hearing - Riverside on APRIL 8, 2019

20-Day Advertisement: Advertisement Adopt Mitigate Negative Declaration

PLOT PLAN NO. 26340, PP26341, PP26342, & PP26343 - INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD: MUA) – Location: Northerly of Commerce Ct., southerly of Borel Rd., easterly of Sky Canyon Dr., and westerly of Calistoga Dr. - **PLOT PLAN NO. 26340** (Lot-16), proposes to construct a 20,479, square-foot concrete tilt up building including 18,483 square feet of manufacturing space with a 1,997 square-foot mezzanine for office and storage space on a 1.65 acre parcel. The project will provide 62 parking spaces. **PLOT PLAN NO. 26341** (Lot-17), proposes to construct a 16,236 square-foot concrete tilt up building including 14,224 square feet of manufacturing space with a 2,012 square-foot mezzanine for office and storage space on a 1.65 acre parcel. A 3-hour rated concrete wall will divide the proposed buildings of Lot-16 and Lot-17 along the property line (PL). The project will provide 37 parking spaces. **PLOT PLAN NO. 26342** (Lot-18), proposes to construct a 27,397 square-foot concrete tilt up building with 25,778 square feet manufacturing area, and a 1,619 square-foot mezzanine, for office and storage space on a 1.69 acre parcel. The project will provide 56 parking spaces. **PLOT PLAN NO. 26343** (Lot-19), proposes to construct a 21,869 square-foot concrete tilt up building, including 20,568 square feet of manufacturing space and a 1,301 square-foot mezzanine, for office and storage space on a 1.48 acre parcel. The project will provide 47 parking spaces. APN(s): 957-371-008, 957-371-009, 957-371-010 & 957-371-011

STAFF RECOMMENDATION:

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO _____
- CONTINUE WITHOUT DISCUSSION TO _____
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
- _____

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative *(Confirmed to be less than 6 months old from date of preparation to hearing date)*

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$5,297.63, as of March 12, 2019.

CFG Case # CFG06431/42/43/44 - Fee Balance: \$

Estimated amount of time needed for Public Hearing: 5 Minutes (Min)

Controversial: YES NO

Provide a very brief explanation of controversy (1 short sentence)

Principal's signature/initials: _____

Date: _____

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

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

PLOT PLAN NO. 26340, PLOT PLAN NO. 26341, PLOT PLAN NO. 26342, and PLOT PLAN NO. 26343 – Intent to Adopt a Mitigated Negative Declaration – EA43057 – Applicant: Kenneth D. Smith Architect & Assoc. – Engineer/Representative: REC Consultants, Inc. – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Northerly of Commerce Court, southerly of Borel Road, easterly of Sky Canyon Drive, and westerly of Calistoga Drive – REQUEST: PLOT PLAN NO. 26340 (Lot-16), proposes to construct a 20,479, sq. ft. concrete tilt up building including 18,483 sq. ft. of manufacturing space with a 1,997 sq. ft. mezzanine for office and storage space on a 1.65 acre parcel. The project will provide 62 parking spaces. PLOT PLAN NO. 26341 (Lot-17), proposes to construct a 16,236 sq. ft. concrete tilt up building including 14,224 sq. ft. of manufacturing space with a 2,012 sq. ft. mezzanine for office and storage space on a 1.65 acre parcel. A 3-hour rated concrete wall will divide the proposed buildings of Lot-16 and Lot-17 along the property line (PL). The project will provide 37 parking spaces. PLOT PLAN NO. 26342 (Lot-18), proposes to construct a 27,397 sq. ft. concrete tilt up building with 25,778 sq. ft. manufacturing area, and a 1,619 sq. ft. mezzanine, for office and storage space on a 1.69 acre parcel. The project will provide 56 parking spaces. PLOT PLAN NO. 26343 (Lot-19), proposes to construct a 21,869 sq. ft. concrete tilt up building, including 20,568 sq. ft. of manufacturing space and a 1,301 sq. ft. mezzanine, for office and storage space on a 1.48 acre parcel. The project will provide 47 parking spaces.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **APRIL 8, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BASEMENT – ROOM13
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner David Alvarez at (951) 955-8254 or email daalvarez@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctima.org/PublicHearings.aspx>.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 14, 2018,

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

APN (s) or case numbers PP26340/PP26341/PP26342/PP26343 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

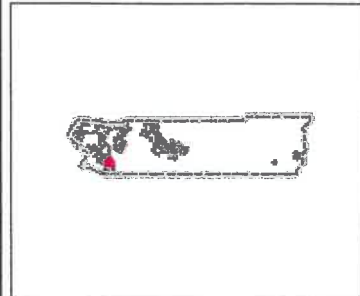
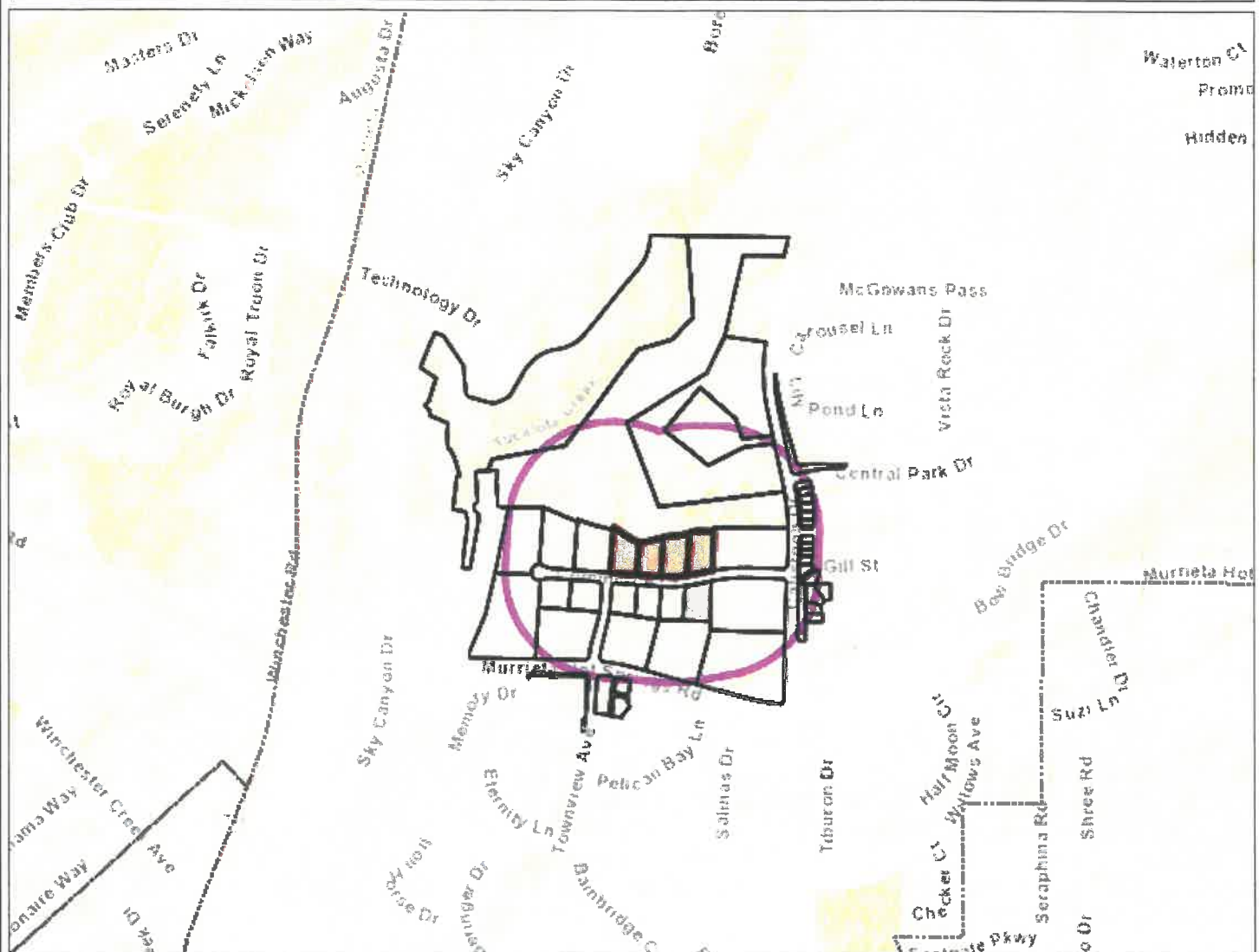
Riverside, Ca. 92502

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

3/14/19


Riverside County GIS Mailing Labels

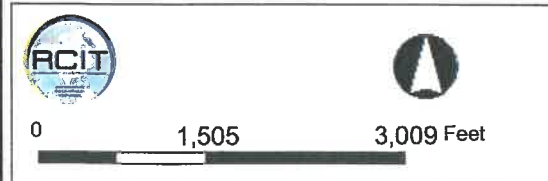
PP26340/PP26341/PP26342/PP26343 (1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

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.

REPORT PRINTED ON... 9/14/2018 10:53:21 AM © Riverside County RCIT

957330025
PULTE HOME CORP
2 TECHNOLOGY DR
IRVINE CA 92618

957350016
RANCHO TEMECULA NEW COVENANT
38801 CALISTOGA DR
MURRIETA CA 92563

957350021
RANCHO TEMECULA NEW COVENANT
C/O C/O ROBERT J BELL
38801 CALISTOGA DR
MURRIETA CA. 92563

957350022
RANCHO TEMECULA NEW COVENANT
C/O C/O ROBERT J BELL
38801 CALISTOGA DR
MURRIETA CA 92563

957371001
VCH NO 1
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371002
VCH NO 1
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371003
VCH NO 1
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371004
VCH NO 1
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371005
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371006
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371007
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371008
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371009
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371010
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371011
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957371012
SILVERHAWK SELF STORAGE
P O BOX 9531
RANCHO SANTA FE CA 92067

957372001
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957372002
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957372003
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957372004
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957372005
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957372006
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957372007
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957372008
HARMONY GROVE PARTNERS
JJB SILVERHAWK
C/O C/O NANCY DURNING
1000 PIONEER WAY
EL CAJON CA 92020

957372011
CENTRAL PARK COMMUNITY ASSN
C/O C/O MERIT PROP MGMT
27349 JEFFERSON NO 101
TEMECULA CA 92590

957411028
CENTRAL PARK COMMUNITY ASSN
C/O C/O MERIT PROP MGMT
27349 JEFFERSON NO 101
TEMECULA CA 92590

957444050
BARRATT AMERICAN INC
5950 PRIESTLY DR STE 101
CARLSBAD CA 92008

957450028
MARY JENNIFER ALEGRE
30518 MILL VALLEY CT
MURRIETA CA. 92563

957450029
MARK F TRELEASE
JANICE M TRELEASE
30504 MILL VALLEY CT
MURRIETA CA. 92563

957450030
STEPHEN R FRANKEL
KRISTINE FRANKEL
28315 HIDDEN HILLS DR
SANTA CLARITA CA 91390

957450031
ARMAN B BAYOT
TONI ROSE C LAZCANOTEGUI
39055 LOS GATOS DR
MURRIETA CA. 92563

957470033
STEVE PATERSON
JODI PATERSON
35004 BARKWOOD CT
WINCHESTER CA 92596

957470034
MARK WILLIAM HARDIN
AMY D HARDIN
38981 TURTLE POND LN
MURRIETA CA. 92563

957470035
AMADO R HERNANDEZ
TERESA HERNANDEZ
38969 TURTLE POND LN
MURRIETA CA. 92563

957470036
THOMAS H MASSIE
CYNTHIA A MASSIE
500 M ST #301
ANCHORAGE AK 99501

957470037
KEVIN R MARTIN
ASHLEE E MARTIN
38945 TURTLE POND LN
MURRIETA CA. 92563

957470038
GARY ARVIN
JOYCE ARVIN
38933 TURTLE POND LN
MURRIETA CA. 92563

957470040
PULTE HOME CORP
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

957471001
JUAN CARLOS MARTINEZ
KATHERINE ANN GRADY
38909 TURTLE POND LN
MURRIETA CA. 92563

957471002
BEN K MITSUNO
VIVIAN MITSUNO
38897 TURTLE POND LN
MURRIETA CA. 92563

957471003
JONATHAN D FELIX
38885 TURTLE POND LN
MURRIETA CA. 92563

957471004
JIE PENG
38873 TURTLE POND LN
MURRIETA CA. 92563

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957471005
MARNI S WITTE
41779 CORTE LARA
TEMECULA CA 92592

957471006
PULTE HOME CORP
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

~~957480024
PULTE HOME CORP
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691~~

32



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Kenneth D. Smith Architecture and
Associates
500 Fesler Street
El Cajon, CA 92020

JJB Sliverhawk, LP
1508 W. Mission Road
Escondido, CA 92029

Harmony Grove Partners L.P
1000 Pioneer Way
El Cajon, CA 92020

REC Consultants, Inc.
2442 2nd Avenue
San Diego, CA 92101

EPD Solutions
2030 Main Street, Suite 1200
Irvine, CA 92614

City of Temecula
41000 Main Street
Temecula, CA 92590

U.S. Army Corps of Engineers
Regulatory Division
5900 La Place Court, Suite 100
Carlsbad, CA 92008

SCAG
Attn: Intergovernmental Review
818 West 7th Street, 12th Fl
Los Angeles, CA 90017-3435

California Dept of Fish & Wildlife
Eastern Sierra, Inland Desert
Region
3602 Inland Empire Blvd., C-220
Ontario, CA 91764

Santa Ana RWQCB
3737 Main Street, Suite 500
Riverside, CA 92501

South Coast AQMD
Attn: CEQA Review
21865 Copley Drive
Diamond Bar, CA 91765

Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, CA 92501

San Diego RWQCB
2375 Northside Drive, Suite 100
San Diego, CA 92108

Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Soboba Band of Luiseño Mission
Indians
P.O. Box 487
San Jacinto, CA 92581

Western Riverside County Regional
Conservation Authority
3403 10th St., #320
Riverside, CA 92501

Riverside Land Conservancy
4075 Mission Inn Avenue
Riverside, CA 92501



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.

PLOT PLAN NO. 26340, PLOT PLAN NO. 26341, PLOT PLAN NO. 26342, and PLOT PLAN NO. 26343 / EA43057

Project Title/Case Numbers

Dave Alvarez 951-955-5719
County Contact Person *Phone Number*

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Kenneth D. Smith Architecture & Associates, Inc. 500 Fesler St. El Cajon, CA 92020
Project Applicant *Address*

Northerly of Commerce Ct., southerly of Borel Rd., easterly of Sky Canyon Dr., and westerly of Calistoga Dr.
Project Location

PLOT PLAN NO. 26340 (Lot-16), proposes to construct a 20,479 square-foot concrete tilt up building including 18,483 square feet of manufacturing space with a 1,997 square-foot mezzanine for office and storage space on a 1.65 acre parcel. The project will provide 62 parking spaces. PLOT PLAN NO. 26341 (Lot-17), proposes to construct a 16,236 square-foot concrete tilt up building including 14,224 square feet of manufacturing space with a 2,012 square-foot mezzanine for office and storage space on a 1.65 acre parcel. A 3-hour rated concrete wall will divide the proposed buildings of Lot-16 and Lot-17 along the property line (PL). The project will provide 37 parking spaces. PLOT PLAN NO. 26342 (Lot-18), proposes to construct a 27,397 square-foot concrete tilt up building with 25,778 square feet manufacturing area, and a 1,619 square-foot mezzanine, for office and storage space on a 1.69 acre parcel. The project will provide 56 parking spaces. PLOT PLAN NO. 26343 (Lot-19), proposes to construct a 21,869 square-foot concrete tilt up building, including 20,568 square feet of manufacturing space and a 1,301 square-foot mezzanine, for office and storage space on a 1.48 acre parcel. The project will provide 47 parking spaces.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on April 8, 2019 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (**\$2,280.75+\$50.00**) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature Project Planner 4/8/2019
Title *Date*

Please charge deposit fee case#: ZEA

FOR COUNTY CLERK'S USE ONLY

Date Received for Filing and Posting at OPR: _____

INVOICE (PLAN-CFG06431)
FOR RIVERSIDE COUNTY

BILLING CONTACT

Kenneth D Smith Architect & Ass
500 E Fesler St
El Cajon, Ca 92020

County of Riverside
Trans. & Land Management Agency



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06431	09/07/2017	09/07/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06431	0451 - CF&G TRUST	\$2,216.25
	0452 - CF&G TRUST: RECORD FEES	\$50.00
30220 Commerce Ct Murrieta,		SUB TOTAL
		\$2,266.25

TOTAL **\$2,266.25**

Please Remit Payment To:

County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:

760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211

**INVOICE (PLAN-CFG06432)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Kenneth D Smith Architect & Ass
500 E Fesler St
El Cajon, Ca 92020

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06432	09/07/2017	09/07/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06432	0451 - CF&G TRUST	\$2,216.25
	0452 - CF&G TRUST: RECORD FEES	\$50.00
30280 Commerce Ct Murrieta,		SUB TOTAL \$2,266.25

TOTAL **\$2,266.25**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211

**INVOICE (PLAN-CFG06433)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Kenneth D Smith Architect & Asso
500 E Fesler St
El Cajon, Ca 92020

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06433	09/07/2017	09/07/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06433	0451 - CF&G TRUST	\$2,216.25
	0452 - CF&G TRUST: RECORD FEES	\$50.00
30340 Commerce Ct Murrieta,		SUB TOTAL
		\$2,266.25

TOTAL **\$2,266.25**

Please Remit Payment To:

County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:

760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211

**INVOICE (PLAN-CFG06434)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Kenneth D Smith Architect &Asso
500 E Fesler St
El Cajon, Ca 92020

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06434	09/07/2017	09/07/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06434	0451 - CF&G TRUST	\$2,216.25
	0452 - CF&G TRUST: RECORD FEES	\$50.00
30400 Commerce Ct Murrieta,		SUB TOTAL
		\$2,266.25

TOTAL **\$2,266.25**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

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Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211