



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

APRIL 9, 2018

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER  
1<sup>st</sup> Floor, Conference Room 2A  
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](mailto:esarabia@rivco.org). Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

### 1.0 CONSENT CALENDAR:

- 1.1 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32089** – Applicant: Michele M. Fox – Third Supervisorial District – Ramona/Little Lake Zoning District – San Jacinto Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Johnston Avenue, southerly of El Camino Drive, easterly of Meridian Street, and westerly of Stanford Street – 4.32 Acres – Zoning: Residential Agricultural – 1 Acre Min. (R-A-1) – Approved Project Description: Subdivision of 4.32 gross acres into four (4) one-acre parcels – **REQUEST:** Fourth Extension of Time Request for Tentative Parcel Map No. 32089, extending the expiration date to February 25, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.2 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36201** – Applicant: 7 Summit Properties 2, LLC – Third Supervisorial District – Little Lake Zoning District – San Jacinto Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 acre min.) – Location: Northerly of Segner Drive, southerly of Chambers Avenue, easterly of Hemet Street, and westerly of Lake Street – 9.78 Acres – Zoning: One-Family Dwellings – 1 Acre Min. (R-1-1) – Approved Project Description: Schedule "H" subdivision of 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 36201, extending the expiration date to April 25, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.3 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32449M1** – Applicant: R&S Land Company, LLC – Fourth Supervisorial District – Cathedral City/Palm Desert Zoning District – Western Coachella Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Easterly and westerly of Painted Canyon Road, southerly of Quail Trail, and northerly of Vista del Palo – 5 Acres – Zoning: One-Family Dwelling – 1 Acre Min. (R-1-1) – Approved Project Description: Schedule "H" land division to divide five (5) acres into three (3) residential parcels – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 32449M1, extending the expiration date to April 25, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

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

- 2.1 **PLOT PLAN NO. 26173 – Intent to Adopt a Mitigated Negative Declaration** – EA42984 – Applicant: Core5 Industrial Partners – Engineer/Representative: EPD Solutions – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Business Park (CD-BP)(0.25-0.60 FAR) – Zoning: Industrial Park (I-P) – Manufacturing Service Commercial (M-SC) – Location: Southwesterly corner of Harvill Avenue and Rider Street, and northerly of Placentia Street – 21.44 Acres – **REQUEST:** A Plot Plan to construct a 423,665 sq. ft. warehouse – distribution facility; 10,000 sq. ft. of that will be office space with the remaining 413,665 sq. ft. as warehouse use. Continued from February 26, 2018. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

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

**NONE**

### 4.0 PUBLIC COMMENTS:



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
EXTENSION OF TIME REPORT**


Agenda Item No.:

1.1

Director's Hearing: April 9, 2018

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PM32089	<b>Applicant(s):</b>	
<b>Area Plan:</b>	San Jacinto Valley	<b>Applicant(s):</b>	Michele M. Fox
<b>Zoning Area/District:</b>	Little Lake District	<b>Representative(s):</b>	
<b>Supervisory District:</b>	Third District		
<b>Project Planner:</b>	Gabriel Villalobos		



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 4.32 gross acres into four one-acre parcels. The project is located north of Johnston Avenue, south of El Camino Drive, east of Meridian Street, and west of Stanford Street.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 32089**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to February 25, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### *Background*

Tentative Parcel Map No. 32089 was originally approved at Director's Hearing on February 25, 2005. It proceeded to the Board of Supervisors along where it was approved on June 7, 2005.

The Fourth Extension of Time was received November 6, 2017, ahead of the expiration date of February 25, 2018. The applicant and the County discussed conditions of approval and reached consensus on February 27, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (February 27, 2018) indicating the acceptance of the seven (7) recommended conditions.

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

### *State Bills*

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

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

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

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

### *Riverside County Map Extensions*

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first, second, and third extensions each granted 1 year for a total of 3 years. Upon an approval action by the Director's Hearing, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this fourth extension of time will grant another 3 years, making the tentative parcel map's expiration date February 25, 2021. If a final map has not been recorded prior to this date, the tentative map will expire.

## ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

## FINDINGS

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

### *Extension of Time Findings*

1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 4th EOT for PM32089

## Vicinity Map



- Legend**
- Parcels
  - County Centerlines
  - Blue Line Streams
  - City Areas

**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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REPORT PRINTED ON... 3/5/2018 11:07:20 AM

© Riverside County GIS



# Extension of Time Environmental Determination

Project Case Number: PM32089  
 Original E.A. Number: 39633  
 Extension of Time No.: 4<sup>th</sup> EOT  
 Original Approval Date: February 25, 2005  
 Project Location: Northerly on Johnston Avenue, southerly of El Camino Drive, easterly of Meridian Street, westerly of Stanford Street  
 Project Description: Subdivision of 4.32 gross acres into four one-acre parcels.

On February 25, 2005, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

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**From:** Michele Fox <mfox@kbcozad.com>  
**Sent:** Tuesday, February 27, 2018 10:44 AM  
**To:** Villalobos, Gabriel  
**Subject:** RE: Recommended Conditions for PM32089 4th EOT

Good Day Gabriel,

I am emailing you to let you know that we agree to the terms listed below. If there is anything else you need, please let me know. Also will the extension go for 3 years?

Thank you again Gabriel, should you have any questions, please do not hesitate to contact me.

**In His Faith,**  
*Michele M. Fox*



151 South Girard Street  
Hemet, CA 92544-4662  
Tel: 951-652-4454  
[mfox@kbcozad.com](mailto:mfox@kbcozad.com)

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**From:** Personal [mailto:foxfam.michele@yahoo.com]  
**Sent:** Tuesday, February 27, 2018 10:38 AM  
**To:** mfox@kbcozad.com  
**Subject:** Fwd: Recommended Conditions for PM32089 4th EOT

In HIS Faith,  
Michele M. Fox

Begin forwarded message:

**From:** "Villalobos, Gabriel" <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)>  
**Date:** November 15, 2017 at 1:46:32 PM PST  
**To:** "[foxfam.michele@yahoo.com](mailto:foxfam.michele@yahoo.com)" <[foxfam.michele@yahoo.com](mailto:foxfam.michele@yahoo.com)>  
**Subject:** Recommended Conditions for PM32089 4th EOT

Attn: Brian and Michele M. Fox  
27326 Cornell St.  
Hemet, CA 92544



RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 32089.

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

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

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

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

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

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

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

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

**Gabriel Villalobos**  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-6184

11/15/17  
13:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

PARCEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT4 - REQ E HEALTH DOCUMENTS RECOMMND

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

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

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

TRANS DEPARTMENT

50.TRANS. 18 EOT4 - FINAL ACCESS AND MAINT RECOMMND

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

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

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

PARCEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

50. PRIOR TO MAP RECORDATION

50.TRANS. 18 EOT4 - FINAL ACCESS AND MAINT (cont.) RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 16 EOT4 - REQ BMP SWPPP WQMP RECOMMND

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

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

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

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

11/15/17  
13:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2 EOT4 - FINAL WQMP FOR GRADING

RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2 EOT4 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

11/15/17  
13:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PARCEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS.GRADE. 10 EOT4 - WQMP REQUIRED

RECOMMND

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

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

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

TRANS DEPARTMENT

90.TRANS. 3

EOT4 - WQMP COMP AND BNS REG

RECOMMND

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

11/15/17  
13:32

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PARCEL MAP Parcel Map #: PM32089

Parcel: 449-323-021

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3

EOT4 - WQMP COMP AND BNS REG (cont.)

RECOMMND

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

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



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.2

Director's Hearing: April 9, 2018

## PROPOSED PROJECT

<b>Case Number(s):</b>	PM36201	<b>Applicant(s):</b>	
<b>Area Plan:</b>	San Jacinto Valley	<b>Representative(s):</b>	
<b>Zoning Area/District:</b>	Little Lake District		
<b>Supervisory District:</b>	Third District		
<b>Project Planner:</b>	Gabriel Villalobos		

  
Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel. The project is located northerly of Segner Drive, southerly of Chambers Avenue, easterly of Hemet Street, and westerly of Lake Street.

## PROJECT RECOMMENDATION

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 36201**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 25, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

*Background*

Tentative Parcel Map No. 36201 was originally approved at Director's Hearing on April 25, 2011. It proceeded to the Board of Supervisors and was approved on June 28, 2011.

The Third Extension of Time was received February 21, 2018, ahead of the expiration date of April 25, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 7, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (March 7, 2018) indicating the acceptance of the seven (7) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item .

*State Bills*

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

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

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*Riverside County Map Extensions*

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.



As a result, the total number of years a map may be extended is 6 years. The 1st and 2nd extensions of time granted 1 year each for a total of 2 years. Upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this third extension of time will grant another 3 years, making the tentative parcel map's expiration date April 25, 2021. If a final map has not been recorded prior to this date, the fourth extension of time request must be filed 30-days prior to map expiration.

### **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

### **FINDINGS**

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

*Extension of Time Findings*

1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 3rd EOT for PM36201

## Vicinity Map



- Legend**
- Parcels
  - County Centerlines
  - Blueline Streams
  - City Areas

**Notes**

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



0 376 752 Feet



# Extension of Time Environmental Determination

Project Case Number: PM36201  
 Original E.A. Number: 42136  
 Extension of Time No.: 3<sup>rd</sup> EOT  
 Original Approval Date: April 25, 2011  
 Project Location: Northerly of Segner Drive, Southerly of Chambers Avenue, Easterly of Hemet Street, and Westerly of Lake Street  
 Project Description: Schedule H - subdivision of 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel.

On April 25, 2011, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: *Gabriel Villalobos*  
 Gabriel Villalobos, Project Planner

Date: 3/27/18  
 For Charissa Leach, Assistant TLMA Director



**Rosenthal & Excell**  
Commercial Real Estate Services, Inc.

N10-10-002

March 7, 2018

Mr. Gabriel Villalobos  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

**THIRD EXTENSION OF TIME FOR TENTATIVE PARCEL MAP 36201**

In accordance with your request, we have reviewed your March 1, 2018, e-mail and additional Conditions of Approval. We are in concurrence and accept the addition of the seven new conditions:

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

Please keep us informed as to when the Extension of Time request will be scheduled for Planning Commission acceptance.

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact our office.

7 SUMMIT PROPERTIES, LLC

  
\_\_\_\_\_  
Howard Rosenthal

pw

Plan: PM36201E03

Parcel: 555050039

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT3 - REQ E HEALTH DOCUMENTS Not Satisfied

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:  
1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.  
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.  
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

050 - Transportation. 1 EOT3 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.  
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT3 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.  
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.  
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: PM36201E03

Parcel: 555050039

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1                      EOT3 - FINAL WQMP FOR GRADING (cont.)                      Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcfood.org/npdes](http://www.rcfood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1                      EOT3 - WQMP AND MAINTENANCE                      Not Satisfied

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

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      EOT3 - WQMP REQUIRED                      Not Satisfied

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

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

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

Transportation

090 - Transportation. 1                      EOT3 - WQMP COMP AND BNS REG                      Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

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



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.3

Director's Hearing: April 9, 2018

## PROPOSED PROJECT

<b>Case Number(s):</b>	PM32449M1	<b>Applicant(s):</b>	R&S Land Company, LLC
<b>Area Plan:</b>	Western Coachella Valley	<b>Representative(s):</b>	Sean Lockyer
<b>Zoning Area/District:</b>	Cathedral City-Palm Desert District		
<b>Supervisory District:</b>	Fourth District		
<b>Project Planner:</b>	Gabriel Villalobos		



Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide five acres into three (3) residential parcels. The project is located easterly and westerly of Painted Canyon Road, southerly of Quail Trail, northerly of Vista del Palo.

## PROJECT RECOMMENDATION

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 32449M1**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 25, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map



**PROJECT BACKGROUND AND ANALYSIS**

*Background*

Tentative Parcel Map No. 32449 was originally approved at Director’s Hearing on June 13, 2005. It proceeded to the Board of Supervisors and was approved on April 25, 2006.

A revision/modification to Tentative Parcel Map No. 32449 was approved on June 12, 2007 by the Planning Director.

The Third Extension of Time was received February 20, 2018, ahead of the expiration date of April 25, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 6, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (March 6, 2018) indicating the acceptance of the seven (7) recommended conditions.

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

*State Bills*

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

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

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

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

*Riverside County Map Extensions*

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460,

replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first and second extensions of time granted 1 year each for a total of 2 years. Upon an approval actin by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this third extension of time will grant another 3 years, extending the tentative parcel map's expiration date to April 25, 2021. If a final map has not been recorded prior to this date, the fourth extension of time request must be filed 30-days prior to map expiration.

## **ENVIRONMENTAL REVIEW**

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

## **FINDINGS**

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

### *Extension of Time Findings*

1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

# 3rd EOT for PM32449M1 Vicinity Map



### Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

### 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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# Extension of Time Environmental Determination

Project Case Number: PM32449M1  
 Original E.A. Number: 40974  
 Extension of Time No.: 3<sup>rd</sup> EOT  
 Original Approval Date: April 25, 2006  
 Project Location: East and West of Painted Canyon Road, South of Quail Trail, North of Chuckawalla Way  
 Project Description: Schedule H land division to divide five acres into three residential parcels

On April 25, 2006, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director

# A

# R

# D

## **Letter of Acceptance to Proposed Conditions of Approval for PM32449E0**

March 6, 2018

**Project:** 15003-Cahuilla Hills

**Parcel Map #:** 32449M1

**Case:** Extension of Time Request #3 for Tentative Parcel Map No. 32449

**Date of COA Receipt:** 03.01.18

**Date of COA Letter of Acceptance:** 03.06.18

I, Robert Sean Lockyer, Extension of Time Applicant, have reviewed all of the following proposed conditions of approval: All are accepted.

### **050 – Prior to Map Recordation:**

050 – E. Health #1                      EOT3 - Req E Health Documents

1. Accepted: Letter from Water Department
2. Accepted: Letter from approved waste hauler
3. Accepted: Obtain written clearance from DEH for site cleanup

050 – Transportation                      EOT3 – Final Access and Maintenance

1. Accepted: Submit WQMP for approval

### **060 – Prior to Grading Permit Issuance:**

060 – BS Grade                              EOT3 – Req BMP SWPPP WQMP

1. Accepted: BMP permit for erosion – approval prior to grading permit
2. Accepted: SWPP Review – approval prior to grading permit
3. Accepted: WQMP plan submitted to Building and Safety Dept.

060 – Transportation                      EOT3 – Final WQMP For Grading

1. Accepted: Final WQMP to Trans Dept if grading prior to map recordation

### **080 – Prior to Building Permit Issuance:**

080 – Transportation                      EOT3 – WQMP and Maintenance

1. Accepted: implement WQMP – construct WQMD facilities described in WQMP
2. Accepted: Maintenance of WQMP – maintenance plan submitted to Trans for review and approval prior to occupancy permits

**STUDIO AR&D ARCHITECTS**

507 1/2 n larchmont blvd  
los angeles, california 90004

457 n palm canyon cr, ste b  
palm springs, california 92262

760.322.3339

www.studio-ard.com

# A

# R

# D

**090 – Prior to Building Final Inspection:**

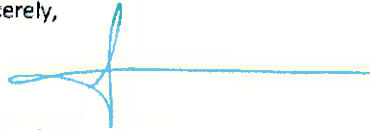
090 – BS Grade                      EOT3 – WQMP Required

1.            Accepted: Obtain inspection of all treatment control BMPs
2.            Accepted: Wet signed copy of WQMP plan from civil engineer
3.            Accepted: Provide GPS coordinates of project location
4.            Accepted: Register WWQMP with Building and Safety Business registration division
5.            Accepted: Payment to B&S for the WQMP

090 – Transportation              EOT3 – WQMP Comp and BNS Reg

1.            Accepted: Hand out of educational materials
2.            Accepted: BMP & WQMP Registration

Sincerely,



Robert Sean Lockyer  
Partner: R&S Land Company, LLC  
(760) 322-3339

Plan: PM32449E03

Parcel: 628360006

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT3 - REQ E HEALTH DOCUMENTS Not Satisfied

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

1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

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

Transportation

050 - Transportation. 1 EOT3 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.  
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT3 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.  
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.  
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

060 - Transportation. 1 EOT3 - FINAL WQMP FOR GRADING Not Satisfied

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water



Plan: PM32449E03

Parcel: 628360006

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1                      EOT3 - FINAL WQMP FOR GRADING (cont.)                      Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1                      EOT3 - WQMP AND MAINTENANCE                      Not Satisfied

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

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      EOT3 - WQMP REQUIRED                      Not Satisfied

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

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

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

Transportation

090 - Transportation. 1                      EOT3 - WQMP COMP AND BNS REG                      Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

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



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.:

2.1

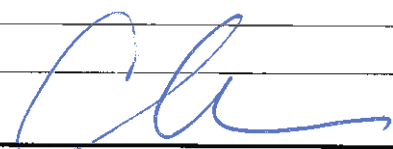
Director's Hearing: April 9, 2018

**PROPOSED PROJECT**

**Case Number(s):** Plot Plan No. 26173  
**Select Environ. Type** Mitigated Negative Declaration  
 EA 42984  
**Area Plan:** Mead Valley  
**Zoning Area/District:** North Perris Area  
**Supervisory District:** First District  
**Project Planner:** Brett Dawson  
**Project APN(s):** 317-230-036, 317-230-038  
**Continued From:**

**Applicant(s):** Core5 Industrial Partners

**Representative(s):** EPD Solutions

  
 Charissa Leach, P.E.  
 Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

Plot Plan No. 26173 proposes to construct a 423,665 square foot high-cube warehousing and distribution facility with 413,665 square feet of the building designated for warehousing and with 10,000 square feet designated for office use. The facility also proposes a water quality basin, 184 standard parking spaces, 6 accessible parking spaces, and 100 trailer parking spaces ("the project").

The project site is located at the southwesterly corner of Rider Street and Harvill Avenue.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42984**, 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 with the incorporated mitigation measures; and,

**APPROVE PLOT PLAN NO. 26173**, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development

Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Business Park
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: Business Park
East:	Community Development: Light Industrial
South:	Community Development: Business Park
West:	Rural Community: Very Low Density Residential
Existing Zoning Classification:	Industrial Park (I-P) on the south and Manufacturing Service Commercial (M-SC) to the north
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Industrial Park (I-P)
East:	Manufacturing Heavy (M-H)
South:	Manufacturing Service Commercial (M-SC)
West:	Light Agriculture (A-1)
Existing Use:	Vacant Lot
Surrounding Uses	
North:	Vacant Lot
South:	Manufacturing
East:	Industrial
West:	Single Family Homes

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	21.31	20,000 sq ft min. (I-P)/10,000 (M-SC)
Existing Building Area (SQFT):	0	N/A
Proposed Building Area (SQFT):	433,665	N/A
Floor Area Ratio:	0.45	0.25-0.60
Building Height (FT):	42 feet	50 Feet
Proposed Minimum Lot Size:	21.31 acres	20,000 sq ft min. (I-P)/10,000 (M-SC)
Total Proposed Number of Lots:	1	N/A
Map Schedule:	N/A	

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Industrial Uses	423,665 warehouse 10,000 office	1 space/2,000 sq. ft. of gross floor area	217	185 with 113 trailer
<b>TOTAL:</b>				

**Located Within:**

City's Sphere of Influence:	Yes – Perris
Community Service Area ("CSA"):	Yes – CSA # 152
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Agricultural Preserve	No
Liquefaction Area:	No
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High, within LRA Fire Responsibility Area
Mount Palomar Observatory Lighting Zone:	Yes – Zone B, 39.22 Miles from Mt Palomar
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### Background:

The project site has a General Plan land use designation of Business Park and is located within the Mead Valley Area Plan.

The project site is located on two parcels, which have different zone classifications; the northern parcel has a zoning classification of Manufacturing Service Commercial (M-SC) and the southern parcel has a zoning classification of Industrial Park (I-P). Warehousing and distribution uses are permitted within both zones with an approved plot plan. The project has been conditioned for a parcel merger, and the combined parcel will have a split zoning classification of M-SC for the northern portion of the parcel and I-P for the southern portion (see zoning exhibit).

The project is located within the March Air Reserve Base Airport Influence Area Zone C2. The project was reviewed by the Airport Land Use Commission on May 11, 2017 and found consistent.

## ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA), and it was determined that a Mitigated Negative Declaration (MND) was the appropriate environmental document for this project. The IS and MND represent the independent judgement of Riverside County. For the reasons set forth in the project's Initial Study, the project will not have a significant effect on the environment with incorporation of mitigation measures and project design.

The documents were circulated for public review per State CEQA Guidelines Section 15105. At the time of preparation of this staff report, no comments have been received on the circulated IS and MND.

## FINDINGS AND CONCLUSIONS

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

### *Plot Plan 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. This proposed project is consistent with the Riverside County General Plan for the following reasons:

The project site has a General Plan Designation of Business Park and is located within the Mead Valley Area Plan. The Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry and supporting retail uses.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare of the community. The project would maintain the industrial/ manufacturing uses that are existing and proposed along Harvill Avenue, thus creating a compatible land use pattern that assists in protecting public health, safety, and welfare. . The noise impact analysis

prepared for the project assessed the project's incremental traffic-related noise impacts at 10 locations in the immediate vicinity of the project site. With operation of the proposed project, vehicular noise in the project area would range from 59.4 dBA to 70.2 dBA. The project related noise increase would range from 0 to 3.4 dBA, which would be less than the threshold. Operation of the project would involve trucks entering and exiting the project site from Harvill Avenue and Rider Street via driveways designed to accommodate trucks. The onsite circulation design prepared for the project provides fire truck accessibility and turning ability throughout the site. Thus the project would not negatively impact the public health, safety and welfare of the area.

3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. The project includes the construction of a 423,665 sq. ft. high-cube warehousing and distribution facility, with 413,665 sq. ft. of the building designated for warehousing and with 10,000 sq. ft. designated for office use. The proposed use conforms to the logical development of the surrounding properties, which are comprised of existing industrial and manufacturing uses to the east, northeast and south. The vacant property to the north has a zoning classification of Manufacturing Service Commercial and Industrial Park. The proposed use is a logical continuation of the uses of the surrounding properties.

The project complies with the Industrial Park Zoning Classification's development standards:

- a. The lot size is 21.44 acres exceeding the minimum lot size of 20,000 square feet.
- b. The building height averages 38 feet, with some sections reaching 42 feet in height. This is less than the 50 feet maximum.
- c. 17.5% of the site will be landscaped exceeding the required 15 percent.
- d. At the closest point there is a 100 foot setback from the property line exceeding the 25 foot minimum. The landscape strip along the streets is approximately 40 feet wide, exceeding the minimum of 10 feet.
- e. The side yard setback is 85 feet exceeding the minimum of 10 feet.
- f. The rear yard setback is 60 feet exceeding the minimum of 15 feet.
- g. A minimum 50 foot setback is required on any boundary where the industrial property abuts a residential or commercially zoned property. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved. The rear of the property contains a 60 foot setback between the residential properties, with a 20 foot landscape area that is utilized as a tree screen.
- h. Parking, loading, trash and service areas will be screened by structures or landscaping.
- i. No outside storage is proposed. There are loading bays facing Harvill Avenue. There is landscaping proposed along exterior boundaries of the area so that these areas are screened from view.
- j. Automobile parking complies with Section 18.12 of this ordinance.
- k. All new utilities will be underground.
- l. All roof mounted equipment shall be screened from ground elevation view to a minimum sight distance of 1,320 feet. Exhibit W shows that the roof mounted equipment will not be visible from approximately 270 feet.
- m. All signs shall be in conformance with Article XIX of Ordinance 348. No signs are proposed at this time.
- n. All lighting, including spotlights, floodlights, electrical reflectors shall be focused directed and arranged to prevent glare or direct illumination on streets or adjoining property. Advisory Notification Document Condition (Planning 6) requires any outdoor lighting to be hooded or shielded so as to prevent the spillage of lumens or reflection into the sky.

The project complies with the Manufacturing Service Commercial Zoning Classification's development standards:

- A. The lot size is 21.44 acres exceeding the minimum lot size of 10,000 square feet.
- B.
  - 1. A minimum 25 foot setback is required on any boundary where the industrial property abuts a R-R or R-1 zoned property. The rear of the property contains a 60 foot setback between the residential properties.
  - 2. Where the front, side or rear yard adjoins a lot with zoning classification other than those specified in (1) above there is no minimum setback.
  - 3. Where the front, side or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line. At the closest point there is a 100 foot setback from the property line exceeding the 25 foot minimum.
  - 4. A six foot high solid masonry wall or combination landscaped earthen berm.
- C. The building height averages 38 feet, with some sections reaching 42 feet in height. This is less than the 50 feet maximum.
- D. A six foot high masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body.

Section 11.5 states that the development standards contained herein, except lot size, setbacks and height, may be waived or modified as part of the plot plan or conditional use permit process if it is determined that the standard is inappropriate for the proposed use, and that the waiver or modification of the standard will not be contrary to the public health and safety.

In lieu of a masonry wall along the westerly property line, the applicant has worked with staff to significantly increase the landscaping, and improve the details of the elevations along this side, to provide a more aesthetic alternative to a masonry wall.

- E.
  - 1. 17.5% of the site will be landscaped exceeding the required 10 percent.
  - 2. The landscape strip along the streets is approximately 40 feet wide, exceeding the minimum of 10 feet.
  - 3. A minimum 20 foot strip adjacent to lots zoned R-R or R-1 zoned shall be landscaped, unless a tree screen is approved. The rear of the property contains a 60 foot setback between the residential properties, with a 20 foot landscape area that is utilized as a tree screen.
- F. Automobile parking complies with Section 18.12 of this ordinance.
- G. Loading, trash and service areas will be screened by structures or landscaping.
- H. No outside storage is proposed. There are loading bays facing Harvill Avenue. There is landscaping proposed along exterior boundaries of the area so that these areas are screened from view.
- I. All new utilities will be underground.
- J. All roof mounted equipment shall be screened from ground elevation view to a minimum sight distance of 1,320 feet. Exhibit W shows that the roof mounted equipment will not be visible from approximately 270 feet.
- K. All lighting, including spotlights, floodlights, electrical reflectors shall be focused directed and arranged to prevent glare or direct illumination on streets or adjoining property. Advisory

Notification Document Condition (Planning 6) requires any outdoor lighting to be hooded or shielded so as to prevent the spillage of lumens or reflection into the sky.

4. The development 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 development plan for the proposed use has been reviewed by the appropriate Departments for the compatibility with the need for dedication, the location, and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and has been reviewed for topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.
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. The scope of this project does not include the subdivision of any land. 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 project is located in the Industrial Park (I-P) and the Manufacturing Service Commercial (M-SC) zones. The proposed use is permitted, subject to approval of a plot plan in both the I-P (Section 10.1.b. of Ordinance No. 348) and M-SC zones (Section 11.2.b. of Ordinance No. 348). The I-P Zone generally has more stringent development standards, in particular related to landscape coverage and setbacks. The site as a whole meets the development standards for landscape coverage and setbacks of the I-P zone despite a portion of the site being located within the M-SC Zone. The project meets all other development standards for the respective zones, including setbacks, building height, and landscaping.

#### *Fire Findings*

7. The project is located within a very high fire hazard severity zone and a Local Responsibility Area. The following findings are required to be met:
  - a. Development of this project is in compliance with sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding emergency access and egress, signage and building numbering, emergency water standards, and fuel breaks. The Riverside County Fire Department has conditioned the project to provide a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall be covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
  - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.



- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787.8 by road standards for fire equipment access – requiring that the entrance gate be automatically operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. The gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. All necessary roadway infrastructure exists and the project site is located adjacent to Harvill Avenue and Rider Street. There is adequate accessibility to the project site for all emergency service vehicles. (Condition of Approval Fire 7)

#### *Other Findings*

8. This project site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP). The project site is not located within or adjacent to a Plan Cell Group, Plan Criteria Cell, or Conservancy Area; however, the project is located within a designated area requiring surveys for burrowing owl. The MHSCP does not require any other surveys species, mammals, amphibians, narrow endemic plant species or special linkage areas.  
  
A Habitat Assessment report was prepared for the project, "Western Riverside MSHCP Habitat Assessment Report, prepared by Blackhawk Environmental, January 2017 (Blackhawk 2017a)(Appendix C1); Focused Burrowing Owl Survey Report, prepared by Blackhawk Environmental, May 2017 (Blackhawk 2017b). The report found land that was suitable for nesting and foraging habitat for burrowing owl. Therefore surveys were conducted, which found no burrowing owls or signs within the survey area. The Initial Study contains Mitigation Measure BIO-1, which requires pre-construction burrowing owl surveys.
9. The project site is located within the City Sphere of Influence of the City of Perris. The project information was provided to the City of Perris on February 23, 2017. No response has been provided by the City of Perris.
10. The project is located within the March Air Reserve Base/Inland Port Influence Area, specifically Zone C2 of March Air Reserve Base. At the Airport Land Use Commission's May 11, 2017 hearing, the proposed project was deemed consistent with ALUC recommended conditions of approval. These conditions of approval have been incorporated into the project's recommended conditions of approval.
11. The project is located within a ground Subsidence Area. Subsidence is a general lowering of ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. The project area overlies the Perris North Groundwater basin, which is located within the West San Jacinto Basin, which is managed through the WSJ Groundwater management Plan that was adopted in 1995. The plan manages groundwater extraction, supply and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors,

and the project would not pump water from the project area (as water supplies would be provided by EMWD), impacts related to subsidence would not occur.

In addition, compliance with the California Building Code (CBC) is a standard practice and would be required by the Riverside County Department of Building and Safety. Therefore, compliance with the requirements of the CBC as part of the building plan check and development review process would ensure that potential soil stability impacts would be less than significant.

12. The project is located 39.22 miles from the Mt. Palomar observatory, within Zone B. Areas within Zone B are required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. The project is required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 mandates that all outdoor lighting, aside from Street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets (COA Planning 6).
13. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, 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 on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
14. Seven tribes were notified about this project on February 17, 2017 pursuant to AB 52. The Soboba Band of Luiseño Indians, the Cahuilla Band of Indians, the Colorado River Indian Tribes, the Ramona Band of Mission Indians and the Morongo Band of Mission Indians did not respond. The Pala Band of Luiseño Indians deferred to closer tribes. Consultation was requested by the Pechanga Band of Luiseño Indians in a letter dated February 17, 2017. Consultation was initiated on March 22, 2017. On April 20, 2017 Planning provided the conditions of approval and the grading plans to the Pechanga Tribe and on April 20, 2017 the Geo report was also provided. Consultation was concluded on August 28, 2017. No tribal cultural resources were identified by the Pechanga Tribe. Therefore, because there are no cultural or tribal cultural resources within the project area, there will be no impacts in this regard.
15. Based on all of the above, the proposed Project would not be detrimental to the health, safety or general welfare of the community and complies with the Riverside County General Plan and all applicable ordinances.

#### **PUBLIC HEARING NOTIFICATION AND OUTREACH**

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication/phone calls to the proposed project.

This project was presented before the Mead Valley MAC on July 25, 2017.

**APPEAL INFORMATION**

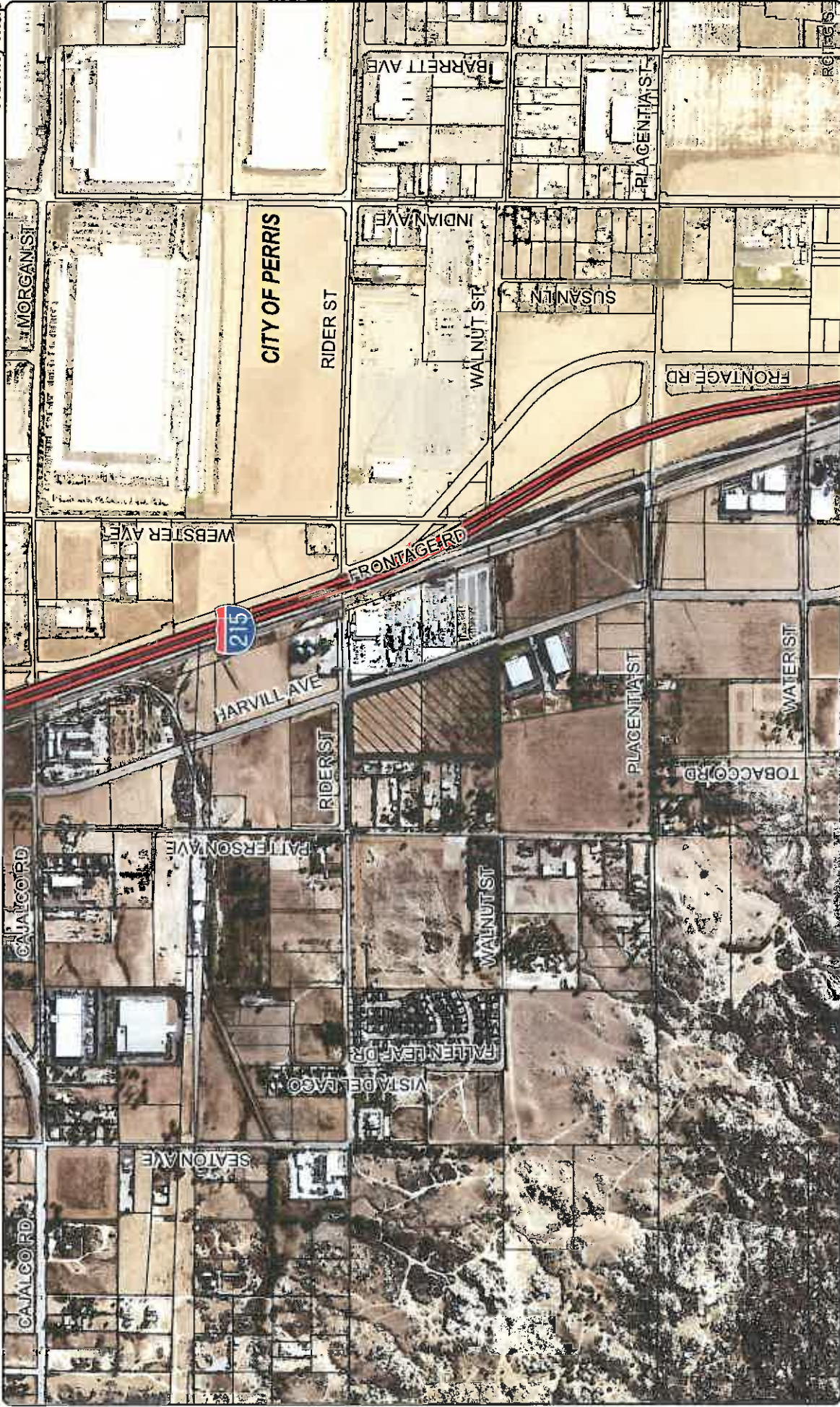
The Director's Hearing decision may be appealed to the Planning Commission. An appeal may be submitted to the Clerk of the Board within 10 days after the mailing date of the Director's decision.

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**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PP26173**  
**VICINITY/POLICY AREAS**

Supervisor: Jeffries  
 District 1

Date Drawn: 01/26/2018  
 Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan, providing for land use designations for unincorporated Riverside County. The new General Plan may contain different types of land use than is provided for in the current General Plan. The County of Riverside Planning Department office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)666-9277 (Eastern County) or Website <http://planning.rivco.net>

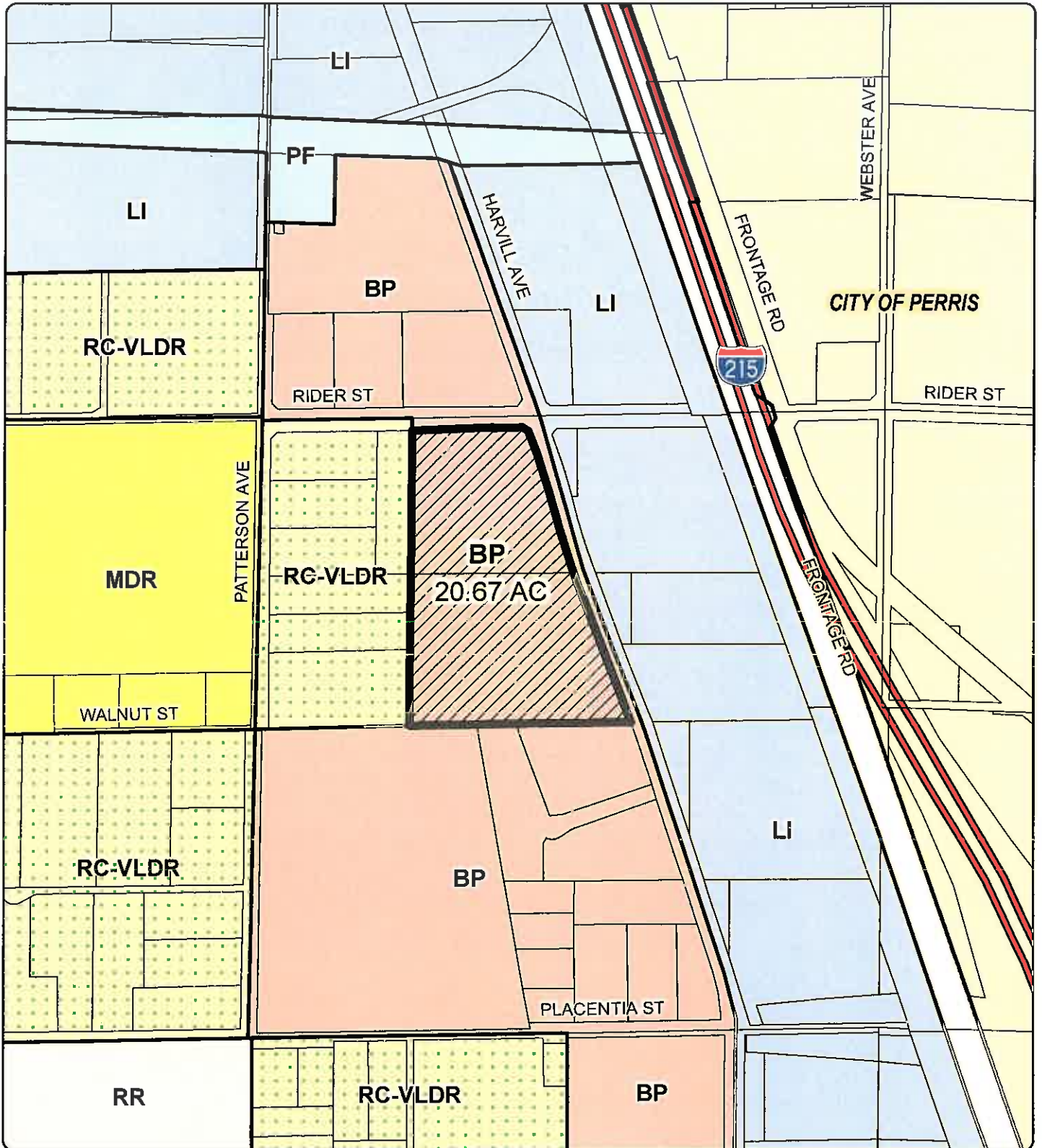
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26173

EXISTING GENERAL PLAN

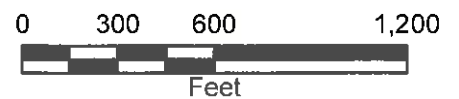
Supervisor: Jeffries  
District 1

Date Drawn: 01/26/2018  
Exhibit 5



Zoning Area: North Perris

Author: Vinnie Nguyen



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

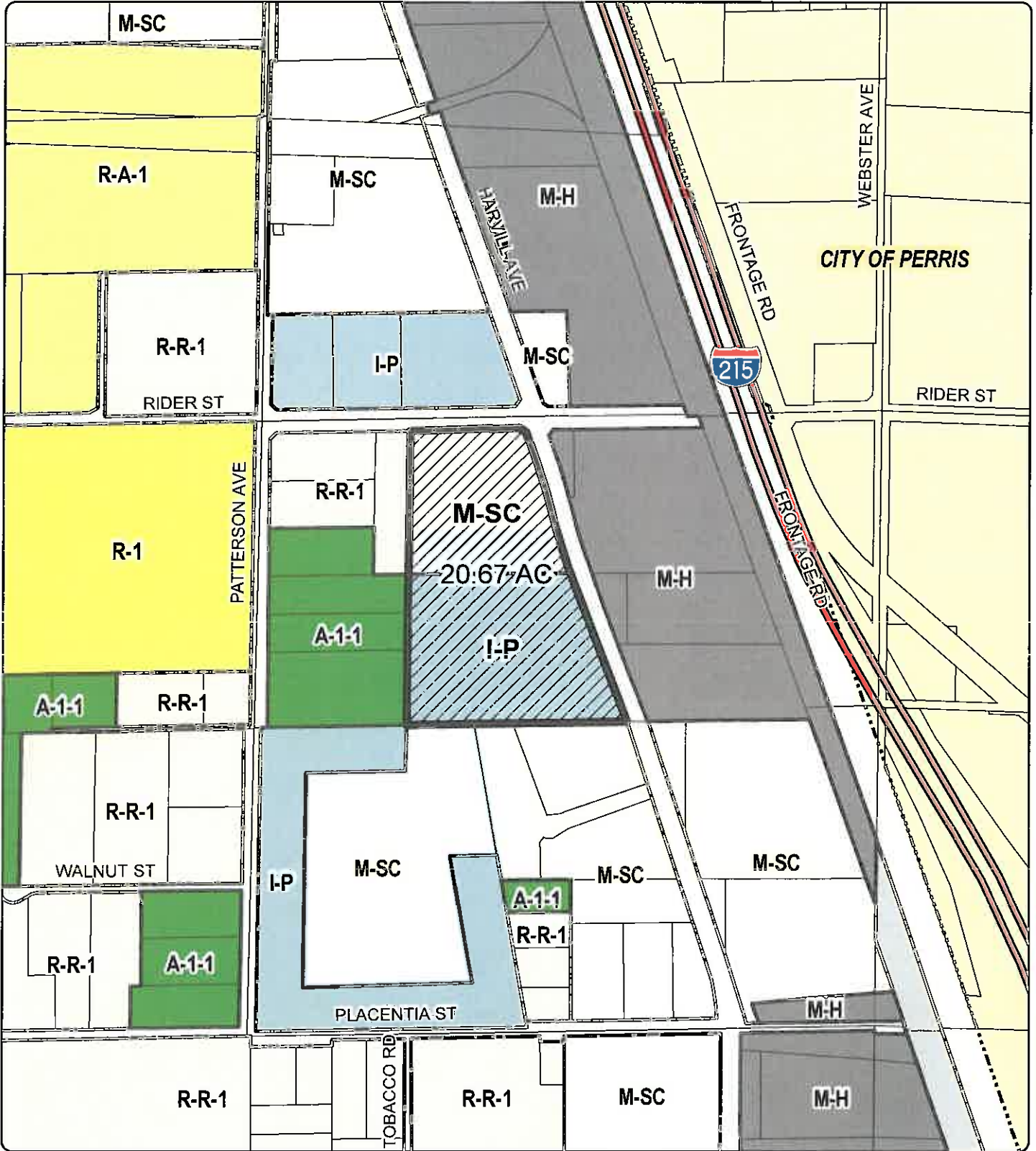
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PP26173

### EXISTING ZONING

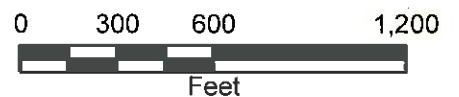
Supervisor: Jeffries  
District 1

Date Drawn: 01/26/2018  
Exhibit 2



Zoning Area: North Perris

Author: Vinnie Nguyen



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PP26173

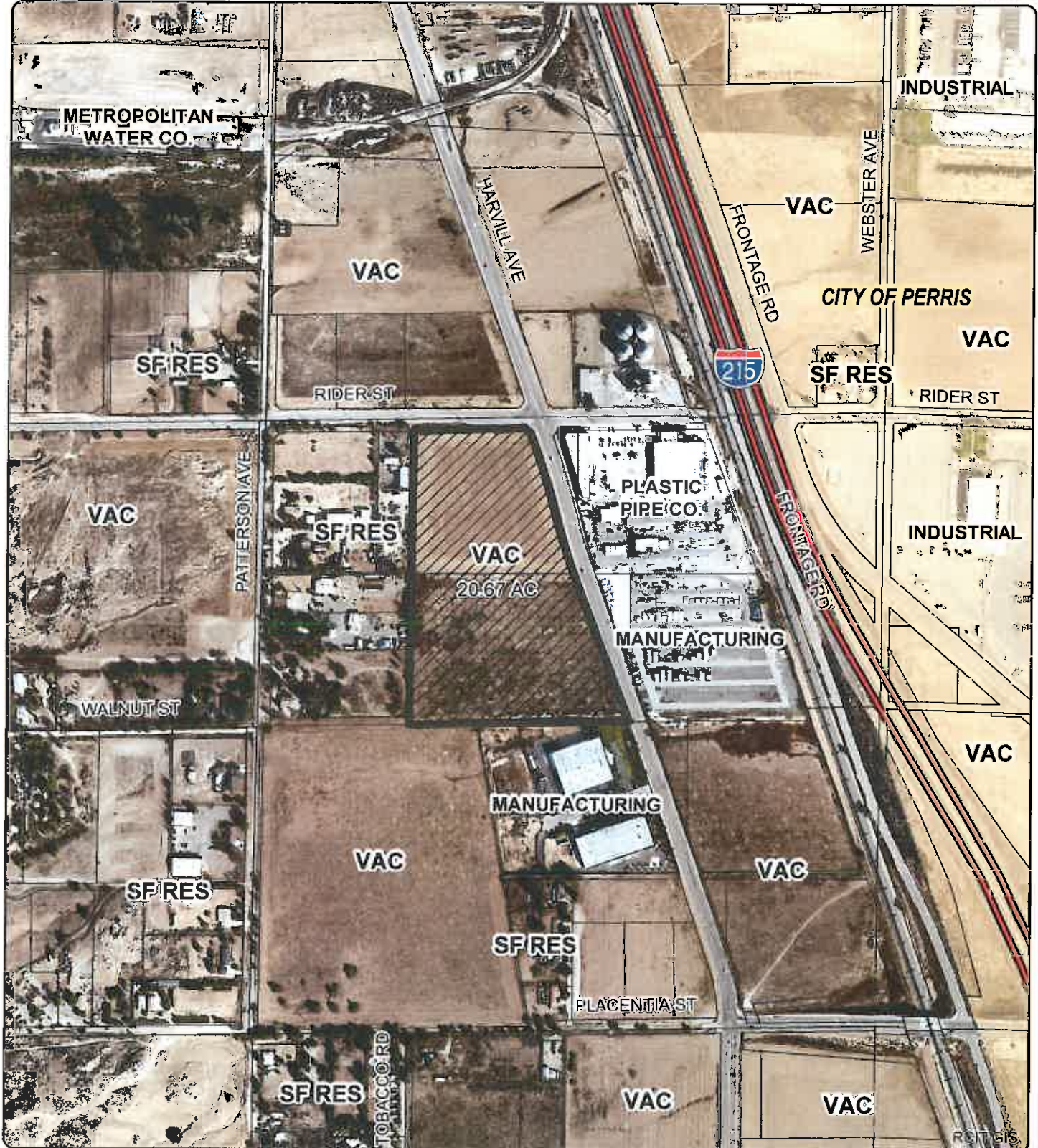
### LAND USE

Supervisor: Jeffries

District 1

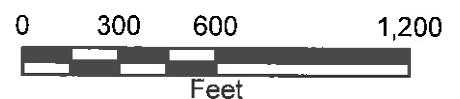
Date Drawn: 01/26/2018

Exhibit 1



Zoning Area: North Perris

Author: Vinnie Nguyen



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# IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

## HARVILL INDUSTRIAL PARK - PLOT PLAN NO. 26173

### A CORE 5 INDUSTRIAL PARTNERS DEVELOPMENT

**OWNER:**  
 GAMES, BUNICO CORP. LLC  
 27000 HARVILL AVENUE, SUITE 400  
 HARVILL, CA 92549  
 PHONE: (951) 344-2993

**APPLICANT:**  
 GAMES, BUNICO CORP. LLC  
 27000 HARVILL AVENUE, SUITE 400  
 HARVILL, CA 92549  
 PHONE: (951) 344-2993

**ENGINEER:**  
 BOWEN ENGINEERS ASSOCIATES  
 10000 HARVILL AVENUE, SUITE 200  
 HARVILL, CA 92549  
 PHONE: (951) 344-2993

**ARCHITECT:**  
 BOWEN ENGINEERS ASSOCIATES  
 10000 HARVILL AVENUE, SUITE 200  
 HARVILL, CA 92549  
 PHONE: (951) 344-2993

**PROJECT DESCRIPTION:**  
 THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A PROPOSED INDUSTRIAL BUILDING AND ASSOCIATED INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO, PAVING, UTILITIES, AND SIGNAGE. THE PROJECT IS SITUATED ON A 10.00 ACRES PARCEL, ZONED M-10 (MANUFACTURING), AND IS ADJACENT TO HARVILL AVENUE AND RIDER STREET.

**LEGAL DESCRIPTION:**  
 THE LAND REFERRED TO HEREIN IS PART OF THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: PARCEL 10.00 ACRES, ZONED M-10 (MANUFACTURING), AND IS ADJACENT TO HARVILL AVENUE AND RIDER STREET.

**ASSESSOR'S PARCEL NUMBER(S):**  
 432669-010

**ADDRESS:**  
 27000 HARVILL AVENUE, SUITE 400  
 HARVILL, CA 92549

**LAND USE ZONING:**  
 M-10 (MANUFACTURING)

**PROPOSED USE:**  
 INDUSTRIAL BUILDING AND ASSOCIATED INFRASTRUCTURE

**TOPOGRAHY:**  
 THE SITE IS FLAT AND THE ELEVATION IS APPROXIMATELY 1000 FEET ABOVE SEA LEVEL.

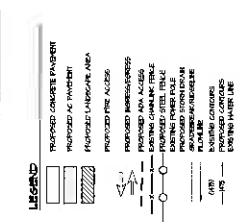
**UTILITIES COMPANIES:**  
 WATER: CALIFORNIA WATER SERVICE COMPANY  
 SEWER: RIVERSIDE COUNTY SEWER DISTRICT  
 GAS: SOUTHWEST GAS CORPORATION  
 ELECTRIC: SOUTHWEST ELECTRIC COMPANY

**SITE ADDRESS:**  
 27000 HARVILL AVENUE, SUITE 400  
 HARVILL, CA 92549

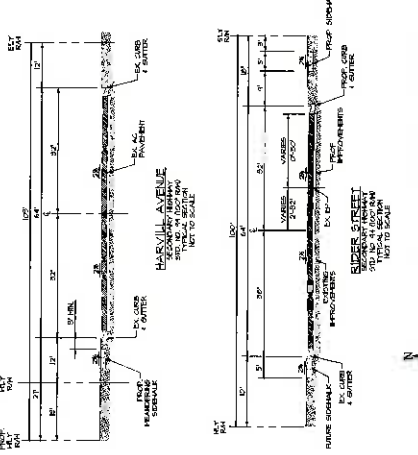
**SCHOOL DISTRICT:**  
 RIVERSIDE COUNTY SCHOOL DISTRICT

**LANDMARKS ESTIMATE:**  
 432669-010

SITE TABULATION:	
NET AREA	10.00 ACRES
PROPOSED PAVEMENT AREA	10.00 ACRES
PROPOSED IMPROVEMENTS	10.00 ACRES
PROPOSED UTILITIES	10.00 ACRES
PROPOSED SIGNAGE	10.00 ACRES
PROPOSED FENCE	10.00 ACRES
PROPOSED LIGHTING	10.00 ACRES
PROPOSED LANDSCAPE	10.00 ACRES
PROPOSED OTHER	10.00 ACRES
TOTAL	10.00 ACRES



- EXHIBIT NOTES:**
1. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
  2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.
  3. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE OR METAL CASING.
  4. ALL UTILITIES SHALL BE MARKED WITH PINK PAINT.
  5. ALL UTILITIES SHALL BE MARKED WITH WHITE PAINT.
  6. ALL UTILITIES SHALL BE MARKED WITH YELLOW PAINT.
  7. ALL UTILITIES SHALL BE MARKED WITH RED PAINT.
  8. ALL UTILITIES SHALL BE MARKED WITH BLUE PAINT.
  9. ALL UTILITIES SHALL BE MARKED WITH GREEN PAINT.
  10. ALL UTILITIES SHALL BE MARKED WITH PURPLE PAINT.
  11. ALL UTILITIES SHALL BE MARKED WITH BROWN PAINT.
  12. ALL UTILITIES SHALL BE MARKED WITH BLACK PAINT.
  13. ALL UTILITIES SHALL BE MARKED WITH WHITE PAINT.
  14. ALL UTILITIES SHALL BE MARKED WITH YELLOW PAINT.
  15. ALL UTILITIES SHALL BE MARKED WITH RED PAINT.
  16. ALL UTILITIES SHALL BE MARKED WITH BLUE PAINT.
  17. ALL UTILITIES SHALL BE MARKED WITH GREEN PAINT.
  18. ALL UTILITIES SHALL BE MARKED WITH PURPLE PAINT.
  19. ALL UTILITIES SHALL BE MARKED WITH BROWN PAINT.
  20. ALL UTILITIES SHALL BE MARKED WITH BLACK PAINT.



**COUNTY OF RIVERSIDE**  
**HARVILL INDUSTRIAL PARK**  
**PLOT PLAN NO. 26173**

A CORE 5 INDUSTRIAL PARTNERS DEVELOPMENT

DATE: 12/18/17  
 DRAWN BY: B. DAWSON  
 CHECKED BY: B. DAWSON  
 SCALE: AS SHOWN  
 SHEET NO. 1 OF 1

Exhibit A  
 12-18-17  
 B Dawson





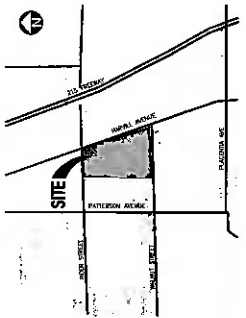
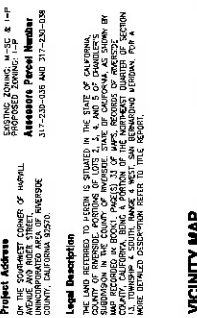
OWNER: CORE5  
PROJECT: HARVILL BUSINESS CENTER  
ADDRESS: 15001 MARSH WAY, SUITE 1100, PLEASANTON, CA 94566  
PH: 925-477-2880

CONSULTANTS: [List of consultants and their roles]

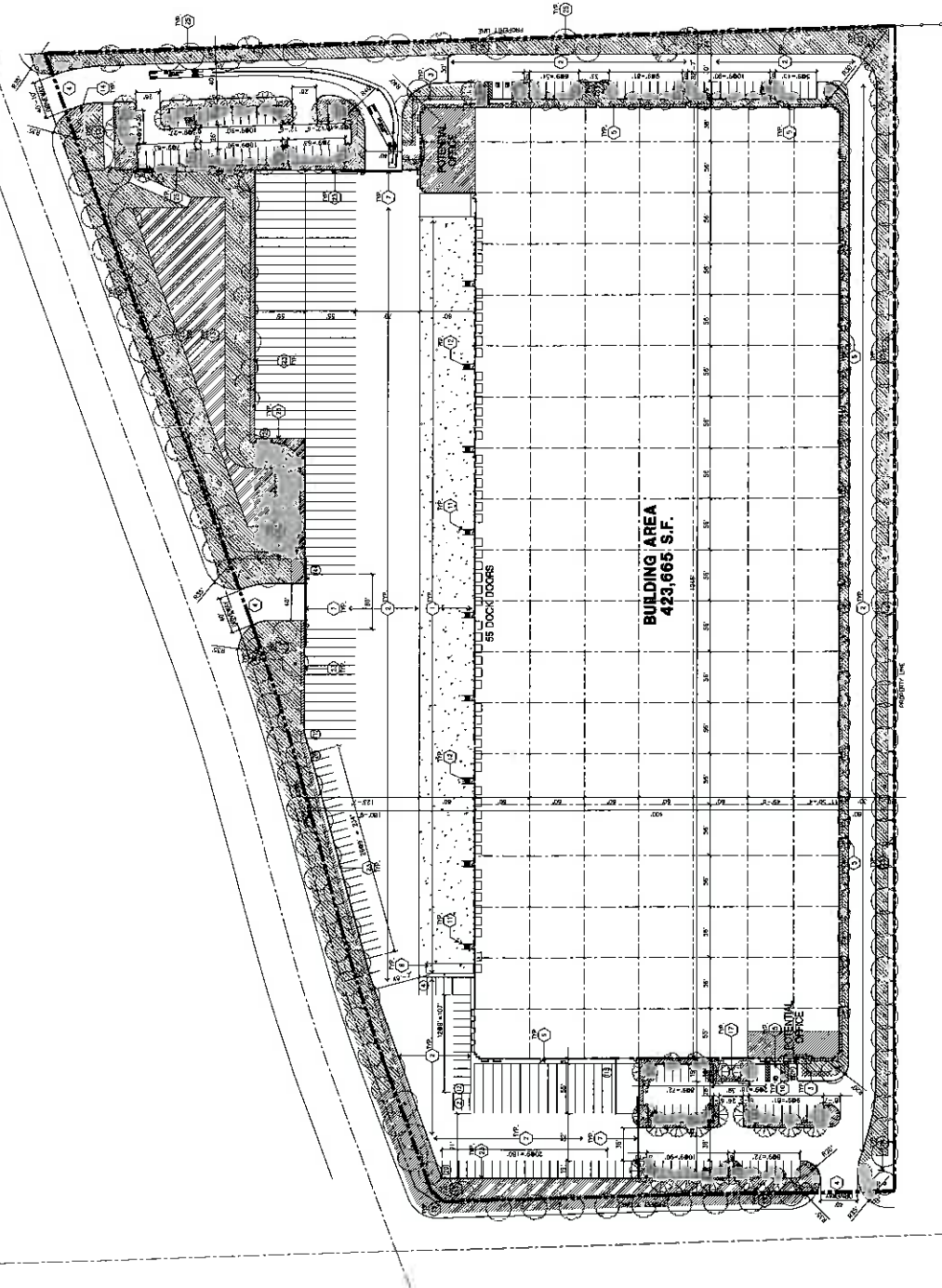
DATE: 10/14/11  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
PROJECT NUMBER: [Number]  
SHEET: [Number]



**PROJECT INFORMATION (PP26173)**  
OWNER/ARCHITECT: HARVILL BUSINESS CENTER, LLC  
PROJECT ADDRESS: 15001 MARSH WAY, SUITE 1100, PLEASANTON, CA 94566  
ZONING: PDS-10  
APPROVED ZONING: PDS-10  
ASSESSOR'S PARCEL NUMBER: 017-030-039 AND 017-030-038  
LEGAL DESCRIPTION: THE PART OF SA CORNER COUNTY OF FERNANDINO, PARTIONS OF LOTS 2, 3, 4, AND 5 OF CORNER COUNTY, CALIFORNIA, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 10 AND 11, TOWNSHIP 38 N. AND RANGE 12 W., S. 1/4, CORNER COUNTY, CALIFORNIA, AS SHOWN BY MORE DETAILED DESCRIPTION REFER TO THIS REPORT.



**TABULATION**  
Site Area: 304,029 s.f. (7.0 acres)  
Total Area: 608,058 s.f. (14.0 acres)  
Building Area: 10,000 s.f.  
Office Area: 41,000 s.f.  
Warehouse Area: 42,000 s.f.  
Total: 93,000 s.f.  
Coverage: 48.4%  
Paving: 15.0%  
Landscaping: 17.5%  
Total: 80.9%  
50' sidewalks: 84,000 s.f.  
40' sidewalks: 84,000 s.f.  
15' sidewalks: 154,000 s.f.  
Total: 322,000 s.f.  
Accession Area (0410): 164,000 s.f.  
Total: 486,000 s.f.



**SITE PLAN KEYNOTES**

- 1. HEAVY BROWN FINISH PORTLAND CEMENT PAVERMENT.
- 2. ASPHALT CONCRETE (AC) PAVING.
- 3. CONCRETE WALKWAY.
- 4. DRIVEWAY ASPHERS TO BE CONSTRUCTED PER "L" DRAWINGS.
- 5. ALL "L" DRAWINGS TO BE MATCHED TO THE CORRESPONDING SHEETS TO BE MATCHED BROWN FINISH.
- 6. BREAK AREA AND SEE LANDSCAPE PLANS.
- 7. PROVIDE RETAINING WALLS TO BE CONSTRUCTED PER "L" DRAWINGS.
- 8. CONCRETE RETAINING WALL SEE O.M. FOR DESIGN. PAINT TO MATCH PRIMARY BUILDING COLOR.
- 9. TRASH CHUTE.
- 10. APPROXIMATE LOCATION OF TRASH COLLECTOR.
- 11. PRE-CAST CONCRETE WRECK STOP.
- 12. CONCRETE FLEED GROUND POST 6" DIA. U.L.O. 42" H.
- 13. EXTERIOR CONCRETE SLAB.
- 14. LANDSCAPE SEE "L" DRAWINGS. LANDSCAPE AREAS INDICATED BY SHADDED PATTERN.
- 15. UNICAPED ENTRY SIGN. SEE SHEET A1.2.
- 16. HANDICAPPED PARKING STALL SIGN SEE SHEET A1.2.
- 17. BICYCLE RACKS. SEE "L" DRAWINGS. LOCATION APPROXIMATE.
- 18. APPROXIMATE LOCATION OF THE TRANSFERMER.
- 19. MAX 2:1 SLOPE. SEE O.M. PLANS.
- 20. CONCRETE DOORWAY. SEE O.M. PLAN.
- 21. 17'x25' TROLLER STALLS.
- 22. WATER QUANTITY BUSH. SEE O.M. PLANS.
- 23. 6" HIGH SOUND WALL. SEE SHEET A1.1.
- 24. 6" HIGH SCREEN WALL W/ ROLLING GATE. SEE SHEET A1.1.
- 25. NOT USED.
- 26. 6" HIGH METAL PICKET STEEL FENCE. SEE SHEET A1.2.
- 27. CONCRETE RETAINING WALL. SEE O.M. FOR DESIGN. PAINT TO MATCH PRIMARY BUILDING COLOR.
- 28. APPROXIMATE LOCATION OF TRASH COLLECTOR.
- 29. PRE-CAST CONCRETE WRECK STOP.
- 30. CONCRETE FLEED GROUND POST 6" DIA. U.L.O. 42" H.
- 31. EXTERIOR CONCRETE SLAB.
- 32. LANDSCAPE SEE "L" DRAWINGS. LANDSCAPE AREAS INDICATED BY SHADDED PATTERN.

**OVERALL SITE PLAN**

- 1. THE SOIL REPORT PREPARED BY NER OIL GEOTECHNICAL SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
- 2. IF SOILS ARE EXPANDED IN UNUSUAL USE STEEL.
- 3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL.
- 4. SEE "L" DRAWINGS FOR ALL DIMENSIONS OF CURBS, GUTTERS AND SIDEWALKS. ALL DIMENSIONS SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC MONITORING SYSTEM PRIOR TO COMPLETION.
- 5. ALL CURBS AND SIDEWALKS SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC MONITORING SYSTEM PRIOR TO COMPLETION.
- 6. SEE "L" DRAWINGS FOR POINT OF CONSTRUCTION TO MAINTAIN CURBS AND SIDEWALKS IN PROPER POSITION & IN LINE WITH ACTUAL UTILITY LOCATIONS.
- 7. PROVIDE ROUTING DRAINAGE AWAY FROM BUILDING.
- 8. CONTRACTOR TO REFER TO "L" DRAWINGS FOR ALL CONSTRUCTION DETAILS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE O.M. PLANS AND PERMITS.
- 9. SEE "L" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- 10. CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ 30% MINIMUM CURS. REINFORCING TO BE A MINIMUM OF #3 BAR W/ 12" MAX. SPACING JOINTS TO HAVE COMPRESSIVE EXPANSION JOINTS NUMBERED 1-14. SEE "L" DRAWINGS FOR FINISH.
- 11. FOR TRUCK TURNING TEMPORARY SITE TRUCK TURNING EXPEDITIOUS LANE TO BE PROVIDED FOR THE DURATION OF THE PROJECT.
- 12. CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PUBLIC UTILITIES DEVELOPMENT PRIOR TO ISSUANCE OF ANY PERMITS.
- 13. PRIOR TO SIGN CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A COMPLETE COPY OF COMPLETION TO PUBLIC UTILITIES FOR APPROVAL.
- 14. NOT USED.
- 15. ALL LANDSCAPE AND IRRIGATION DESIGN SHALL MEET ALL CITY REQUIREMENTS. ALL IRRIGATION SYSTEMS SHALL BE DEFINED FROM PUBLIC UTILITIES. DO NOT USE.
- 16. NOT USED.
- 17. NOT USED.
- 18. LANDSCAPED AREAS SHALL BE DELIVERED WITH A MINIMUM OF 50% PLANTING. PLANTING SHALL BE IN ACCORDANCE WITH THE O.M. PLANS AND PERMITS.
- 19. PROVIDE FINISH GRADE LANDSCAPE PLAN PRIOR TO COMPLETION.

**SITE PLAN GENERAL NOTES**

- 1. THE SOIL REPORT PREPARED BY NER OIL GEOTECHNICAL SHOULD BE A PART OF THESE CONTRACT DOCUMENTS.
- 2. IF SOILS ARE EXPANDED IN UNUSUAL USE STEEL.
- 3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL.
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- 19. PROVIDE FINISH GRADE LANDSCAPE PLAN PRIOR TO COMPLETION.





HPA, Inc.  
1801 Harbor Blvd, Suite #100  
Redding, CA 96001  
Tel: 530.243.4779  
Fax: 530.243.4851  
email: hpa@hpa.com



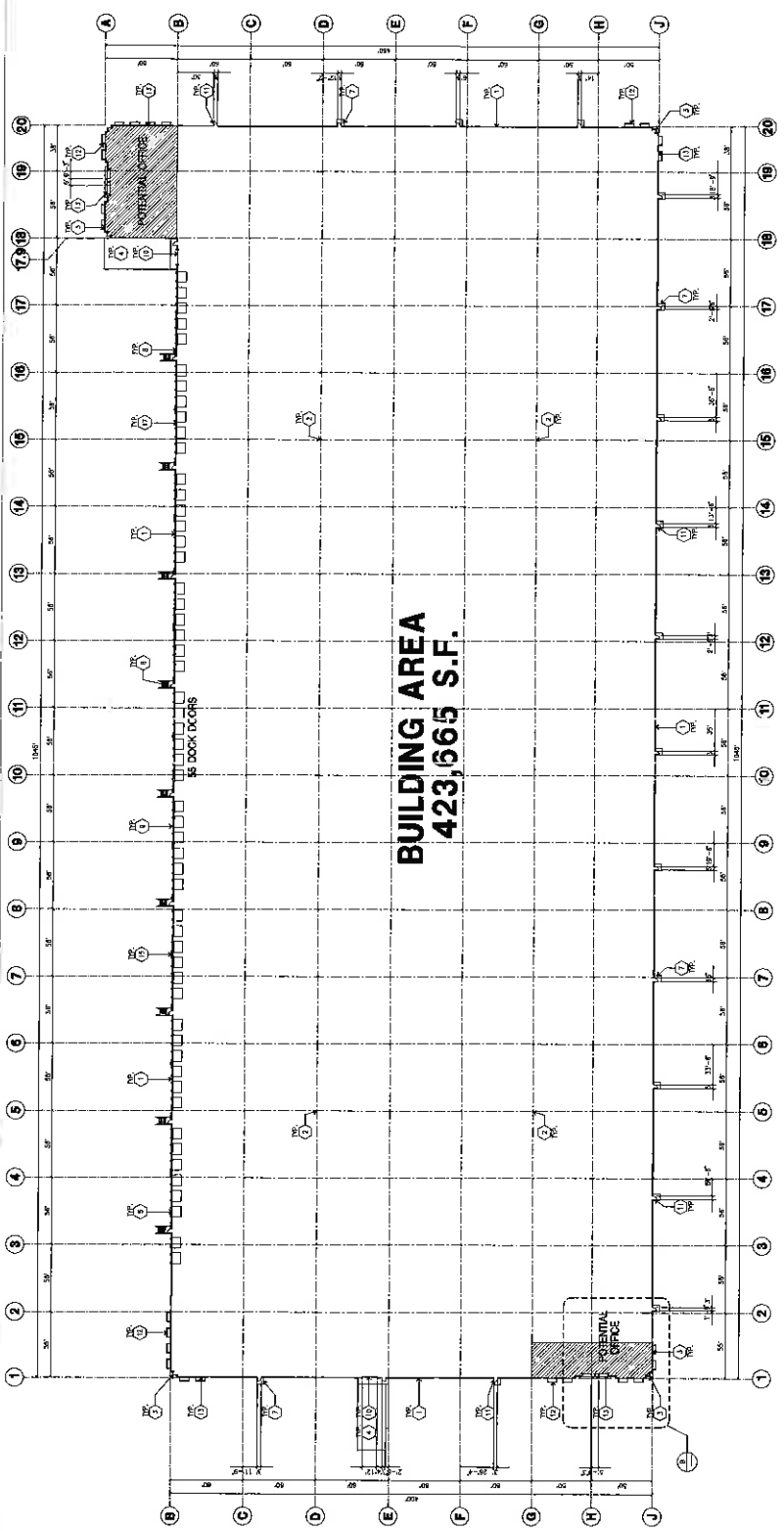
Owner:  
**CORES**  
1871 MacArthur, Suite 200  
Fremont, CA 94534  
949.467.3386

Project:  
**HARVILL  
BUSINESS  
CENTER**  
2824 HARVILL AVE  
PERRIS, CA 92570

Consultants:  
WCB  
TBD  
TBD  
TBD  
TBD  
TBD  
TBD  
TBD  
TBD  
TBD  
TBD  
TBD

Drawn By:  
Date:  
Sheet:  
Project Number:  
1644  
314  
162811

DAB-A2.1



OVERALL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**FLOOR SLAB AND POUR STRIPS REQ.**

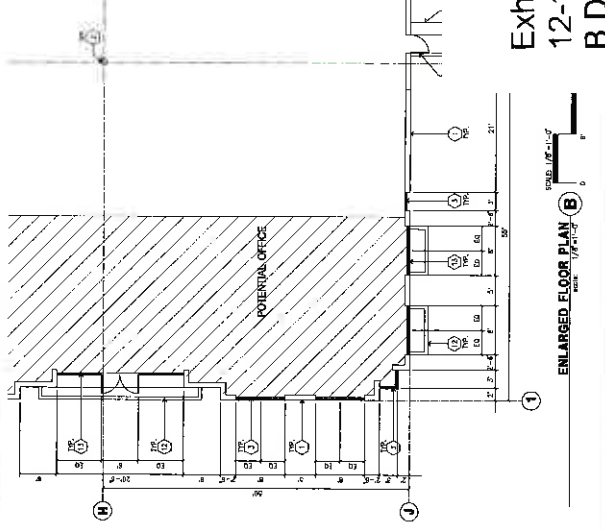
- NOTE: NOTES ARE VERY MIN. REQUIREMENT. SEE 1" DRGS FOR ADDITIONAL REQUIREMENTS.
- FLOOR CONSTRUCTION - SEE
  - POUR STRIPS - SEE
  - BUILDING CODES - SEE
  - A. 4" THICK MIN. UNREINFORCED CONCRETE OVER COMPACTED SOILS
  - B. 1" - 1 1/2" THICK MIN. 1" OCC CONCRETE AT ALL CONSTRUCTION JOINTS
  - C. 4" MIN. THICK UNREINFORCED CONCRETE OVER COMPACTED SOILS
  - D. 4" MIN. THICK UNREINFORCED CONCRETE OVER COMPACTED SOILS
  - E. 4" MIN. THICK UNREINFORCED CONCRETE OVER COMPACTED SOILS
  - F. 4" MIN. THICK UNREINFORCED CONCRETE OVER COMPACTED SOILS
  - G. 4" MIN. THICK UNREINFORCED CONCRETE OVER COMPACTED SOILS
  - H. 4" MIN. THICK UNREINFORCED CONCRETE OVER COMPACTED SOILS
  - I. 4" MIN. THICK UNREINFORCED CONCRETE OVER COMPACTED SOILS
  - J. 4" MIN. THICK UNREINFORCED CONCRETE OVER COMPACTED SOILS

**GENERAL NOTES - FLOOR PLAN**

- THIS BUILDING IS DESIGNED FOR USE AS OFFICE SPACE WITH THE ACCESS MAIN FLOOR AREA TO BE USED FOR OFFICE SPACE. THE FLOOR FINISH SHALL BE PROVIDED FOR ANY FINISHING/CONCRETE SYSTEMS.
- FINISH FLOORING SHALL BE PROVIDED FOR THE ENTIRE FLOOR AREA.
- SURFACE FINISHES SHALL BE PROVIDED FOR THE ENTIRE FLOOR AREA.
- DOOR THRESHOLDS SHALL BE PROVIDED DURING TYPICAL IMPROVEMENT TO EXISTING DOORS. ALL DOOR THRESHOLDS SHALL BE PROVIDED TO RESIST FIRE RISK ONLY. ALL DOOR THRESHOLDS SHALL BE PROVIDED TO RESIST FIRE RISK ONLY. ALL DOOR THRESHOLDS SHALL BE PROVIDED TO RESIST FIRE RISK ONLY.
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**KEYNOTES - FLOOR PLAN**

- CONCRETE TYPICAL PANEL
- STRUCTURAL STEEL COLUMN
- FINISH FLOORING SYSTEM WITH QUARTZ COUNTERTOP
- CONCRETE WALL 12" HIGH CONC. TYP. 1/2" GUARD RAIL ON BUILDING WALL ON
- DOOR THRESHOLDS SHALL BE PROVIDED DURING TYPICAL IMPROVEMENT TO EXISTING DOORS. ALL DOOR THRESHOLDS SHALL BE PROVIDED TO RESIST FIRE RISK ONLY. ALL DOOR THRESHOLDS SHALL BE PROVIDED TO RESIST FIRE RISK ONLY.
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ENLARGED FLOOR PLAN  
SCALE: 1/4" = 1'-0"

- DISABLED ACCESS NOTES**
- DOORS MARKED WITH "●" SHALL BE INSTALLED WITH DIRECTIONAL STORAGE W/ ARROW TO INDICATE NEAREST ACCESSIBLE EXIT.
  - TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
    - EACH GRADE-LEVEL EXIT DOOR MARKED WITH "▲". THE TACTILE EXIT SIGN SHALL READ "EXIT".
    - EXIT DOOR MARKED WITH "▲" SHALL LEAD DIRECTLY TO AN EXIT DOOR OR STAIR W/ TACTILE EXIT SIGN SHALL READ "EXIT STAIR DOWN" OR "EXIT STAIR UP".
    - EXIT SIGN SHALL BE PROVIDED PER CBC SECTION 1011.
  - AT LEAST 1' PORTABLE OF LIGHT AT FLOOR LEVEL SHALL BE PROVIDED TO MEANS OF EGRESS FROM ALL ESCAPED PARTS OF THE BUILDING.

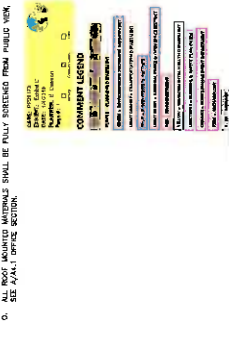
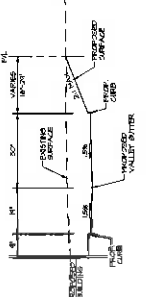
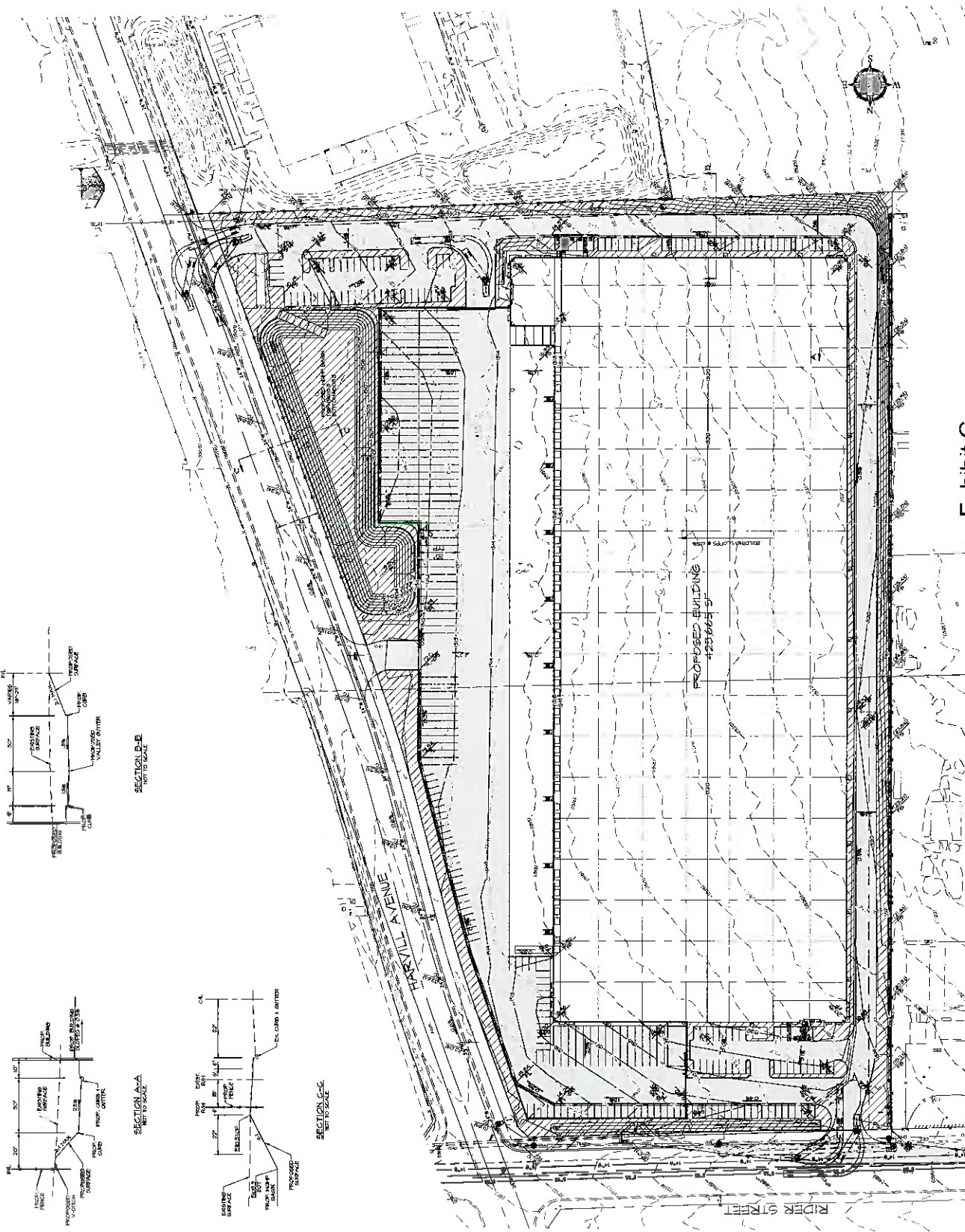


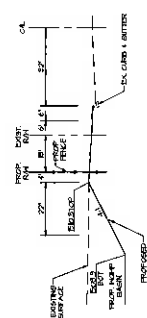
Exhibit C  
12-18-17  
B Dawson

**COMMENT LEGEND**

1	PROPOSED CONCRETE PAVEMENT
2	PROPOSED ASPHALT PAVEMENT
3	PROPOSED LANDSCAPE AREA
4	PROPOSED GRASS
5	PROPOSED ASPHALT DRIVE
6	PROPOSED ASPHALT DRIVE
7	PROPOSED ASPHALT DRIVE
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SECTION B-B  
NOT TO SCALE



**LEGEND**

[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED ASPHALT PAVEMENT
[Symbol]	PROPOSED LANDSCAPE AREA

COUNTY OF RIVERSIDE	
HARVILL INDUSTRIAL PARK	
CONCEPTUAL GRADING PLAN	
LARRY'S INDUSTRIAL SERVICES DEVELOPER	
[Logo]	
DATE: 11/18/2011	SHEET: 2
SCALE: AS SHOWN	PROJECT: HARVILL INDUSTRIAL PARK
DESIGNED: [Name]	PLANNING: [Name]
CHECKED: [Name]	DATE: 11/18/2011
DATE: 11/18/2011	BY: [Name]

Exhibit G  
12-18-17  
B Dawson



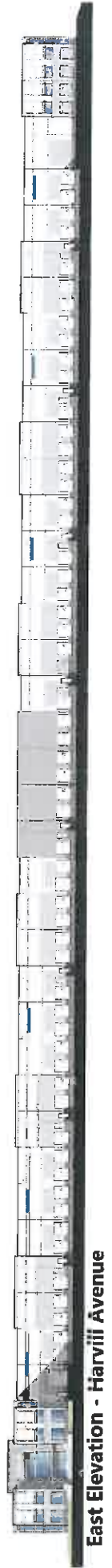


North Elevation - Rider Street

South Elevation - Walnut Street

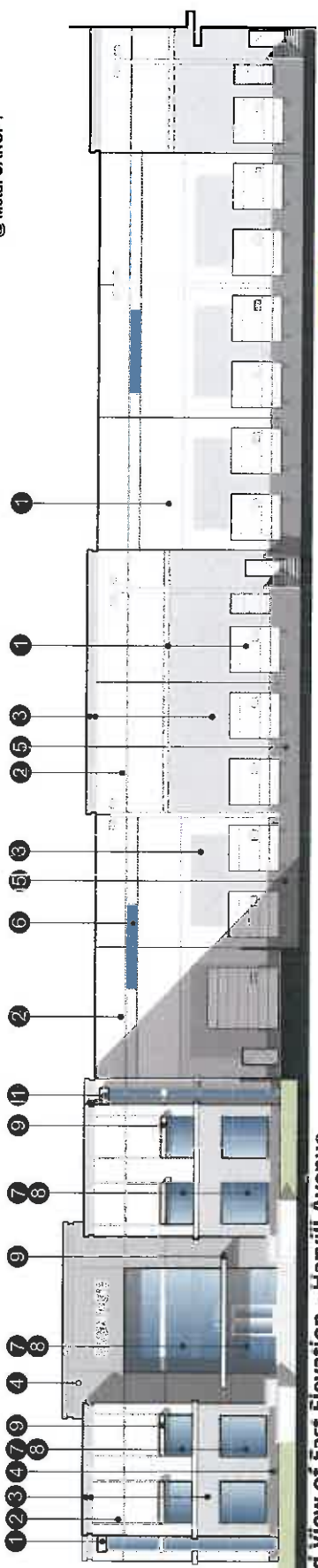


West Elevation



East Elevation - Harvill Avenue

- 1 Sherwin Williams SW 7005 Pure White
- 2 Sherwin Williams SW 7071 Gray Screen
- 3 Sherwin Williams SW 7073 Network Gray
- 4 Sherwin Williams SW 7074 Software
- 5 Sherwin Williams SW 7075 Web Gray
- 6 Sherwin Williams SW 6517 Regatta
- 7 Clear Anodized MULLIONS
- 8 Blue Reflective GLAZING
- 9 Sherwin Williams Acrylic Latex Systems High Gloss/High performance in color: SW 7005 Pure White @ Metal CANOPY



Enlarged View of East Elevation - Harvill Avenue



# Harvill Industrial Park

PERRIS, CA



JOB NO. 13200100

CONCEPTUAL COLORED ELEVATIONS &

12.18.17

Exhibit M  
12-18-17  
B Dawson

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.

**HIPAA**  
 1001 S. GARDEN AVENUE, SUITE 400  
 P.O. BOX 1001  
 LOS ANGELES, CA 90015  
 TEL: (213) 475-1001  
 FAX: (213) 475-1002  
 WWW.HIPAA.COM

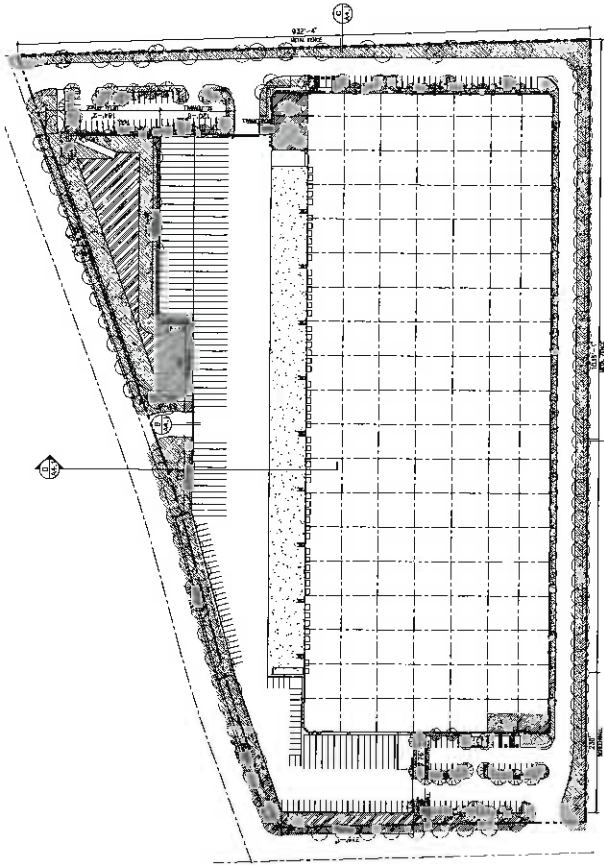
**CORE5**  
 CONSULTANTS  
 17771 MacArthur Blvd., Suite 200  
 Irvine, CA 92614  
 949-467-5200

**Harvill Business Center**  
 32825 HARVILL AVE  
 PEIRIS, CA 92770

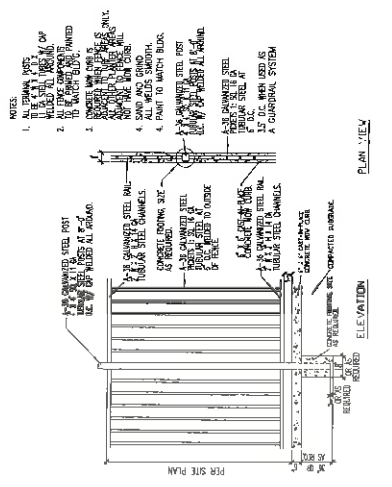
**Consultants:**  
 WMBR  
 BIRCHARD  
 MCGONIGLE  
 FISHBEIN  
 HANSEN  
 HANSEN  
 HANSEN

**SCREEN WALL**  
 Project Number: 1644  
 Drawn by: SA  
 Date: 12/30/17  
 Revision:

Sheet: **DAB-A4.1**

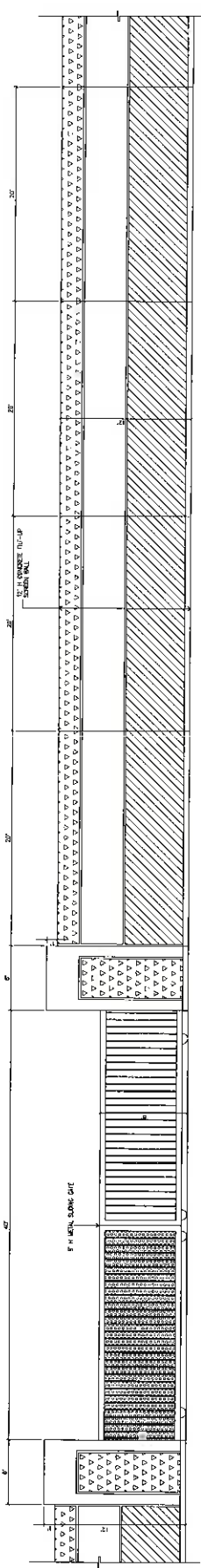


**SITE PLAN**

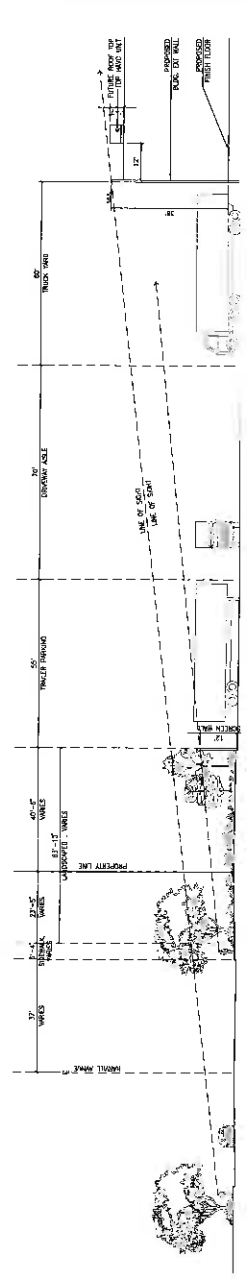


**METAL FENCE DETAIL**

- COLOR SCHED. - ELEVATIONS**
- 1. CONCRETE (SEE PLAN) - 10% LIGHT GREY
  - 2. GALVANIZED STEEL (SEE PLAN) - 10% LIGHT GREY
  - 3. GALVANIZED STEEL (SEE PLAN) - 10% LIGHT GREY
  - 4. GALVANIZED STEEL (SEE PLAN) - 10% LIGHT GREY
  - 5. GALVANIZED STEEL (SEE PLAN) - 10% LIGHT GREY
  - 6. GALVANIZED STEEL (SEE PLAN) - 10% LIGHT GREY
  - 7. GALVANIZED STEEL (SEE PLAN) - 10% LIGHT GREY
  - 8. GALVANIZED STEEL (SEE PLAN) - 10% LIGHT GREY
  - 9. GALVANIZED STEEL (SEE PLAN) - 10% LIGHT GREY
  - 10. GALVANIZED STEEL (SEE PLAN) - 10% LIGHT GREY



**TYPICAL SCREEN WALL ELEVATION**



**SECTION VIEW**

Exhibit W  
 12-18-17  
 B Dawson



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: PP26173

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

**COMPLETED/REVIEWED BY:**

By: Brett Dawson Title: Project Planner Date: February 5, 2018

Applicant/Project Sponsor: Andrea Arcilla Date Submitted: January 5, 2017

**ADOPTED BY:** Directors Hearing

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

For additional information, please contact Brett Dawson at (951) 955-0972 bdawson@rivco.org.

Please charge deposit fee case#:

**FOR COUNTY CLERK'S USE ONLY**



**COUNTY OF RIVERSIDE  
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** EA 42984

**Project Case Type (s) and Number(s):** PP26173

**Lead Agency Name:** Riverside County Planning Department

**Address:** P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** Brett Dawson, Project Planner

**Telephone Number:** (951) 955-0972

**Applicant's Name:** Core5 Industrial Partners

**Applicant's Address:** Attn: Andrea Arcilla, EPD Solutions, Inc., 2030 Main St., Ste. 1200, Irvine, CA 92614

**I. PROJECT INFORMATION**

**Project Description:** The plot plan proposes to construct a 423,665 sq. ft. high-cube warehousing and distribution facility with 413,665 sq. ft. of the building designated for warehousing and with 10,000 sq. ft. designated for office use. The facility also proposes a water quality basin, 184 standard parking spaces, 6 accessible parking spaces, and 100 trailer parking spaces. Refer to Section 3.

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

**B. Total Project Area:** 21.44 acres

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b> 21.44	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> 423,665	<b>Est. No. of Employees:</b> 150
<b>Other:</b>			

**C. Assessor's Parcel No(s):** 317-203-036 and 317-230-038

**Street References:** Southwest corner of Rider Street and Harvill Avenue

**D. Section, Township & Range Description or reference/attach a Legal Description:** Section 13, Township 4 South, Range 4 West

**E. Brief description of the existing environmental setting of the project site and its surroundings:** Refer to Section 2.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

- 1. Land Use:** The project site has a General Plan land use designation of Business Park (BP), which allows a 0.25-0.60 floor area ratio (FAR). As described in the General Plan, this designation is for employee intensive uses, including research and development, technology centers, corporate offices, "clean" industry, and supporting retail uses.
- 2. Circulation:** The Mead Valley Area Plan depicts Harvill Avenue as Major (118' ROW) and Rider Street as Secondary (100' ROW).

3. **Multipurpose Open Space:** The proposed project would develop an industrial warehousing facility on a site designated for Business Park uses. No multi-purpose open space would be required to be preserved within the boundaries of this project.
4. **Safety:** The Mead Valley Area Plan does not map the site within a flood hazard area, as having steep slopes, or as subject to landslides or rockfalls. The site is mapped as having a low susceptibility to liquefaction. The site is within a very high fire hazard severity zone.
5. **Noise:** The Noise Element requires projects to minimize noise spillover onto adjoining residential or other noise-sensitive uses.
6. **Housing:** The proposed project does not include housing, and there are no applicable Housing Element policies.
7. **Air Quality:** The project site is within the South Coast Air Basin and is within the jurisdiction of the South Coast Air Quality Management District.
8. **Healthy Communities:** The Health Communities Element states that, where feasible, air pollutant sources and sensitive receptors should be sited apart from each other.

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

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

**D. Land Use Designation(s):** Business Park

**E. Overlay(s), if any:** n/a

**F. Policy Area(s), if any:** March Joint Air Reserve Base Influence Area, Zone B of the Mt. Palomar Night Time Lighting Policy Area

**G. Adjacent and Surrounding:**

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

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

3. **Land Use Designation(s):** Areas to the north and south are designated for Business Park land uses; areas to the east are designated for Heavy Industrial; and areas to the west are designated for Very Low Density Residential.

4. **Overlay(s), if any:** n/a

5. **Policy Area(s), if any:** March Joint Air Reserve Base Influence Area, Zone B of the Mt. Palomar Night Time Lighting Policy Area

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** n/a

2. **Specific Plan Planning Area, and Policies, if any:** n/a

**I. Existing Zoning:** Manufacturing – Service Commercial (M-SC) and Industrial Park (I-P)

**J. Proposed Zoning, if any:** No change proposed.

**K. Adjacent and Surrounding Zoning:** Areas to the north are zoned Industrial Park (I-P); areas to the south are zoned Manufacturing – Service Commercial (M-SC); areas to the east are zoned Heavy Manufacturing (M-H); and areas to the west are zoned Low Density Residential (R-R-1) and Light Agriculture (A-1-1).

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

### IV. DETERMINATION

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> 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.
<input type="checkbox"/> 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 <b>ADDENDUM</b> to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> 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 <b>SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT</b> is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a <b>SUBSEQUENT ENVIRONMENTAL IMPACT REPORT</b> is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR

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

\_\_\_\_\_  
Signature

February 5, 2018  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-8 "Scenic Highways"; Mead Valley Area Plan Figure 10 "Scenic Highways"; California Scenic Highway Mapping System (Caltrans 2016). Accessible at: [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/)

### Findings of Fact:

**a) No Impact.** The project site is not located along an officially designated scenic highway corridor. The closest highway is Interstate (I) 215, which is approximately 900 feet west of the project site, but is not designated as a scenic highway corridor. The closest "Officially Designated" State Scenic Highway is Highway 243, which is located approximately 20 miles east of the project site. State Highway 74, which is located approximately 3.25 miles south of the project site is identified as an Eligible State Scenic Highway – Not Officially Designated. The project site is not visible from either Highway 243 or State Highway 71. Implementation of the proposed project would develop the project site for industrial uses. Due to the distance from scenic corridors, development of the project site would not result in impacts.

**b) Less than Significant Impact.** The proposed project is a vacant and undeveloped site that was previously used for agriculture, and has been recently disked. Specific views of the project site consist of a rough graded parcel, and does not include any scenic resources. The project site is located adjacent to roadways on the east and north sides. Existing land uses across Harvill Avenue to the east of the project site include industrial storage and manufacturing uses that consist of a large concrete industrial building and exterior storage and stocking areas that are paved and bound by a cement wall along Harvill Avenue. Areas across Rider Street to the north consist of undeveloped vacant land that has been previously disturbed by agricultural activities. In addition, an electrical transmission line and associated poles are located along Rider Avenue; three power poles are located along the northern boundary of the project site. The area to the north of the project site lacks topography, vegetation, rock outcroppings, or any other scenic resources. Similarly, the area that is adjacent to the southwest of the project site is undeveloped, vacant land that lacks topography, vegetation or any scenic resources. The area adjacent

to the southeast of the project site is currently developed with an industrial building that is surrounded by parking areas and associated landscaping. Additionally, the area located adjacent to the west of the project site consists of scattered low density residential uses that are not uniformly developed and contains areas of old vehicle, boat, and RV storage and piles of debris. Overall, there are no unique visual features, rock outcroppings, landmark features, or scenic resources on or adjacent to the project site; and the project site does not exist within a prominent scenic vista. Thus, these types of resources would not be impacted by development of the project site.

The proposed project would develop an industrial building on the currently vacant site. The proposed structure would be a concrete tilt-up structure that would be painted and have accented corners made of blue glass. The building's main entry would be identified by an aluminum finished canopy with glass entry doors. The overall color scheme of the building would include blues, grays, and white, with aluminum and blue glass accents. To vary the visual height of the 42-foot high building, the building's roof would have architectural projections. In addition, to visually reduce the size and bulk of the 1,040 feet long by 400 feet wide structure, the sides of the building would be articulated with different setbacks, heights, and architectural projections to provide separation between different portions of the building, and the building would be set back approximately 100 feet from the closest point along Harvill Avenue. In addition, parking and landscaping areas would be located in the setbacks, which would minimize the visual scale of the building.

Additionally, the proposed project would install approximately 150,373 SF of landscaping that would include Camphor, Skyrocket Juniper, Chinese Flame, Chinese Pistache, California Sycamore, African Sumac, and California Pepper trees along Harvill Avenue and Rider Street. Trees would also be installed along the southern and western boundaries of the project site, which would include African Sumac and Brisbane Box trees. In addition, areas adjacent to the building (with exception of the loading dock area) would be landscaped with the tree species listed above, and a variety of shrubs and ground covers. The size and height of these proposed trees (that include vertical growing species) would reduce the visual perception of the building height and provide uniform landscaping onsite, which currently does not exist. The proposed trees would be installed pursuant to the County's standard requirements for landscape screening (listed below as PPP AES-1), which states that landscaping around the perimeter of the proposed building shall be designed to be opaque up to a minimum height of 6-feet at maturity. Thus, a large portion of the project frontage would be screened with landscaping. Additionally, the layering of landscaping at various distances between the proposed building and Rider Street and Harvill Avenue would provide visual depth and distance between the roadways and proposed structure. Furthermore, the industrial character of the proposed project is similar to the industrial character of the existing land uses to the east across Harvill Avenue and to the south of the project site. Overall, the proposed project would not result in the creation of an aesthetically offensive site open to public view, and impacts would be less than significant.

Existing Plans, Programs, or Policies:

**PPP AES-1:** Landscape Screening: Landscape screening located around the perimeter of the proposed project shall be designed to be opaque up to a minimum height of 6 feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than 30 inches and no trees shall be planted within 10 feet of driveways or street intersections.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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**2. Mt. Palomar Observatory**

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

Source: Riverside County General Plan, Ord. No. 655 (Regulating Light Pollution); Mead Valley Area Plan Figure 7 "Mt. Palomar Night Time Lighting Policy Area"

Findings of Fact:

**a) Less than Significant Impact.** The proposed project site is approximately 40 miles northwest of the Mt. Palomar Observatory, and is within Zone B, as designated by Riverside County Ordinance No. 655. Zone B includes areas between 15 and 45 miles from the observatory. Areas within Zone B are required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. To ensure that lighting meets the required standards, the proposed project is required to submit lighting plans for approval as part of the project permitting process. Thus, through the County's development review process, as included by PPP AES-2, the proposed project would be required to comply with Riverside County Ordinance No. 655, and potential project interference with nighttime use of the Mt. Palomar Observatory would be less than significant.

Existing Plans, Programs, or Policies:

**PPP AES-2: Lighting Plans:** All parking lot lights and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and 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.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

Findings of Fact:

**a) Less than Significant Impact.** The project site is undeveloped and there is no source of onsite nighttime lighting. However, areas nearby the project site provide sources of nighttime lighting including: security and parking lot lighting from developed parcels, illumination from vehicle headlights along Harvill Avenue and Rider Street, and offsite interior illumination from nearby uses passing through windows. Sensitive receptors relative to lighting and glare include residents, motorists, and pedestrians.

The proposed project would include installation of new lighting sources on the project site including exterior lighting for security in the parking lot and along the building exterior; and interior lighting that could be visible through windows to the outside. The exterior security and parking lot lighting would be hooded, appropriately angled to focus on the project site, and would comply with the County's lighting ordinance and Building and Safety standards, as required by County Ordinance No. 655 and included as PPP AES-2. In addition, as described above, the proposed project would be required to submit



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lighting plans for approval as part of the project permitting process to ensure compliance with the Riverside County lighting requirements. Therefore, implementation of the project would not result in a substantial new source of light, and impacts would be less than significant.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. However, the proposed industrial building would not be developed with reflective surfaces, and would not include large areas of windows. Therefore, the proposed project would not generate substantial sources of glare, and impacts related to glare would be less than significant.

**b) No Impact.** As described above, existing low density residential uses are located to the west of the project site. However, the project would adhere to all applicable Riverside County lighting regulations that specify lighting be hooded, and angled to focus on the project site, and away from residential uses. The proposed project would be required to submit lighting plans for approval as part of the project permitting process per PPP AES-2 and Ordinance No. 655 to ensure compliance with the Riverside County lighting requirements. This process would ensure that residential property is not exposed to unacceptable levels of light; and impacts related to unacceptable levels of light would not occur.

Existing Plans, Programs, or Policies:

**PPP AES-2:** Listed previously in Section 2.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources", Mead Valley Area Plan Figure 3, Land Use Plan, and the Farmland Mapping and Monitoring Program (FMMP) California Important Farmland Finder. Accessible at: <http://www.conservation.ca.gov/dlrp/fmmp> <http://maps.conservation.ca.gov/ciff/ciff.html>.

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

Findings of Fact:

**a) No Impact.** The project site is identified by the Farmland Mapping and Monitoring Program as Farmland of Local Importance; and is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Likewise, none of the lands nearby the project site are identified as Prime, Unique, or Farmland of Statewide importance. Therefore, implementation of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; and impacts would not occur.

**b) Less than Significant Impact.** The zoning code designations for the project site are Manufacturing – Service Commercial and Industrial Park (I-P). The area to the west of the southern half of the project site is zoned for Light Agriculture (A-1-1) (1-acre minimum). However, the area is developed with single-family residential uses, and has a General Plan land use designation of residential. Therefore, a conflict with an agricultural use would not occur. In addition, the project site and surrounding areas are not subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. The project area and surrounding lands were used for agricultural activities from 1938 through 1990; however, no agricultural activities have occurred on-site or the surrounding areas since then. As a result, impacts related to conflict with agricultural zoning, agricultural use, a Williamson Act contract, or a Riverside County Agricultural Preserve from implementation of the proposed project would be less than significant.

**c) Less than Significant Impact.** The zoning code designations for the project site are Manufacturing – Service Commercial and Industrial Park (I-P). There are three parcels that are adjacent to the southwest of the project site that are zoned for Light Agriculture (A-1-1) (1-acre minimum). However, these parcels are developed with single-family residential uses, and has a General Plan land use designation for residential uses. In addition, agricultural uses do not exist in the vicinity of the three A-1-1 zoned parcels. Therefore, although the proposed project would implement development of non-agricultural uses within 300 feet of agriculturally zoned property; impacts related to agriculture uses would not occur. As a result, impacts would be less than significant.

**d) No Impact.** As described above, although the project area was historically used for agriculture from 1938 through 1990, there is no existing agriculture on-site or in the surrounding area. Thus, the development of the proposed project would not result in conversion of Farmland, to non-agricultural use, and impacts would not occur.

Existing Plans, Programs, or Policies:

There are no PPPs related to agricultural or forest resources.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**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))?

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

Source: Riverside County General Plan Figure OS-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-c) No Impact.** The project area and surrounding lands are either currently vacant and undeveloped lands that were previously used for agriculture, and are regularly disked; or are areas developed with urban uses, such as roadways, industrial uses, and residential uses. There is no existing forest land or timberland on the project site or in the project vicinity. The zoning code designations of the project site are Manufacturing – Service Commercial and Industrial Park (I-P); and the zoning designations of the areas surrounding the project site do not include forest or timberland. The Mead Valley Area Plan Figure 3, shows that there are no properties zoned for forest land or timberland surrounding the project site. Thus, the proposed project would not conflict with zoning or cause rezoning or any forest or timber land, result in the loss of forest land, or involve other changes that could result in the conversion of forest land to non-forest uses, and impacts would not occur.

**Existing Plans, Programs, or Policies:**

There are no PPPs related to forest resources.

**Mitigation:** No mitigation measures are necessary.

**Monitoring:** No monitoring measures are necessary.

**AIR QUALITY** Would the project:

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Air Quality Impact Analysis, prepared by Urban Crossroads, included as Appendix A; Mobile Source Health Risk Assessment, prepared by Urban Crossroads, included as Appendix B.

Findings of Fact:

**a) No Impact.** The project site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

The project site has a General Plan land use designation of Business Park, which allows a 0.25-0.60 Floor Area Ratio (FAR). As described in the General Plan, this designation is for employee intensive uses, including research and development, technology centers, corporate offices, "clean" industry and supporting retail uses (County 2015). The proposed project would develop a 423,665 SF industrial warehouse building on the 9.21-acre Project Site, which would result in a 0.45 FAR that would be consistent with the existing BP land use designation that allows up to a 0.60 FAR. Therefore, the development density of the proposed project would also be consistent with the assumptions in the AQMP, and would not conflict with SCAQMD's attainment plans.

In addition, emissions generated by construction and operation of the project would not exceed thresholds, as described in the analysis below, which are based on the AQMP and are designed to bring the Basin into attainment for the criteria pollutants for which it is in nonattainment. Therefore, because the project does not exceed any of the thresholds it would not conflict with SCAQMD's goal of bringing the Basin into attainment for all criteria pollutants and, as such, is consistent with the AQMP. As a result, impacts related to conflict with the AQMP from the project would be less than significant.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table AQ-1: SCAQMD Regional Daily Emissions Thresholds<sup>1</sup>**

Pollutant	Construction	Operations
VOC	75	55
NOx	100	55
CO	550	550
PM <sub>10</sub>	150	150
PM <sub>2.5</sub>	55	55
SOx	150	150

**Construction**

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

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling. In addition, implementation of SCAQMD Rule 1113 that governs the VOC content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling. In addition, modeling assumed use of CARB certified Tier 3 or better equipment, which is included in the project as PPP AQ-4.

As shown in Table AQ-2, CalEEMod results show that construction emissions generated by the proposed project would not exceed SCAQMD regional thresholds. Therefore, construction activities would result in a less than significant impact.

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

	VOC	NOx	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
2018	4.80	38.78	39.90	0.08	9.10	5.04
2019	67.05	35.32	30.37	0.08	5.10	2.37
<b>Maximum Daily Emissions</b>	<b>67.05</b>	<b>38.78</b>	<b>39.90</b>	<b>0.08</b>	<b>9.10</b>	<b>5.04</b>
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: Urban Crossroads, 2017.

**Operations**

Implementation of the proposed industrial warehousing uses would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products.

<sup>1</sup> SCAQMD CEQA Air Quality Handbook, November 1993 Rev.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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However, operational vehicular emissions would generate a majority of the emissions generated from the project.

Operational emissions associated with the proposed project were modeled using CalEEMod and are presented in Table AQ-3. As shown, the proposed project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, the project's operational emissions would not exceed the NAAQS and CAAQS and impacts would be less than significant.

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

Source	VOC	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	9.56	<0.01	0.10	<0.01	<0.01	<0.01
Energy	0.03	0.23	0.20	<0.01	0.02	0.02
Mobile (trucks)	1.47	52.54	9.75	0.15	4.87	1.64
Mobile (cars)	0.64	0.76	10.65	0.04	3.96	1.06
<b>Total Emissions</b>	<b>11.70</b>	<b>53.87</b>	<b>20.69</b>	<b>0.20</b>	<b>8.85</b>	<b>2.72</b>
<b>SCAQMD Thresholds</b>	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: Urban Crossroads, 2017.

**c) Less than Significant Impact.** The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed project, could cumulatively contribute to these pollutant violations. Evaluation of cumulative air quality impacts of the proposed project has been completed pursuant to SCAQMD's cumulative air quality impact methodology, SCAQMD states that if an individual project results in air emissions of criteria pollutants (VOC, CO, NO<sub>x</sub>, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>) that exceed the SCAQMD's recommended daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

As described above in response to Impact 6.b), neither construction or operation of the proposed project would result in an exceedance of any SCAQMD's recommended daily thresholds. Therefore, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant, and impacts would be less than significant.

**d) Less than Significant Impact.** The SCAQMD recommends the evaluation of localized NO<sub>2</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> construction-related impacts to sensitive receptors in the immediate vicinity of the project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. The impacts were analyzed pursuant to the SCAQMD's *Final Localized Significance Threshold Methodology* (SCAQMD 2008). According to the LST Methodology, "off-site mobile emissions from the project should not be included in the emissions compared to the LSTs" (SCAQMD 2008).

**Localized Air Quality Thresholds**

SCAQMD has developed Local Significance Thresholds (LSTs) that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub> pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The project site is located in SRA 24, Perris.

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

The localized thresholds from the mass rate look-up tables in SCAQMD's Final Localized Significance Threshold Methodology document, were developed for use on projects that are less than or equal to 5-acres in size or have a disturbance of less than or equal to 5 acres daily.

The Air Quality Impact Analysis (Appendix A) determined that the proposed project would disturb a maximum of 4 acres per day, and that the closest receptor is approximately 25 meters from the project site. Although these sensitive receptors may be located closer than 25 meters from the project site, SCAQMD's LST methodology states that projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters.

As shown in Table AQ-4, with implementation of SCAQMD Rules as listed in PPP AQ-1 through PPP AQ-4, the daily construction emissions from the proposed project would not exceed the applicable SCAQMD LST thresholds, and localized construction impacts would be less than significant.

**Table AQ-4: Peak Localized Daily Construction Emissions (lbs/day)**

Construction	NOx	CO	PM <sub>10</sub>	PM <sub>2.5</sub>
Peak Grading Emissions	35.23	39.09	5.20	2.83
<b>Threshold</b>	<b>237</b>	<b>1,346</b>	<b>11</b>	<b>7</b>
Exceeds Threshold?	No	No	No	No

Source: Urban Crossroads, 2017.

**Operations**

For operational LSTs, on-site passenger car and truck travel emissions were modeled. The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state Ambient Air Quality Standards. The applicable localized thresholds are:

- California State 1-hour CO standard of 20.0 ppm;
- California State 8-hour CO standard of 9.0 ppm;
- California State 1-hour NO<sub>2</sub> standard of 0.18 ppm;
- SCAQMD 24-hour operational PM<sub>10</sub> LST of 2.5 µg/m<sup>3</sup>; and
- SCAQMD 24-hour operational PM<sub>2.5</sub> LST of 2.5 µg/m<sup>3</sup>.

As shown on Table AQ-5, operational emissions would not exceed the SCAQMD's localized significance thresholds for any criteria pollutant at the nearest sensitive receptor. Therefore, the project would result in a less than significant impact related to localized emissions from operational activities.

**Table AQ-5: Peak Localized Daily Operation Emissions (lbs/day)**

	CO		NO <sub>2</sub>		PM <sub>10</sub>		PM <sub>2.5</sub>
	1-hour	8-hour	1-hour	annual	24-hours	annual	24-hours
Peak Day Emissions	0.016	0.011	0.022	0.004	0.68	0.22	0.62
Background Concentration	4.5	1.5	0.06	0.017	-	-	-
<b>Total Concentration</b>	<b>4.52</b>	<b>1.51</b>	<b>0.08</b>	<b>0.02</b>	<b>0.68</b>	<b>0.22</b>	<b>0.62</b>
<b>Threshold</b>	20	9	0.18	0.03	2.5	1	2.5
Exceeds Threshold?	No	No	No	No	No	No	No

Source: Urban Crossroads, 2017.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Hot Spots**

In regards to potential "hot spots" of CO that could result from the project, the Air Quality Impact Analysis (Appendix A) describes that the proposed project would not generate enough traffic to generate a potential hotspot. It is described that a daily traffic volume of 400,000 vehicles per day would not likely exceed the most stringent 1-hour CO standard (20 ppm).

With implementation of the project, the highest average daily trips on a segment of road would be 39,300 daily trips on Perris Boulevard north of San Michele Road, which much less than the volume of traffic required to generate a CO hot spot. Thus, impacts related to a CO hot spot would not occur from implementation of the proposed project.

**Air Quality Emission Health Risks**

The SCAQMD CEQA Air Quality Handbook (1993) states that emissions of toxic air contaminants (TACs) are considered significant if there is an increased risk of greater than 10 in one million. Based on guidance from the SCAQMD in the document Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis, for purposes of this analysis, 10 in one million is used as the cancer risk threshold for the proposed project.

The closest residential land use (28-feet west) to the project site has the greatest potential exposure to diesel particulate matter emissions that would result from operation of the proposed project. The Mobile Source Health Risk Assessment prepared for the project (included as Appendix B) has modeled emissions from the project operations and determined that the maximum incremental cancer risk attributable to diesel particulate matter emissions is estimated at 0.72 in one million, which is less than the threshold of 10 in one million. At this same location, non-cancer risks were estimated to be 0.005, which would not exceed the applicable threshold of 1.0. Therefore, operation of the proposed project would result in less than significant human health and cancer risks to adjacent residences.

The closest school site to the project site or traffic route to the project site is 0.5 mile northeast of the project. At this location is 0.03 in one million which is less than the threshold of 10 in one million. Maximum non-cancer risks at this same location were estimated to be 0.0001 which would not exceed the applicable threshold of 1.0. Any other school facilities are farther in distance from the project activities, and would be exposed to less emissions and consequently less impacts. Overall impacts related to diesel particulate matter emissions would be less than significant.

**e) No Impact.** The project site would develop an industrial warehousing project, which is not a sensitive receptor. Sensitive receptors include land uses, such as: residences, schools, and hospitals. Thus, the proposed project would not construct a sensitive receptor and impacts would not occur.

**f) Less than Significant Impact.** According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor issues include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. The proposed project would develop and operate an industrial warehousing building, which would not involve the types of activities that would emit objectionable odors affecting a substantial number of people.

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.*

Based on the proposed warehouse use of the site and with compliance with SCAQMD Rule 402, there would be no impacts related to odors.

Existing Plans, Programs, or Policies:

**PPP AQ-1:** The project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.

**PPP AQ-2:** The project is required to post a sign during constructions to comply with the provisions of the California Air Resources Board (CARB) and California Health and Safety Code Section 39674 (b) that construction workers shall not idle diesel engines in excess of 5 minutes.

**PPP AQ-3:** The project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only "Low-Volatile Organic Compounds" paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications shall be used.

**PPP AQ-4:** The project's plans, specifications, and construction permits shall state that all crawler tractors, rubber tired dozers, graders, and scrapers used shall be California Air Resources Board (CARB) certified Tier 3 of better.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**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?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 MSHCP Habitat Assessment Report, prepared by Blackhawk Environmental, January 2017 (Blackhawk 2017a) (Appendix C1); Focused Burrowing Owl Survey Report, prepared by Blackhawk Environmental, May 2017 (Blackhawk 2017b).

Findings of Fact:

**a) Less than Significant Impact with Mitigation Incorporated.** The project site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is not located within or adjacent to a Plan Cell Group, Plan Criteria Cell, or Conservancy Area; however, the project is located within a designated area requiring surveys for burrowing owl. The MSHCP does not require any other surveys species, mammals, amphibians, narrow endemic plant species or special linkage areas (Blackhawk 2017a).

The Habitat Assessment Report that was prepared for the project (Blackhawk 2017a) conducted the habitat assessment outlined by the MSHCP in *Step 1: Habitat Assessment* as well as *Step 2 Part A: Focused Burrow Surveys of the Burrowing Owl Survey Instructions* (2006), which identified suitable nesting and foraging habitat for burrowing owl. Therefore, consistent with the MSHCP requirements, surveys were conducted pursuant to *Step II, Part B: Focused Burrowing Owl Surveys of the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area* (2006); the results of these surveys are documented in the Focused Burrowing Owl Survey Report (Blackhawk 2017b), which found no burrowing owls or sign within the survey area. With implementation of Mitigation Measure BIO-1, which requires pre-construction burrowing owl surveys and the implementation of avoidance or exclusion measures if owls are found during the surveys, potential conflict with the provisions of an adopted Habitat Conservation Plan would be less than significant.

**b-c) Less than Significant Impact with Mitigation Incorporated.** The project site has been highly disturbed from past agricultural activities. No native vegetation communities exist on or adjacent to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project site. The literature review prepared for the project identified one sensitive plant species with the potential to occur within the project site, which is the long-spined spineflower (*Chorizanthe polygonoides var. longispina*). However, there are no suitable soils onsite for this species. Due to regularly tilled and disturbed soil, island effects and lack of typical habitat, this species was determined to be absent from the project site (Blackhawk 2017a).

The literature review prepared for the project resulted in a list of four sensitive wildlife species with the potential to occur within the project vicinity, which includes: Burrowing owl (*Athene cunicularia*), Coastal California gnatcatcher (*Polioptila californica*), Stephens' kangaroo rat (*Dipodomys stephensi*), and Coast horned lizard (*Phrynosoma blainvillii*) (Blackhawk 2017a). However, only burrowing owl and coast horned lizard are considered to have a moderate potential for occurrence based on proximity of historic records and marginal quality habitat on site. Additionally, there are numerous burrowing owl-suitable burrows on and within 150 meters of the project site. The Stephens' kangaroo rat and coastal California gnatcatcher are presumed absent based on the lack of appropriate habitat, lack of suitable soils, regular disking activities and/or presumed extirpation from the project area due to island effects (Blackhawk 2017a).

Based on a review of the Habitat Assessment Report and Focused Burrowing Owl Survey Report, the Riverside County Planning Department, Environmental Programs Division determined the implementation of Mitigation Measure BIO-1, requiring pre-construction burrowing owl surveys to be conducted pursuant to the MSHCP requirements, and Mitigation Measure BIO-2, requiring nesting bird surveys during the nesting bird season, would reduce impacts to special-status species to below a level of significance.

**d) Less than Significant Impact with Mitigation Incorporated.** Wildlife corridors are linear features that connect areas of open space and provide avenues for the migration of animals and access to additional areas of foraging. The project site does not contain, or adjacent to, any wildlife corridors. The project site is surrounded by roadways, residential, and light industrial development. Although, the site is adjacent to a vacant and undeveloped parcel to the southwest, the vacant parcel is also bound by roadways and developed land uses. The only existing linkages to any open space or habitat area are the existing roadway corridors, which would not be modified by the proposed project. Furthermore, as described by the Habitat Assessment Report that was prepared for the project, the project site is not within or adjacent to an established wildlife corridor or have any connectivity to larger conservation areas of the region (Blackhawk 2017a). Thus, impacts related to established native resident or migratory wildlife corridors would not occur

The project site contains two willow trees along the western boundary of the site, and the project site contains sparsely vegetated areas, both of which can be used by bird species common to the area, such as: Anna's hummingbird, mourning dove, and house finch. Additionally, the large open nature of the project site may also provide suitable habitat for ground nesting birds such as killdeer (*Charadrius vociferous*) and horned lark (*Eremophila alpestris*). Due to the presence of suitable nesting bird habitat, Mitigation Measure BIO-2 would be implemented to conduct nesting bird surveys, should construction occur during nesting season, to reduce the potential for impacts to nesting birds to a less than significant level. With implementation of Mitigation Measure BIO-2, potential impacts related to native wildlife nursery sites would be less than significant.

**e) No Impact.** The project site does not include any riparian habitat or other sensitive natural community. As described above, the project site has been highly disturbed from past agricultural activities. No native vegetation communities exist on or adjacent to the project site. In addition, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project site does not include any riparian or wetland areas. An excavated ditch parallels Rider Street along a portion of the northern border between the road shoulder and the project site, which terminates in a culvert that presumably connects to the storm sewer system inlet found near the intersection of Rider Street and Harvill Avenue. The ditch only carries water from adjacent land to the east and appears only to do so during rain events. This ditch is not a naturally occurring drainage feature, contains no aquatically adapted plant species, was not created for the purposes of creating wetland habitat or open water areas and does not occur within a historic natural feature and, as such, is not subject to riverine/riparian criteria as defined by the MSHCP (RCIP 2003) (Blackhawk 2017a). Therefore, the proposed project would not result in a substantial adverse effect on any riparian habitat or other sensitive natural community, and impacts would not occur.

**f) No Impact.** As described above, the project site does not contain any wetland habitat or riverine/riparian areas. In addition, because the drainage ditch described in the previous response is constructed entirely within upland habitats, drains only urban runoff, has no relatively permanent flow of water and lacks a naturally occurring defined bed and bank (streambed), the drainage ditch is not considered a non-wetland water of the U.S. by the Army Corps of Engineers (USACE) or a jurisdictional streambed by CDFW or RWQCB. Additionally, the drainage ditch is not located in or adjacent to a traditional navigable water (TNW) or relatively permanent water (RPW) and is isolated (Blackhawk 2017a). The USACE does not regulate isolated features under Section 404 permit authorization of the CWA (SWANCC Decision 2001). Furthermore, due to lack of a naturally defined streambed and any riparian associated vegetation, the ditch is not a jurisdictional feature regulated by the CDFW or RWQCB (Blackhawk 2017a). Thus, the project site does not include or is adjacent to any jurisdictional wetland areas, and the proposed project would not result in any impacts to these types of resources.

**g) No Impact.** The proposed project would not conflict with any local policies or ordinances protecting biological resources. The County of Riverside has two tree management ordinances; one which manages the removal of oak trees, and the other that manages the removal of trees above 5,000 feet in elevation. The only on-site trees are two willow trees that are located along the western boundary of the site. The proposed project site does not contain any oak trees and elevations of the project site range from 1,508 feet amsl to 1,533 feet amsl. Thus, the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and impacts would not occur.

Existing Plans, Programs, or Policies:

**PPP BIO-1:** MSHCP Development Impact Fee. Prior to issuance of a grading or building permit, the project applicant shall pay the MSHCP-required development mitigation fees to the Western Riverside County Regional Conservation Authority.

Mitigation:

**Mitigation Measure BIO-1:** Pre-construction Burrowing Owl Survey. Within 30 days of construction, conduct take avoidance surveys for burrowing owl per guidelines specified in the Western Riverside County Regional Conservation Authority Burrowing Owl Survey Instructions for the Plan Area (2006).

If burrowing owls are observed to occupy the Project site and/or adjacent areas during take avoidance surveys or incidentally during construction, avoidance measures may be implemented during the breeding season (March 1 through August 31). If burrowing owls are present during the non-breeding season (September 1 through February 28), burrowing owl exclusion measures may be implemented in accordance with the Plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation Measure BIO-2:** Pre-construction Surveys. To the extent feasible, the project shall conduct vegetation removal outside of the nesting bird season (generally between February 15 and August 31). If vegetation removal is required during the nesting bird season, a County qualified biologist shall conduct nesting bird surveys of all areas designated for vegetation removal and within 100 feet of areas proposed for vegetation removal. Surveys shall be conducted by a County qualified biologist within 14 days of vegetation removal. If active nests are observed, the County qualified biologist will determine appropriate minimum disturbance buffers or other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active.

Monitoring: By the County qualified biologist, as described in Mitigation Measures BIO-1 through BIO-2.

**CULTURAL RESOURCES** Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Historic Resources</b>				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials; pda04815 a White, Robert S.; "Phase I Cultural Resources Assessment of the Proposed 21.27 acre Harvill Logistics Center located immediately southwest of the intersection of Harvill Avenue and Rider Street, near Perris, Riverside County," dated November 23, 2013.

Findings of Fact:

**a) No Impact.** 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. The results of the survey are provided in an historical resources report titled, *Phase I Cultural Resources Assessment of the Proposed 21.27 acre Harvill Logistics Center located immediately southwest of the intersection of Harvill Avenue and Rider Street, near Perris, Riverside County*, prepared by Robert S. White, dated November 23, 2013. Therefore, there will be no impacts to historic resources.

**b) No Impact.** 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 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.

Existing Plans, Programs, or Policies:

There are no PPPs related to historic resources.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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; pda04815 a White, Robert S.; "Phase I Cultural Resources Assessment of the Proposed 21.27 acre Harvill Logistics Center located immediately southwest of the intersection of Harvill Avenue and Rider Street, near Perris, Riverside County," dated November 23, 2013.

Findings of Fact:

**a) No Impact.** 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 archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. The results of the survey are provided in a cultural resources report titled, Phase I Cultural Resources Assessment of the Proposed 21.27 acre Harvill Logistics Center located immediately southwest of the intersection of Harvill Avenue and Rider Street, near Perris, Riverside County, prepared by Robert S. White, dated November 23, 2013. Therefore, there will be no impacts to archaeological resources.

**b) No Impact.** 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. Impacts in this regard would be less than significant.

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

**d) No Impact.** 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Existing Plans, Programs, or Policies:

There are no PPPs related to archaeological or tribal cultural resources.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**10. Tribal Cultural Resources**

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

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.

Source: Native American Consultation.

Findings of Fact:

**a-b) No Impact.** In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to seven requesting tribes on February 17, 2017. The Soboba Band of Luiseno Indians, the Cahuilla Band of Indians the Colorado River Indian tribes, the Ramona Band of mission Indians and the Morongo Band of Mission Indians did not respond. The Pala Band of Luiseno Indians deferred to closer tribes. Consultation was requested by the Pechanga Band of Luiseno Mission Indians in a letter dated February 17, 2017. Consultation was initiated on March 22, 2017. On April 19, 2017 Planning provided the conditions of approval and the grading plans to the Tribe and on April 20, 2017 the Geo report was also provided. Consultation was concluded on August 28, 2017. No tribal cultural resources were identified by the tribe. Therefore, because there are no cultural or tribal cultural resources within the project area, there will be no impacts in this regard.

Existing Plans, Programs, or Policies:

There are no PPPs related to tribal cultural resources.

Mitigation: No mitigation measures are necessary.

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

**GEOLOGY AND SOILS** Would the project:

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones"; Mead Valley Area Plan Figure 13, Seismic Hazards; Geotechnical Investigation, prepared by Southern California Geotechnical, 2017 (SoCal 2017).

Findings of Fact:

**a-b) No Impact.** The project site is not located within an Alquist-Priolo Earthquake Fault zone (SoCal 2017). The closest Alquist-Priolo Earthquake Fault zones are the San Jacinto Fault zone that is located 12 miles to the southwest, and the Elsinore Fault zone that is located 12 miles to the northeast of the project site (SoCal 2017). Due to the distance of the project site from the fault zones, impacts related to a fault zone would not occur from implementation of the proposed project.

Existing Plans, Programs, or Policies:

There are no PPPs related to Alquist-Priolo Earthquake Fault zones.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**12. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; Mead Valley Area Plan Figure 13, Seismic Hazards; Geotechnical Investigation, prepared by Southern California Geotechnical, 2017 (SoCal 2017).

Findings of Fact:

**a) Less than Significant Impact.** Liquefaction occurs when vibrations or water pressure causes soil particles to lose its friction properties. As a result, soil behaves like a liquid, has an inability to support weight, and can flow down very gentle slopes. This condition is usually temporary and is most often caused by an earthquake vibrating water-saturated fill or unconsolidated soil. However, effects of liquefaction can include sand boils, settlement, and structural foundation failures. Soils that are most



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands in areas where the groundwater table is within approximately 50 feet below ground surface.

The project site is located within an area mapped by Riverside County GIS website as within an area that has a low liquefaction susceptibility. In addition, groundwater was not encountered in the geotechnical field investigation that extended to maximum depth of 51.5 feet below the existing grade (bgs) (SoCal 2017). The Geotechnical Investigation conducted soils testing, which determined that the potential for liquefaction is low because groundwater is deeper than 50 feet bgs and because onsite soils are dense to very dense, and do not have characteristics of soils that are liquefiable. In addition, groundwater data shows that the static groundwater table has historically been at depths of 79± feet or greater at the nearest well to the project site (SoCal 2017).

In addition, structures built in the County are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2), which is included in the City's Municipal Code as Chapter 16.08, and provides provisions for soils conditions. Compliance with the CBC, as included as PPP GEO-1, would require proper construction of building footings and foundations so that it would withstand the effects of potential ground movement, including liquefaction.

The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Compliance with the CBC as verified by the County's review process and included as PPP GEO-1, would ensure that impacts related to liquefaction are less than significant.

Existing Plans, Programs, or Policies:

**PPP GEO-1: CBC Compliance.** The project is required to comply with the California Building Standards Code as included in the County's Municipal Code to preclude significant adverse effects associated with seismic and soils hazards. CBC related and geologist and/or civil engineer specifications for the proposed project are required to be incorporated into grading plans and building specifications as a condition of construction permit approval.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk); Mead Valley Area Plan Figure 13, Seismic Hazards; Geotechnical Investigation, prepared by Southern California Geotechnical, 2017 (SoCal 2017).

Findings of Fact:

**a) Less than Significant Impact.** The project area, like most of southern California, could be subject to seismically related strong ground shaking. Ground shaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located approximately 12-miles from the San Jacinto Fault zone and the Elsinore Fault Zone. A major earthquake along either of these faults could cause substantial seismic ground shaking at the site. However, structures built in the County are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2) that provides provisions for earthquake safety based on factors including building occupancy type, the types of soils onsite, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it would withstand the effects of strong ground shaking.

The Riverside County Department of Building and Safety would also review the building plans through building plan checks, issuance of a building permit, and inspection of the building during construction, which would ensure that all required CBC seismic safety measures are incorporated into the building. Compliance with the CBC as verified by the County's review process, would reduce impacts related to strong seismic ground shaking to a less than significant level. Overall, impacts related to strong seismic ground shaking would be less than significant with implementation of CBC requirements.

Existing Plans, Programs, or Policies:

**PPP GEO-1:** Listed previously in Section 12.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**14. Landslide Risk**

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"; Mead Valley Area Plan Figure 14, Steep Slopes; Geotechnical Investigation, prepared by Southern California Geotechnical, 2017 (SoCal 2017); Western Riverside MSHCP Habitat Assessment Report, prepared by Blackhawk Environmental, January 2017 (Blackhawk 2017a) (Appendix C).

Findings of Fact:

**a) No Impact.** Landslides are the downhill movement of masses of earth and rock, and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The project site and the adjacent parcels are flat and do not contain any hills or steep slopes. Elevations within the project site range from 1,508 feet amsl to 1,533 feet amsl (Blackhawk 2017a), and no landslides on or adjacent to the project site would occur. Furthermore, the project area is not identified as an area having a risk of landslides on the Mead Valley Area Plan Figure 14, Steep Slopes. Therefore, impacts related to landslides would not occur from implementation of the proposed project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Existing Plans, Programs, or Policies:

There are no PPPs related to landslides.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**15. Ground Subsidence**

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" ; Geotechnical Investigation, prepared by Southern California Geotechnical, 2017 (SoCal 2017)

Findings of Fact:

**a) Less than Significant Impact.** Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. The project area overlies the Perris North Groundwater basin, which is located within the West San Jacinto Basin, which is managed through the WSJ Groundwater Management Plan that was adopted in 1995. The plan manages groundwater extraction, supply, and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors, and the project would not pump water from the project area (as water supplies would be provided by EMWD), impacts related to subsidence would not occur.

In addition, compliance with the California Building Code is a standard practice and would be required by the Riverside County Department of Building and Safety. Therefore, compliance with the requirements of the CBC as part of the building plan check and development review process, would ensure that potential soil stability impacts would be less than significant.

Existing Plans, Programs, or Policies:

There are no PPPs related to ground subsidence.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**16. Other Geologic Hazards**

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

Source: Geotechnical Investigation, prepared by Southern California Geotechnical, 2017 (SoCal 2017).

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

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

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels. As described previously, the project site and the adjacent parcels are flat and do not contain any hills or steep slopes. Elevations within the project site range from 1,508 feet amsl to 1,533 feet amsl (Blackhawk 2017a). Therefore, the proposed project would not be subject to a mudflow.

In addition, there are no known volcanoes in the project region. Thus, impacts related to volcanic hazards would not occur. Overall, the proposed project would not result in impacts related to seiche, mudflow, or volcanic hazards.

**Existing Plans, Programs, or Policies:**

There are no PPPs related to seiche, mudflow, or volcanic hazards.

**Mitigation:** No mitigation measures are necessary.

**Monitoring:** No monitoring measures are necessary.

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

**Source:** Riv. Co. 800-Scale Slope Maps, Project Application Materials; Western Riverside MSHCP Habitat Assessment Report, prepared by Blackhawk Environmental, January 2017 (Blackhawk 2017a) (Appendix C); Geotechnical Investigation, prepared by Southern California Geotechnical, 2017 (SoCal 2017) (Appendix E)

**Findings of Fact:**

**a-c) No Impact.** The project site and the adjacent parcels are flat and do not contain any hills or slopes. Elevations within the project site range from 1,508 feet amsl to 1,533 feet amsl (Blackhawk 2017a). The proposed project would include some limited excavation and grading to install building footings, foundations, and infrastructure; however, the project would not create cut or fill slopes greater than 2:1 or higher than 10 feet, and would not change the topography of the project site or surrounding areas. The project site would remain flat after implementation of the project; thus, impacts related to a change in topography or cut and fill slopes greater than 2:1 would not occur. In addition, the proposed grading would not negate the use of the sewage disposal systems. The proposed project would install a sewer lateral that would connect to the existing sewer system. The proposed grading and infrastructure design (that would be reviewed by the County’s Department of Building and Safety prior to construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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approval) would ensure that grading would not impact sewer functions. Therefore, project impacts related to slopes would not occur.

Existing Plans, Programs, or Policies:

There are no PPPs related to slopes.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan Figure S-6 “Engineering Geologic Materials Map”; Santa Ana Regional Water Quality Control Board Riverside County Permits. Accessed at: [http://www.waterboards.ca.gov/santaana/water\\_issues/programs/stormwater/riverside\\_permit.shtml](http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/riverside_permit.shtml); Geotechnical Investigation, prepared by Southern California Geotechnical, 2017 (SoCal 2017) (Appendix E).

Findings of Fact:

**a) Less than Significant Impact.** Construction of the proposed project has the potential to contribute to soil erosion and the loss of topsoil. Grading activities that would be required for the project would expose and loosen topsoil, which could be eroded by wind or water.

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

To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by these County and RWQCB regulations to be developed by a QSD (Qualified SWPPP Developer), which would be implemented by PPP WQ-1 and PPP WQ-2. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil, and provide erosion control BMPs to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of: silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. With compliance with the County’s Municipal Code stormwater management requirements, RWQCB SWPPP requirements, and installation of BMPs, which would be implemented by the County’s project review by the Department of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Building and Safety, construction impacts related to erosion and loss of topsoil would be less than significant.

The proposed project includes installation of landscaping adjacent to the proposed building, roadways, and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind or water, would not exist upon operation of the proposed project. In addition, as described in Section 25, Hydrology and Water Quality the hydrologic features of the proposed project have been designed to slow, filter, and retain stormwater within landscaping and the infiltration basin on the site, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the project requires County approval of a Water Quality Management Plan (WQMP), which would ensure that RWQCB requirements and appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, with implementation of existing requirements and PPP WQ-1 and PPP WQ-2, potential impacts related to substantial soil erosion or loss of topsoil would be less than significant.

**b) Less than Significant Impact.** Expansive soils contain significant amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result.

The Geotechnical Investigation prepared for the project site conducted soils testing, which determined that onsite soils have a very low expansion index (SoCal 2017). In addition, as described above, compliance with the CBC is a standard County practice, is included as PPP GEO-1, and would be required by the Riverside County Department of Building and Safety. Therefore, compliance with the requirements of the CBC as part of the building plan check and development review process, would ensure that potential soil related impacts would be less than significant.

**c) No Impact.** The proposed project would tie into existing sewers, and would not use septic tanks or alternative wastewater disposal systems. As a result, impacts related to septic tanks or alternative waste water disposal systems would not occur from implementation of the proposed project.

Existing Plans, Programs, or Policies:

**PPP WQ-1:** Comply with NPDES: Since this project is one acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollutant Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

**PPP WQ-2:** NPDES/SWPPP: Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The owner operator can comply by submitting a Notice of Intent (NOI), develop and implement a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.

**PPP GEO-1:** Listed previously in Section 12.

Mitigation: No mitigation measures are necessary.

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

19. 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: County Municipal Code Chapter 16.52, Soil Erosion, Santa Ana Regional Water Quality Control Board Riverside County Permits; Accessed at: [http://www.waterboards.ca.gov/santaana/water\\_issues/programs/stormwater/riverside\\_permit.shtml](http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/riverside_permit.shtml).

Findings of Fact:

**a) Less than Significant Impact.** The project site does not include, nor is adjacent to, a river, stream, creek, or bed of a lake. In addition, as described in response 18. a), above, existing RQWCB and County regulations require the project to implement a project specific SWPPP during construction activities, as included by PPP WQ-1 and PPP WQ-2, that would implement erosion control BMPs, such as silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. to reduce the potential for siltation or erosion. In addition, the project is required to implement a WQMP that would implement operational BMPs to ensure that operation of the industrial warehousing building would not result in erosion or siltation. With implementation of these regulations, potential impacts related to erosion to any downstream rivers, streams, or lakes would be less than significant.

**b) Less than Significant Impact.** As described in response 18. a), above, existing RQWCB and County regulations require the project to implement a project specific SWPPP during construction activities, included as PPP WQ-1 and PPP WQ-2, that would implement erosion control BMPs, such as silt fencing, fiber rolls, and gravel bags, that would reduce the velocity of runoff and reduce the potential for water erosion both on and off-site. In addition, the proposed project has been designed to slow, filter, and retain stormwater within landscaping and an infiltration basin on the project site, which would reduce the velocity of stormwater and the potential for water erosion on and off-site. Furthermore, the project is required to implement a WQMP that would implement operational BMPs to ensure that operation of the industrial warehousing building would not result in water erosion. With implementation of these regulations, potential impacts related to water erosion would be less than significant.

Existing Plans, Programs, or Policies:

**PPP WQ-1:** Listed previously in Section 18, Soils.

**PPP WQ-2:** Listed previously in Section 18, Soils.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and 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) No Impact.** Like the majority of the County, the project site is identified by the General Plan Safety Element Figure S-8 as having a moderate wind erosion susceptibility. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the CBC. In addition, as described above, the proposed project includes installation of landscaping adjacent to the proposed building, roadways, and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind, would not exist upon operation of the proposed project. As described previously, the proposed project would be developed in compliance with CBC regulations, which would be verified by the County Department of Building and Safety prior to approval of building permits. Therefore, the project would not result in an increase in wind erosion and blow sand, either on or off site, and impacts would not occur.

Existing Plans, Programs, or Policies:

There are no PPPs related to wind erosion.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

<b>21. Paleontological Resources</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?				

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"; Geotechnical Investigation, prepared by Southern California Geotechnical, 2017 (SoCal 2017)

Findings of Fact:

**a) Less than Significant Impact with Mitigation Incorporated.** The project site is located within areas that are mapped as having very old alluvial fan deposits (Qvof), which have a high paleontological sensitivity. Although the project surface has been routinely disturbed from previous agricultural activities and current discing of soils, very old alluvial fan deposits that contain paleontological resources may be located at 5 feet below the ground surface. The geotechnical investigation for the proposed project identifies fill soils extending to 4.5 to 6.5 feet below ground surface, with native older alluvium encountered beneath the fill soils extending to the maximum depth explored of 25 feet below the existing site grade (SoCal 2017).

Because project excavation may extend below 5 feet and could extend into native soils that could be paleontologically sensitive deposits, the project has a potential to impact paleontological resources. Therefore, Mitigation Measure CUL-1 is included to provide a paleontological resource monitoring plan that requires monitoring for excavations deeper than 5 feet below the ground surface, provides procedures to follow for monitoring and fossil discovery, and requires a curation agreement with an



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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appropriate, accredited institution. With implementation of Mitigation Measure CUL-1, impacts related to paleontological resources would be less than significant.

Existing Plans, Programs, or Policies:

There are no PPPs related to paleontological resources.

Mitigation:

**Mitigation Measure CUL-1: Paleontological Resources.** Prior to the issuance of the first grading permit, the applicant shall provide a letter to the Riverside County Department of Building and Safety, or designee, from a paleontologist selected from the roll of qualified paleontologists maintained by Riverside County, stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the County. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP may require paleontological monitoring of excavation that exceeds depths of 5 feet within native soils only. The PRIMP shall state that the project paleontologist may re-evaluate the necessity for paleontological monitoring after initial excavations deeper than 5 feet in native soils have been completed.

Monitoring: By the County qualified paleontologist, as described in Mitigation Measure CUL-1.

**GREENHOUSE GAS EMISSIONS** Would the project:

<b>22. Greenhouse Gas Emissions</b>	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Greenhouse Gas Analysis, prepared by Urban Crossroads, included as Appendix F

Findings of Fact:

**Climate Action Plan**

The County of Riverside has a Climate Action Plan (CAP) that includes emission reduction efforts to coordinate with the state strategies of reducing emissions in an efficient and cost-effective manner. In order to evaluate consistency with the CAP, the County of Riverside provided Screening Tables to aid in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated into development projects. The CAP contains a menu of 47 overall measures potentially applicable to discretionary development that include energy conservation, water use reduction, increased residential density or mixed uses, transportation management and solid waste recycling.

Projects that garner at least 100 points (equivalent to an approximate 15% reduction in GHG emissions) are determined to be consistent with the CAP. As such, projects that achieve a total of 100 points or more do not require quantification of project specific GHG emissions and, consistent with CEQA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Guidelines, such projects are considered to have a less than significant individual and cumulative impact on GHG emissions.

**a) Less than Significant Impact.** Construction activities produce combustion emissions from various sources, such as site excavation, grading, utility engines, heavy-duty construction vehicles onsite, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from onsite construction activities would vary daily as construction activity levels change.

In addition, operation of the proposed industrial warehousing uses would result in area and indirect sources of operational GHG emissions that would primarily result from vehicle trips, electricity and natural gas consumption, water transport (the energy used to pump water), and solid waste generation. GHG emissions from electricity consumed by the building would be generated off-site by fuel combustion at the electricity provider. GHG emissions from water transport are also indirect emissions resulting from the energy required to transport water from its source.

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

**Table GHG-1: Annual Greenhouse Gas Emissions**

Emission Source	Emissions (metric tons per year)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	Total CO <sub>2</sub> E
Annual construction-related emissions amortized over 30 years	32.64	<0.01	0.00	32.75
Area	0.0232	<0.01	0.00	0.0247
Energy	428.87	0.0167	<0.01	430.51
Mobile Sources (Trucks)	2,672.68	0.148	0.00	2,672.68
Mobile Sources (Passenger Cars)	531.33	0.0106	0.00	531.59
Waste	80.84	4.78	0.00	200.28
Water Usage	437.55	3.21	0.0789	541.28
<b>Total CO<sub>2</sub>e (All Sources)</b>	<b>4,409.11</b>			

Source: Urban Crossroads, 2017.

As shown in Table GHG-1, the proposed project will result in approximately 1,204.84 MTCO<sub>2</sub>e per year from construction, area, energy, waste, and water usage. In addition, the project has the potential to result in an additional 3,204.27 MTCO<sub>2</sub>e per year from mobile sources. It is estimated that the project would generate a total of approximately 4,409.11 MTCO<sub>2</sub>e per year.

As described above, the County of Riverside CAP determined that projects that achieve at least 100 points on the County's GHG Screening Table (equivalent to an approximate 15% reduction in GHG emissions) are less than significant. As shown on Table GHG-2, the proposed project would obtain 105 points on the County's GHG Screening Table and the project would result in a less than significant related to GHG emissions.

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

**Table GHG-2: Proposed Project Screening Table of GHG Measures**

Feature	Description	Assigned Point Value	Project Points
E5.A.1 Insulation	Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38)	18 points	18
E5.A.2 Windows	Enhanced Window Insulation (15%> Title 24)	8 points	8
E5.B.1 Heating/Cooling Distribution System	Enhanced Duct Insulation (R-8)	10 points	10
E5.B.2 Space Heating/Cooling Equipment	Improved Efficiency HVAC (EER 14/65% AFUE or 8 HSPF)	7 points	7
E5.B.4 Water Heaters	High Efficiency Water Heater (0.72 Energy Factor)	16 points	16
E5.B.5 Daylighting	All peripheral rooms within building have at least one window or skylight	1 point	1
E5.B.6 Artificial Lighting	Very High Efficiency Lights (100% of in-unit fixtures are high efficacy)	14 points	14
E5.B.7 Appliances	Star Commercial Refrigerator (new)	4 points	4
E5.C.1 Building Placement	North/south alignment of building or other building placement such that the orientation of the buildings optimizes conditions for natural heating, cooling, and lighting.	6 points	6
W1.C.1 Water Efficient Landscaping	Eliminate turf and only provide drought tolerant plants	4 points	4
W1.D.2 Toilets	Water Efficient toilets/urinals (1.5 gpm)	3 points	3
W1.D.3 Faucets	Water Efficient faucets (1.28 gpm)	3 points	3
T1.A.2 Car/Vanpools	Car/vanpool program with preferred parking	2 points	2
T4.A.1 Parking	Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles.	1 point	1
T8.A.1 Commercial Vehicle Idling	All commercial vehicles are restricted to 5 minutes or less per trip on site and at loading docks.	2 points	2
SW2.B.1 Recycling of Construction/Demolition Debris	Recycle 20% of construction debris	6 points	6
<b>Total Points</b>			<b>105</b>

Source: Urban Crossroads, 2017.

**b) No Impact.** The proposed project would result in development of new industrial warehousing uses on the project site. The design of the building would comply with state and federal programs that are designed to be energy efficient. The proposed project would comply with all mandatory measures under the California Title 24, California Energy Code, and the CALGreen Code, which would provide efficient energy and water consumption.

In addition, the CARB Scoping Plan provides strategies to reduce GHG emissions that are applicable to the proposed project. The County assists in implementation of the Scoping Plan measures by reviewing projects for consistency with the CAP, as done previously in Table GHG-2. In addition, the project would be developed in compliance with the current Title 24 standards, which would be verified by the County's Building and Safety Department during the permitting process.

Emissions from vehicles, which are the main source of operational GHG emissions associated with the project (as shown in Table GHG-1), would be reduced through implementation of the state Pavley

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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standards, the state LCFS, and the federal CAFE standards. Executive Order S-01-07 established the goals of reducing carbon intensity in fuels by 10 percent by the year 2020 and establishing a LCFS for California. In addition, the project would be consistent with the County's CAP, as detailed in Table GHG-2. Overall, implementation of the proposed project would not conflict with existing plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gas, and impacts would not occur.

Existing Plans, Programs, or Policies:

There are no PPPs related to greenhouse gas emissions.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>23. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Phase I Environmental Site Assessment prepared by Hillmann Consulting, 2016 (Hillmann 2016) (Appendix G1); Limited Phase II Subsurface Investigation Report, 2017 (Hillmann 2017) (Appendix G2).

Findings of Fact:

**a) Less than Significant Impact.** A hazardous material is typically defined as any material that due to its quantity, concentration, or physical or chemical characteristics, poses a significant potential hazard to human health and safety or the environment if released. Hazardous materials may include, but are not limited to hazardous substances, hazardous wastes, and any material that would be harmful if released.

There are multiple state and local laws that regulate the storage, use, and disposal of hazardous materials. The Riverside County Department of Environmental Health Hazardous Materials Branch is the local administrative agency that coordinates the following programs that regulate use, storage, and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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handling of hazardous materials, including Hazardous Materials Disclosure Plan Business Plans, per the County's Standard Conditions of Approval 90.E Health 001, listed below (should future uses utilize or transport hazardous materials) and the California Accidental Release Program (CalARP).

Construction activities for the proposed project would involve transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and calking. In addition, hazardous materials would be used for fueling and serving construction equipment onsite. These types of hazardous materials used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing state and federal laws that the project is required to strictly adhere to. As a result, the routine transport, use or disposal of hazardous materials during construction activities for the proposed project would be less than significant.

Operation of the proposed project includes general industrial warehouse and office uses, which generally use limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. Normal routine use of these products would not result in a significant hazard to residents or workers in the vicinity of the project.

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

Therefore, if future businesses that use or store hazardous materials occupy the proposed building, the business owners and operators would be required to comply with all applicable federal, state, and local regulations, as permitted by the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. Overall, operation of the proposed project would result in a less than significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

**b) Less than Significant Impact.** The project site was used for agricultural purposes from 1938 through 1990, and pesticides could have been used on-site. Therefore, testing was conducted on near surface native soil for pesticides and heavy metals (including arsenic). In March 2017, 32 shallow soil samples were collected from across the site. Results from arsenic testing indicated each sample had low background levels of arsenic with concentrations ranging from 1.70 to 3.76 mg/Kg, which are less than the arsenic screening level of 12 mg/Kg established by California Department of Toxic Substances Control (DTSC). In addition, samples had low but detectable levels of:

- 4,4 DDE with a maximum of 0.30 mg/Kg;
- 4,4 DDT with a maximum of 0.018 mg/Kg;

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 4,4 DDD with a maximum of 0.0026 mg/Kg;
- dieldrin with concentrations ranging from 0.0021 to 0.0091 mg/Kg; and
- low background levels of heavy metals.

These compounds were compared to U.S. Environmental Protection Agency (U.S. EPA) Regional Screening Levels (RSLs) that are based on human health toxicity factors. The results indicate that the 4,4 DDD, 4,4 DDE, and 4,4 DDT levels are all well below the RSL guidelines of 2.3, 2.0, and 1.9 mg/Kg for residential uses. The dieldrin detections were also below the much more sensitive RSL value of 0.034 mg/Kg for dieldrin in residential applications. In addition, the results of the heavy metal analysis indicate that none of the samples had concentrations approaching the RSL or DTSC screening levels. Therefore, impacts related to hazards related to onsite soils would be less than significant.

Also described above, construction and operation activities of the proposed project would involve the limited use and disposal of hazardous materials. Equipment that would be used in construction of the project has the potential to release gas, oils, greases, solvents; and spills of paint and other finishing substances. However, the amount of hazardous materials onsite would be limited, and construction activities would be required to adhere to all applicable regulations regarding hazardous materials storage and handling, as well as to implement construction BMPs (through implementation of a required SWPPP implemented by PPP WQ-2) to prevent a hazardous materials release and to promptly contain and clean up any spills, which would minimize the potential for harmful exposures. With compliance to existing laws and regulations, which is mandated by the County in order to receive construction permits, the project's construction-related impacts would be less than significant.

The proposed industrial warehousing uses would utilize and store small quantities of hazardous materials such as household cleaners, solvents, paints, and pesticides. These types of hazardous materials are not acutely hazardous and regulated by existing laws that have been implemented to reduce risks related to the use of these substances. Similarly, should any future business that occupies the approved or proposed building handle acutely hazardous materials, it would be required to file a Hazardous Materials Business Plan and receive a permit from the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. As a result, operation of the proposed project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment, and impacts would be less than significant.

**c) Less than Significant Impact.** The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan (2012) that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters. The proposed project would provide industrial warehouse uses that would be permitted and approved in compliance with existing safety regulations, such as the CBC and California Fire Code to ensure that it would not conflict with implementation of the Multi-Jurisdictional Local Hazard Mitigation Plan.

The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction of the project driveways, Rider Street and Harvill Avenue would remain open to ensure adequate emergency access to the project area and vicinity, and impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Operation of the proposed project would also not result in a physical interference with an emergency response evacuation. Direct access to the project site would be provided from Rider Street and Harvill Avenue, which are adjacent to the project site. The project is also required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Municipal Code and the Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the International Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9. As a result, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant

**d) No Impact.** There are no schools or proposed schools within one-quarter mile of the project site. The closest schools to the project site include the Val Verde Elementary School that is located 1.1 miles from the project site and the Val Verde High School is that is located 1.9 miles from the project site. In addition, as described above, construction and operation of the proposed project would involve the use, storage and disposal of hazardous materials. These hazardous materials would be limited and used and disposed of in compliance with federal, state, and local regulations, which would reduce the potential of accidental release into the environment.

Furthermore, the emissions that would be generated from construction and operation of the proposed project were evaluated in the air quality analysis presented in Section 3, and the emissions generated from the proposed project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the proposed project would not emit hazardous or handle acutely hazardous materials, substances, or waste within one-quarter mile of school, and impacts would not occur.

**e) No Impact.** The Phase I Environmental Site Assessment that was prepared for the proposed project conducted a database search to determine if the project site or any nearby properties are identified as having hazardous materials. The Phase I record search determined that the project site is not located on or near by a site which is included on a list of hazardous materials sites (Hillmann 2016). As a result, impacts related to hazards from being located on or adjacent to a hazardous materials site would not occur from implementation of the proposed project.

Existing Plans, Programs, or Policies:

There are no PPPs related to hazards and hazardous materials.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

24. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project	<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
result in a safety hazard for people residing or working in the project area?				
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," Mead Valley Area Plan Figure 5 "March Air Reserve Base & Perris Valley Airport Influence Area," March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan, 2014 (ALUCP 2014).

Findings of Fact:

**a) Less than Significant Impact with Mitigation Incorporated.** The project site is identified as within zone C2 in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP). The C2 zone is identified as a flight corridor zone for March Air Reserve Base. The ALUCP restricts the number of people within the C2 zone to an average of 200 people per acre, with no more than 500 people in one acre. In addition, highly noise-sensitive outdoor nonresidential uses and hazards to flight (such as tall objects, visual hazards, and electronic forms of interference with the safety of aircraft operations). In addition, an airspace review is required for any objects taller than 70-feet in height within the C2 zone.

In May 2017, the project was reviewed for consistency with the ALUCP by the Riverside County Airport Land Use Commission (ALUC). ALUC determined the project would be consistent with the ALUCP, subject to conditions. These conditions are contained within Mitigation Measure HAZ-1. With implementation of this mitigation measure, impacts related to an inconsistency with an Airport Master Plan would be less than significant.

**b) Less than Significant Impact with Mitigation Incorporated.** The project has been reviewed for consistency with the ALUCP by the Riverside County ALUC. ALUC determined the project would be consistent with the ALUCP, subject to conditions. These conditions are contained within Mitigation Measure HAZ-1. With implementation of this mitigation measure, impacts related to an inconsistency with an Airport Master Plan would be less than significant.

**c) Less than Significant Impact with Mitigation Incorporated.** March Air Reserve Base is approximately two miles to the northeast of the project site. As described above, the project site is identified as within zone C2, which is a flight corridor zone. The project has been reviewed by the Riverside County ALUC. ALUC determined the project would be consistent with the ALUCP, subject to conditions. These conditions include actions that would minimize the potential for harm to workers at the project site, such as a requirement for interior noise levels from aircraft operations to be attenuated to 45 dBA CNEL or less. These conditions are contained within Mitigation Measure HAZ-1. With implementation of this mitigation measure, impacts related to an inconsistency with an Airport Master Plan would be less than significant.

**d) No Impact.** The project site is not located within the vicinity of a private airstrip or heliport, and would not result in a safety hazard related to airstrip or heliport uses.

Existing Plans, Programs, or Policies:

There are no PPPs related to airports.

Mitigation:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation Measure HAZ-1: ALUC Conditions.** The project will be required to comply with the following conditions issued by the Airport Land Use Commission on May 11, 2017:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Mead Valley Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:
 

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
6. The proposed detention basin/water quality management basin 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 that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
9. This building has been evaluated as an industrial use. Any change in use other than for office, manufacturing, and/or warehousing uses will require review by the Airport Land Use Commission.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose rooftop solar panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

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

**25. Hazardous Fire Area**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," Mead Valley Area Plan, Figure 12 "Wildfire Susceptibility".

Findings of Fact:

**a) Less than Significant Impact.** Although the project site is not adjacent to or intermixed with wildlands, the project site is identified by the Mead Valley Area Plan as being within a high fire hazard area. Therefore, the project would be required to comply with California Fire Code Chapter 47 and the Riverside County Municipal Code Chapter 8.32, Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, fire flows. These requirements would be checked by the County prior to approving building permits for the project. In addition, the proposed project structure would consist of concrete, which is a non-flammable material. Overall, the design of the proposed project in addition to compliance with state and County fire regulations, that would be verified at the time of permit processing, would provide that impacts related to wildland fire hazards would be less than significant.

Existing Plans, Programs, or Policies:

There are no PPPs related to fire hazards.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**HYDROLOGY AND WATER QUALITY** Would the project:

**26. Water Quality Impacts**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
systems or provide substantial additional sources of polluted runoff?				
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Mead Valley Area Plan; Preliminary Drainage Study, prepared by Webb Associates, 2017 (Webb 2017); Water Quality Management Plan, prepared by Webb Associates, 2017 (Webb 2017a); Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015); Federal Emergency Management (FEMA) Flood Insurance Rate Map (FIRM) number 06065C1430H.

Findings of Fact:

**a) Less than Significant Impact.** The project site does not include, and is not adjacent to, a stream or river. Thus, impacts related to alteration of the course of a stream or river would not occur.

**Construction**

Construction of the proposed project would require grading and excavation of soils, which would loosen sediment and could result in erosion or siltation. However, construction requires County approval of a grading and erosion control plan per the State General Permit to Discharge Storm Water Associated with Construction Activities (NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer, which would be implemented by PPP WQ-1 and PPP WQ-2, listed previously. The grading and erosion control plan and SWPPP are required for plan check and approval by the County's Building and Safety Division prior to provision of permits for the proposed project, and would include construction BMPs to reduce erosion or siltation. Typical BMPs for erosion or siltation, include: use of silt fencing, fiber rolls, gravel bags, stabilized construction driveway, and stockpile management (as further described in the response below). Adherence to the existing requirements and implementation of the required BMPs per the permitting process would ensure that erosion and siltation associated with construction activities would be minimized, and impacts would be less than significant.

**Operation**

The runoff generated by the proposed project would be conveyed to an infiltration basin that would be developed in the southeastern portion of the project site, which would filter, retain, and slowly discharge drainage into a storm drain, such that drainage would be controlled and would not result in substantial erosion or siltation on- or off-site. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting and inspection process. With implementation of PPP WQ-1 and PPP WQ-2 during the County's standard review and permitting process, 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) No Impact.** The project site is within the Santa Ana River watershed and under the jurisdiction of the Santa Ana RWQCB, which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the Santa Ana RWQCB are documented in its Basin Plan, and the regulatory program of the Santa Ana RWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are effectively attained.

The project site is undeveloped and the soil surface is pervious. Existing stormwater that does not infiltrate into the pervious surfaces onsite, drains to the northeast to Harvill Avenue.

**Construction**

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

These types of water quality impacts during construction of the project would be prevented through implementation of a grading and erosion control plan that is required by the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer, as included as PPP WQ-1, listed previously in Section 18. The SWPPP is required for plan check and approval by the County’s Building and Safety Division, prior to provision of permits for the project, and would include construction BMPs such as:

- Silt fencing, fiber rolls, or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning, and fueling
- Hydroseeding
- Material delivery and storage
- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Adherence to the existing requirements and implementation of the appropriate BMPs per the permitting process, and PPP WQ-1, would ensure that activities associated with construction would not violate any water quality standards or waste discharge requirements, and impacts would not occur.

**Operation**

The proposed project would introduce industrial warehousing uses to the project site, which would introduce the potential for pollutants such as, chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, in accordance with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 the proposed project would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs. The LID site design would to minimize impervious surfaces and provide infiltration of runoff into landscaped areas.

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

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

Type of BMP	Description of BMPs
<b>LID Site Design</b>	<u>Optimize the site layout:</u> The site has been designed so that runoff from impervious surfaces would flow over pervious surfaces or to the infiltration basin. Runoff would be directed to the onsite infiltration basin that would slow and retain runoff.
	<u>Use pervious surfaces:</u> Landscaping and an onsite infiltration basin is incorporated into the project design to increase the amount of pervious area and on-site retention of stormflows.
<b>Source Control</b>	<u>Storm Drain Stenciling:</u> All inlets/catch basins would be stenciled with the words "Only Rain Down the Storm Drain," or equivalent message.
	<u>Need for future indoor &amp; structural pest control:</u> Buildings would be designed to avoid openings that would encourage entry of pests.
	<u>Landscape/outdoor pesticide use:</u> Final landscape plans would accomplish all of the following: <ul style="list-style-type: none"> <li>• Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution.</li> <li>• Consider using pest-resistant plants, especially adjacent to hardscape.</li> <li>• To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions</li> </ul>
	<u>Roofing, gutters and trim:</u> The architectural design would avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.
	<u>Plazas, sidewalks and parking lots:</u> Plazas, sidewalks, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing would be collected to prevent entry into the storm drain system. Wash water containing any cleaning agent or degreaser would be collected and discharged to the sanitary sewer and not discharged to a storm drain.
<b>Treatment Control</b>	<u>Biofiltration Systems:</u> The infiltration basin proposed for the project would detain runoff, filter it prior to discharge.

With implementation of the operational BMPs that would be required by the County pursuant to the NPDES permit, which would be verified during the permitting process for the proposed project, potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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pollutants would be reduced to the maximum extent feasible, and the proposed project would not violate any water quality standards or waste discharge requirements. Therefore, impacts would not occur.

**c) Less than Significant Impact.** The proposed project would not deplete groundwater supplies. The Eastern Municipal Water District provides water serves to the project area, which receives a large portion of water from imported sources (UWMP 2015). The project area overlies the Perris North Groundwater basin, which is located within the West San Jacinto Basin, and is managed through the WSJ Groundwater Management Plan that was adopted in 1995. The plan manages groundwater extraction, supply, and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors, and the project would not pump water from the project area (as water supplies would be provided by EMWD), the proposed project would not result in a substantial depletion of groundwater supplies.

In addition, development of the proposed project would result in a large area of impervious surface on the project site. However, the project design includes an infiltration basin that would capture and infiltrate runoff. In addition, the project includes installation of landscaping that would infiltrate and treat stormwater drainage onsite. As a result, the proposed project would not substantially interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

**d) Less than Significant Impact.** As described above in response 26.a), the runoff generated by the proposed project would be conveyed to an infiltration basin that would be developed in the southeastern portion of the project site, which would filter, retain, and slowly discharge drainage into a storm drain. The basin has been sized to accommodate the anticipated flows, and would control drainage, such that it would not exceed the capacity of the existing and planned stormwater drainage system. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting and inspection process to ensure that the proposed project would not provide additional sources of polluted runoff. As listed previously in Section 18, implementation of PPP WQ-1 and PPP WQ-2 during the County's standard review and permitting process would provide that impacts related to polluted runoff would be less than significant.

**e) No Impact.** According to the FEMA FIRM number 06065C1430H and the Mead Valley Area Plan Figure 11, Flood Hazards, the project site is not located within a 100-year flood zone. In addition, the project does not propose housing. Therefore, the proposed project would not place housing within a 100-year flood zone, and impacts would not occur.

**f) No Impact.** As described above, the FEMA FIRM map (06065C1430H) and the Mead Valley Area Plan Figure 11, Flood Hazards, the project site is not located within a 100-year flood zone. Therefore, the proposed project would not place structures within a 100-year flood zone that could impede or redirect flood flows, and impacts would not occur.

**g) Less than Significant Impact.**

**Construction**

Construction of the proposed project is not expected to pose any additional threats to water quality not already identified above. The project would be required to have an approved grading and erosion control plan and approval of a SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution, per PPP WQ-1 and PPP WQ-2, which would be implemented

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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during construction to protect water quality. As a result, impacts related to the degradation of water quality during construction of the proposed project would be less than significant.

**Operation**

Operation of the proposed project is not expected to pose any threats to water quality in addition to those described above. As described, the proposed project would be required to implement source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. With implementation of the operational source and treatment control BMPs that would be outlined in a WQMP and required by the County during the project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed project would not substantially degrade water quality. Therefore, impacts would be less than significant.

**h) Less than Significant Impact.** The proposed project would install an onsite infiltration basin to retain and treat stormwater. The infiltration basin would only contain stormwater after rains, which would slowly discharge into the stormwater drainage system. The infiltration basin has been designed to maintain the flow of runoff into the underground drainage system, and the infiltration basin would not retain water long enough for an increase in vectors or odors to occur. Thus, the proposed infiltration basin would result in less than significant environmental effects.

Existing Plans, Programs, or Policies:

**PPP WQ-1:** Listed previously in Section 18.

**PPP WQ-2:** Listed previously in Section 18.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**27. Floodplains**

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-9 “Special Flood Hazard Areas” and Figure S-10 “Dam Failure Inundation Zone”; Mead Valley Area Plan Figure 11 “Flood Hazards”; Preliminary Drainage Study, prepared by Webb Associates, 2016 (Webb 2017);

Findings of Fact:

**a) Less than Significant Impact.** As described previously in response 26.a), the project site does not include, and is not adjacent to, a stream or river. Thus, impacts related to alteration of the course of a stream or river would not occur.

**Construction**

As detailed previously in response 26.a), construction of the proposed project would require County approval of a SWPPP, which would be implemented by PPP WQ-1 and PPP WQ-2, listed previously. The SWPPP would include construction BMPs to provide that an increase in the rate of amount of runoff would not increase. With implementation of the required SWPPP the potential of construction activities to result in an increase in the amount of runoff would be less than significant.

**Operation**

As detailed previously in response 26.a), runoff generated by the proposed project would be conveyed to an infiltration basin that would be developed in the southeastern portion of the project site, which would filter, retain, and slowly discharge drainage into a storm drain, such that drainage would be controlled and would not result in an increase in runoff that could result in on or off-site flooding. The infiltration basin and the storm drain lines that connect to the basin have been designed by the drainage study prepared for the project to meet the stormwater needs of the proposed project (Webb 2017). Therefore, the proposed project would not substantially change absorption rates or the rate and amount of surface runoff, and impacts would be less than significant.

**b) Less than Significant Impact.** As described above, the project site is currently undeveloped and has a pervious surface. The proposed project would include development of a building, driveways, and parking areas that would result in a substantial increase of impervious surfaces. However, as described previously, the proposed project would install an onsite stormwater drainage system and infiltration basin that would capture and retain runoff have been designed to meet the stormwater needs of the proposed project. As a result, implementation of the proposed project would not substantially increase the rate or amount of surface runoff, and impacts would be less than significant

**c) No Impact.** The Mead Valley Area Plan Figure 11, Flood Hazards, shows that the project site is not located within a dam inundation area. Therefore, the project would not expose people or structures to risks related to flooding as a result of the failure of a levee or dam, and impacts would not occur.

**d) No Impact.** The project site is not within the vicinity of any water body. As described in the responses above, implementation of the proposed project would not substantially alter the drainage patterns of the project site. Runoff that is not infiltrated into project site soils would be retained in the proposed infiltration, which would slowly discharge into the storm drain system. Therefore, the proposed project would not result in a change in the amount of surface water in a water body, and impacts would not occur.

Existing Plans, Programs, or Policies:

**PPP WQ-1:** Listed previously in Section 18.

**PPP WQ-2:** Listed previously in Section 18.



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

**Monitoring:** No monitoring measures are necessary.

**LAND USE/PLANNING** Would the project:

**28. Land Use**

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

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

**Findings of Fact:**

**a) Less than Significant Impact.** The project site is currently vacant and undeveloped and the proposed project would develop an industrial warehousing building on the site. Hence, the project would alter the present land use of the project site. However, the General Plan has designated the project site for Business Park, which allows for employee intensive uses, including research and development, technology centers, corporate offices, "clean" industry, and supporting retail uses. The Business Park General Plan designation allows for a FAR of up to 0.60. Development of the proposed industrial warehousing building would be consistent with the Business Park designated allowable uses. In addition, the proposed 423,665 SF structure on the 21.44-acre project site would result in a FAR of 0.45, which is within the allowable FAR for Business Park designated areas. Therefore, implementation of the proposed project would not result in an alteration of the planned land use of the area, and impacts would be less than significant.

**b) Less than Significant Impact.** The project site is located within the City of Perris Sphere of Influence, but is not located adjacent to any City boundary. As described in the previous response, the proposed project would develop industrial warehousing uses on a currently vacant and undeveloped project site. However, the proposed development would be consistent with the existing land use of the project site. Thus, implementation of the proposed project would result in a less than significant impact related to land uses within a city's sphere of influence.

**Existing Plans, Programs, or Policies:**

There are no PPPs related to land use.

**Mitigation:** No mitigation measures are necessary.

**Monitoring:** No monitoring measures are necessary.

**29. Planning**

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Findings of Fact:

**a) No Impact.** The northern half of the project site is zoned for Manufacturing – Service Commercial (M-SC), and the southern half of the project site is zoned Industrial Park (I-P).

The County zoning code designates the allowable uses within the M-SC zone to include: light manufacturing and industrial uses that include food, textile, metal, lumber and wood, leather, chemical products, machinery, electrical equipment, services to selected commercial uses, and other uses that would need approval by a conditional use permit. The development standards of the M-SC zone include: a minimum lot size of 7,000 square feet with a minimum width of 65 feet; and setbacks from other specific zoning designations, such as residential.

The County zoning code designates the allowable uses within the I-P zone to include: industrial uses (such as the proposed project), manufacturing uses, emergency shelters, service and commercial uses, and other uses that would need approval by a conditional use permit. In addition, the development standards within the I-P zone include: a minimum lot size of 20,000 square feet with a minimum width of 100 feet; maximum building heights and setbacks; and lighting requirements.

The proposed project would develop an industrial warehousing building that includes office space. These uses are compatible with the allowable industrial, manufacturing, and service commercial uses. Additionally, the 21.44-acre project site exceeds the required minimum lot sizes, and the proposed project has been designed to exceed the required minimum setbacks, which would be verified through the County's project review and approval process prior to approval of a building permit. Overall, the proposed project would be consistent with the site's existing M-SC and I-P zoning and impacts would not occur.

**b) Less than Significant Impact.** Areas north of the project site have an I-P zoning, and areas to the south of the site are zoned M-SC, which are consistent with the zoning of the project site. In addition, areas to the east of the project site, across Harvill Avenue are zoned for Heavy Manufacturing (M-H), which is compatible with the proposed industrial warehousing uses. Areas to the west of the northern half of the project site are zoned for Low Density Residential (R-R-1), and the area to the west of the southern half of the project site is zoned for Light Agriculture (A-1-1) and is developed with low density residential uses. The proposed project has been designed to contain the industrial warehousing activities, such as truck circulation and loading dock activities, on the eastern portion of the site along Harvill Avenue. In addition, the project would include landscaping to provide a buffer between the proposed project and existing residential uses. With these design features that would buffer the different zoning uses, the proposed project would be compatible with surrounding zoning and impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**c) Less than Significant Impact.** Areas north and south of the project site are designated for Business Park uses, which is consistent with the designated land uses of the project site. Areas to the east of the project site, across Harvill Avenue are designated for Heavy Industrial uses, which is compatible with the proposed industrial warehousing uses. However, areas to the west of the project site are designated for Very Low Density Residential uses. As described in the previous response, the project has been designed to buffer the proposed industrial warehousing uses from the existing low density residential uses by concentrating truck and loading dock uses to the east side of the project site along Harvill Avenue, by setting back the project from adjacent uses, and by installation of landscaping that would visually separate the different land uses. With these design features that would buffer the different land uses, the proposed project would be compatible with surrounding land uses and impacts would be less than significant.

**d) No Impact.** The project site has an existing General Plan Land Use designation of Business Park, which allows a 0.25-0.60 FAR. The proposed project would develop and operate an industrial warehousing uses on the project site, which would be consistent with the existing Business Park General Plan land use designation and the general plan regulation of those land uses. Furthermore, the proposed project has been designed to be consistent with the required setbacks and other development regulations, which would be verified by the County's Building and Safety Division prior to approval of building permits. Therefore, the proposed project would not conflict with an applicable land use designation of the General Plan, and impacts would not occur.

**e) No Impact.** The project site is vacant and undeveloped and adjacent to areas to the north and south that are also vacant and undeveloped. The project site and surrounding parcels were previously used for agriculture, and have not been developed for housing or other community uses. As described in the response 29.b and 29.c, the adjacent areas are designated for similar business park and industrial uses, except for the area to the west of the project site that is developed with low density residential uses.

The proposed project would provide development on the vacant lot that would consistent with the existing land use and zoning designations of the site, and the development would be similar to the existing industrial uses to the south of the site and consistent with the uses across Harvill Avenue. Therefore, the proposed project would result in infill development that would not disrupt or divide the physical arrangement of an established community, and impacts would not occur.

Existing Plans, Programs, or Policies:

There are no PPPs related to planning.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**MINERAL RESOURCES** Would the project:

**30. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

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

**a-b) No Impact.** The Riverside County General Plan Figure OS-5 "Mineral Resources Area" identifies the project area as within MRZ-3 Mineral Resource Zone, which indicates that information related to mineral deposits is unknown. Thus, impacts related to the loss of availability of a known mineral resource that would be of value to the region or the residents of the state or a mineral resource recovery site delineated on a land use plan would not occur from implementation of the proposed project.

**c-d) No Impact.** There are no existing surface mines or state classified/designated mining areas in the vicinity of the project site. Thus, impacts related to incompatible land uses in mine areas, and impacts related to exposure to hazards from quarries or mines would not occur from implementation of the proposed project.

Existing Plans, Programs, or Policies:

There are no PPPs related to mineral resources.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**NOISE** Would the project result in:

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**31. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

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-20 "Airport Locations," Mead Valley Area Plan Figure 5 "March Air Reserve Base & Perris Valley Airport Influence Area," March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, 2014 (ALUCP 2014).

Findings of Fact:

**a) No Impact.** The project site is approximately two miles from the March Air Reserve Base, and is identified as within zone C2 by the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP). The site location within the C2 zone is identified as being outside 60-CNEL contour, but regularly overflown in mostly daytime flight training; and single-event noise may be disruptive to noise sensitive land use activities. As described previously, the proposed industrial warehousing uses would not include any noise sensitive exterior uses. In addition, the noise generated by the March Air Reserve Base outside of the 60-CNEL contour would not expose people residing or working in the project area to excessive noise levels

**b) No Impact.** The project site is not located within the vicinity of a private airstrip, and would not result in excessive noise related to airstrip.

Existing Plans, Programs, or Policies:

There are no PPPs related to airport noise.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**32. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact:

**a) Less than Significant Impact.** The project site is approximately 800 feet west of a railroad that is located parallel to the west side of I-215. The location of the rail line is separated from the project site by Harvill Avenue and existing industrial uses. The proposed industrial warehousing uses are not noise sensitive and would not cause an increase in railroad use, which would create increased noise. Therefore, noise impacts related to the existing railroad would be less than significant.

Existing Plans, Programs, or Policies:

There are no PPPs related to railroad noise.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**33. Highway Noise**

NA  A  B  C  D

Source: Noise Impact Analysis, Urban Crossroads, 2017 (NIA, 2017) (Appendix H).

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

**Traffic Noise Thresholds**

The Noise Impact Analysis for the proposed project shows that based on the County of Riverside's General Plan Noise Element policies, the following conditions would result in a significant impact related to traffic noise at noise sensitive land uses:

- If ambient noise is < 60 dBA CNEL, an impact would occur if the project results in a ≥ 5 dBA CNEL increase
- If ambient noise is 60 - 65 CNEL, an impact would occur if the project results in a ≥ 3 dBA CNEL increase
- If ambient noise is > 70 dBA CNEL, an impact would occur if the project results in a ≥ 1.5 dBA CNEL increase

In addition, the following conditions would result in a significant impact related to traffic noise at non-noise sensitive land uses:

- If ambient noise is < 70 dBA CNEL, an impact would occur if the project results in a ≥ 5 dBA CNEL increase
- If ambient noise is > 70 dBA CNEL, an impact would occur if the project results in a ≥ 3 dBA CNEL increase

**a) Less than Significant Impact.** The Noise Impact Analysis prepared for the project assessed the project's incremental traffic-related noise impacts at 10 locations in the immediate vicinity of the project site. With operation of the proposed project, vehicular noise in the project area would range from 59.4 dBA to 70.2 dBA. As shown on Table N-1, the project related noise increase would range from 0 to 3.4 dBA, which would be less than the applicable thresholds. Thus, traffic related noise impacts from the project would be less than significant.

**Table N-1: Off-Site Traffic Noise Impacts**

ID	Road	Segment	Adjacent Land Use	CNEL at Adjacent Land Use (dBA)			Applicable Threshold	Threshold Exceeded?
				No Project	With Project	Project Increase		
1	Harvill Av.	s/o Cajalco Exwy.	Light Industrial	70.2	71.3	1.1	3 dBA	No
2	Harvill Av.	n/o Cajalco Rd.	Light Industrial	69.3	70.6	1.3	5 dBA	No
3	Harvill Av.	s/o Cajalco Rd.	Light Industrial	68.9	70.3	1.4	5 dBA	No
4	Harvill Av.	n/o Rider St.	Light Industrial	68.9	70.3	1.4	5 dBA	No
5	Harvill Av.	s/o Rider St.	Business Park	69.2	70.4	1.2	5 dBA	No
6	Harvill Av.	s/o Dwy. 1	Business Park	69.2	70.4	1.2	5 dBA	No
7	Cajalco Exwy.	w/o Harvill Av.	Light Industrial	69.5	69.5	0.0	5 dBA	No
8	Cajalco Exwy.	e/o Harvill Av.	Light Industrial	69.6	70.2	0.6	5 dBA	No
9	Rider St.	w/o Harvill Av.	Residential	59.4	62.7	3.4	5 dBA	No
10	Rider St.	w/o Dwy.	Residential	59.4	59.4	0.0	5 dBA	No

Source: Urban Crossroads, 2017.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Existing Plans, Programs, or Policies:

There are no PPPs related to highway noise.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

<b>34. Other Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

Findings of Fact:

**a) No Impact.** The project site is not subject to any existing noise sources that could impact the proposed project, or that could be impacted by the proposed industrial warehousing project. Therefore, impacts related to other noise would not occur.

Existing Plans, Programs, or Policies:

There are no PPPs related to other noise.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

<b>35. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Noise Impact Analysis, Urban Crossroads, June 30, 2017 (NIA); Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure")

Findings of Fact:

**a) Less than Significant Impact.**

**Existing Ambient Noise**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The ambient noise levels in the project area are dominated by transportation-related noise associated with the freeway and arterial roadway network. The existing noise includes auto and heavy truck activities on roadway segments near the project site. The Noise Impact Analysis conducted 24-hour noise level measurements at locations shown on Figure N-1, the result of which are in Table N-2.

**Table N-2: 24-Hour Ambient Noise Level Measurements**

Location	Distance to Project Boundary (Feet)	Description	Hourly Noise Level (dBA Leq)		CNEL
			Daytime	Nighttime	
L1	680'	Located northwest of the Project site on Patterson Avenue near an existing residential home and agricultural use.	49.1	45.1	52.8
L2	0'	Located at the northwest corner of the Project site near an existing residential home.	50.1	47.0	54.5
L3	475'	Located west of the Project site off of Patterson Avenue adjacent to an existing residential home.	44.0	40.8	48.3
L4	715'	Located west of the Project site at the northwest corner of Patterson Avenue and Walnut Street near existing residential homes.	47.1	43.5	51.5
L5	1,290'	Located south of the Project site on Placentia Avenue near existing residential homes.	51.2	45.6	54.1

Source: Urban Crossroads, 2017.

**Operations**

The Noise Impact Analysis identified that long-term noise generated from the proposed project would result from idling trucks, delivery truck activities, backup alarms, loading and unloading of dry goods, and roof-top air conditioning units. As shown on Tables N-3 and N-4, the project is anticipated to generate a daytime increase of up to 0.5 dBA Leq and a nighttime increase of up to 0.9 dBA Leq at the receiver locations that are shown on Figure N-2. This limited increase in ambient noise would be less than significant, and operations of the proposed project would not result in a substantial permanent increase in ambient noise levels.




Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Figure N-1: Noise Measurement Locations



**LEGEND:**

 Noise Measurement Locations

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Figure N-2: Noise Receptor Locations



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**LEGEND:**

- Receiver Locations
- Distance from receiver to Project site boundary (in feet)
- Existing Barrier Height (in feet)
- Existing Barrier

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

**Table N-3: Project Daytime Noise Level Contributions**

Receiver Location	Project Operational Noise Level	Measurement Location	Reference Ambient Noise Levels	Combined Project and Ambient	Project Contribution	Threshold Exceeded?
R1	37.7	L1	49.1	49.4	0.3	No
R2	40.9	L2	50.1	50.6	0.5	No
R3	40.2	L2	50.1	50.5	0.4	No
R4	34.4	L3	44.0	44.4	0.4	No
R5	32.2	L3	44.0	44.3	0.3	No
R6	29.4	L4	47.1	47.2	0.1	No
R7	39.2	L5	51.2	51.5	0.3	No

Source: Urban Crossroads, 2017.

**Table N-4: Project Nighttime Noise Level Contributions**

Receiver Location	Project Operational Noise Level	Measurement Location	Reference Ambient Noise Levels	Combined Project and Ambient	Project Contribution	Threshold Exceeded?
R1	37.7	L1	45.1	45.8	0.7	No
R2	40.9	L2	47.0	47.9	0.9	No
R3	40.2	L2	47.0	47.8	0.8	No
R4	34.4	L3	40.8	41.7	0.9	No
R5	32.2	L3	40.8	41.4	0.6	No
R6	29.4	L4	43.5	43.7	0.2	No
R7	39.2	L5	45.6	46.5	0.9	No

Source: Urban Crossroads, 2017.

**b) Less than Significant Impact.**

The Noise Impact Analysis identified a construction-related noise level threshold from the Criteria for Recommended Standard: Occupational Noise Exposure prepared by the National Institute for Occupational Safety and Health (NIOSH) of 85 dBA Leq. The Noise Impact Analysis (Appendix H) includes a construction noise analysis that identified that the highest construction noise levels would occur when equipment is operating at the project site boundary, which is shown on Table N-5.

**Table N-5: Construction Equipment Noise Levels**

Location	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Peak Activity
R1	55.4	55.4	44.0	47.4	43.3	55.4
R2	79.6	79.6	68.2	71.6	67.5	79.6
R3	59.4	59.4	48.0	51.4	47.3	59.4
R4	66.3	66.3	54.9	58.3	54.2	66.3
R5	60.2	60.2	48.8	52.2	48.1	60.2
R6	55.4	55.4	44.0	47.4	43.3	55.4
R7	51.4	51.4	40.0	43.4	39.3	51.4

Source: Urban Crossroads, 2017.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As shown on Table N-5, the construction noise levels experienced at the nearby sensitive receiver locations are expected to range from 51.4 to 79.6 dBA Leq, and would be less than the 85 dBA Leq construction noise level threshold. Therefore, impacts related to construction noise would be less than significant.

**c) Less than Significant Impact.**

**County Noise Standards**

**General Plan Noise Element Policy N 4.1:** sets an 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.

**Municipal Code Section 9.52.020, Construction Noise:** noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May.

**Construction**

As described above, the County's Municipal Code Section 9.52.020 exempts construction noise between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. The project would comply with the County's construction hours regulations. Therefore, construction noise would not result in an impact related to the exposure of persons to or generation of noise levels in excess of regulations.

**Operations**

The General Plan Noise Element establishes a noise standard for sensitive uses of 45 dBA 10-minute Leq between 10 pm and 7 am and 65 dBA 10-minute Leq between 7 am and 10 pm. The Noise Impact Analysis evaluated the project's long-term impacts to ambient noise levels at the nearest sensitive receptors resulting from on-site noise sources such as idling trucks, delivery truck activities, backup alarms, loading and unloading of dry goods, and roof-top air conditioning units. As shown on Figure N-2, operational Noise Source Locations, and Table N-6, the ambient noise levels at the receptors would be less than the 65 dBA daytime maximum noise level and the 45 DBA nighttime maximum noise level. Therefore, noise generated from operation of the proposed project would be less than significant.

**Table N-6: Project Operational Noise Levels**

Receiver Location <sup>1</sup>	Noise at Receivers (dBA Leq)	Threshold Exceeded?	
		Daytime (65 dBA Leq)	Nighttime (45 dBA Leq)
R1	37.7	No	No
R2	40.9	No	No
R3	40.2	No	No
R4	34.4	No	No
R5	32.2	No	No
R6	29.4	No	No
R7	39.2	No	No

Source: Urban Crossroads, 2017.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**d) Less than Significant Impact with Mitigation Incorporated.** The Noise Impact Analysis determined that the primary source of vibration during operations would be truck movements. Trucks on-site would be moving at a very slow speed. Based on the Federal Transit Administration's (FTA) *Transit Noise Impact and Vibration Assessment*, truck activity on-site would generate vibrations approaching 0.001 in/sec root-mean-square (RMS), which is below the threshold for perceptible motion of 0.01 in/sec RMS identified Noise Element Policy N 16.3. Thus, vibration impacts related to project operations would be less than significant.

Construction activity can cause varying degrees of ground vibration, depending on the equipment and methods used, the distance to receptors, and soil type. Construction vibrations are intermittent, localized intrusions. The use of heavy construction equipment, particularly large bulldozers, and large loaded trucks hauling materials to or from the site generate construction-period vibration impacts.

The Noise Impact Analysis evaluated construction equipment vibration levels at the closest receptors. As shown in Table 7, Receptor R2, which at 50 feet away is the closest to the planned construction activity would experience vibrations in excess of the County standard of 0.01 in/sec RMS; the unmitigated vibration level at Receptor R2 is 0.022 in/sec RMS.

**Table N-7: Construction Equipment Vibration Levels**

Receiver	Distance to Const. Activity (Feet)	Receiver PPV Levels (in/sec)					RMS Velocity Levels (in/sec)	Threshold Exceeded?
		Small Bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Peak Vibration		
R1	808'	0.000	0.000	0.000	0.000	0.000	0.000	No
R2	50'	0.001	0.012	0.027	0.031	0.031	0.022	Yes
R3	511'	0.000	0.000	0.001	0.001	0.001	0.001	No
R4	231'	0.000	0.001	0.003	0.003	0.003	0.002	No
R5	464'	0.000	0.000	0.001	0.001	0.001	0.001	No
R6	809'	0.000	0.000	0.000	0.000	0.000	0.000	No
R7	721'	0.000	0.000	0.000	0.001	0.001	0.000	No

Source: Urban Crossroads, 2017.

In order to reduce potential vibration impacts at R2 to below the County standard, Mitigation Measure NOI-1 has been included, which requires a 90-foot buffer zone from receptor location R2 is required, which will restrict the use of large dozers and large loaded trucks. With implementation of this buffer, the RMS velocity level would be reduced to 0.009 in/sec, which is less than the County standard of 0.01 in/sec RMS. Thus, with implementation of Mitigation Measure NOI-1 impacts related to construction vibration would be less than significant.

Existing Plans, Programs, or Policies:

**PPP NOI-1: Ordinance No. 847: Regulating Noise in Riverside County**

Mitigation:

**Mitigation Measure NOI-1:** Project construction plans and specifications, and construction permits shall state that large loaded trucks and dozers shall not be used within 90 feet of receiver location R2 (23615 Rider Street) if occupied at the time of project construction. Instead, small rubber-tired bulldozers shall be used within this area during project construction to reduce vibration effects.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** County Building and Safety on-site inspection to ensure that measures are implemented.

**POPULATION AND HOUSING** Would the project:

<b>36. Housing</b>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan Housing Element, California Employment Development Department Labor Market info (EDD, 2017), U.S. Census Factfinder (Census Factfinder 2015).

**Findings of Fact:**

**a) No Impact.** The project site is vacant and undeveloped. The site does not contain any housing, and has not been historically used for housing. The project site has a General Plan land use designation of Business Park, and is zoned for non-residential uses. Implementation of the proposed project would occur on the vacant site that is not designated for housing uses; thus, the project would not displace any housing and would not necessitate the construction of housing. As a result, impacts would not occur.

**b) No Impact.** The proposed industrial warehousing project would generate the need for employees, which are anticipated to come from the project region, as the unemployment rate was 5.5 percent in Riverside County and 8.0 percent in the City of Perris (the closest city to the project site) in February 2017 (State Employment Development Department, March 2017), which is slightly down from the 7 percent unemployment rate in the County 1.5 years ago in August 2015. In addition, the unemployment rate within Riverside County has been a minimum of 5.5 percent for the last 10 years (EDD, 2017). Thus, it is anticipated that new employees at the project site would be within commuting distance and would not generate needs for any housing.

In addition, should project employees relocate to work at the modified facility, sufficient vacant housing is available within the region to fill the project's need. The County of Riverside had a vacancy rate of 14.2 percent (6.4 percent were vacant rental units), and the City of Perris had a vacancy rate of 6.4 percent (4.4 percent were vacant rental units) in 2015 (Census Factfinder 2015). Thus, the proposed project would not create a demand for any housing, including housing affordable to households earning 80 percent or less of the County's median income; and impacts would not occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**c) No Impact.** The project site is vacant and undeveloped and does not contain any people or housing. The project site is designated for Business Park land uses and is zoned for non-residential uses. Implementation of the proposed project would occur on the vacant site that is not designated for housing uses; thus, the proposed project would not displace any people and would not necessitate the construction of housing. Impacts would not occur.

**d) No Impact.** The proposed project would develop the site pursuant to the allowable uses of the existing land use and zoning designations. The Redevelopment Agency for the County of Riverside was dissolved in February 2012 and Redevelopment Agency development projects are no longer active within the County. In addition, the project site and surrounding areas were not previously identified as a Redevelopment Agency site. Thus, the proposed project would not affect a Redevelopment Project Area, and impacts would not occur.

**e) No Impact.** The proposed project would develop an industrial warehousing building that would generate additional employees, but as described above in response 36.b), these employees are anticipated to come from the project region due to the steady unemployment rate; and any new employees to the region that would work at the project would be accommodated by the existing vacant housing in the region. Furthermore, the project site has a Business Park land use designation and is zoned for Manufacturing – Service Commercial (M-SC) and Industrial Park (I-P). Therefore, the County’s General Plan that was updated in 2015 includes employee growth from development of the site pursuant to these land use and zoning designations. Thus, implementation of the proposed project is already included in local and regional projections (which are generally based on General Plan land uses), and the proposed project would not cumulatively exceed regional or local population projections, and impacts would not occur.

**f) Less than Significant Impact.** As described above, the employees that would work at the proposed project are anticipated to come from the project region, due to the steady unemployment rate. Any new employees to the region that would work at the proposed project would be accommodated by the existing vacant housing in the region. Furthermore, the project site has been identified for business park land uses. As a result, growth related to development of the project site for employment generating uses is included in County General Plan planning projections. Thus, direct impacts related to population growth in an area would be less than significant. In addition, the proposed project does not include the extension of roads or other infrastructure. The project would be served by the existing adjacent roadway system, and utilities would be provided by the existing infrastructure that is located in adjacent roadways. Therefore, the proposed project would not extend roads or other infrastructure that could indirectly induce population growth. Overall, direct and indirect impacts related to population growth would be less than significant.

Existing Plans, Programs, or Policies:

There are no PPPs related to population and housing.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**37. Fire Services**

Source: Riverside County General Plan Safety Element, Riverside County Fire Department website (rvcfire.org).

Findings of Fact:

**a) Less than Significant Impact.** The project site is located within 3.5 miles of two Riverside County Fire Stations, listed below:

- Riverside County Station 1, located at 210 West San Jacinto Avenue, 3.3 miles from the project site
- Riverside County Station 59, located at 21510 Pinewood Street, 3.5 miles from the project site

Implementation of the proposed project would be required to adhere to the Uniform Fire Code, as included in the County’s Municipal Code Section 8.32 and would be reviewed by the County’s Department of Building and Safety to ensure that the project plans meet the fire protection requirements.

The new structure and increase in employees that would occur from implementation of the proposed project on the currently vacant site would result in an incremental increase in demand for fire protection and emergency medical services; however, the increase in people onsite is limited, and would not increase demands such that provision of a new or physically altered fire station would be required that could cause environmental impacts. Therefore, impacts related to fire protection services from the proposed project would be less than significant.

In addition, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for fire facilities for every acre of new commercial and industrial use, as included by PPP PS-1, listed below. Overall, impacts related to fire services from implementation of the proposed project would be less than significant.

Existing Plans, Programs, or Policies:

**PPP PS-1:** Ordinance No. 659: Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>38. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Sheriff Department website ([www.riversidesheriff.org](http://www.riversidesheriff.org)).

Findings of Fact:

**a) Less than Significant Impact.** The project site is located within 3.4 miles from the Riverside County Sherriff Station in the City of Perris (137 N. Perris Boulevard), which currently serves the project region. The proposed project would result in additional onsite employees and goods that could create the need for sheriff services. Crime and safety issues during project construction may include: theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. Operation of the industrial warehouse is anticipated to generate a typical range of sheriff service calls, such as burglaries, thefts, and employee disturbances.

However, to reduce the need for law enforcement services, security concerns are addressed in the project design by providing low-intensity security lighting, security cameras, and access gates. Pursuant to the County's existing permitting process, the Sheriff's Department would review and approve the site plans to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment.

Although an incremental increase could occur from implementation of the project, the need for law enforcement services from the project would not result in the need for, new or physically altered sheriff facilities. Thus, substantial adverse physical impacts associated with the provision of new or expanded facilities would not occur, and impacts would be less than significant.

In addition, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for sheriff facilities per every acre of new commercial and industrial use, as included by PPP PS-1, listed below. Overall, impacts related to Sheriff services from implementation of the proposed project would be less than significant.

Existing Plans, Programs, or Policies:

**PPP PS-1:** Ordinance No. 659. Listed previously in 38.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

<b>39. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Val Verde Unified School District

Findings of Fact:

**a) Less than Significant Impact.** The project is an industrial warehousing project that would not directly generate students. As described previously, the proposed project is not anticipated to generate a new population, as the employees needed to operate the industrial warehouse uses are anticipated to come from within the project region due to the steady unemployment rate; and substantial in migration of employees that could generate new students is not anticipated to occur. As required by all projects

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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within the County, the proposed project is required to pay School Mitigation Impact fees, as included by PPP-PS-2, listed below. Overall, impacts related to schools would be less than significant.

Existing Plans, Programs, or Policies:

**PPP PS-2: School Mitigation:** Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the Val Verde Unified School related to the funding of school facilities pursuant to Government Code Section 65995 et seq.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

<b>40. Libraries</b>	<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:

**a) Less than Significant Impact.** The project is an industrial warehousing project that would not directly generate a substantial new population that would utilize libraries. As described previously, the employees needed to operate the proposed project are anticipated to come from the project region and commute to the project site, due to the steady unemployment rate; and substantial in migration of employees that could generate substantial usage of library facilities is not anticipated to occur. Overall, impacts related to libraries from implementation of the proposed project would be less than significant.

Additionally, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for library facilities per every acre of new commercial and industrial use, as included in by PPP PS-1.

Existing Plans, Programs, or Policies:

**PPP PS-1:** Ordinance No. 659. Listed previously in 38.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

<b>41. Health Services</b>	<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:

**a) Less than Significant Impact.** The project is an industrial warehousing project that would not directly generate a substantial new population that would need health services. As described previously, the employees needed to operate the proposed project are anticipated to come from the project region and commute to the project site, due to the steady unemployment rate; and substantial in migration of employees that could generate substantial need for health services is not anticipated to occur. Overall,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts related to health services from implementation of the proposed project would be less than significant.

Existing Plans, Programs, or Policies:

There are no PPPs related to health services.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**RECREATION**

**42. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

**a) Less than Significant Impact.** The proposed project would develop industrial warehouse uses, and the project does not include development of recreational facilities. In addition, as described previously, the proposed project is not anticipated to result in an influx of new residents, as the employees needed to operate the proposed industrial warehousing uses are anticipated to come from the unemployed labor force in the region. Thus, the proposed project would not generate a substantial population that would require construction or expansion of recreational facilities, and impacts would be less than significant.

**b) Less than Significant Impact.** As described previously, the proposed project would develop industrial warehousing uses on the project site, which would not result in an influx of new residents, as the employees needed to operate the project are anticipated to come from the unemployed labor force in the region. Thus, the proposed project would not generate a substantial population that would generate significant use of existing neighborhood or regional parks and recreation facilities, such that substantial physical deterioration would occur or be accelerated, and impacts would be less than significant.

In addition, as described above, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for park and recreation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facilities per every acre of new commercial and industrial use, as included by PPP PS-1, listed above in Response 37.

**c) No Impact.** The project site is not located within a CSA or recreation park district with a Community Park and Recreation Plan. Thus, no impacts related to a park district or recreation plan would occur from implementation of the proposed project.

Existing Plans, Programs, or Policies:

**PPP PS-1:** Ordinance No. 659: Listed previously in 37.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

<b>43. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

**a) Less than Significant Impact.** The project site is surrounded by roadways, developed lands, and undeveloped parcels that were previously used for agriculture. There are no recreational trails within or adjacent to the project site. As described previously, the proposed project is not anticipated to result in an influx of new residents, as the employees needed to operate the proposed industrial warehousing uses are anticipated to come from the unemployed labor force in the region. Thus, the proposed project would not generate a substantial population that would use or require recreational trails, and impacts would be less than significant.

In addition, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for open space and recreational trail facilities per every acre of new commercial and industrial use, as included by PPP PS-1.

Existing Plans, Programs, or Policies:

**PPP PS-1:** Ordinance No. 659: Listed previously in 37.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

<b>TRANSPORTATION/TRAFFIC</b> Would the project:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<b>44. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system,

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

Source: Mead Valley Area Plan; Traffic Impact Analysis, prepared by Transpo Group, 2017 (TIA 2017).

**Findings of Fact:**

**Traffic Threshold**

As described in the Riverside County General Plan Policy C 2.1, LOS D shall apply to all development proposals located within the Mead Valley Area Plan. Thus, the LOS threshold is LOS D.

**Traffic Study Area and Existing Conditions**

The roadways included in the traffic study area include Harvill Avenue, Rider Street, and Cajalco Expressway. To identify the existing traffic conditions, traffic counts at the study intersections were conducted on Tuesday April 11, 2017. As shown in Table T-1 all of the study intersections are currently operating at satisfactory LOS C or better during the weekday a.m. and p.m. peak hours under existing conditions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table T-1: Existing Peak Hour Levels of Service**

Intersection	AM Peak		PM Peak	
	Delay <sup>1</sup>	LOS <sup>2</sup>	Delay <sup>1</sup>	LOS <sup>2</sup>
1. Harvill Avenue/Rider Street	12.1	B	11.3	B
2. Harvill Avenue/Cajalco Road	12.1	B	12.9	B
3. Harvill Avenue/Cajalco Expressway	32.2	C	27.2	C
4. North Project Driveway/Rider Street	n/a		n/a	
5. Harvill Avenue/Project Driveway 1	n/a		n/a	
6. Harvill Avenue/Project Driveway 2	n/a		n/a	

<sup>1</sup> Seconds/Vehicle

<sup>2</sup> Level of Service, based on Highway Capacity Manual HCM 2010. Unless otherwise noted.

n/a - location does not exist in the no-project condition.

Source: Transpo Group, 2017.

**a) Less than Significant Impact.**

The proposed project would develop and operate a 423,665-square foot industrial warehousing building on the project site. As shown in Table T-2, the proposed project would generate 1,124 daily trips; 74 would occur in the a.m. peak hour and 80 would occur during the p.m. peak hour.

Based on the location of the project, it is likely that most project trips, especially truck trips, would utilize the freeway ramps at Cajalco Expressway to travel north or south on I-215. A small percentage of employees may travel to the site from the local area, but most trips would travel to and from I-215.

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

**Table T-2: Estimated Project Trip Generation**

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<u>Trip Rates</u>								
High-Cube Warehouse/Distribution Center <sup>1</sup>	TSF	1.68	0.08	0.03	0.11	0.04	0.08	0.12
<b><u>Total Vehicle Trip Generation</u></b>								
Harvill Avenue Warehouse	423.7 TSF	712	32	14	47	16	35	51
<b><u>Vehicle Mix<sup>2</sup></u></b>								
	<b><u>Percent</u></b>							
Passenger Vehicles	61.90%	441	20	9	29	10	22	31
2-Axle Trucks	6.45%	46	2	1	3	1	2	3
3-Axle Trucks	8.65%	62	3	1	4	1	3	4
4+-Axle Trucks	22.99%	164	7	3	11	4	8	12
	100%	712	32	14	47	16	35	51
<b><u>PCE Trip Generation<sup>3</sup></u></b>								
	<b><u>PCE Factor</u></b>							
Passenger Vehicles	1.0	441	20	9	29	10	22	31
2-Axle Trucks	1.5	69	3	1	5	2	3	5
3-Axle Trucks	2.0	123	6	3	8	3	6	9
4+-Axle Trucks	3.0	491	22	10	32	11	24	35
Total PCE Trip Generation		1124	51	23	74	25	55	80

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

<sup>1</sup> Trip rates from the Institute of Transportation Engineers, *Trip Generation, 9th Edition*, 2012. Land Use Code 152 - High-Cube Warehouse/Distribution Center.

<sup>2</sup> Passenger car and truck percentages from AQMD. Truck splits from the City of Fontana, *Truck Trip Generation Study*, August 2003. Classification: Heavy Warehouse.

<sup>3</sup> Passenger Car Equivalent (PCE) factors from San Bernardino County CMP, Appendix B - Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2016

Source: Transpo Group, 2017.

**Existing Plus Project:** An intersection operations analysis was conducted for the study area to evaluate the existing plus project weekday a.m. and p.m. peak hour conditions with the project. As shown in Table T-3, all study intersections are forecast to continue to operate at satisfactory LOS D or better during the weekday a.m. and p.m. peak hours with the addition of project traffic, and impacts would be less than significant in the existing plus project condition.

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

**Table T-3: Existing Plus Project Conditions**

Intersection	Existing				Existing plus Project				Delay Change		Impact	
	AM Peak		PM Peak		AM Peak		PM Peak		AM	PM	AM	PM
	Delay <sup>1</sup>	LOS <sup>2</sup>	Delay <sup>1</sup>	LOS <sup>2</sup>	Delay <sup>1</sup>	LOS <sup>2</sup>	Delay <sup>1</sup>	LOS <sup>2</sup>				
1. Harvill Avenue/Rider Street	12.1	B	11.3	B	12.9	B	12.1	B	0.8	0.8	NO	NO
2. Harvill Avenue/Cajalco Road	12.1	B	12.9	B	12.9	B	14.0	B	0.8	1.1	NO	NO
3. Harvill Avenue/Cajalco Expressway	32.2	C	27.2	C	34.9	C	27.7	C	2.7	0.5	NO	NO
4. North Project Driveway/Rider Street	n/a		n/a		8.6	A	8.8	A	8.6	8.8	NO	NO
5. Harvill Avenue/Project Driveway 1	n/a		n/a		13.8	B	17.3	C	13.8	17.3	NO	NO
6. Harvill Avenue/Project Driveway 2	n/a		n/a		13.3	B	16.2	C	13.3	16.2	NO	NO

<sup>1</sup> Seconds/Vehicle

<sup>2</sup> Level of Service, based on Highway Capacity Manual HCM 2010. Unless otherwise noted.

n/a - location does not exist in the no-project condition.

Source: Transpo Group, 2017.

**Opening Year 2019 Plus Project:** Opening year 2019 without-project traffic volumes were determined by adding a growth rate of 2 percent per year to the existing traffic volumes. These volumes were then added to the vehicular trips that would be generated by the proposed project to determine opening Year 2019 traffic volumes. As shown in Table T-4, the intersection of Harvill Avenue/Cajalco Expressway would deteriorate from LOS C to LOS D during the a.m. peak hour with addition of the project traffic. However, this intersection would still operate at a satisfactory condition of LOS D or better during the a.m. and p.m. peak hours in the opening year (2019) conditions with project traffic. As shown in Table T-4, none of the study area intersections would not exceed the County's LOS D standard; thus, impacts would be less than significant in the opening year (2019) plus project condition.

**Table T-4: Opening Year (2019) Plus Project Conditions**

Intersection	Opening Year				Opening Year plus Project				Delay Change		Impact	
	AM Peak		PM Peak		AM Peak		PM Peak		AM	PM	AM	PM
	Delay <sup>1</sup>	LOS <sup>2</sup>	Delay <sup>1</sup>	LOS <sup>2</sup>	Delay <sup>1</sup>	LOS <sup>2</sup>	Delay <sup>1</sup>	LOS <sup>2</sup>				
1. Harvill Avenue/Rider Street	12.6	B	11.8	B	13.4	B	12.5	B	0.8	0.7	NO	NO
2. Harvill Avenue/Cajalco Road	12.6	B	13.4	B	13.6	B	14.7	B	1.0	1.3	NO	NO
3. Harvill Avenue/Cajalco Expressway	34.2	C	38.2	D	36.1	D	39.3	D	1.9	1.1	NO	NO
4. North Project Driveway/Rider Street	n/a		n/a		8.7	A	8.8	A	8.7	8.8	NO	NO
5. Harvill Avenue/Project Driveway 1	n/a		n/a		14.1	B	17.9	C	14.1	17.9	NO	NO
6. Harvill Avenue/Project Driveway 2	n/a		n/a		13.6	B	16.7	C	13.6	16.7	NO	NO

<sup>1</sup> Seconds/Vehicle

<sup>2</sup> Level of Service, based on Highway Capacity Manual HCM 2010. Unless otherwise noted.

n/a - location does not exist in the no-project condition.

Source: Transpo Group, 2017.

**Cumulative Plus Project:** Cumulative traffic volumes were forecast by adding any approved or pending projects (cumulative projects) to the project opening year (2019) without project traffic volumes, and an



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

intersection operations analysis was conducted to evaluate the cumulative plus project weekday a.m. and p.m. peak hour conditions with the project. As shown in Table T-5, all study intersections are forecast to continue to operate with satisfactory conditions at LOS D or better during the a.m. and p.m. peak hours in the cumulative condition with the addition of project traffic. None of the study intersections exceed the County's LOS D standard; therefore, impacts would be less than significant in the cumulative plus project condition.

**Table T-5: Cumulative Plus Project Conditions**

Intersection	Cumulative Year				Cumulative Year plus Project				Delay Change		Impact	
	AM Peak		PM Peak		AM Peak		PM Peak		AM	PM	AM	PM
	Delay <sup>1</sup>	LOS <sup>2</sup>	Delay <sup>1</sup>	LOS <sup>2</sup>	Delay <sup>1</sup>	LOS <sup>2</sup>	Delay <sup>1</sup>	LOS <sup>2</sup>				
1. Harvill Avenue/Rider Street	13.3	B	12.8	B	14.1	B	13.7	B	0.8	0.9	NO	NO
2. Harvill Avenue/Cajalco Road	13.6	B	14.8	B	14.7	B	16.4	C	1.1	1.6	NO	NO
3. Harvill Avenue/Cajalco Expressway	34.5	C	36.0	D	36.4	D	37.6	D	1.9	1.6	NO	NO
4. North Project Driveway/Rider Street	n/a		n/a		8.7	A	8.8	A	8.7	8.8	NO	NO
5. Harvill Avenue/Project Driveway 1	n/a		n/a		14.5	B	18.6	C	14.5	18.6	NO	NO
6. Harvill Avenue/Project Driveway 2	n/a		n/a		14.0	B	17.2	C	14.0	17.2	NO	NO

<sup>1</sup> Seconds/Vehicle

<sup>2</sup> Level of Service, based on Highway Capacity Manual HCM 2010. Unless otherwise noted.

n/a - location does not exist in the no-project condition.

Source: Transpo Group, 2017.

**b) No Impact.** Every county in California is required to develop a CMP that looks at the links between land use, transportation, and air quality. The Riverside County Transportation Commission (RCTC) prepares and periodically updates the Riverside County CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Riverside County CMP does not require traffic impact assessments for development projects, such as the proposed project. However, the CMP does require that local agencies prepare a deficiency plan if proposed development impacts cause the LOS on a CMP facility to fall to below the LOS E standard. As described in the response above, none of the study intersections exceed LOS D; and therefore, would not fall below LOS E. Therefore, the project would not result in a conflict with an applicable congestion management program, and impacts would not occur.

**c) No Impact.** As described above, the proposed project is two miles from the March Air Reserve Base, and located within the March Air Reserve Base C2 zone. The ALUCP requires airspace review is required for any objects taller than 70-feet in height within the C2 zone. The proposed building would be 42-feet tall, which is substantially lower than the 70-foot height criteria. Due to the distance and the proposed height of the structure, the proposed project would not result in a change in air traffic patterns, and impacts would not occur.

**d) No Impact.** There are no navigable waterbodies in the vicinity of the project site. Thus, the project would not alter waterborne traffic. The project site is approximately 800 feet west of a railroad that is located parallel to the west side of I-215. The location of the rail line is separated from the project site by Harvill Avenue and existing industrial uses. Thus, operation of the project site would not alter the rail traffic. In addition, the roadway rail crossings at Placentia Avenue and Cajalico Expressway are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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elevated, and rail traffic passes underneath the roadways. Therefore, traffic generated by the proposed project would not alter rail traffic.

In addition, as described above, the proposed project is 2 miles from the March Air Reserve Base, within the March Air Reserve Base C2 zone that has a height review limit at 70-feet in height. However, the proposed building would be 42-feet tall. Due to the distance and the proposed height of the structure, the proposed project would not alter air traffic, and impacts would not occur

**e) Less than Significant Impact.** The proposed project includes only industrial warehousing uses. There are no proposed uses that would be incompatible. The project would also not increase any hazards related to a design feature. Operation of the proposed project would involve trucks entering and exiting the project site from Harvill Avenue and Rider Street via driveways designed to accommodate trucks. Passenger vehicles would enter and exit the site using the same driveways. The onsite circulation design prepared for the project provides fire truck accessibility and turning ability throughout the site. Thus, impacts related to vehicular circulation design features from the proposed project would be less than significant.

In addition, as shown in Tables T-3, T-4, and T-6, the project driveway is forecast to operate at acceptable LOS during the a.m. and p.m. peak hours for all project traffic conditions. Based on the LOS and the design of the driveway, vehicles and trucks entering and exiting the project site would be able to do so comfortably, safely, and without undue congestion. As such, project access would be adequate, and impacts related to hazardous design features would be less than significant.

**f) Less than Significant Impact.** The proposed project would not result in the altered need for road maintenance; however, as described above, the proposed project would generate 1,124 daily trips, which would contribute to the need for regular maintenance of roads. To provide for public facility maintenance needs, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for road improvements and maintenance, which are levied per every acre of new commercial and industrial use, as included in PPP PS-1. In addition, the taxes generated from the proposed uses on the project site would support regular road maintenance. Thus, the project would provide funding for future roadway maintenance needs, and impacts related to roadway maintenance needs would be less than significant.

**g) Less than Significant Impact.** As described above, implementation of the proposed project in the existing condition, in 2019, and in the cumulative 2019 conditions would not generate significant traffic impacts. As described in the Project Description, the construction of the proposed project is anticipated to take approximately 18 months and would include transportation of equipment, materials, and workers to the project site, and export of excavated soils. The short-term construction related vehicular trips would result in fewer daily and peak hour trips than were evaluated in response 43.a) above. Therefore, traffic impacts related to construction activities would be less than significant.

**h) Less than Significant Impact.** The proposed construction activities, including equipment and supply staging and storage, would largely occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction of the driveways to Harvill Avenue and Rider Street, a minimum of one lane would remain open to ensure adequate emergency access to the project area and vicinity, and impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Operation of the proposed project would also not result in inadequate emergency access. Direct access to the project site would be provided from Harvill Avenue and Rider Street, which are adjacent to the project site. The project would also be required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Municipal Code. The Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the Uniform Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As such, the proposed project would not result in inadequate emergency access, and impacts would be less than significant.

**i) No Impact.** There are no bicycle lanes or sidewalks located adjacent to the project. In addition, the project site is not directly served by transit. RTA Route 41 provides weekday and weekend service along Cajalco Expressway, approximately 0.6 mile north of the project site. The proposed project includes development of sidewalks on Harvill Avenue and Rider Street adjacent to the project site. The proposed project would not alter any existing offsite bicycle or pedestrian facilities; and development of the industrial warehousing uses is not expected to significantly increase bicycle, pedestrian, or transit trips. Therefore, the proposed project would not result in conflicts related to public transit, bicycle, or pedestrian facilities, and impacts would not occur.

Existing Plans, Programs, or Policies:

**PPP PS-1:** Ordinance No. 659. Listed previously in 37.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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**45. Bike Trails**

<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:

**a) Less than Significant Impact.** The project site is surrounded by roadways, developed lands, and undeveloped parcels that were previously used for agriculture. There are no bike trails within or adjacent to the project site. As described previously, the proposed project is not anticipated to result in an influx of new residents, as the employees needed to operate the proposed industrial warehousing uses are anticipated to come from the unemployed labor force in the region. Thus, the proposed project would not generate a substantial population that would use or require bike trails, and impacts would be less than significant.

In addition, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for open space and recreational trail facilities per every acre of new commercial and industrial use, as included by PPP PS-1.

Existing Plans, Programs, or Policies:

**PPP PS-1:** Ordinance No. 659: Listed previously in 37.

Mitigation: No mitigation measures are necessary.

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

**UTILITY AND SERVICE SYSTEMS** Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>46. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015).

Findings of Fact:

**a) Less than Significant Impact.** The proposed project would develop the vacant parcel that is planned for Business Park land uses. Below adjacent roadways are existing 14-inch (Rider Street) and 24-inch (Harvill Avenue) water lines. The proposed project would install a new onsite water line that would connect the to one or both of the existing lines, and would not require expansion to serve the proposed project. Therefore, although construction of the onsite water line would be required to support the new development, no extensions or expansions to the water pipelines supplying the project site would be required. The necessary installation of the onsite water supply line is included as part of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND.

The Eastern Municipal Water District (EMWD) provides water supplies to the project area. In addition to treated water that is delivered by to EMWD by the Metropolitan Water District, EMWD operates two microfiltration plants that filter raw imported water to achieve potable water standards. The two treatment plants, the Perris Water Filtration Plant and the Hemet Water Filtration Plant, are located in Perris and Hemet, respectively. These two water treatment plants provide a portion of the water supplied by EMWD (UWMP 2015). As further described in response 46.b, below, the proposed project would result in a limited demand for water supplies, and would not require new or expanded water entitlements. Likewise, the planned capacity of the regional water treatment facilities that supplies the water is adequate, and new or expanded water treatment facilities would not be required as a result of the proposed project. Therefore, impacts would be less than significant.

**b) Less than Significant Impact.** Water supplies to the project area are provided by EMWD, which serves 555 square miles of western Riverside County and includes the project area (UWMP 2015). In 2015, EMWD had a water demand of 146,090 AF, and projects a demand of 197,901 AF in 2020, which is a 35 percent increase over 2015 demands (an increase of 51,811 AF) (UWMP 2015). The UWMP identifying increases in imported water to meet this increase in demand. The UWMP details the District’s reliable and drought-resilient water supply capable of meeting projected demands over the next 25 years and beyond (UWMP 2015). The UWMP describes that the District has a projected supply of 197,901 AFY in 2020, and a predicted supply of 268,200 AFY in 2040. To ensure that planning efforts for future growth are comprehensive, the Urban Water Management Planning Act requires water purveyors to incorporate regional projections and land uses in UWMPs.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is designated for Business Park, which allows a 0.25-0.60 FAR. The proposed project would result in a 0.45 FAR, which is less than the allowable General Plan Land Use designation criteria, and would be consistent with existing growth projections that are included in the UWMP projections. In addition, the 2015 UWMP identifies water supply and demands through 2040 (268,200 AFY) and indicates it would be able to meet all of the anticipated water supply needs. Therefore, the proposed project would not require new or expanded water entitlements, and impacts would be less than significant.

Existing Plans, Programs, or Policies:

There are no PPPs related to utilities and service systems.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**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 checked="" type="checkbox"/>	<input 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: Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015)

Findings of Fact:

**a) Less than Significant Impact.** As described above, the proposed project would develop the vacant parcel that is planned for Business Park land uses and an 8-inch sewer line currently exists in the adjacent roadway (Rider Street). The proposed project would install a new onsite sewer line that would connect the to the existing line in Rider Street, and would not require expansion to serve the proposed project. Therefore, although construction of the onsite sewer line would be required to support the new development, no extensions or expansions to off-site sewer lines would be required. The necessary installation of the onsite sewer is included as part of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND.

EMWD provides wastewater treatment to the project area. EMWD has four wastewater treatment facilities located throughout its service area that are interconnected to provide for operational flexibility, improved reliability, and deliveries of recycled water. The Perris Valley wastewater treatment plant is closest to the project site, and has a treatment capacity of 22 million gallons per day (mgd), and in 2015 treated an average of 13,806 (UWMP 2015). In addition, the facility has a planned ultimate capacity of 100 mgd. Thus, the wastewater treatment plant has ample capacity, and would not require expansion to serve the proposed project.

**a) No Impact.** As described in the previous response, the EMWD Perris Valley wastewater treatment plant is closest to the project site, and has a treatment capacity of 22 mgd, and in 2015 treated an average of 13,806 (UWMP 2015). In addition, the facility has a planned ultimate capacity of 100 mgd.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Thus, the wastewater treatment plant has ample capacity, and the proposed project would not result in impacts related to wastewater treatment plant capacity.

Existing Plans, Programs, or Policies:

There are no PPPs related to sewer.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

Source: Riverside County General Plan, CalRecycle Facility Database, accessible at: <http://www.CalRecycle.ca.gov/SWFacilities/Directory/Search.aspx>.

Findings of Fact:

**a) Less than Significant Impact.** The closest landfill to the project site is the Badlands Sanitary Landfill, which is located 14 miles away at 31125 Ironwood Avenue in Moreno Valley. The landfill is permitted to accept 4,800 tons per day of solid waste, and is permitted to operate through 2021 (CalRecycle 2017). In February 2017, the landfill averaged 2,805 tons per day (CalRecycle 2017); thus, having an average capacity for 1,995 additional tons of daily solid waste.

In addition, the El Sobrante Sanitary Landfill, which is located at 10910 Dawson Canyon Road is approximately 21 miles from the project site. The landfill is permitted to accept 16,054 tons per day of solid waste, and is permitted to operate through 2044 (CalRecycle 2017). In August 2016, the landfill averaged 8,534 tons per day (CalRecycle 2017); thus, having an average capacity for 7,520 additional tons of daily solid waste.

Based on a solid waste generation of 6 pounds per 1,000 square feet per day, identified in the CalRecycle Solid Waste Information System Database, the 423,665 SF industrial building would generate approximately 2,542 pounds per day, or 12,708 pounds (6.4 tons) of solid waste per week (based on a five-day work week).

Based on the current recycling requirements, which require diversion of 50 percent of solid waste away from landfills, the proposed project would result in 3.2 tons of solid waste per week, which is within the existing permitted capacity of both the Badlands Sanitary Landfill and the El Sobrante Sanitary Landfill. Therefore, the existing landfills have sufficient permitted capacity to accommodate the project's solid waste disposal need.

Additionally, in 2020, state regulations per AB 341 will become effective, which will require diversion of 75 percent of solid waste from landfills. Thus, it is anticipated that solid waste landfill disposal from

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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operation of the project in 2020 would be reduced to approximately 1.6 tons per week. Overall, the solid waste generated by the proposed project would be within the existing permitted capacity of the landfills, and impacts would be less than significant.

**b) No Impact.** The proposed project would comply with all regulations related to solid waste. All solid waste-generating activities within the County are subject to the requirements set forth in AB 939, that requires diversion of a minimum of 50 percent of solid waste. In addition, after 2020 all development would be required to divert 75 percent of solid waste pursuant to state regulations. Implementation of the proposed project would be consistent with all state regulations. All projects in the County undergo development review prior to permit approval, which includes an analysis of project compliance with these programs. Therefore, impacts related to compliance with solid waste regulations would not occur.

Existing Plans, Programs, or Policies:

There are no PPPs related to solid waste.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**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: Riverside County General Plan

Findings of Fact:

**a) Less than Significant Impact.** Because the project site is vacant and undeveloped and does not currently generate a demand for utilities, implementation of the proposed project would result in an incremental increase in demand for electricity, natural gas, communication systems, street lighting, maintenance of public facilities, and potentially other governmental services. The proposed project would connect into the existing utility grid that is available adjacent to the site. The streetlights, curb, gutter, sidewalk, water, electrical, gas and telecommunication lines all already exist along Harvill Avenue. There is an existing storm drain along Rider Street. Therefore, all utilities are existing and the project would not result in the construction of new facilities that could cause significant environmental effects, and impacts would be less than significant.

Existing Plans, Programs, or Policies:

There are no PPPs related to utilities.

Mitigation: No mitigation measures are necessary.

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

**50. Energy Conservation**

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

Source: County of Riverside Climate Action Plan (December 2015)

Findings of Fact:

**a) No Impact.** The applicable energy conservation plan for the project is the County of Riverside Climate Action Plan (CAP), which is described previously in Response 22. The CAP contains a menu of 47 overall measures potentially applicable to discretionary development that include energy conservation measures.

As described above previously in Response 22, and listed in Table GHG-2, the project would be consistent with the applicable energy conservation measures in the CAP. In addition, the project would be required to comply with the CEC and the Title 24/California Green Building Standards Code, which establish mandatory measures related to energy efficiency in new construction. With the implementation of these measures, there would be no impact related to a conflict with an adopted energy conservation plan.

Existing Plans, Programs, or Policies:

**PPP ENE-1:** California Energy Code

**PPP ENE-2:** Title 24/California Green Building Standards Code

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

**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?

Source: Western Riverside MSHCP Habitat Assessment Report, prepared by Blackhawk Environmental, January 2017 (Blackhawk 2017a); Focused Burrowing Owl Survey Report, prepared by Blackhawk Environmental, May 2017 (Blackhawk 2017b); Phase I Cultural Resources Assessment, prepared by Archaeological Associates, 2013 (AA 2013).

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**a) Less than Significant with Mitigation Incorporated.** The Habitat Assessment Report (Blackhawk 2017a) identified that the project site is highly disturbed and that no special status vegetation types, riparian or wetland areas, or wildlife species were identified on the project site. However, the project site includes potentially suitable habitat for burrowing owl, which is a special status species. As a result, Mitigation Measure BIO-1 is included to implement pre-construction burrowing owl surveys to be conducted pursuant to the MSHCP requirements. With implementation of this mitigation measure, impacts related to special status species would not occur from implementation of the proposed project.

Additionally, should construction occur during nesting bird season (typically February 15 through September 15) Mitigation Measure BIO-2 would require a nesting bird survey to be conducted prior to the commencement of construction during nesting season, which would reduce potential impacts to nesting avian species to a less than significant level. Thus, with implementation of Mitigation Measures BIO-1 and BIO-2, impacts related to the potential of the project to reduce the habitat or cause any sensitive plant or animal community to drop below self-sustaining levels would be less than significant.

Also, as described above in Sections 8 and 9, the project site does not contain any historic resources and has been highly disturbed from past agricultural activities. The project site has been surveyed several times and no prehistoric or historic archaeological sites have been previously recorded within the boundaries of the project site (AA 2013). As a result, the potential for encountering buried historic or prehistoric resources is very low, and impacts related to major periods of California history or prehistory would be less than significant.

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)?

Source: Traffic Impact Analysis, prepared by Transpo Group, 2017 (TIA 2017) and the previous analyses.

Findings of Fact:

**a) Less than Significant Impact.** The proposed project consists of development of an undeveloped parcel within an urban area that is near I-215. The proposed project would provide industrial warehousing uses, which would be consistent with the land uses and zoning for the site. As described above, all of the potential impacts related to implementation of the project would be less than significant with implementation of mitigation measures and existing plans, programs, or policies that are imposed by the County of Riverside and effectively reduce environmental impacts.

The County of Riverside has identified several related projects, which are listed below:

1. PP18908 – 130,160 square-foot Warehouse
2. PP25768 – 52,450 square feet of Light Industrial
3. PP26102 – 1,138,800 square-foot High-Cube Warehouse
4. CUP03599 – 103-room Hotel
5. PP25699 – 19,600-square-foot shopping center
6. Majestic Freeway Business Center SP00341 – 227,550 square feet of Light Industrial
7. Rider Business Center – 640,000 square feet of High-Cube Warehouse

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Of these projects, two (projects 1 and 2) are located on in the close vicinity of the project site. These projects include similar light industrial and warehousing uses as proposed by the project. The cumulative effect of the proposed project taken into consideration with these other development projects in the area would be limited, because the project would only develop two parcels in consistency with the General Plan and zoning code, and would not result in substantial effects to any environmental resource topic, as described though out this document. Furthermore, the proposed project would develop an area that has been previously graded and disturbed. Thus, impacts to environmental resources or issue areas would not be cumulatively considerable; and cumulative impacts would be less than significant.

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

Source: Staff review, project application

Findings of Fact:

**a) Less than Significant with Mitigation Incorporated.** The project proposes the construction and operation of an industrial warehouse building. The project would not consist of any use or any activities that would result in a substantial negative affect on persons in the vicinity. All resource topics associated with the proposed project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts or less-than-significant impacts with implementation of mitigation measures and existing plans, programs, or policies that are required by the County. Consequently, the proposed project would in environmental effects that would cause substantial adverse effects on human beings directly or indirectly, and impacts would be less than significant.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

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

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

**VII. AUTHORITIES CITED**

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

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

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**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



*Juan C. Perez  
Agency Director*

02/14/18, 1:47 pm

PP26173

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PP26173. 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 - Expiration

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 8 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Advisory Notification. 2           AND - 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 [INSERT ALL APPLICATIONS FOR APPROVAL THAT APPLY] 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 [INSERT ALL APPLICATIONS FOR APPROVAL THAT APPLY], 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.

**ADVISORY NOTIFICATION DOCUMENT**

## Advisory Notification

## Advisory Notification. 2 AND - Hold Harmless (cont.)

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.

## Advisory Notification. 3 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Click here to enter text.) 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. 4 AND - Causes for revocation

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

## Advisory Notification. 5 AND - Design Guidelines

Compliance with applicable Design Guidelines: 1. County Wide Design Guidelines and Standards

## Advisory Notification. 6 AND - Exhibits

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 6           AND - Exhibits (cont.)

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

Exhibit A (Site Plan), Exhibit B (Elevations), Exhibit C (Floor Plans), Exhibit G (Conceptual Grading Plan), Exhibit L (Conceptual Landscaping and Irrigation Plans) Exhibit W (Wall and Fencing Plan),

Advisory Notification. 7           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) • State Subdivision Map Act • 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) {for GPAs, SPs, & SPAs • Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to: • Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements} • Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements} • Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements} • Ord. No. 457 (Building Requirements) {Land Use Entitlements} • Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based} • Ord. No. 460 (Division of Land) {for TTMs and TPMS} • Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS} • Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type} • Ord. No. 555 (Surface Mining and Reclamation) {for SMPs} • Ord. No. 625 (Right to Farm) {Geographically based} • Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries} • Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 7            AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals) • Ord. No. 878 (Regarding Noisy Animals) • Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types} • Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS} • Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based} • Ord. No. 787 (Fire Code) • Ord. No. 847 (Regulating Noise) {Land Use Entitlements} • Ord. No. 857 (Business Licensing) {Land Use Entitlements} • Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS} • Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based} • Ord. No. 916 (Cottage Food Operations) • Ord. No. 925 (Prohibiting Marijuana Cultivating) • Ord. No. 927 (Regulating Short Term Rentals) • Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances • Ord. No. 659 Development Impact Fees (DIF) • Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR) • Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF) • Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) • Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF) • Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 8            AND - PPW Collocation

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

Advisory Notification. 9            AND - Project Description & Operational Limits

The plot plan proposes to construct a 423,665 sq. ft. high-cube warehousing and distribution facility with 413,665 sq. ft. of the building designated for warehousing and with 10,000 sq. ft. designated for office use. The facility also proposes water quality basin, 184 standard parking spaces, 6 accessible parking spaces and 100 trailer parking spaces.

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 9            AND - Project Description & Operational Limits (cont.)  
 The project site is located at the southwesterly corner of Rider Street and Harvill Avenue.

### E Health

E Health. 1                            0010-E Health-USE - WATER AND SEWER SERVICE

PP26173 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies. Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

E Health. 2                            0015-E HEALTH - ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified 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.

### Fire

Fire. 1                                    0010-Fire-USE-#005 Bldg.Const.Material

All buildings in a HFA shall be constructed in accordance with Chapter 7A requirements of the California Building Code.

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

A separate permit will be required for high-pile storage and racks. Sprinkler plans must be submitted by a licensed sprinkler contractor with storage and rack plans to Riverside County Fire Department for review and approval per 2016 CFC Chapter 32. All commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks for high-pile storage review. A complete listing of commodities, classified using CFC Chapter 32, 2016 Edition and NFPA 13, 2016 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

Fire. 3                                    0010-Fire-USE-#20-SUPER FIRE HYDRANT



**ADVISORY NOTIFICATION DOCUMENT**

## Fire

Fire. 3 0010-Fire-USE-#20-SUPER FIRE HYDRANT (cont.)  
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.

Fire. 4 0010-Fire-USE-#21-HAZARDOUS FIRE AREA

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.8.

Fire. 5 0010-Fire-USE-#25-GATE ENTRANCES

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

Fire. 6 0010-Fire-USE-#50-BLUE DOT REFLECTOR

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

Fire. 7 0010-Fire-USE-#88A-AUTO/MAN GATES

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

Fire. 8 0010-Fire-USE-#89-KNOX BOX

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

Fire. 9 0010-Fire-USE\*-#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be required at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type of construction per the CBC and table B105.1 of the CFC for building(s) having a fire sprinkler system.

## Flood

## ADVISORY NOTIFICATION DOCUMENT

### Flood

- |          |                                  |
|----------|----------------------------------|
| Flood. 1 | 0015-Flood Hazard Report (cont.) |
| Flood. 1 | 0015-Flood Hazard Report         |

Plot Plan (PP) 26173 is a proposal to construct a warehouse/distribution facility on 21.31-acre site in the Mead Valley area. The site is located on the southwest corner of Harvill Avenue and Rider Street. The site is subject to offsite runoff from a tributary drainage area of approximately 310 acres from the southwest with about 200 acres tributary to the southwest corner of the site and the remainder 110 acres tributary to the northwest corner. Perris Valley Master Drainage Plan (MDP) has proposed Laterals H-11 and H-11.1, respectively, to collect these flows and ultimately convey them to the culvert under the Riverside County Transportation Commission (RCTC) rail line and Interstate 215 Freeway located southeast of the site. Lateral H-11 has a proposed alignment along the southerly boundary of the site to east of Harvill Avenue and to the RCTC culvert. Lateral H-11.1 has a proposed alignment along Rider Street and south in Harvill Avenue until it joins with Lateral H-11 near the southeasterly corner of the site.

To facilitate orderly development in the area, PP26173 shall collect the 100-year tributary stormwater runoff at the southwesterly corner of the site equivalent to Lateral H-11 and convey this runoff to an adequate outlet on the east side of Harvill Avenue. The construction of Lateral H-11 shall include the ultimate junction structure for Lateral H-11.1 in Harvill Avenue. All underground drainage facilities shall be contained within associated drainage easements. Storm drain inlets proposed offsite or at/near the westerly property line for the project site may require a ponding easement to be obtained from the affected upstream property owner(s). If such an easement cannot be obtained, then the inlet shall be redesigned to be located onsite and have all ponding occur onsite to eliminate the need for an easement.

PP 26220 is currently being processed on the east side of Harvill Avenue and immediately downstream of this project. The District has recommended that PP 26220 construct Line H-11 across its property to the west side of the RCTC culvert. The two developers should coordinate regarding the design and construction of Lateral H-11. However, if PP 26173 develops before PP 26220, then the developer for PP 26173 has proposed to construct an interim reach of storm drain and outfall to connect to an existing set of shallow culverts underneath Harvill Avenue. Moreover, the developer proposes to provide security to upgrade these interim portions of Lateral H-11 to the ultimate size and alignment, including the junction structure for Lateral H-11.1, after the developer of PP26220 has constructed the downstream reach of Lateral H-11 to the RCTC culvert.

Finally, to further facilitate orderly development in the area, PP 26173 proposes to construct a storm drain from the northwest corner of the project site to the existing Transportation-maintained 3ftx1.5ft RCB within Rider Street right of way and provide an adequate inlet to match the capacity of the existing RCB. The RCB does not have capacity for the tributary 100-year flows and currently discharges through a curb outlet approximately 300 feet east of the intersection of Rider Street and Harvill Avenue. The









## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 7 Gen - Custom (cont.)

significant and unavoidable regional air quality impacts, the project applicant shall submit to the County a contribution of \$575,000 to be used by the County towards projects to off-set air quality impacts in the Pass Area.

### Transportation

Transportation. 1 0010-Transportation-USE - STD INTRO (ORD 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.

Transportation. 2 0010-Transportation-USE - 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. 3 0010-Transportation-USE - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall: 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

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

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

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

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 3                      0010-Transportation-USE - LC LANDSCAPE REQUIREMENT  
(cont.)

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available. 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859. 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 4                      0010-Transportation-USE - TS/CONDITIONS

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts. The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans. The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Harvill Avenue (NS) at: Rider Street (EW) Cajalco Road (EW) Cajalco Expressway (EW)  
Project Driveway North (EW) Project Driveway South (EW)

Project Driveway (NS) at: Rider Street (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

### Waste 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:



**ADVISORY NOTIFICATION DOCUMENT**

## Waste Resources

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

-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.

## 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.

## 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.

## 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](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

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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                      6 Items to Accept Facility                      Not Satisfied

Inspection and maintenance of the flood control facility/ies that are to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility, the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility: 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations and maintenance standards; 2) The Applicant shall submit to the District the preliminary title reports, plats and legal descriptions for all right-of-way that is to be conveyed to the District and secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section; 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the attention of the District's Administrative Services Section; 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant shall be submitted to the District for review. The regulatory permits terms and conditions shall be approved by the District prior to improvement plan approval, map recordation or finalization of the regulatory permits; 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement); and 6) A pre-construction meeting shall be scheduled with the Contract Administration section of the District. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Administrative Services Section.

060 - Flood. 2                      Construct/Bond for Ultimate Lateral H-11.1 Junction Structure                      Not Satisfied

This development must either construct the ultimate reach of Lateral H-11 along the southerly boundary, including the junction structure with stub out for Lateral H-11.1, to east side of Harvill Avenue. If the ultimate downstream portion of Lateral H-11 is not constructed by the adjacent development (PP 26220), then the developer must provide security to upgrade all interim portions of Lateral H-11 to ultimate design, including the junction structure outlet with stub out

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 2	Construct/Bond for Ultimate Lateral H-11.1 Junction Structure (cont.) for Lateral H-11.1 in Harvill Avenue, to be constructed once the downstream reach of Lateral H-11 is complete to railroad culvert.	Not Satisfied
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060 - Flood. 3	Erosion Control After Rough Grading  Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review and approval.	Not Satisfied
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060 - Flood. 4	Increased Runoff Mitigation	Not Satisfied
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The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. Calculations supporting the size of the basin shall be submitted to the District for review and approval. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. The basin must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

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

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

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

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

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

060 - Flood. 5	Mitrcharge - Use	Not Satisfied
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Plot Plan 26173 is located within the limits of the Perris Valley Area Drainage Plan (ADP), which the County Board of

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 5 Mitcharge - Use (cont.) Not Satisfied

Supervisors has adopted and established a drainage fee within the plan area. This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee shall be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas. The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 21.31 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.

060 - Flood. 6 Off-site Easement or Redesign Not Satisfied

Offsite drainage improvements require the facilities to be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map or issuance of any grading/building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement.

060 - Flood. 7 Submit Final WQMP Not Satisfied

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

060 - Flood. 8 Submit Plans Not Satisfied

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

Planning

060 - Planning. 1 0060- Planning-Use- MM CUL-1 Not Satisfied

Prior to the issuance of the first grading permit, the applicant shall provide a letter to the Riverside County Department of Building and Safety, or designee, from a paleontologist selected from the roll of qualified paleontologists maintained by Riverside County, stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the County. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP may require paleontological monitoring of excavation that exceeds depths of 5 feet within native soils only. The PRIMP shall state that the project paleontologist may re-evaluate the necessity for paleontological monitoring after initial excavations deeper than 5 feet in native soils have been completed.

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 in addition to other industry standards and Society of

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60. Prior To Grading Permit Issuance

Planning

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

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 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 0090-Planning-Use- MM BIO-2 Not Satisfied

Prior to Grading Permit Issuance, the project shall conduct vegetation removal outside of the nesting bird season (generally between February 15 and August 31). If vegetation removal is required during the nesting bird season, a County qualified biologist shall conduct nesting bird surveys of all areas designated for vegetation removal and within 100 feet of areas proposed for vegetation removal. Surveys shall be conducted by a County qualified biologist within 14 days of vegetation removal. If active nests are observed, the County qualified biologist will determine appropriate minimum disturbance buffers or other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active.

060 - Planning. 4 0090-Planning-use-MM BIO-1 Not Satisfied

Prior to grading, conduct take avoidance surveys for burrowing owl per guidelines specified in the Western Riverside County Regional Conservation Authority Burrowing Owl Survey Instructions for the Plan Area (2006). If burrowing owls are observed to occupy the Project site and/or adjacent areas during take avoidance surveys or incidentally during construction, avoidance measures may be implemented during the breeding season (March 1 through August 31). If burrowing owls are present during the non-breeding season (September 1 through February 28), burrowing owl exclusion measures may be implemented in accordance with the Plan.

060 - Planning. 5 060-Planning-Use-Fee Balance Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 060-Planning-Use-Fee Balance (cont.) Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for PP26173 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

060 - Planning. 6 Gen - Parcel Merger Reqd Not Satisfied

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 317-230-036, and 317-230-038 and The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the IP and M-SC zones.

Planning-EPD

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

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, 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 of this presence/absence survey shall be 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 (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively 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-EPD-MBTA-BIRD NESTING 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 0060-Transportation-USE - FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per conditions entitled ANNEX L&LMD/OTHER DISTRICT (80.TRANS and 90.TRANS).

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1	0060-Transportation-USE - FILE L&LMD APPLICATION (cont.)	Not Satisfied
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If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2	0060-Transportation-USE - PRIOR TO ROAD CONSTRUCTION	Not Satisfied
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Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 3	0060-Transportation-USE - REVISE STREET IMPROVEMENT PLAN	Not Satisfied
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Prior to the submittal of the required street improvement plan per condition entitled Existing Curb & Gutter, obtain the existing Harvill Avenue street improvement plan and existing curb and gutter Harvill driveway cut 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	0060-Transportation-USE - SUBMIT GRADING PLAN	Not Satisfied
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When you submit a grading plan to the Department of Building and Safety, two (2) sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee. Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA The standard plan check turnaround time is 10 working days.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1	0080-BS GRADE - USE - No Building Permit W/O Grading Permit	Not Satisfied
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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
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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.

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      0080-BS GRADE - USE - Rough Grade Approval (cont.)                      Not Satisfied

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                      0080- E HEALTH Water and Sewer Service                      Not Satisfied

Provide current documentation for the establishment of water and sewer service.

Fire

080 - Fire. 1                      0080-Fire-USE-#17A-BLDG PLAN CHECK \$                      Not Satisfied

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department at time of plan submittal.

080 - Fire. 2                      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. 3                      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 the required fire flow at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

Flood

080 - Flood. 1                      6 Items to Accept Facility                      Not Satisfied

Inspection and maintenance of the flood control facility/ies that are to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility, the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility: 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations and maintenance standards; 2) The Applicant shall submit to the District the preliminary title reports, plats and legal descriptions for all right-of-way that is to be conveyed to the District and secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section; 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the attention of the District's Administrative Services Section; 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant shall be submitted to the District for review. The regulatory permits terms and conditions shall be approved by the District prior to improvement plan approval, map recordation or finalization of the regulatory permits;



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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement); and 6) A pre-construction meeting shall be scheduled with the Contract Administration section of the District. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Administrative Services Section.

080 - Flood. 2 Construct/Bond for Ultimate Lateral H-11.1 Junction Structure Not Satisfied

This development must either construct the ultimate reach of Lateral H-11 along the southerly boundary, including the junction structure with stub out for Lateral H-11.1, to east side of Harvill Avenue. If the ultimate downstream portion of Lateral H-11 is not constructed by the adjacent development (PP 26220), then the developer must provide security to upgrade all interim portions of Lateral H-11 to ultimate design, including the junction structure outlet with stub out for Lateral H-11.1 in Harvill Avenue, to be constructed once the downstream reach of Lateral H-11 is complete to railroad culvert.

080 - Flood. 3 Mitcharge - Use Not Satisfied

Plot Plan 26173 is located within the limits of the Perris Valley Area Drainage Plan (ADP), which the County Board of Supervisors has adopted and established a drainage fee within the plan area. This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee shall be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas. The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 21.31 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.

080 - Flood. 4 Submit Final WQMP Not Satisfied

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

080 - Flood. 5 Submit Plans Not Satisfied

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

Planning

080 - Planning. 1 0060-Planning-Use- MM BIO-1 Not Satisfied

Prior to issuance of a grading permit, the project applicant shall pay the MSHCP-required development mitigation fees to the Western Riverside County Regional Conservation Authority.

080 - Planning. 2 080-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.

Transportation

080 - Transportation. 1 0080-Transportation-USE - ANNEX L&LMD/OTHER DISTRICT Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within the public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to the Landscaping and Lighting Maintenance District No. 89-1-Consolidated (L&LMD) by

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Transportation

080 - Transportation. 1                      0080-Transportation-USE - ANNEX L&LMD/OTHER DISTRICT (cont.)                      Not Satisfied

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 Section. Said annexation should include the following: (1) Landscaping along Harvill Avenue and Rider Street. (2) Streetlights on Harvill Avenue and Rider Street (3) Graffiti abatement of walls and other permanent structure. (4) Street sweeping.

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

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

080 - Transportation. 2                      0080-Transportation-USE - CORNER CUT-BACK                      Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

080 - Transportation. 3                      0080-Transportation-USE - Landscaping                      Not Satisfied

Landscaping within the public road right-of-way shall comply with the Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department. Landscaping plans shall be designed within Harvill Avenue and Rider Street and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

080 - Transportation. 4                      0080-Transportation-USE - LC LANDSCAPE PLOT PLAN                      Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components: 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect; 2) Weather based controllers and necessary components to eliminate water waste; 3) A copy of the "stamped" approved grading plans; and, 4) Emphasis on native and drought tolerant species. When applicable, plans shall include the following components: 1) Identification of all common/open space areas; 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP; 3) Shading plans for projects that include parking lots/areas; 4) The use of canopy trees (24" box or greater) within the parking areas; 5) Landscaping plans for slopes exceeding 3 feet in height; 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or, 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

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Transportation

080 - Transportation. 4                      0080-Transportation-USE - LC LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied

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

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

080 - Transportation. 5                      0080-Transportation-USE - LC LANDSCAPE SECURITIES                      Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition. NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

080 - Transportation. 6                      0080-Transportation-USE - LC LNDSCPNG PROJ SPECIFC                      Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed: 1. MATURE TREES SHALL BE PLANTED ALONG THE WESTERNLY AND SOUTHERNLY PROJECT BOUNDARIES

080 - Transportation. 7                      0080-Transportation-USE - LIGHTING PLAN                      Not Satisfied

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

080 - Transportation. 8                      0080-Transportation-USE - R-O-W DEDICATION                      Not Satisfied

Sufficient public street right-of-way along Rider Street shall be conveyed for public use to provide for a 50 foot

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Transportation

080 - Transportation. 8                      0080-Transportation-USE - R-O-W DEDICATION (cont.)                      Not Satisfied

half-width right-of-way per Standard No. 94, Ordinance 461. Sufficient public street right-of-way along Harvill Avenue shall be conveyed for public use to provide for a 59 foot half-width right-of-way per Standard No. 93, Ordinance 461.

080 - Transportation. 9                      0080-Transportation-USE - TS/GEOMETRICS                      Not Satisfied

The intersection of Project Driveway (NS) at Rider Street (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane Southbound: N/A Eastbound: one shared through/right-turn lane Westbound: one left-turn lane, one through lane

The intersection of Harvill Avenue (NS) at Project Driveway North (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes Southbound: two through lanes Eastbound: one shared left-turn/right-turn lane Westbound: one shared left-turn/right-turn lane NOTE: This access shall be restricted and allow only egress movements only. The intersection of Harvill Avenue (NS) at Project Driveway South (EW) shall be improved to provide the following geometrics: Northbound: two through lanes Southbound: one through lane, one shared through/right-turn lane Eastbound: one shared left-turn/right-turn lane Westbound: N/A NOTE: In the future if an interchange is constructed at Placentia Avenue, the striping on Harvill Avenue may need to be modified to allow for left-turns into the driveway. or as approved by the Transportation Department. All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

080 - Transportation. 10                      0080-Transportation-USE - UTILITY PLAN                      Not Satisfied

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

Waste Resources

080 - Waste Resources. 1                      0080-Waste Resources-USE - RECYCLING COLLECTION PLAN                      Not Satisfied

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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80. Prior To Building Permit Issuance

Waste Resources

- 080 - Waste Resources. 1                    0080-Waste Resources-USE - RECYCLNG COLLECTION PLAN (cont.)                    Not Satisfied
- 080 - Waste Resources. 2                    0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP)                    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. 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. 5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department. 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                    0090-E HEALTH 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 for additional details.

Fire

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

Install an approved fire sprinkler system per NFPA 13 2016 edition. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 225 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

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Fire

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

090 - Fire. 2                                      0090-Fire-USE-#45-FIRE LANES                                      Not Satisfied

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

090 - Fire. 3                                      0090-Fire-USE-#83-AUTO/MAN FIRE ALARM                                      Not Satisfied

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

Flood

090 - Flood. 1                                      BMP - Education                                      Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits. If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2                                      Facility Completion - Use                                      Not Satisfied

The District will not release occupancy permits for any buildings within the project until the new storm drain and the drainage system are deemed substantially complete.

090 - Flood. 3                                      Implement WQMP - Use                                      Not Satisfied

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

Planning

090 - Planning. 1                                      090-Planning-Use- Extended Truck Idling                                      Not Satisfied

Signs stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area [as shown on APPROVED EXHIBIT A] The signs at the entrance to the facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups. The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 15 minutes.

Transportation

090 - Transportation. 1                                      0090-Transportation-USE - ANNEX L&LMD/OTHER DISTRICT                                      Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall complete annexation to the 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 Section, for the continuous maintenance within the public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1                      0090-Transportation-USE - ANNEX L&LMD/OTHER DISTRICT (cont.)                      Not Satisfied  
annexation should include the following:

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

090 - Transportation. 2                      0090-Transportation-USE - CONSTRUCT RAMP                      Not Satisfied  
Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

090 - Transportation. 3                      0090-Transportation-USE - EXISTING CURB & GUTTER                      Not Satisfied

On existing curb and gutter, new driveways, sidewalks, and/or drainage devices within the County right-of-way, including sewer and water laterals, on Harvill Avenue, 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 driveways shall be constructed in accordance with County Standard No. 207A. 2. A 5' meandering sidewalk shall be constructed within the 27' parkway in accordance with Standard No. 404, Ordinance 461. 3. The northerly driveway (on Harvill Avenue) shall be used for left-out and right-out egress movement only.

090 - Transportation. 4                      0090-Transportation-USE - EXISTING MAINTAINED                      Not Satisfied

Rider Street along project boundary is a paved County maintained road designated SECONDARY HIGHWAY and shall be improved with 32'-38' half-width AC pavement, 6" concrete curb & gutter, sidewalk (project side), and must match-up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 50' half-width dedicated right-of-way in accordance with County Standard No. 94, page (1 of 2) and (2 of 2), Ordinance 461. (Modified for reduced half-width improvement from 32'-44' to 32'-38' AC pavement and reduce half-width right-of-way from 50'- 62' to 50'.) NOTE: 1. A driveway shall be constructed in accordance with Standard No. 207A, Ordinance 461. 2. A 5' sidewalk shall be constructed 3' from the property line within the 12'-18' parkway.

Harvill Avenue along project boundary is designated as a Major Highway and shall be improved to match up with the the existing asphalt concrete paving; reconstruction, or resurfacing of existing paving as determined by the Transportation Department.

NOTE: Harvill Avenue shall be restriped to provide a two-way turn lane along the project frontage.

090 - Transportation. 5                      0090-Transportation-USE - IMP PLANS                      Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by the County. NOTE:

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5                      0090-Transportation-USE - IMP PLANS (cont.)                      Not Satisfied

Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>.

090 - Transportation. 6                      0090-Transportation-USE - LANDSCAPING                      Not Satisfied

Landscaping within public road right-of-way shall comply with the Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Harvill Avenue and Rider Street. Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department, Plan Check Section, or if desired the developer may file an application for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

090 - Transportation. 7                      0090-Transportation-USE - 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 Harvill Avenue and Rider Street.

090 - Transportation. 8                      0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR                      Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

090 - Transportation. 9                      0090-Transportation-USE - LC LNDSCP INSPECT DEPOST                      Not Satisfied

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

090 - Transportation. 10                      0090-Transportation-USE - STREETLIGHT AUTHORIZATION                      Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to the Transportation Department, Permit Section, the following: 1. Streetlight Authorization form approved by the L&LMD No. 89-1-C administrator. 2. Letter establishing interim energy account from SCE or other electric provider.

090 - Transportation. 11                      0090-Transportation-USE - STREETLIGHTS INSTALL                      Not Satisfied

Install streetlights along the streets associated with the development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into the L&LMD or similar mechanism as approved by the Transportation Department shall be completed. It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking final building inspection (Occupancy).



Plan: PP26173

Parcel: 317230036

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 12                      0090-Transportation-USE - UTILITY INSTALL                      Not Satisfied

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

090 - Transportation. 13                      0090-Transportation-USE - 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.

090 - Transportation. 14                      0090-Transportation-USE LANDSCAPE INSPCTN RQRMENTS                      Not Satisfied

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components. Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 15                      0090-Transportation-USE - 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.

Waste Resources

090 - Waste Resources. 1                      0090-Waste Resources-USE - RECYCLNG COLLECTION AREA                      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 plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 2                      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.

**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409**

DATE: February 1, 2017

**TO:**

Riv. Co. Transportation Dept.	Riv. Co. Trans. Dept. – Landscape Section	Eastern Municipal Water District (EMWD)
Riv. Co. Environmental Health Dept.	P.D. Archaeology Section	Southern California Edison Co. (SCE)
Riv. Co. Public Health Dept.	Riv. Co. Surveyor: Attn: Richard Lantis	Southern California Gas Co.
Riverside County Flood Control	Riverside Transit Agency	CALTRANS District # 8
Riv. Co. Fire Department (Riv. Office)	Riv. Co. Sheriff's Dept.	Mead Valley MAC
Riv. Co. Building & Safety – Grading	Riv. Co. Waste Resources Management Dept.	City of Perris
Riv. Co. Building & Safety – Plan Check	Riv. Co. Airport Land Use Commission	
Riv. Co. Regional Parks & Open Space	Board of Supervisors - Supervisor: Kevin	
P.D. Environmental Programs Division	Jeffries	
P.D. Geology Section	Planning Commissioner: Charissa Leach	

**PLOT PLAN NO. 26173** – EA42984 – Applicant: Core5 Industrial Partners – Engineer/Representative: EPD Solutions - First Supervisorial District – Mead Valley Area Plan - North Perris Zoning Area – General Plan: Community Development: Business Park (CD:BP)(0.25-0.60 FAR) and Rural Community: Very Low Density Residential (RC:VLDR)(1 Acre Minimum) – Zoning: Industrial Park (I-P) and Manufacturing Service Commercial (M-SC) – Location: Southwest corner of Harvill Avenue and Rider Street, North of Placentia Street – 21.31 Acres – **REQUEST:** A Plot Plan to construct a 423,665 square foot warehouse –distribution facility. – APNs: 317-230-038-1, 317-230-036. **BBID: 300-260-477 UPROJ CASE: PP26173**

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on February 23, 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.*

**Go Paperless!**

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at [FSIERRA@rctlma.org](mailto:FSIERRA@rctlma.org). Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Brett Dawson, Project Planner, at (951) 955-0972 or e-mail at [bdawson@rctlma.org](mailto:bdawson@rctlma.org) / MAILSTOP #: 1070

Public Hearing Path:    Administrative Action:     DH:     PC:     BOS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

# MEAD VALLEY MUNICIPAL ADVISORY COUNCIL

July 5th 2017 at 6:00 p.m.  
MEAD VALLEY COMMUNITY CENTER  
21091 Ridger Street, Mead Valley, CA 92570

## MINUTES

0.0 Call to Order: Pledge of Allegiance 6:00pm lead by Charles Romero

1.0 Roll Call: Ali Mazarei (Chairperson), Shade Awad (Vice Chairperson), Sterlon Sims (Secretary), Paz Trevino, Rogelio Rawlins (Excused), Charles Romero (Alt#1), and vacant (Alt#2)

2.0 Approval of Minutes: May 3rd 2017 by Shade Awad, and seconded by Sterlon Sims, approved.

### 3.0 Public Safety Updates

3.1 –Riverside County Sheriff's Department- Capt. Brandon Ford/Lt. Edward Chavez

- Deputy Thomas- May 709 calls received, June 748 calls with 16 arrest.
- Be aware of Phone Scams posing as Riverside Sheriff advising of a warrant for non-show to Jury Duty and demand payment to avoid arrest.

3.2 – Riverside County Fire Department – Fire Station #59/Capt. Shawn Arnold

- Thomas Ketcham -May 131 calls with 107 Medical, 2 other, 5 traffic, 1 vehicle fire and 4 wildland fire.  
June 157 calls with 119 medical, 2 other fire, and 7 traffic collision

3.3 - Code Enforcement Department– Introduction of Code Enforcement Supervisor Manny Acueto

- *Jim Palmer*, Senior Officer -Over the last quarter, 69 open investigations, 92 closed, 200 Inspections, 15 citations, 109 other, and 2 abatements

### 4.0 New Business

4.1 – Community Center Updates – Hashish Winstead/The Grove [programs, events and more]

- Zumba Class 8:30-9:30 MTF, M-Th 6-7pm. Line dancing also offered Aug 3<sup>rd</sup>
- July 26<sup>th</sup> next Commodity Distribution 120 boxes large food donations from Albertsons will be August 10<sup>th</sup> Thursday from 11-3pm

4.2 – Andrea Arcilla EPD Solutions – Industrial Building Project [information on proposed submittal]  
*Alan Sharp*-Industrial Development

- A new project planned for the Rider & Patterson area. 436,000Logistic Center. High tech skilled operators will operate facility. Will include a route from Harvill off Rider. LED lighting in the building and no lights in daytime. State code built to include landscaping. Advantage of building is contribution to the roads, schools, and taxes.

4.3 – GRID Solar – Lisa Castilone [programs for solar installation]

- Non-profit received State funding now available to provide Solar for income qualified residents.
- Job training is available to volunteers which could lead to jobs in solar

4.4 – Riverside County Transportation Dept. – Patty Romo [updates on transportation projects]

- Improvements on Cajalco Road from the 15 Freeway to 215 has an estimated cost \$150 million. The project is in the Environmental phase and anticipated available in 2018 the report.

4.5 – Star Milling Company – Paul Cramer [information on proposed submittal]

- Plan to expand facility and create 40 jobs. 54,450 ft. facility will hire local community. Company established 1970. Currently has 85 full time employees with an average length of employment of 12.5 years.

#### 4.6 – Election of MAC officers for 2017/2018

- Shade Awad will automatically be moved from Vice-Chair to Chair. Sterlon Sims elected as Vice-Chair and Rogelio Rawlins elected to Secretary

5.0 Public Comments: Those who wish to address the MAC should complete a “Request to Speak” form and give it to the Secretary, completed. Speakers wishing to address items on the agenda should note the agenda item on the speaker’s slip and will be asked to speak at that time. Speakers have a 3-minute time limit.

- *Adam Tuckerman*- Upcoming Library events
- *Maricela Martinez*- Maintain roads by transportation department
- *Yolanda Williams*- Speed bumps at the Community Center, Senior kitchen access, Welcome sign to Mead Valley (painting), Mead Valley Community parade, Back to School backpacks
- *Gilbert Williams*- Presented by Yolanda Williams- Speed bumps status of where we are at with adding them to Community Center parking lot, Map of CSA Area requested, Can we get back the sewing class, Teen activities

#### 6.0 Mead Valley MAC Board Member Comments

- *Paz Trevino*- Thanks for supporting the community Alan Sharp
- *Charles Romero*- Cramer, thank you for being a good neighbor, paying taxes,
- *Shade Awad*- Everett Price, Board member Advisory passed away. Let us take a moment of silence. Taking over as Chair, takes it seriously. If you have any questions, you may speak with Shade one-on-one.

#### 7.0 Report from Supervisor Kevin Jeffries’ office

##### 7.1 Thomas Ketcham, Legislative Analyst to Supervisor Kevin Jeffries

- March JPA approved plans for trails, business offices off Van Buren. Green Group Hampton/Hampton Inn, and 5 Restaurants. Hotel on Harvill is not built
- Code Enforcement cut backs. Calls will need to be prioritized with life safety first Total of 5 officers. Volunteer Program available call Code Enforcement or Thomas Ketcham
- Job Fair August 30<sup>th</sup>, 2017
- CSA Maps are online on the website
- September 6<sup>th</sup> Town Hall Meeting- Department Heads and CEO George Johnson will attend
- Newsletter out today and on the website Supervisor Jefferies did not accept a raise nor retirement in doing his part to help with the financial crisis of the County

#### 8.0 Future Agenda Items

- Date of proposed next Meeting, September 6<sup>th</sup> 2017 6pm @ Mead Valley Community Center
- Request for Animal Control Department to attend
- All Companies in the community to come and present

Adjournment time: 7:46pm

Attendance: 29



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

May 11, 2017

**CHAIR**  
**Rod Ballance**  
Riverside

**VICE CHAIRMAN**  
**Steve Manos**  
Lake Elsinore

**COMMISSIONERS**

**Arthur Butler**  
Riverside

**John Lyon**  
Riverside

**Glen Holmes**  
Hemet

**Russell Betts**  
Desert Hot Springs

**VACANCY**

**STAFF**

**Director**  
**Simon A. Housman**

**John Guerin**  
**Paul Rull**  
**Barbara Santos**

Mr. Brett Dawson, Contract Planner  
Riverside County Planning Department  
4080 Lemon Street, Twelfth Floor  
Riverside, CA 92501  
**(VIA HAND DELIVERY)**

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1251MA17  
Related File No.: PP26173 (Plot Plan)  
APNs: 317-230-036; 317-230-038

Dear Mr. Dawson:

On May 11, 2017, the Riverside County Airport Land Use Commission found County of Riverside Case No. PP26173 (Plot Plan Case No. 26173), a proposal to develop a 423,665 square foot industrial (predominantly warehouse) building (including 415,500 square feet of warehouse area and 8,165 square feet of office space) on 20.67 acres located at the southwest corner of Harvill Avenue and Rider Street, extending southerly to the easterly straight-line extension of Water Street, in the unincorporated community of Mead Valley (and consisting of the Assessor's parcels referenced above), **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions.

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Mead Valley Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
  4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:  
  
Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
  5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
  6. The proposed detention basin/water quality management basin 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 that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
  7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
  8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
  9. This building has been evaluated as an industrial use. Any change in use other than for office, manufacturing, and/or warehousing uses will require review by the Airport Land Use Commission.
  10. The project does not propose rooftop solar panels at this time. However, if the project were to propose rooftop solar panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

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

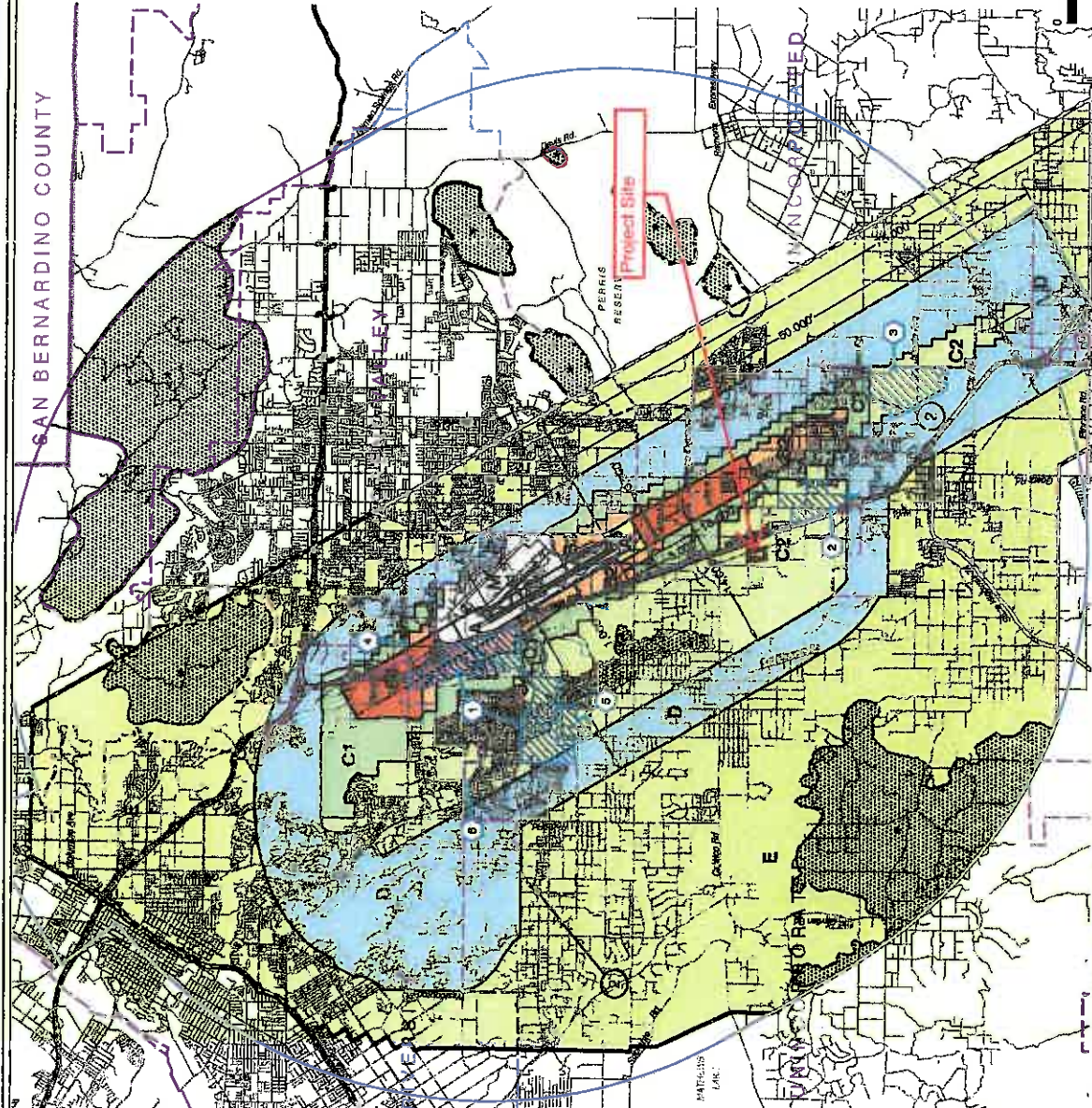
cc: Alan Sharp, Core 5 Industrial Partners - Irvine (applicant)  
Harvill Business Park, c/o Core 5 Industrial Partners – Atlanta (landowner/fee-payer)  
Rafik Albert, EPD Solutions, Inc. (representative)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser or Daniel Rockholt, March Air Reserve Base  
ALUC Case File

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# **NOTICE OF AIRPORT IN VICINITY**

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



**LEGEND**

- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C1
  - Zone C2
  - Zone D
  - Zone E
  - Zone M
  - High Terrain Zone
  - FAR Part 77 Military Outer Horizontal Surface Limits
  - FAR Part 77 Notification Area

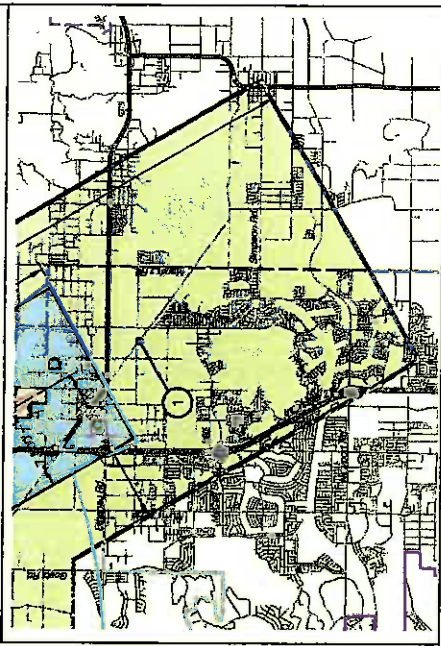
**Boundary Lines**

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority
- Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

- 1 Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- 2 Point at which departing aircraft typically reach 3,000 feet above runway end.

- March JPA: March Business Center/Meridian
- Peris: Harvest Landing
- Peris: Park West
- Moreno Valley: Affordable Housing
- March JPA: Ben Clark Training Center
- Riverside: Ridge Crest Subdivision

**INSET**



Note:  
All dimensions are measured from runway ends and centerlines.



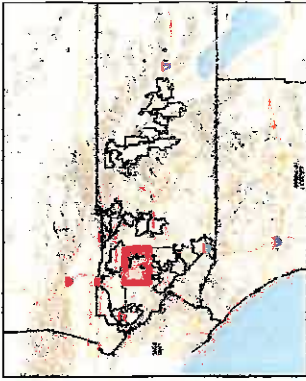
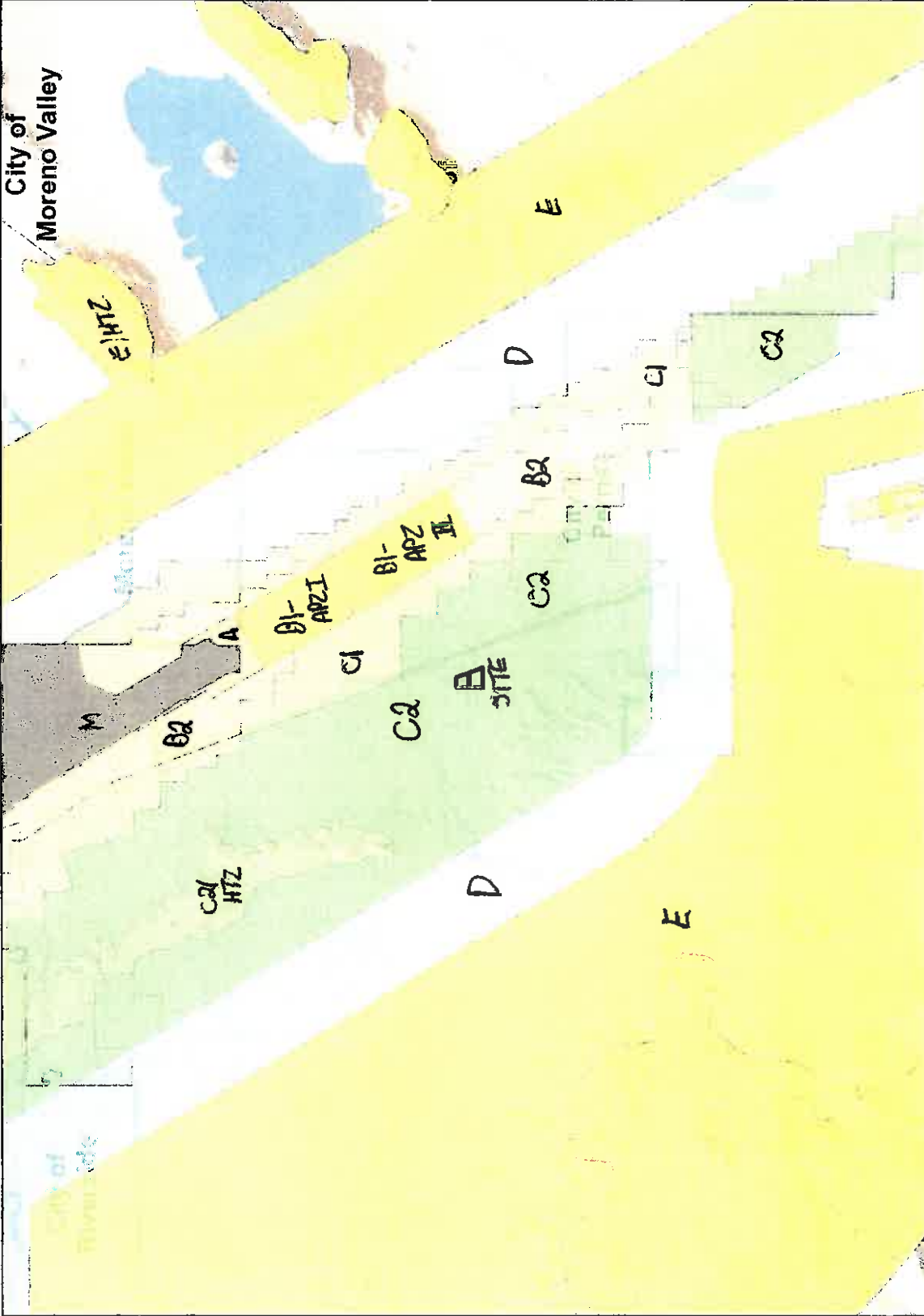
Base map source: County of Riverside 2013

Riverside County  
Airport Land Use Commission  
March Air Reserve Base / Inland Port Airport  
Land Use Compatibility Plan  
(Adopted November 13, 2014)

Map MA-1

**Compatibility Map**  
March Air Reserve Base / Inland Port Airport

# My Map



## Legend

### Airport Compatibility

- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT
- C2-HIGHT-EXC1
- C2-HIGHT-EXC5

## Notes

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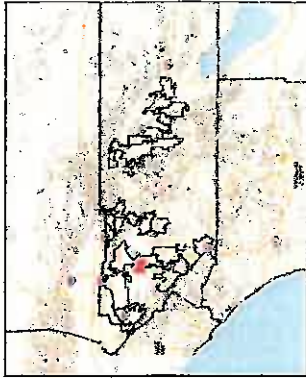
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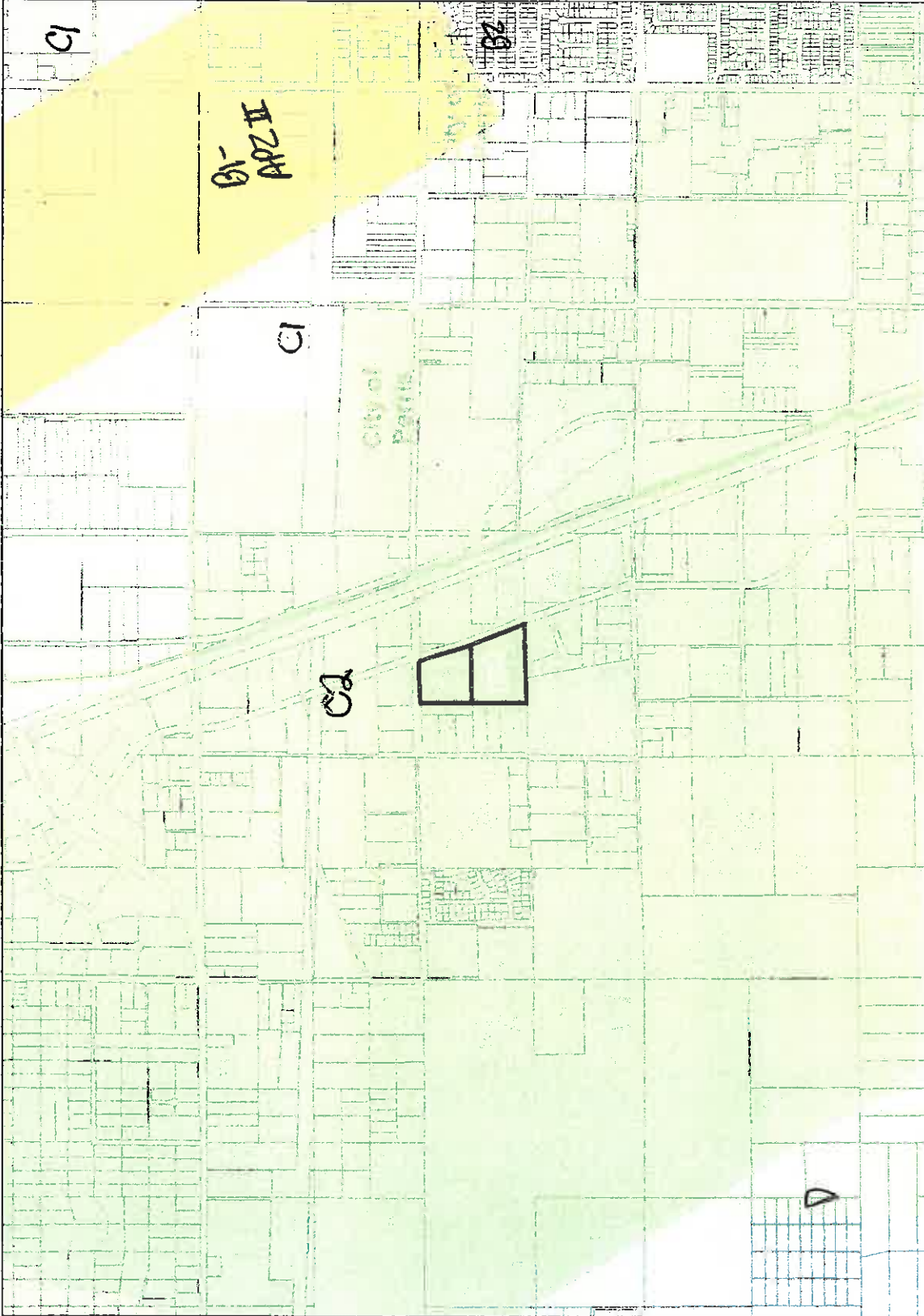


# My Map



## Legend

Airport Compatibility	
	OTHER ZONE
	A
	A-EXC1
	B1
	B1-APZ I
	B1-APZ I-EXC1
	B1-APZ II
	B1-APZ II-EXC1
	B1-EXC1
	B2
	B2-EXC1
	C
	C1
	C1-EXC1
	C1-EXC3
	C1-EXC4
	C1-HIGHT
	C2
	C2-EXC1
	C2-EXC2
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	C2-HIGHT
	C2-HIGHT-EXC1
	C2-HIGHT-EXC5

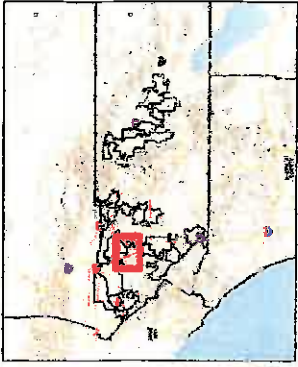


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# My Map



## Legend

- Historic Preservation Districts
- City Boundaries



0 9,111 18,223 Feet



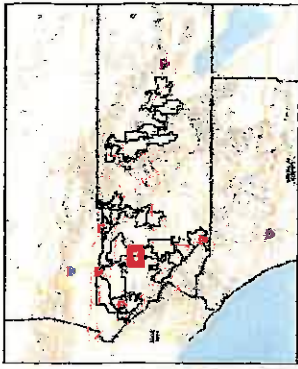
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## Notes

# My Map



## Legend

- Historic Preservation Districts
- City Boundaries

## Notes

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



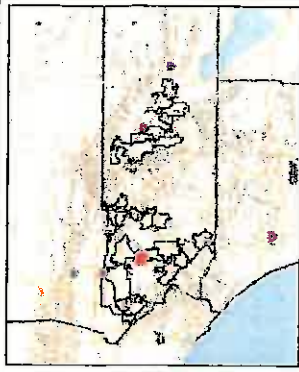
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# My Map



- Legend**
- Historic Preservation Districts
  - City Boundaries

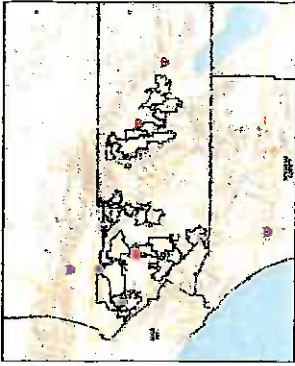
**Notes**

**\*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... 4/4/2017 4:08:52 PM

© Riverside County RCIT GIS

# My Map



## Legend

- Historic Preservation Districts
- City Boundaries

## Notes

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0 1,139

2,278 Feet

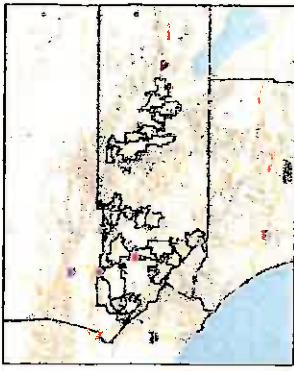


REPORT PRINTED ON... 4/4/2017 4:09:51 PM

© Riverside County RCIT GIS



# My Map



## Legend

- Historic Preservation Districts (represented by a red square)
- City Boundaries (represented by a black square)

## Notes

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



0

569

1,139 Feet



REPORT PRINTED ON... 4/4/2017 4:11:52 PM

© Riverside County RCIT GIS

# IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

## HARVILL INDUSTRIAL PARK-PLOT PLAN NO. XXXXX

**OWNER(S)**  
 ANNE HILL COMPANY  
 10000 BAYVIEW DRIVE  
 BAYVIEW, CA 94026  
 (415) 342-1000

**AGENT**  
 RICHARD L. HILL  
 10000 BAYVIEW DRIVE  
 BAYVIEW, CA 94026  
 (415) 342-1000

**ENGINEERS**  
 RICHARD L. HILL ASSOCIATES  
 10000 BAYVIEW DRIVE  
 BAYVIEW, CA 94026  
 (415) 342-1000

**ARCHITECT**  
 RICHARD L. HILL ASSOCIATES  
 10000 BAYVIEW DRIVE  
 BAYVIEW, CA 94026  
 (415) 342-1000

**PROJECT DESCRIPTION**  
 THIS PROJECT INVOLVES THE CONSTRUCTION OF A 100,000 SQ. FT. INDUSTRIAL BUILDING AND 20,000 SQ. FT. OF OFFICE SPACE ON A 1.5 ACRE PARCEL IN THE HARVILL INDUSTRIAL PARK, RIVERSIDE COUNTY, CALIFORNIA.

**ASSessor'S PARCELS (APNs)**  
 APN 91-230-023  
 APN 91-230-024  
 APN 91-230-025  
 APN 91-230-026  
 APN 91-230-027

**ACREAGE**  
 1.5000 ACRES

**LAND USE(ZONING)**  
 M-10 (MANUFACTURING - LIGHT)

**UTILITIES COMPANIES**  
 WATER: CALIFORNIA WATER SERVICE COMPANY  
 GAS: SOUTHERN CALIFORNIA GAS COMPANY  
 ELECTRICITY: SOUTHERN CALIFORNIA EDISON COMPANY

**SITE ADDRESS**  
 HARVILL AVENUE, RIVERSIDE, CALIFORNIA

**SCHOOL DISTRICTS**  
 RIVERSIDE COUNTY SCHOOLS DISTRICT

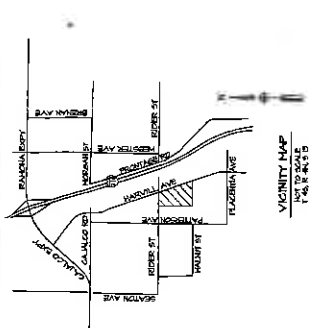
**ENGINEERING ESTIMATE**  
 \$150,000.00

**BLANKET**  
 NONE

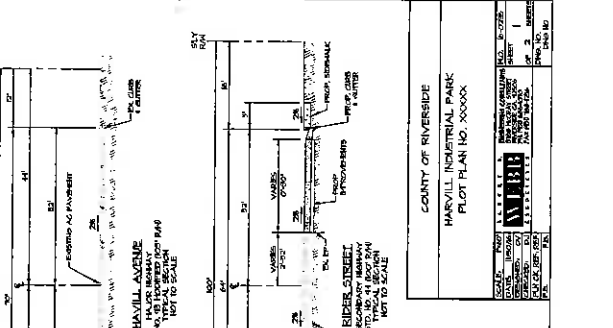
ITEM	DESCRIPTION	AMOUNT
1.00	PRELIMINARY PLANS	10,000.00
2.00	PERMITTING	20,000.00
3.00	CONSTRUCTION	120,000.00
<b>TOTAL</b>	<b>ESTIMATE</b>	<b>150,000.00</b>

**LEGEND**

	PROPOSED GARAGE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED LANDSCAPING AREA
	PROPOSED TREE AREA
	PROPOSED IRRIGATION SYSTEM
	PROPOSED STORM DRAINAGE
	PROPOSED SEWERAGE
	PROPOSED ELECTRICAL SYSTEM
	PROPOSED WATER SYSTEM
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE ALARM SYSTEM
	PROPOSED SECURITY SYSTEM
	PROPOSED ACCESS CONTROL SYSTEM
	PROPOSED VIDEO SURVEILLANCE SYSTEM
	PROPOSED INTERCOM SYSTEM
	PROPOSED PUBLIC ADDRESS SYSTEM
	PROPOSED FIRE ALARM CONTROL PANEL
	PROPOSED FIRE ALARM CONTROL UNIT
	PROPOSED FIRE ALARM CONTROL DEVICE



- BASEMENT NOTES**
1. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
  2. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE ORDINANCES.
  3. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE ORDINANCES.
  4. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE ORDINANCES.
  5. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE CODE AND ALL APPLICABLE ORDINANCES.
  6. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA SAFETY CODE AND ALL APPLICABLE ORDINANCES.
  7. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENVIRONMENTAL CODE AND ALL APPLICABLE ORDINANCES.
  8. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA HEALTH CARE CODE AND ALL APPLICABLE ORDINANCES.
  9. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA EDUCATION CODE AND ALL APPLICABLE ORDINANCES.
  10. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PROFESSIONAL ENGINEERING AND ARCHITECTURE ACT AND ALL APPLICABLE ORDINANCES.



NO.	DATE	DESCRIPTION
1	08/15/2024	PRELIMINARY PLANS
2	09/10/2024	PERMITTING
3	10/05/2024	CONSTRUCTION

COUNTY OF RIVERSIDE  
 HARVILL INDUSTRIAL PARK  
 PLOT PLAN NO. XXXXX



**JIPA**  
 Inc. Inc.  
 18711 Woodloch Lane, #A 200  
 Irvine, CA 92614  
 Tel: 949-452-1778  
 Fax: 949-452-1779  
 Email: jipa@jipa.com  
 www.jipa.com

Owner:  
**ALAN SHARP**

18711 Woodloch Lane, Suite 200  
 Irvine, CA 92614  
 949-452-1778

Project:  
**HARVILL INDUSTRIAL CENTER**

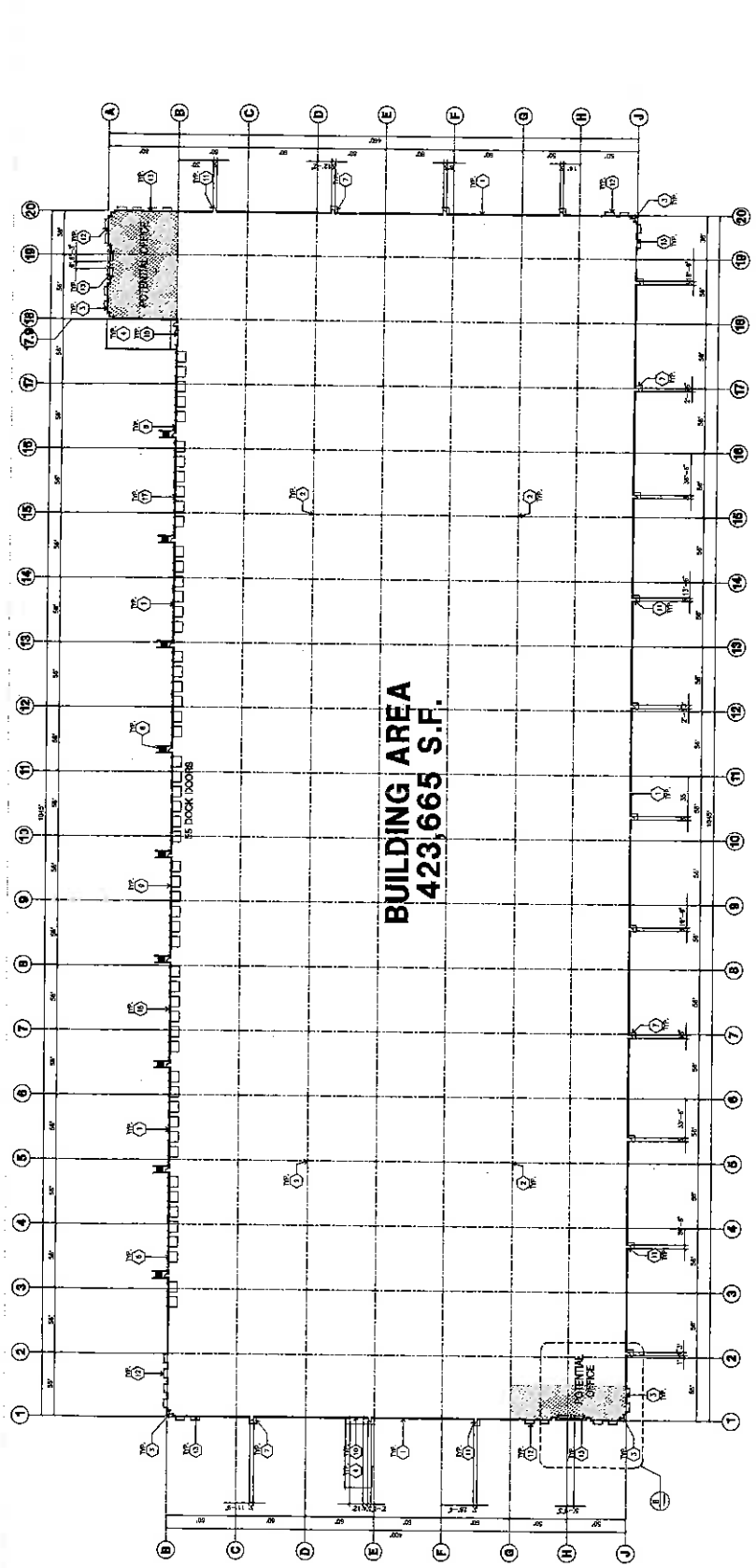
4000 HARVILL AVE  
 IRVINE, CA 92618

Consultants:

DR	WED
ARCHITECT	180
MECHANICAL	180
ELECTRICAL	180
PLUMBING	180
STRUCTURAL	180
ENVIRONMENTAL	180

This: Overall Floor Plan

Project Number: 18024  
 Date: November 4, 2010  
 Scale: As Shown  
 Drawing: DAB-A2.1



**OVERALL FLOOR PLAN (A)**  
 SCALE: 1/8" = 1'-0"

**FLOOR SLAB AND POUR STRIPS REQ.**  
 THESE NOTES ARE VERY IMPORTANT. SEE 'S' STRIPS FOR ADDITIONAL REQUIREMENTS.

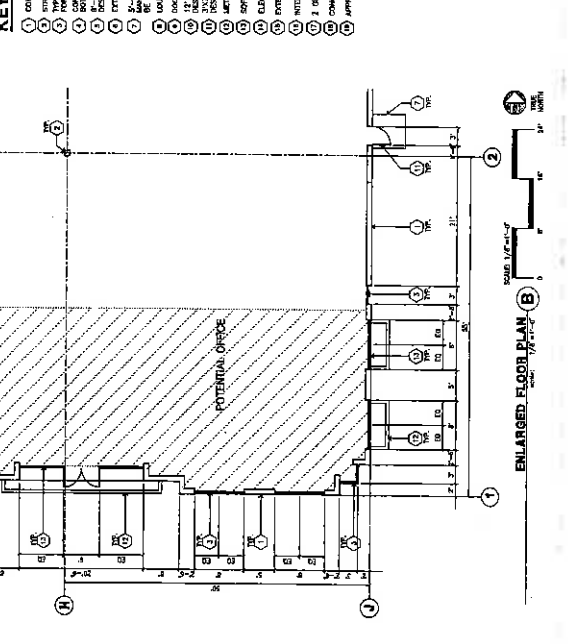
- FLOOR CONSTRUCTION - SEE SPECIFICATIONS.
- CONCRETE SHALL BE 4000 P.S.I. REQUIREMENT.
- ALL CONCRETE SHALL BE PLACED ON THE SLAB.
- ALL CONCRETE SHALL BE PLACED WITHIN 24 HOURS.
- NO REINFORCEMENT SHALL BE PLACED IN THE CONCRETE.
- CONTRACTOR SHALL PROVIDE PROPER BRACING FOR ALL CONCRETE.
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**GENERAL NOTES - FLOOR PLAN**

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**KEYNOTES - FLOOR PLAN**

- CONCRETE SHALL BE 4000 P.S.I. REQUIREMENT.
- ALL CONCRETE SHALL BE PLACED ON THE SLAB.
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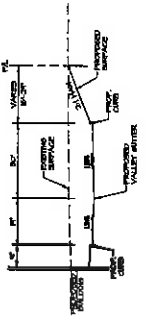
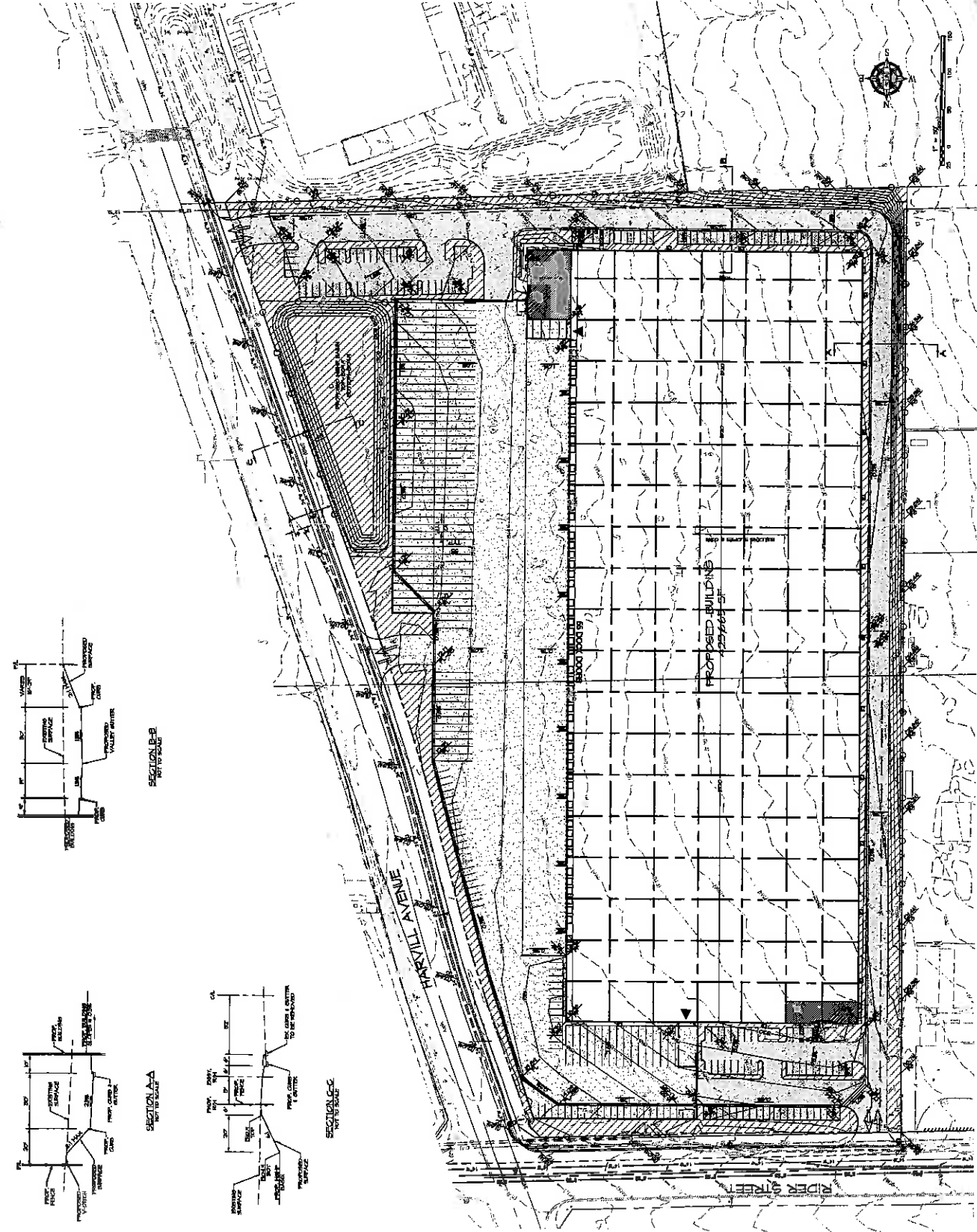


**ENLARGED FLOOR PLAN (B)**  
 SCALE: 1/4" = 1'-0"

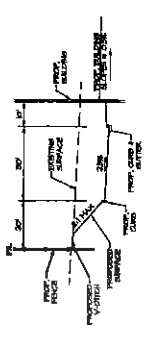
**DISABLED ACCESS NOTES**

- DOORS MARKED WITH 'A' SHALL BE INSTALLED BIFUNCTIONAL SERVICE ENTRANCE DOORS TO INDICATE NEAREST ACCESSIBLE EXIT LOCATION.
- EACH GRADE-LEVEL EXIT DOOR MARKED WITH 'A' SHALL BE INSTALLED WITH A BIFUNCTIONAL SERVICE ENTRANCE DOOR TO INDICATE NEAREST ACCESSIBLE EXIT LOCATION.
- EXIT SIGNS SHALL BE PROVIDED PER CBC SECTION 1011.
- AT LEAST 1 PHOTOGRAPHIC OF LIGHT AT FLOOR LEVEL SHALL BE PROVIDED TO MEASURE OF EXITS FROM ALL OCCUPIED PARTS OF THE BUILDING.

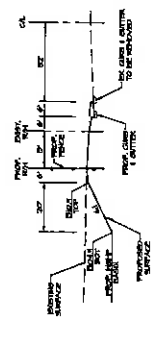
COUNTY OF RIVERSIDE		DATE: 12/20/2011	SCALE: AS SHOWN
MAGNELL INDUSTRIAL PARK		PROJECT NO.: 2011-001	SHEET NO.: 2
CONCEPTUAL GRADING PLAN		DATE: 12/20/2011	BY: [Signature]



SECTION B-B  
NOT TO SCALE



SECTION A-A  
NOT TO SCALE



SECTION C-C  
NOT TO SCALE





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

February 1, 2017

Colorado River Indian Tribes (CRIT)  
Amanda Barrera  
Tribal Secretary  
26600 Mohave Road, Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26173, EA42984)**

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 March 3, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.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. 26173** – EA42984 – Applicant: Core5 Industrial Partners – Engineer/Representative: EPD Solutions – First Supervisorial District – Mead Valley Area Plan - North Perris Zoning Area – General Plan: Community Development: Business Park (CD:BP)(0.25-0.60 FAR) and Rural Community: Very Low Density Residential (RC:VLDR)(1 Acre Minimum) – Zoning: Industrial Park (I-P) and Manufacturing Service Commercial (M-SC) – Location: Southwest corner of Harvill Avenue and Rider Street, North of Placentia Street – 21.31 Acres –

**REQUEST:** A Plot Plan to construct a 423,665 square foot warehouse –distribution facility. – APNs: 317-230-038-1, 317-230-036.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, [bdawson@rctlma.org](mailto:bdawson@rctlma.org)  
Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

February 1, 2017

Rincon Band of Luiseño Indians  
Vincent Whipple  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26173, EA42984)**

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 March 3, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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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

*Steve Weiss, AICP*  
*Planning Director*

February 1, 2017

Cahuilla Band of Indians  
Andreas J. Heredia  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26173, EA42984)**

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 March 3, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.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

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

February 1, 2017

Morongo Cultural Heritage Program  
Ray Huaute  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26173, EA42984)**

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 March 3, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.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: Brett Dawson, [bdawson@rctlma.org](mailto:bdawson@rctlma.org)  
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P.O. Box 1409, Riverside, California 92502-1409  
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Palm Desert, California 92211  
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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

February 1, 2017

Pechanga Cultural Resources Department  
Anna Hoover, Cultural Analyst  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26173, EA42984)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

February 1, 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 (PP26173, EA42984)**

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**REQUEST:** A Plot Plan to construct a 423,665 square foot warehouse –distribution facility. – APNs: 317-230-038-1, 317-230-036.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, [bdawson@rctlma.org](mailto:bdawson@rctlma.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

*Steve Weiss, AICP*  
*Planning Director*

February 1, 2017

Ramona Band of Cahuilla  
Joseph D. Hamilton, Chairman  
56310 Highway 371, Suite B  
P.O BOX 391670  
Anza, California 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26173, EA42984)**

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 March 3, 2017 to [hthomson@rctlma.org](mailto:hthomson@rctlma.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. 26173** – EA42984 – Applicant: Core5 Industrial Partners – Engineer/Representative: EPD Solutions - First Supervisorial District – Mead Valley Area Plan - North Perris Zoning Area – General Plan: Community Development: Business Park (CD:BP)(0.25-0.60 FAR) and Rural Community: Very Low Density Residential (RC:VLDR)(1 Acre Minimum) – Zoning: Industrial Park (I-P) and Manufacturing Service Commercial (M-SC) – Location: Southwest corner of Harvill Avenue and Rider Street, North of Placentia Street – 21.31 Acres –

**REQUEST:** A Plot Plan to construct a 423,665 square foot warehouse –distribution facility. – APNs: 317-230-038-1, 317-230-036.

Sincerely,

PLANNING DEPARTMENT

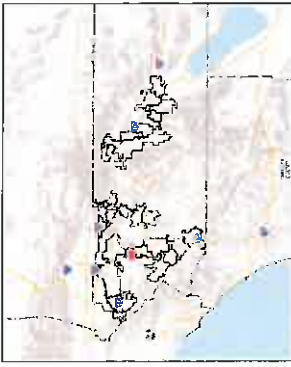
Heather Thomson, Archaeologist

Email CC: Brett Dawson, [bdawson@rctlma.org](mailto:bdawson@rctlma.org)  
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
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Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

PP26173



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrography/lines
  - waterbodies
  - Lakes
  - Rivers

Notes

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



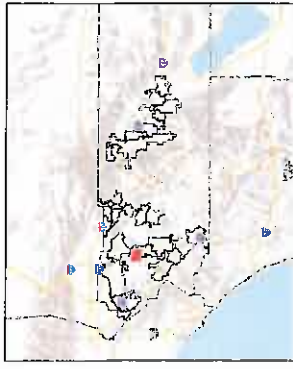
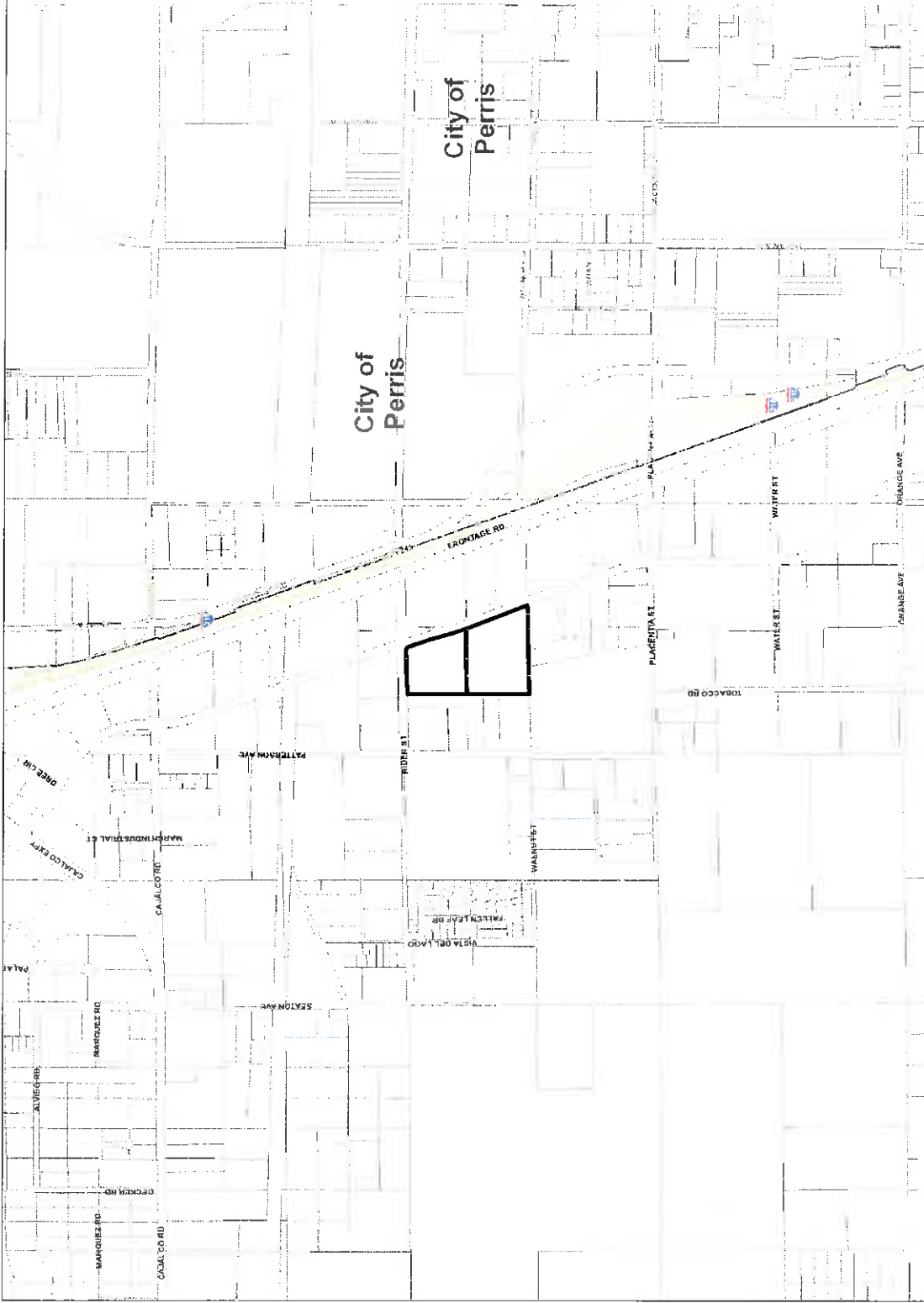
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PP26173



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
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  - ONRAMP
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**Notes**

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



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**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING (MS 722)

464 WEST 4<sup>th</sup> STREET, 6<sup>th</sup> Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8

*Serious drought  
Help save water!*

February 15, 2017

County of Riverside  
Planning Department  
Felicia Sierra  
PO Box 1409  
Riverside, CA 92502-1409

Harvill Industrial Park Plot Plan No. 26173 – Plot plan No. 26173 (Riv 215 PM R29.96)

Mrs. Sierra,

We have completed our initial review for the above mentioned proposal to construct a 423,665 square foot warehouse/distribution facility located at the southwest corner of Harvill Avenue and Rider Street, and north of Placentia Street. APN: 317-230-038-1, 317-230-036.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

**Traffic Study**

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:  
[http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)  
Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.
- The data used in the TIS should not be more than 2 years old.
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's economy and livability"*

are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.

- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Please submit 3 hard copies of all Traffic Impact Analysis documents and 2 cd's. Also where applicable provide 2 cd's of the Synchro Analysis file.



**Multimodal Accessibility:**

Caltrans encourages the provision of multimodal transportation options for road users in order to mitigate congestion and reduce vehicle miles traveled, which in turn reduces greenhouse gas emissions and our State's effect on climate change. This is reflected in our mission, to "provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability". Caltrans therefore seeks to reduce vehicle trips associated with proposed new local development and recommends appropriate mitigation measures that address the transportation impacts of such development. These measures may include the planning and provision of access for the circulation of bicycles, pedestrians, and transit users.

- Collaborate with local and regional partners to plan, develop, and maintain effective bicycle, pedestrian, and transit networks.
- Encourage local agencies to include bicycle, pedestrian, and transit elements in regional and local planning documents, including general plans, transportation plans, and circulation elements.
- Promote land uses that encourage bicycle, pedestrian, and transit travel.
- Promote awareness of bicycle, pedestrian, and transit needs to develop an integrated, multimodal transportation system.
- Maximize bicycle, pedestrian, and transit safety and mobility through each project's life cycle.

Prior to your submission for an Encroachment Permit, a follow-up Traffic Study Report letter will be required from the Department of Planning.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

Sincerely,



MARK ROBERTS

Office Chief

Intergovernmental Review, Community and Regional Planning



Riverside County Planning Department – Riverside  
PO Box 1409  
Riverside, CA 92502-1409

April 3, 2017

Attention: Land Development Committee

Subject: Plot Plan No. 26173 (APN: 317-230-038 & 317230-036)

Our review of the subject subdivision map reveals that the proposed development may interfere with easement rights, and/or facilities held by Southern California Edison within the subdivision boundaries. Until such time as arrangements have been made with the developer to eliminate this interference, the development of the subdivision may unreasonably interfere with the complete and free exercise of Edison's rights.

Five copies of the following maps in hardcopy with scaled plans (1"=50' maximum), including all maps submitted on a disc in .pdf format: including grading, drainage, landscape and street improvement plans are required to be submitted by the developer to determine the extent of the interference. The Edison facilities and the easements should be plotted on the above reference maps. Included with the above referenced plans, the developer must state the proposed method to eliminate any interference. Plans should be forwarded to my attention at the following address:

Southern California Edison Company  
Real Properties  
2 Innovation Way,  
Pomona 91768

Attention: Salvador Flores

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (909) 274-1087.

A handwritten signature in black ink, appearing to read "Salvador Flores".

Salvador Flores  
Title and Real Estate Services  
Real Properties

cc: Monica Contreras  
Land Development Committee - Riverside



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

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

February 17, 2017

Chairperson:  
Neal Ibanez

Vice Chairperson:  
Bridgett Barcello

Committee Members:  
Mary Bear Magee  
Evie Gerber  
Darlene Miranda  
Richard B. Searce, III  
Michael Vasquez

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

Cultural Analyst:  
Anna Hoover

**VIA E-MAIL and USPS**

Heather Thompson  
County Archeologist  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

**Re: PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52  
FOR PLOT PLAN NO. 26173; EA 42984**

Dear Ms. Thompson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe”) a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated February 1, 2017 and received in our office February 2, 2017.

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

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

Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Request: AB 52 RE: PP 26173, EA 42984  
February 17, 2017  
Page 2

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

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

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

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

Sincerely,



Ebru Ozdil  
Planning Specialist

Cc Pechanga Office of the General Counsel

---

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians  
Post Office Box 2183 • Temecula, CA 92592*

*Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need*



50856-1400  
50856-1405

119 11th Street, Suite 250  
Riverside, Ca 92507

www.lozeaudrury.com  
contact@lozeaudrury.com

*Via Email and U.S. Mail*

March 8, 2017

Brett Dawson, Project Planner  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409  
bdawson@rivco.org

Steve Weiss, AICP Planning Director  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409  
c/o rvictoria@rivco.org

Kecia Harper-Ihem  
Clerk of the Board of Supervisors  
Riverside County  
4080 Lemon Street, 1<sup>st</sup> floor  
Riverside, California 92501  
cob@rcbos.org

Elizabeth Sarabia, Planning Commission Secretary  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409  
esarabia@rivco.org

**Re: CEQA and Land Use Notice Request for the Plot Plan No. 26173, EA42984  
for Applicant Core 5 Industrial Partners**

Dear Mr. Dawson, Mr. Weiss, Ms. Harper-Ihem, and Ms. Sarabia:

I am writing on behalf of the Laborers International Union of North America, Local Union 1184 and its members living in Riverside County ("LIUNA"), regarding the project known as Plot Plan No. 26173, EA42984 for Applicant Core 5 Industrial Partners, including all actions related or referring to the development and construction of a 423,665 square foot warehouse distribution facility on the Southwest corner of Harvill Avenue and Rider Street, North of Placentia Street, on 21.31 acres known as APN's: 317-230-038-1 and 317-230-036 ("Project").

We hereby request that Riverside County ("County") send by electronic mail or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the County and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the County, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.

RAMV.ORG  
PO Box 2433 Perris,  
CA 92572  
abilene149@gmail.com

February 23, 2018

Brett Dawson - Project Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
bdawson@rivco.org

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
DIRECTOR'S HEARING  
SPECIAL MEETING**

**Agenda Item 3.1**

**Re: Opposition to Plot Plan NO. 26173 and Intent to Adopt a Mitigated Declaration – EA42984**

The Rural Association of Mead Valley (RAMV.org) representing over 19,000 residents of the rural community of Mead Valley is adamantly opposed to **Plot Plan NO. 26173 and EA42984** that proposes to build a logistics high-cube Industrial Warehouse on 21.44 acres of land along Harvill and Rider Streets.

**RAMV.org recommends a 1000 foot buffer with a much smaller building footprint. Land uses that will benefit the community - Business Park.** Business Park zoning would allow smaller businesses that create real jobs, sales taxes and operate from 8:00am to 6:00 pm not 24-7. This zoning follows the Riverside County General Plan – Mead Valley Area Plan and vision for the area. Any buildings should allow for a substantial buffer between rural agricultural homes and businesses. The Business Park alternative would reduce the operational effects of the project substantially reducing truck trips, air pollution, traffic, noise, truck idling times, diesel particulate PM and NOx emissions.

Business Park zoning acts as a buffer between Very Low Density Residential A-1-1 Zoning to the south and west of the project and Light Industrial along Harvill Ave.

"Business Park (BP) - The Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR" (Riverside County General Plan – Mead Valley Area Plan).

**Policies:**

The following policies apply to Industrial and Business Park designated properties within the Community Development General Plan Foundation Component, as further depicted on the area plan land use maps.

**Community Design**

LU 30.2 Control heavy truck and vehicular access to minimize potential impacts on adjacent properties.

**Most of the project is designated Business Park (BP) Land Use in the Riverside County General Plan.**

Business Park (BP)	0.25 - 0.60 FAR	<input type="checkbox"/> Employee intensive uses, including research & development, technology centers, corporate offices, "clean" industry and supporting retail uses.
--------------------	-----------------	---

**Light Industrial (LI) Land Use.**

Light Industrial (LI)	0.25 - 0.60 FAR	<input type="checkbox"/> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
-----------------------	-----------------	---

**Farm Land ag use.**

EA 72984 concludes ancillary agricultural uses on rural residential properties “would be unaffected” by the Project. (EA p. 2-3) This determination is improperly conclusory where no reasoning or substantial evidence is provided in support. While ancillary agricultural uses may not be ceased or prohibited, they may be adversely impacted by, for instance, heavy duty trucks passing in close proximity to their property; by construction and blasting; obnoxious fumes and air pollution, or by 24-hour-a-day lighting. Potential impacts must be considered

Likewise, in asking if the Project would cause development of non-agricultural uses within 300 feet of agriculturally zoned property, the EA deflects proposing a finding of significance despite “[p]roperties immediately to the west, south, and southwest of the Project site [being] zoned A-1-1” for agriculture. The EA finds the Project has “no potential” to result in off-site impacts to the properties and, in any event, would comply with Ordinance 625 such that impacts would be less than significant. This assumption is not valid as agricultural land uses directly adjacent to the proposed warehouse has been in existence for many years.

The EA fails to evaluate secondary impacts to agriculture from the Project. Such effects may include urbanization/ growth inducement in this undeveloped area; vehicle hazard impacts from incompatible uses (e.g. farm equipment next to industrial uses, semi-trucks near equestrian uses, etc.); and development pressure to convert agricultural land to non-agricultural uses. Absent consideration of indirect/ secondary impacts, the EA fails in its informational role.

There is a Church (Sensitive Receptor next door to the project site). U-Turn for Christ which opened its doors over 25 years ago abuts the proposed project along the western boundaries of the project site.

The church site houses a number of members and full time staff. There is also a Seventh Day Adventist Church and proposed school 4885 feet located at Seaton Ave. near Cajalco Road. Neither of these churches are mentioned in EA 72984.

In evaluating aesthetic and agricultural impacts, the EA states that "there are three parcels that are adjacent to the southwest of this project that are zone for (A-1-1) (1 acre minimum). However, these parcels are developed with single family residential uses, and has a General Plan land use designation for residential uses. In addition, agricultural uses does not exist on the three in the vicinity of the three A-1-1 zoned parcels. Therefore, although the proposed project would implement development on non-agriculture uses within 300 feet of agriculturally zoned property, impacts related to agriculture uses would not occur". The EA fails to mention that these residential uses are on land zoned A-1-1 and RR-1 which is clearly zoned for the raising of livestock and agricultural crops. The proposed project creates incompatible land uses between rural and industrial land uses by not providing an adequate buffer.

For well over 3 years the U-Turn For Christ Church has used this property for agricultural uses through raising of livestock and agricultural crops. The logistics warehouse is being proposed without any buffer between the Church and proposed project. The impacts for farming as well as numerous negative impacts to the residents and parishioners of the church will cause a significant impact to a sensitive receptor. Logistics warehouses operate 24-7. Noise, light trespass, air quality, traffic, vibration, etc. are not being mitigated through a buffer. There is NO buffer between rural agricultural land uses and this proposed warehouse. WRCOG and SCAQMD both highly recommend a 1000 foot buffer between sensitive receptors and logistics warehouses.

EA 72984 fails to consider that significant land surrounding the site to the west, north, and south remains in open space and zoned for very low rural residential and agricultural uses. (Land west of the site includes both developed and undeveloped area (EA p.12).

Construction lighting impacts must be evaluated and disclosed where construction is likely to occur at night. 24-hour lighting during construction for security should also be evaluated and mitigation adopted ensuring no light trespass off-site.

### **Traffic.**

Plot Plan 26173 shows two offices and two main entrances into the facility allowing for two tenants to lease the building. Rider Street does not show a right turn lane into the north side of the building adequate to handle more than a few trucks at any given time. A left turn into the facility is also problematic as the distance from the northern entrance to Harvill does not allow for more than a few trucks. This would lead to the same problems that we are seeing at Harvill X Harley Knox as more than 20 trucks are lined up along Harvill and the Harley Knox overpass trying to enter the logistics warehouse. The same problem exists along Harvill Ave. with inadequate queuing. Harvill Ave. was never built to County standard width and therefore trucks end up in the right lane of traffic with vehicles having to move into the middle lanes to avoid accidents.

A traffic signal at Harvill X Rider is critical. Residents living in Country Place cannot safely use Seaton Ave. X Cajalco Road. Hundreds of accidents occur at this location and a large number of deaths. There is no signal light at this location. Trucks must be required to use Harvill Ave. instead of Seaton Ave. to access Cajalco Expressway.



Traffic conditions have changed dramatically since this study was performed in 2015. The Draft EIR is flawed and a new current traffic study must be performed to adequately address the numerous flaws in this study.



Harvill Ave right hand lane blocked as trucks are trying to gain entry into the logistics warehouse at Harvill X Old Oleander Road. Trucks are blocking traffic as cars are turning left from Harley Knox onto Harvill Ave. There were a number of near accidents caused by these trucks stopped in the right lane of traffic. The current project has a high potential for these same traffic issues along Harvill Ave. as well as Rider Street.



Truck blocking Harvill as the driver turns left from the center median to get into the warehouse at 17789 Harvill Ave. This is the same type of conditions that trucks will incur trying to turn left from Old Oleander into the driveways of Building E and D and not addressed in the Draft EIR.



Plot Plan 26173 fails to analyze the impacts from multiple tenants and inadequately analyzes truck queuing and staging areas along Rider and Harvill Avenues. These proposed warehouses will be operating 24 hours per day and 7 days per week directly adjacent to rural homes.

### *Health*

We value the health of our residents. Therefore, we seek to reverse significant negative national health trends so that: 1) children live healthier and longer lives than their parents; 2) air and water quality are improved, 3) respiratory illnesses are reduced so that people spend fewer days out of work and school because of health problems; 4) health care costs have decreased; 5) obesity has decreased; and 6) people are physically active.

(Riverside County Vision Statement, Pg. V3)

Plot Plan 26173 for this project for Industrial High Cube Warehouse does not give residents a buffer from this harmful high polluting industry. Children, the elderly, and people with respiratory illness and heart disease are most affected by living next to and near high pollution industries such as logistics warehouses that have large numbers of diesel trucks that create high amounts of particulate matter and other unhealthy toxic gases into the air. Rubber particles from truck tires was never addressed in the Plot Plan. Tire particles are very small and can penetrate deeply into your lungs causing serious health problems. Hundreds of trucks will be traveling on our local rural roads to get to the ports of LA and Long Beach instead of using Harvill to access the I-215 Freeway.

## *Mead Valley Area Plan Industrial Development*

The Mead Valley Area Plan includes an extensive area westerly of Interstate 215 from Nandina Avenue on the north to Nuevo Road and the Perris city limits on the south that is designated Light Industrial, Business Park, or Light Industrial with a Community Center Overlay. It is the policy of Riverside County to stimulate economic development in this area of Mead Valley. This area has access to Interstate 215 via two interchanges and includes areas that have all of the infrastructure in place to support economic development. However, given the proximity of the rural community and residential uses, the impacts of industrial expansion on localized air quality, traffic, noise, light and glare need to be assessed in order to apply appropriate measures to mitigate impacts so that the environmental quality of the community and residents' health and welfare are maintained (Mead Valley Area Plan, pg. 36).

### **Policies:**

#### MVAP 6.1

In conjunction with the first warehousing/distribution building proposed for the industrial area located along Interstate 215 (including land designated Light Industrial, Business Park, and Light Industrial with a Community Center Overlay) whereby the cumulative square footage of warehousing/distribution space in the area would exceed 200,000 square feet, an Environmental Impact Report (EIR) shall be prepared that assesses the potential impacts of the project. The EA would be required to address air quality, including a health risk assessment of diesel particulates and impacts to sensitive receptors, truck traffic and noise, and the cumulative impacts of reasonably foreseeable warehouse development in the area (Mead Valley Area Plan, pg. 36).

**EA42984** fails to adequately measure "impacts of industrial expansion on localized air quality, traffic, noise, light and glare. This must be reassessed in order to apply appropriate measures to mitigate impacts so that the environmental quality of the community and residents' health and welfare are maintained. The Plot Plan fails to give adequate setback between this proposed project and residential uses. WRCOG and SCAQMD requires a 1000 foot buffer between sensitive receptors and logistics warehouses (See, <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/chapter-2---air-quality-issues-regarding-land-use.pdf?sfvrsn=2> ). The EIR fails to address air quality, including a health risk assessment of diesel particulates and impacts to **sensitive receptors**, truck traffic and noise, and the cumulative impacts of reasonably foreseeable warehouse development in the area (Riverside County General Plan- Mead Valley Area Plan).

Truck and vehicle traffic is not adequately addressed in the Plot Plan. These plans also indicate two distinct offices with one at the northwest and one at the southeast corners of the Building. This indicates that building will have more than one tenant. Trammel Crow Knox Business Park Building at 17789 Harvill Ave. has several tenants, which is creating enormous traffic, health and safety concerns with 30 or more diesel trucks lined up outside of the entrance to the facility. These logistics trucks are lined up along Harvill Ave. idling for hours, blocking the right lane of the road and left turn lane onto Harvill from Harley Knox.



Harvill Ave. with trucks lined up to enter the warehouse at 17789 Harvill Ave.

Idling trucks have impacts on the entire region as the difference between idling for 5 minutes and 2 hours produces 24 times as much air pollution per truck. That would be 720 times as much for 30 trucks and then multiply by the hours of the day that new trucks are entering the line at 17789 Harvill Ave. Future impacts of additional warehouses and their idling trucks has not been analyzed in **EA42984**. This constant idling during the day with hundreds of trucks adds up to considerable impacts that are not being addressed in the Draft EIR. Multiple tenants are part of the problem as it takes longer to process each truck into the facility. The Draft EIR has not addressed the impacts of multiple tenants for Building "E" and "D". The lack of lanes and turn lanes on Oleander Ave. as trucks are turning left into both Building "D" and "E". Turn lanes should allow for up to 30 trucks to safely access these facilities at one time. Currently building "D" allows for 10 trucks to enter the facility behind the access gate.

### **Freeway and road improvements**

There is no indication that there is funding and therefore no new improvements will be made along the I-215 to add lanes to the off and on ramps on Cajalco Expressway or to the I-215 Freeway far into the future. The Plot Plan does not address the accumulative traffic impacts due to additional future warehouses that are planned for the area along the I-215 and I-60 Freeways that will add substantial truck traffic to the freeway system. Additional high cube warehouses are planned for Sycamore Canyon Industrial Park, Meridian Business Park, Perris warehouses and Moreno Valley 40 million Sq. Ft. World Trade Center. The City of Perris is also adding high

cube warehouses to their area that will be using the I-215 Freeway.

No sound walls are being proposed between the rural homes and warehouse. A metal rail 8' fencing is all that is being required. These impacts have not been adequately evaluated in the Plot Plan.

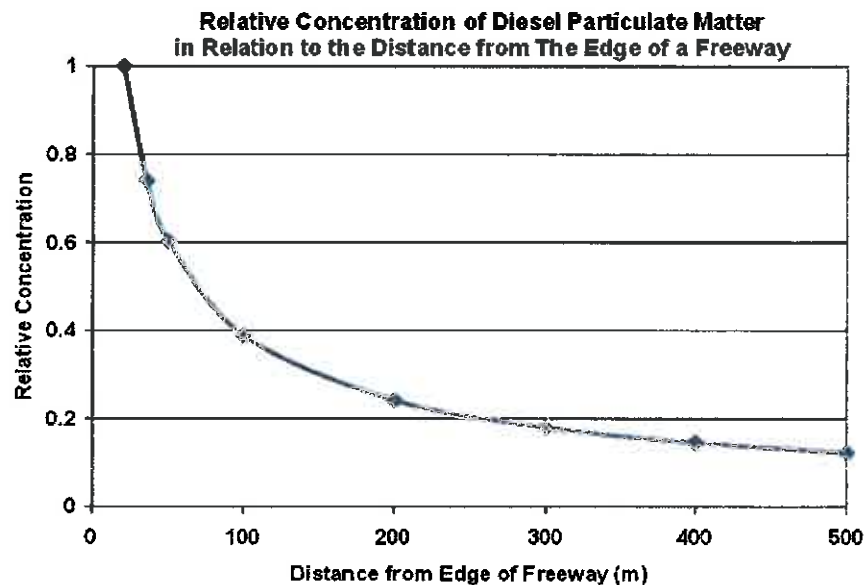
The Plot Plan does not include the WRCOG and SCAQMD good neighbor policy that sets a 1000 foot buffer between sensitive receptors and distribution warehouses. The current proposal has the warehouse project directly next to homes. Small tubular metal fencing similar to the image below along the parking spaces will not prevent air pollution or noise from back up beepers, the hazards and dangers of noise pollution, air pollution, vibration and light trespass 24-7. Trucks are able to park outside of the parking stalls along the southern driveway as is occurring right now at the logistics warehouse at Harvill Ave. and Oleander. (WRCOG Good Neighbor Policy Guidelines for Siting Warehouse/Distribution Facilities). [Good Neighbor Guidelines for Siting Warehouse/Distribution Facilities.](#)



Warehouse at Oleander X Harvill has numerous trucks parked outside of the parking stalls along the north side of the building. Trucks are idling along this area, unloading, back up beepers going off day and night. The plot plan does not address parking issues such as this, trucks backed up onto local roads idling for hours as they arrive to unload their goods. Trucks parked in the middle of the road as Harvill was not designed for trucks to park on the shoulder. These same conditions exist for the proposed warehouse at Harvill X Rider with trucks having to turn left to enter the buildings and limited truck queuing space at the warehouse entrance behind the guard shack. Multiple tenants add to flaws in project design and analysis.

The SCAQMD recommends prohibiting placement of loading docks or major truck routes within

500 meters or 1640.42 feet from sensitive receptors. (See, <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/chapter-2---air-quality-issues-regarding-land-use.pdf?sfvrsn=2> ).



<http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/chapter-2---air-qualityissues-regarding-land-use.pdf?sfvrsn=2>

Residents and those using the church including children and seniors living nearby will be greatly impacted by the huge concentrations of ozone and particulate matter from the hundreds trucks using this facility every day. Particulate matter is very small and enters the lungs, brain and cells affecting the young weakening lung function. In Southern California, 5,000 premature deaths every year are attributed to air pollution and particulate matter from diesel trucks.

### **Article from SCAG.**

#### **What is Environmental Justice?**

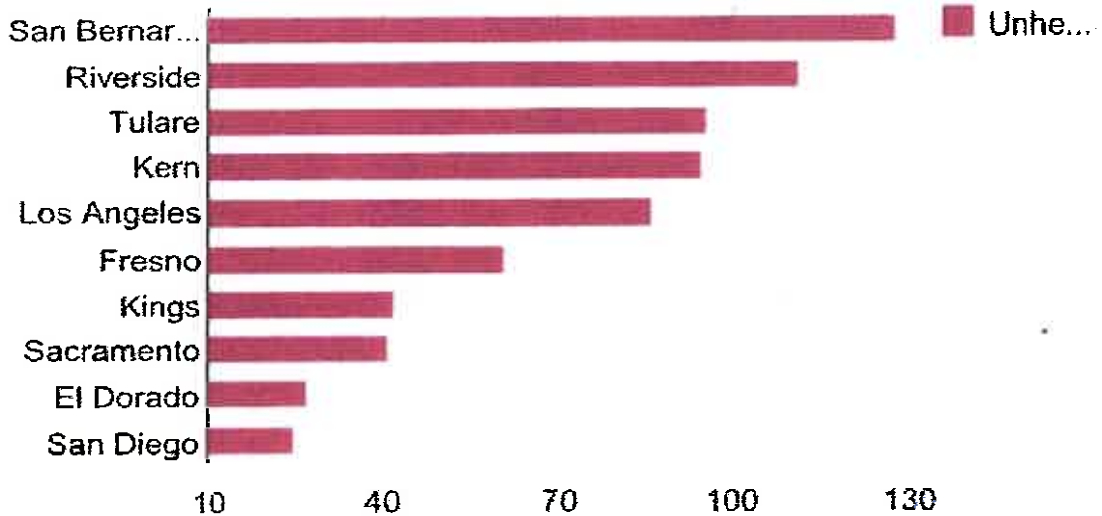
Environmental Justice is about equal and fair access to a healthy environment, with the goal of protecting underrepresented and poorer communities from incurring disproportionate environmental impacts. The SCAG region is demographically and economically diverse, and displays the extremes in household income. The region includes heavily urban and entirely rural areas, as well as terrain that in some instances make achieving air quality goals challenging.

Considerations of Environmental Justice are both good planning practices as well as to meet the federal and state requirements. The federal requirements originated from Title VI of the Civil Rights Act of 1964 (Title VI). Title VI establishes the need for transportation agencies to disclose to the public the benefits and burdens of proposed projects on minority populations. The understanding of civil rights has then been expanded to include low-income communities, in addition to minority populations. In addition to federal requirements, SCAG must comply with California requirements for Environmental Justice.

([www.scag.ca.gov/programs/Pages/EnvironmentJustice.aspx](http://www.scag.ca.gov/programs/Pages/EnvironmentJustice.aspx)).

Mead Valley qualifies as an underrepresented and poor community under Title VI of the Civil Rights Act of 1964 (Title VI) with 72% of the residents of Mead Valley being Hispanic or Latino and over 43% of Mead Valley residents living below the poverty level according to the 2010 Census. The Draft EIR does not address Environmental Justice and the impacts on Mead Valley as a minority community.

### Most ozone polluted counties in the U.S.



Source: American Lung Association

The Plot Plan is not in line with the Riverside County Vision and Mead Valley Area Plan.

#### Riverside County Vision

The simplest way to summarize our vision for Riverside County is to say that:

*“Riverside County is a family of special communities in a remarkable environmental setting.”*

RCIP - General Plan - Mead Valley Area Plan Vision for the area: "The Mead Valley land use plan provides for a predominantly rural community character with an equestrian focus. This is reflected by the Very Low Density Residential and Low Density Residential land use designations within the Rural Community Foundation Component and Rural Residential designation within the Rural Foundation Component that dominate the planning area."

Certainly this current proposed project is not in line with the vision set forth by the residents of Mead Valley through the Riverside County General Plan and Mead Valley Area Plan.

The current General Plan land use for Mead Valley is overwhelmingly rural community designation: Estate Density Residential, Very Low Density Residential and Low Density Residential.



Page 52. MVAP 21.1 Identify ridgelines that provide a significant visual resource for the Mead Valley planning area through adherence to the policies within the Hillside Development and Slope section of the General Plan Land Use Element.

[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2013/1%20General%20Plan/Chapter%203-Land%20Use%20Element%20Adopted-Final%20Clean.pdf](http://planning.rctlma.org/Portals/0/genplan/general_plan_2013/1%20General%20Plan/Chapter%203-Land%20Use%20Element%20Adopted-Final%20Clean.pdf)

### **Conclusion**

Plot Plan 26173 is fatally flawed and must be substantially revised and recirculated to correct numerous and significant flaws, errors and omissions much of which are included in this letter. Additional mitigation measures will need to be included into any future Environmental Assessment Reports regarding Plot Plan 26173.

The Rural Association of Mead Valley is totally opposed to this proposed logistics warehouse directly abutting a church and land used for Agricultural growing of crops and livestock without any buffer between these incompatible land uses.

I urge you to vote no on this project. A more suitable project would include a 1000 foot buffer between rural agricultural homes, the church and Industrial Land uses. A Business Park with small businesses would be acceptable and could allow for a 500 foot buffer.

Sincerely,



Debbie Walsh  
President, Rural Association of Mead Valley



T 510.858.4200  
F 510.858.4205

410 12th Street, Suite 250  
Oakland, Ca 94607

www.lozeaudrury.com  
(info@lozeaudrury.com)

BY EMAIL AND HAND DELIVERY

February 26, 2018

Planning Director  
Riverside County Planning Department  
Attn: Brett Dawson  
P.O. Box 1409  
Riverside, CA 92502-1409  
Email: [bdawson@rivco.org](mailto:bdawson@rivco.org)

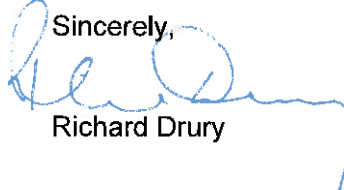
RE: Harvill Industrial Project, Plot Plan No. 26173; Request to Re-Open CEQA  
Comment Period; Request for Environmental Impact Report

Dear Planning Director and Mr. Dawson:

I am writing on behalf of Laborers' International Union of North America Local Union No. 1184 ("LIUNA") concerning the Harvill Industrial Project, Plot Plan No. 26173 ("Project"), and the Mitigated Negative Declaration ("MND") prepared for the Project (EA 42984). The Project and the MND are scheduled to be considered at the Riverside County Director's hearing today.

On March 8, 2017, LIUNA submitted a written request for notice of all documents and hearing prepared by the County pursuant to the California Environmental Quality Act ("CEQA") related to the Harvill Project (attached). That notice request letter was sent pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092, which requires agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body. Despite this written request, we were not informed of the release of the MND for this Project. Therefore, we request that the County re-open the public comment period for the MND for this Project.

Core5 is proposing to construct an industrial warehouse of approximately 425,000 square feet at the Southwesterly corner of Harvill Ave. and Rider Street. Given our review of similar projects, we believe that there is a fair argument that this Project may have significant adverse environmental impacts, related to air quality, greenhouse gases, traffic and other impacts. As such, the County must prepare environmental impact report ("EIR") for the Project. Thank you for considering our comments.

Sincerely,  
  
Richard Drury



909 856 4200  
410 856 4200

410 12th Street, Suite 200  
Oakland, CA 94612

[www.lozeaudrury.com](http://www.lozeaudrury.com)  
info@lozeaudrury.com

*Via Email and U.S. Mail*

March 8, 2017

Brett Dawson, Project Planner  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409  
[bdawson@rivco.org](mailto:bdawson@rivco.org)

Steve Weiss, AICP Planning Director  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409  
[c/o rvictoria@rivco.org](mailto:c/o rvictoria@rivco.org)

Kecia Harper-Ihem  
Clerk of the Board of Supervisors  
Riverside County  
4080 Lemon Street, 1<sup>st</sup> floor  
Riverside, California 92501  
[cob@rcbos.org](mailto:cob@rcbos.org)

Elizabeth Sarabia, Planning Commission Secretary  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409  
[esarabia@rivco.org](mailto:esarabia@rivco.org)

**Re: CEQA and Land Use Notice Request for the Plot Plan No. 26173, EA42984  
for Applicant Core 5 Industrial Partners**

Dear Mr. Dawson, Mr. Weiss, Ms. Harper-Ihem, and Ms. Sarabia:

I am writing on behalf of the Laborers International Union of North America, Local Union 1184 and its members living in Riverside County ("LiUNA"), regarding the project known as Plot Plan No. 26173, EA42984 for Applicant Core 5 Industrial Partners, including all actions related or referring to the development and construction of a 423,665 square foot warehouse distribution facility on the Southwest corner of Harvill Avenue and Rider Street, North of Placentia Street, on 21.31 acres known as APN's: 317-230-038-1 and 317-230-036 ("Project").

We hereby request that Riverside County ("County") send by electronic mail or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the County and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the County, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.

March 8, 2017

CEQA and Land Use Notice Request for Plot Plan No. 26173, EA42984

Page 2 of 2

- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act ("CEQA"), including, but not limited to:
  - Notices of any public hearing held pursuant to CEQA.
  - Notices of determination that an Environmental Impact Report ("EIR") is required for a project, prepared pursuant to Public Resources Code Section 21080.4.
  - Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
  - Notices of preparation of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21092.
  - Notices of availability of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
  - Notices of approval and/or determination to carry out a project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
  - Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
  - Notices of determination that a project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
  - Notice of any Final EIR prepared pursuant to CEQA.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which requires agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

Please send notice by electronic mail or U.S. Mail to:

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury LLP  
410 12<sup>th</sup> Street, Suite 250  
Oakland, CA 94607  
510 836-4200  
[richard@lozeaudrury.com](mailto:richard@lozeaudrury.com)  
[theresa@lozeaudrury.com](mailto:theresa@lozeaudrury.com)

Please call should you have any questions. Thank you for your attention to this matter.

Sincerely,



Theresa Rettinghouse  
Paralegal  
Lozeau | Drury LLP



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

PP26173

- 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: Core5 Industrial Partners

Contact Person: Andrea Arcilla E-Mail: Andrea@EPDSolutions.com

Mailing Address: 2030 Main Street Suite 1200

Irvine City CA State 92614 ZIP

Daytime Phone No: (949) 278-5413 Fax No: ( )

Engineer/Representative Name: EPD Solutions, Inc.

Contact Person: Andrea Arcilla E-Mail: andrea@epdsolutions.com

Mailing Address: 2030 Main Street Ste. 1200

Irvine City CA State 92614 ZIP

Daytime Phone No: (949) 278-5413 Fax No: ( )

Property Owner Name: Glenda Nash (APN 317-230-036) / Growth Management (APN 317-230-038)

Contact Person: Andrea Arcilla E-Mail: Andrea@EPDSolutions.com

Mailing Address: 2030 Main Street Suite 1200

Irvine City CA State 92614 ZIP

Daytime Phone No: (949) 278-5413 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.)

Glenda Nash

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Growth Development Company

PRINTED NAME OF PROPERTY OWNER(S)

*Johnyee Subidzadd*  
SIGNATURE OF PROPERTY OWNER(S)

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): 317-230-038-1 and 317-230-036-9

Approximate Gross Acreage: 21.31

General location (nearby or cross streets): North of Walnut Street (vacated), South of Rider Street, East of Patterson Avenue, West of Harvill Avenue

**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.

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Glenda Nash  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

Growth Development Company  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

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**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

423665

Construct a 411,780 SF warehouse with office space with trailer and auto parking to the east and north.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Warehousing & Distribution: Sections 21.74d (definition) and 10.1.B.1.g.2) (permitted use)

Number of existing lots: 2

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	<u>423,665</u>	60 ft	1	warehouse
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" 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:

Application for Certificate of Parcel Merger

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). PP 25432, PP 21813, ZC 7358, TPM 34128, CUP 3425  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 40898; 39445 EIR No. (if applicable): \_\_\_\_\_

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

If yes, indicate the type of report(s) and provide a signed copy(ies): \_\_\_\_\_

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) \_\_\_\_\_ Date \_\_\_\_\_  
Owner/Authorized Agent (2) Shayegh Bahadzadeh Date 12/12/2016

**APPLICATION FOR LAND USE AND DEVELOPMENT**

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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) *Sh. Nair* Date 12-14-2016  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## **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

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Harvill Business Center, LLC, a Delaware Limited Liability Company (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 317-230-036 and 317-230-038 (“PROPERTY”); and,

**WHEREAS**, on January 5, 2017, PROPERTY OWNER filed an application for Plot Plan No. 26173 (“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:  
Harvill Business Center, LLC  
Attn: Jon Kelly  
Core5 Industrial Partners  
1230 Peachtree St. NE, Ste. 3560  
Atlanta, GA 30309

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

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

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

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

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

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

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

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

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

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

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

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

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

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

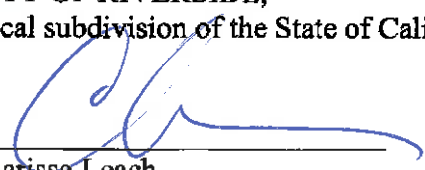


for performance of all of the obligations of PROPERTY OWNER under this Agreement.

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

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

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

By:   
Charissa Leach  
Assistant TLMA Director – Community Development

Dated: 2/21/18

**PROPERTY OWNER:**  
Harvill Business Center, LLC, a Delaware Limited Liability Company

By: Harvill Manager, LLC, a Delaware Limited Liability Company

By: Core5 Holdings III, LLC, a Delaware Limited Liability Company

By: Core5 Industrial Partners, LLC, a Delaware Limited Liability Company

By:   
Timothy J. Gunter  
President and Chief Executive Officer

Dated: January 9, 2018

FORM APPROVED COUNTY COUNSEL  
BY:   
MICHELLE CLACK  
DATE: 2/21/18

**NOTARY**

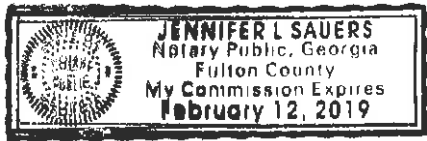
**State of GEORGIA**

County of Fulton

This instrument was acknowledged before me this 9<sup>th</sup> day of January (month), 2018 (year),  
by Timothy G. Gresham (name of signer).

0 Personally Known or \_\_\_\_\_ Produced Identification, Type and # of ID \_\_\_\_\_

(Seal)



Jennifer L. Sauers  
(Signature Notary)  
Jennifer L. Sauers  
Name  
Notary Public, State of Georgia

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

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

**PLOT PLAN NO. 26173 – Intent to Adopt a Mitigated Negative Declaration – EA42984 – Applicant:** Core5 Industrial Partners – **Engineer/Representative:** EPD Solutions – **First Supervisorial District – Mead Valley Area Plan – North Perris Zoning Area – General Plan:** Community Development: **Business Park (CD-BP)(0.25-0.60 FAR) – Zoning:** Industrial Park (I-P) – **Manufacturing Service Commercial (M-SC) – Location:** Southwesterly corner of Harvill Avenue and Rider Street, and northerly of Placentia Street – **21.44 Acres – REQUEST:** A Plot Plan to construct a 423,665 sq. ft. warehouse – distribution facility. 10,000 sq. ft. of that will be office space with the remaining 413,665 sq. ft. as warehouse use.

**TIME OF HEARING:** 1:30 p.m. or as soon as possible thereafter.  
**DATE OF HEARING:** **APRIL 9, 2018**  
**PLACE OF HEARING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner, Brett Dawson, at (951) 955-0972 or e-mail at [bdawson@rivco.org](mailto:bdawson@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a 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 Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on January 26, 2018,

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

APN (s) or case numbers PP26173 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

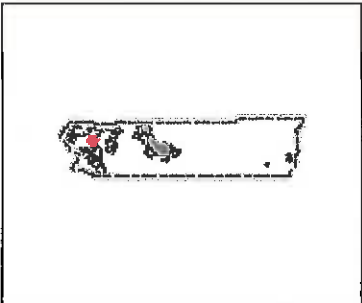
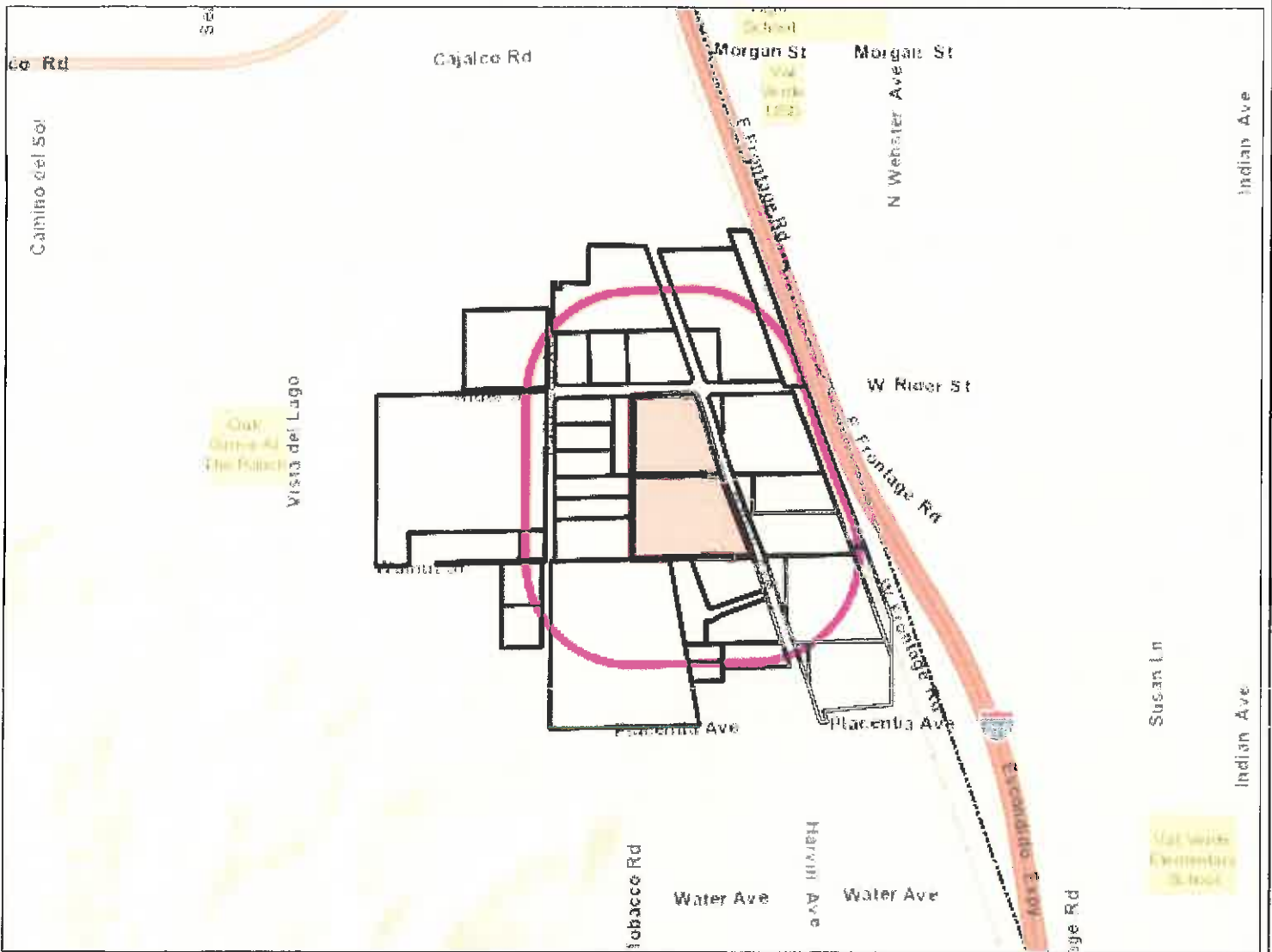
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS

PP26173 ( 1000 feet buffer )



**Legend**

- County Boundary
- Cities
- World Street Map

**Notes**



0 1,505 3,009 Feet

**\*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... 1/25/2018 3:55:15 PM

© Riverside County RCIT

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

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**TIME OF HEARING:** 1:30 pm or as soon as possible thereafter.  
**DATE OF HEARING:** **FEBRUARY 26, 2018**  
**PLACE OF HEARING:** RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Brett Dawson at (951) 955-0972 or e-mail at [bdawson@rivco.org](mailto:bdawson@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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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: Brett Dawson  
P.O. Box 1409, Riverside, CA 92502-1409

317170041  
GRANITE PATTERSON  
C/O C/O THOMSON REUTERS  
P O BOX 847  
CARLSBAD CA 92018

317170040  
GRANITE PATTERSON  
C/O C/O THOMSON REUTERS  
P O BOX 847  
CARLSBAD CA 92018

317220012  
DAVID L MAUSLING  
ROSITA A TOLBERT  
20281 PATTERSON AVE  
PERRIS CA. 92570

317230038  
HARVILL BUSINESS CENTER  
C/O C/O CORE5 INDUSTRIAL PARTNERS  
1230 PEACHTREE STE 3560  
ATLANTA GA 30309

317150006  
CHARLES A BROOKER  
BARBARA J BROOKER  
19971 PATTERSON AVE  
PERRIS CA. 92570

317230042  
PWE EAGLE INC  
PWE QRS 1485 INC  
C/O C/O WP CAREY & CO  
50 ROCKEFELLER PLZ 2ND FL  
NEW YORK NY 10020

317230036  
HARVILL BUSINESS CENTER  
C/O C/O CORE5 INDUSTRIAL PARTNERS  
1230 PEACHTREE STE 3560  
ATLANTA GA 30309

317230018  
CHARLES A BROOKER  
BARBARA J BROOKER  
19971 PATTERSON AVE  
PERRIS CA 92570

317230048  
PWE EAGLE INC  
PWE QRS 1485 INC  
C/O C/O WP CAREY & CO  
50 ROCKEFELLER PLZ 2ND FL  
NEW YORK NY 10020

317230019  
THOMAS H MOORE  
20030 PATTERSON AVE  
PERRIS CA. 92570

317230021  
CHARLES HARVEY ESCHRICH  
JENNIFER N ESCHRICH  
23615 RIDER ST  
PERRIS CA. 92570

317230020  
EDUARDO ARRIZON  
20050 PATTERSON AVE  
PERRIS CA. 92570

317230026  
RIVERSIDE COUNTY TRANSPORTATION  
PO BOX 12008  
RIVERSIDE CA 92502

317210018  
CADO PERRIS  
C/O C/O ALEX ZIKAKIS  
1545 FARADAY AVE  
CARLSBAD CA 92008

317170024  
PERRIS VALLEY PROP  
PO BOX 1987  
PERRIS CA 92572

317240041  
DAN SAMARIN  
DEBRA SAMARIN  
603 REPOSADO  
LA HABRA HEIGHTS CA 91633

317240032  
SOUTHWEST PREMIER PROP  
P O BOX 1397  
TOLLESON AZ 85353

317230049  
OSCAR CARDENAS  
19815 AVENIDA DE ARBOLES  
MURRIETA CA 92562

317240013  
SOUTHWEST PREMIER PROP  
P O BOX 1397  
TOLLESON AZ 85353

317240045  
KUMIVA GROUP  
600 S LAKE AVE STE 200  
PASADENA CA 91106

317230044  
EAGLE PACIFIC INDUSTRIES INC  
C/O C/O JM MANUFACTURING INC  
5200 W CENTURY 10TH FLR  
LOS ANGELES CA 90045

317240017  
NAOMI M BARNES  
YUELAPWAN KINTAI REV LIVING TR  
20491 SHARON ANN LN  
PERRIS CA 92570

317240043  
STEVEN M RAO  
SUSAN M RAO  
20281 HARVILL AVE  
PERRIS CA. 92570

317240008  
SOUTHWEST PREMIER PROP  
P O BOX 1397  
TOLLESON AZ 85353

317240019  
PATRICIA ANN SMITH  
EDWARD WILLIAM SMITH  
19781 LA TIERRA LN  
YORBA LINDA CA 92886

317220013  
JAMES C SADLER  
MICHELLE M SADLER  
20335 PATTERSON AVE  
PERRIS CA. 92570

317240044  
GAMBOL PET FOODS USA INC  
445 S FIGUEROA ST STE 2500  
LOS ANGELES CA 90071

317240022  
RIVERSIDE COUNTY TRANSPORTATION  
PO BOX 12008  
RIVERSIDE CA 92502



317240015  
SOUTHWEST PREMIER PROP  
P O BOX 1397  
TOLLESON AZ 85353

317210008  
JOSE L RODRIGUEZ  
20111 PATTERSON AVE  
PERRIS CA. 92570

317230023  
U TURN FOR CHRIST  
20170 PATTERSON AVE  
PERRIS CA. 92570

317240001  
ROBERT WILLIAM BARKER  
1851 OUTPOST DR  
HOLLYWOOD CA 90068

317230047  
EAGLE PACIFIC INDUSTRIES INC  
C/O C/O JM MANUFACTURING INC  
5200 W CENTURY 10TH FLR  
LOS ANGELES CA 90045

317210024  
RAYMOND G ESPINOZA  
P O BOX 127  
E IRVINE CA 92150

317230022  
U TURN FOR CHRIST  
20170 PATTERSON AVE  
PERRIS CA 92570

317230046  
EAGLE PACIFIC INDUSTRIES INC  
C/O C/O JM MANUFACTURING INC  
5200 W CENTURY 10TH FLR  
LOS ANGELES CA 90045

317170042  
GRANITE PATTERSON  
C/O C/O THOMSON REUTERS  
P O BOX 847  
CARLSBAD CA 92018

317170043  
MCANALLY FAMILY FARMS INC  
C/O C/O CARL LOFGREN  
P O BOX 5167  
RIVERSIDE CA 92517

317170045  
PERRIS VALLEY PROP  
P O BOX 1987  
PERRIS CA 92572

317170012  
RIVERSIDE COUNTY TRANSPORTATION  
PO BOX 12008  
RIVERSIDE CA 92502

Andrea Arcilla  
2030 Main Street, Suite 1200  
Irvine CA 92614

Andrea Arcilla  
2030 Main Street, Suite 1200  
Irvine CA 92614

Eastern Municipal Water District  
2270 Trumble Road  
Perris CA 92570

Glenda Nash  
2030 Main Street, Suite 1200  
Irvine CA 92614

Glenda Nash  
2030 Main Street, Suite 1200  
Irvine CA 92614

Mark Roberts  
Department of Transportation  
District 8  
464 West 4th Street, 6th Floor  
San Bernardino CA 92401-1400

Debbie Walsh  
P.O. Box 2244  
Perris CA 92522

Salvador Flores  
Southern California Edison  
2 Innovation Way  
Pomona CA 91768

City of Perris  
Planning Department  
101 N D Street  
Perris CA 92570

Lirra Bishop  
23236 Sunny Canyon St  
Perris CA 92570

Mead Valley Municipal Advisory  
Council  
21091 Rider Street  
Mead Valley CA 92570

Erin Winemiller  
Daniel Brown  
U Turn for Christ  
20170 Patterson ave  
Perris CA 92570

Ebru Ozdil  
Pechanga Cultural Resources  
PO Box 2183  
Temecula CA 92593

Daniel Brennan  
1128 E. La Cadena Drive  
Riverside CA 92507

RAMV.ORG  
PO Box 2433  
Perris CA 92572

Yolanda Williams  
Community Association of Perris CA  
PO Box 1659  
Perris CA 92572

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury LLP  
410 12th street, Suite 250  
Oakland CA 94607



# 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. 26173 – EA42984 – Applicant: Core5 Industrial Partners – Engineer/Representative: EPD Solutions - First Supervisorial District – Mead Valley Area Plan - North Perris Zoning Area – General Plan: Community Development: Business Park (CD:BP)(0.25-0.60 FAR – Zoning: Industrial Park (I-P) and Manufacturing Service Commercial (M-SC) – Location: Southwesterly corner of Harvill Avenue and Rider Street, and northerly of Placentia Street – 21.44 Acres – REQUEST: A Plot Plan to construct a 423,665 square foot warehouse –distribution facility. – APNs: 317-230-038-1, 317-230-036**

*Project Title/Case Numbers*

\_\_\_\_\_  
*County Contact Person* (951) 955-0972  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Andrea Arcilla 2030 Main Street Suite 1200, Irvine CA 92614  
*Project Applicant* *Address*

Southwesterly corner of Harvill Avenue and Rider Street, north of Placentia street  
*Project Location*

A Plot Plan to construct a 423,665 square foot warehouse- distribution facility  
*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project Will have a significant effect on the environment.
2. A Mitigated Negative Declaration Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act **(\$2,280.00+\$50.00)** and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

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

\_\_\_\_\_  
*Signature* \_\_\_\_\_ *Title* \_\_\_\_\_ *Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

*Please charge deposit fee case#:* ZEA

ZCFG

**FOR COUNTY CLERK'S USE ONLY**

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**INVOICE (PLAN-CFG06352)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

Core5 Industrial Partners  
2030 Main St, Ste 1200  
Irvine, Ca 92614

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06352	01/05/2017	01/05/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06352	0452 - CF&G TRUST: RECORD FEES	\$50.00
32172 Harvill Ave Perris,		<b>SUB TOTAL</b>
		\$50.00

**TOTAL** **\$50.00**

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-8271

**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 14  
Palm Desert, CA 92211

INVOICE (INV-00039245)  
FOR RIVERSIDE COUNTY

**BILLING CONTACT**

Core5 Industrial Partners  
2030 Main St, Ste 1200  
Irvine, Ca 92614

County of Riverside  
Trans. & Land Management Agency



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00039245	02/15/2018	02/15/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06352	0453 - CF&W Trust EIR	\$2,280.75
32172 Harvill Ave Perris,		<b>SUB TOTAL</b> \$2,280.75

**TOTAL** **\$2,280.75**

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