



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

JULY 20, 2016

## PLANNING COMMISSIONERS 2016

### 1<sup>st</sup> District

Charissa Leach  
Chairman

### 2<sup>nd</sup> District

Aaron Hake  
Vice Chairman

### 3<sup>rd</sup> District

Ruthanne Taylor  
Berger

### 4<sup>th</sup> District

Bill Sanchez

### 5<sup>th</sup> District

Mickey Valdivia

**Planning Director**  
Steven Weiss, AICP

### Legal Counsel

Michelle Clack  
Deputy  
County Counsel

Phone  
951 955-3200

Fax  
951 955-1811

## AGENDA

### • REGULAR MEETING • RIVERSIDE COUNTY • **RIVERSIDE COUNTY PLANNING COMMISSION**

COUNTY ADMINISTRATIVE CENTER  
FIRST FLOOR BOARD CHAMBERS  
4080 LEMON STREET  
RIVERSIDE, CA 92501

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Hearing Secretary. 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).

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

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

### CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

- 1.1 **PLOT PLAN NO. 25799** – CEQA Exempt - Applicant: Verizon Wireless – Engineer Representative: Core Development Services – Owner: Artak Tovmasyan – Fifth Supervisorial District – Whitewater Zoning Area – Western Coachella Valley Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du / ac) – Location: Southerly of Tamarack Road, westerly of Mesquite Road, northerly of Interstate 10, easterly of Haugen-Lehman Way – Zoning: Rural Residential (R-R) – **REQUEST:** Permit the co-location of an

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

existing unmanned wireless telecommunication facility that will include the installation of twelve (12) panel antennas, one (1) microwave dish, three (3) fiber demarcation boxes, six (6) A2 module units and six (6) RRUs mounted to an existing 77 foot tall monopole. The proposed project also includes the installation of three (3) equipment cabinets, two (2) battery cabinets, one (1) stand-by generator and three (3) GPS antennas within 352 sq. ft. lease area. Project Planner: Tim Wheeler at (951) 955-6060 or email [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

1.2 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31444M2** – Applicant: Graperoad, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG:AG) (10-acre minimum) – Location: Southeasterly of Rancho California Road, westerly of Camino Del Vino, and southerly of Monte de Oro – 220.9 acres – Zoning: Wine Country – Winery (WC-W) – APPROVED PROJECT DESCRIPTION: Schedule D – Subdivide 220.9 acres into 24 residential lots, 4 winery lots and 3 production lots. The winery lots vary in size from 10 acres to 25 acres. The production lots also vary in size from 5 acres to 15.9 acres. The minimum lot size for the residential lots is 5 acres. On each residential lot a percentage of the acreage remaining outside the building envelope will consist of agricultural easements planted in vineyards. There will be 4 agricultural easements over the production and residential lots. – **REQUEST:** Second Extension Of Time Request For Tentative Tract Map No. 31444m2, extending the expiration date to January 31<sup>st</sup>, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

1.3 **FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 32290** – Application: Riverside Mitland 03, LLC- Third Supervisorial District – French Valley Zoning Area – Southwest Valley Area Plan: - Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R) – Location Northerly of Baxter Road, easterly of Briggs Road, southerly of Keller Road, and westerly of Leon Road – 267.40 gross acres – Zoning: Specific Plan (SP312) – APPROVED PROJECT DESCRIPTION: Schedule H – a subdivision of 267.40 gross acres into 808 single family residential lots, 68 open space lots, one (1) park site, three (3) detention basins and one (1) school site. The project site is located within the French Valley Specific Plan (SP312) and encompasses Planning Areas 2B, 2F, 3C, 3D, 3E, and 20-33. – **REQUEST: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32290** extending the expiration date to March 1<sup>st</sup>, 2017. Project Planner Tim Wheeler at 951-955-6060 or email at [twheeler@rctlma.org](mailto:twheeler@rctlma.org).

1.4 **ADOPTION OF THE REVISED PLANNING COMMISSION CALENDAR**

**3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:**

3.1 **GENERAL PLAN AMENDMENT NO. 1156** (County-initiated) – Intent to Adopt a Mitigated Negative Declaration – First Supervisorial District – Area Plan: Elsinore Area Plan – Location: Generally located along Grand Avenue, between Lake Elsinore on the east, the Cleveland National Forest on the west, Corydon Road on the south, and Bonnie Lea Drive on the north – Project size: 2,626 acres and includes portions of the community of Lakeland Village. **REQUEST:** A General Plan Amendment to replace the existing Elsinore Environs Policy Area and establish the Lakeland Village Policy Area (“LVPA”) within the Elsinore Area Plan (“ELAP”), for the purpose of guiding future development in the Lakeland Gateway Community area. In addition, this General Plan Amendment includes minor consistency changes to the ELAP Land Use and Circulation sections, as well as the Riverside County General Plan Land Use and Circulation Elements, and Appendix E. Land Use changes include adding the new Policy Area extent and showing the underlying land uses. Circulation changes include showing the widening of Brightman Road, extension of Union Avenue, and the addition of trails through the LVPA. Appendix E will be modified to show related build-out assumptions. Continued from July 6, 2016. Project Planner: Desiree Bowie at (951) 955-8254 or email [dbowie@rctlma.org](mailto:dbowie@rctlma.org).

**4.0 PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:**

- 4.1 **PLOT PLAN NO. 25954** – Consider Addendum to Certified EIR – Applicant: Trammel Crow Company – Representative: Webb & Associates – First Supervisorial District – March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial – Location: south of Nandina Avenue, east of Decker Road, north of Harley Knox Boulevard, west of Blanding Way – 40.6 gross acres – Zoning: Manufacturing – Medium and Industrial Park – **REQUEST:** Plot Plan No. 25954 proposes to construct a 767,410 sq. ft. industrial warehouse building including 10,000 sq. ft. of office area on 35.12 gross acres. Project Planner: Russell Brady at (951) 955-3025 or email [rbrady@rctlma.org](mailto:rbrady@rctlma.org).
- 4.2 **SPECIFIC PLAN NO. 293 SUBSTANTIAL CONFORMANCE NO. 7 (to SP293A5), CHANGE OF ZONE NO. 7825, TENTATIVE TRACT MAP NO. 36467** – Applicant: San Pedro Farms – Rancon LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (2-5 Du/Ac) (MDR), High Density Residential (8-14 Du/Ac) (HDR), Commercial, Schools, Parks, and Open Space as reflected in the Specific Plan No. 293 Land Use Plan - Location: Easterly of Leon Road, northerly of Holland Rd, and westerly of Eucalyptus Road – Zoning: Specific Plan (SP) – The proposed map is 158.87 acres. **REQUEST:** The Specific Plan Substantial Conformance proposes to slightly modify the design of the planning areas on the southerly 159 acres of the Specific Plan (southerly of Ano Crest Road), more specifically Planning Areas 55, 57, 58, 60, and 61 as well as portions of Planning Areas 52, 54a, 56, and 59. The Change of Zone proposes to modify the existing Specific Plan zoning ordinance text and formalize the Planning Area boundaries for the effected Planning Areas. The Tentative Tract Map proposes a Schedule A subdivision of 158.87 acres into 422 lots: 382 residential lots, 1 school site, 1 commercial lot, 1 RV/boat storage lot, 1 HOA recreation area, 3 park lots, 1 natural open space (21.02 acres), 12 basin/swale lots and 20 private open space lots. Project Planner: Russell Brady at (951) 951-3025 or email [rbrady@rctlma.org](mailto:rbrady@rctlma.org).
- 4.3 **CHANGE OF ZONE NO. 7896 AND CONDITIONAL USE PERMIT NO. 3736** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Ventura Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Tourist (CD: CT) – Location: Northwest corner of the Anza Road and State Route 79 intersection – 7.61 Gross Acres – Zoning: Rural Residential (R-R) Zone – **REQUEST:** The Change of Zone proposes to change the site's existing zone from R-R Zone to Scenic Highway Commercial (C-P-S) Zone. The Conditional Use Permit proposes to construct and use a 21,702 sq. ft. commercial building to sell items generally sold at a feed and grain store, hardware store, gift shop, and nursery-garden supply store. The project will include a total of 21,349 sq. ft. of outdoor sales area. The three outdoor sale areas include a 14,849 sq. ft. fenced area located east of the building, a 3,493 sq. ft. display area in front of the building, and 3,000 sq. ft. display area at the southern end of the project area. The fenced outdoor display area will sell items such as small farm implements, fence posts, animal fencing, small water tanks, decorative windmills, etc. The other outdoor display areas will be used to sell small flatbed tow trailers and seasonal items such as dog houses, seasonal plants, riding motors, paddle boats, ATVs, potting soils, salt licks, BBQs, etc. The project will include a rear loading dock, bulk propane, forage shed, one vertical bailer for recycling of cardboard, one dumpster location, on-site wastewater treatment system utilizing an Advanced Treatment Unit (ATU) and 119 parking spaces. The main access into the project site will be from Calle Arnaz. A right-in/right out driveway will complete the circulation onto Anza Road. Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email [pnanthav@rctlam.org](mailto:pnanthav@rctlam.org).

## 5.0 WORKSHOPS:

### 5.1 **WINE COUNTRY COMMUNITY PLAN OVERVIEW**

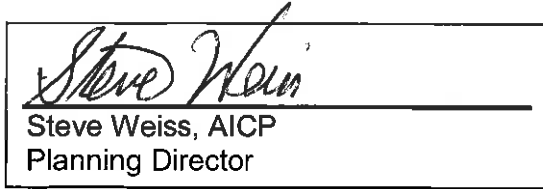
## 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

## 7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS

Agenda Item No.: 4.1  
Area Plan: Mead Valley  
Zoning District: March  
Supervisorial District: First  
Project Planner: Russell Brady  
Planning Commission: July 20, 2016

PLOT PLAN NO. 25954  
ENVIRONMENTAL ASSESSMENT NO. 42869  
Applicant: Trammel Crow Company  
Engineer/Representative: Webb & Associates



## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Plot Plan proposes to construct a 767,410 square foot industrial warehouse building including 10,000 square feet of office area on 40.6 gross acres as part of build out of Specific Plan No. 341 (Majestic Freeway Business Center). The project also includes 243,485 square feet of landscaped area, 427 vehicle parking spaces, 127 trailer parking spaces, and 95 dock doors. Access to the site is provided via five (5) driveways, with three (3) located on Harley Knox Boulevard and two (2) located on Nandina Avenue. Trucks would enter and exit the project site from the easternmost driveway on Harley Knox Boulevard. A water quality basin is proposed along the eastern boundary of the project and would outlet to the existing storm drain located beneath Blanding Way.

The proposed project is located in the First District more specifically its northerly of Harley Knox Boulevard, westerly of Blanding Way, southerly of Nandina Avenue, and easterly of Decker Road, within the Mead Valley Area Plan.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD: LI) as reflected in the Specific Plan No. 341 Land Use Plan
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD: LI) to the east and south, Community Development: Business Park (CD: BP) to the west, Community Development: Public Facilities (CD: PF) to the north
3. Existing Zoning (Ex. #2): Manufacturing – Medium (M-M), and Industrial Park (I-P)
4. Surrounding Zoning (Ex. #2): Industrial Park (I-P) to the east, south, and west, Manufacturing – Medium (M-M) to the south, Rural Residential (R-R) to the north
5. Existing Land Use (Ex. #1): Vacant land
6. Surrounding Land Use (Ex. #1): Warehouse to the east and south, vacant land to

the south, west, and north, water treatment facility to the north

7. Project Data: Total Acreage: 40.6 gross acres
8. Environmental Concerns: See attached Environmental Assessment

**RECOMMENDATIONS:**

**CONSIDER ADDENDUM No. 1 to ENVIRONMENTAL IMPACT REPORT NO. 466**, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in State CEQA Guidelines Section 15162 exist; and

**APPROVE** Plot Plan No. 25422, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the Environmental Assessment which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (CD: LI) as reflected in the Mead Valley Land Use Plan and Specific Plan No. 341 Land Use Plan.
2. The proposed uses, a warehouse building and office area, are consistent with the Community Development: Light Industrial (CD: LI) designation as reflected in the Specific Plan No. 341 Land Use Plan which is generally described for industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
3. The project site is located within Specific Plan No. 341 (Majestic Freeway Business Center), Planning Area No. 7. Planning Area No. 7 of the Specific Plan has a land use designation of Light Industrial.
4. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD: LI) to the east and south, Community Development: Business Park (CD: BP) to the west, and Community Development: Public Facilities (CD: PF) to the north.
5. Specific Plan No. 341 provides that the permitted land uses and development standards for Planning Area 7 are those in the Industrial Park Zone (I-P Zone) and the Manufacturing – Medium Zone (M-M Zone) as set forth in Riverside County Ordinance No. 348. The approximately westerly 200 feet of Planning Area 7 is zoned M-M and the remaining easterly portion of the site is zoned I-P.
6. The proposed use, a general warehouse building with supporting office use, is a permitted use in the M-M Zone and I-P Zone with an approved plot plan pursuant to sections 11.26 and 10.1 of Ordinance No. 348, respectively.

7. The proposed use, for a general warehouse building with supporting office use, is consistent with the development standards set forth in the M-M Zone and the I-P Zone pursuant to sections 11.28 and 10.4 of Ordinance No. 348, respectively. 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-M Zone. The project meets all other development standards for the respective zones, including setbacks, building height, and landscaping.
8. The project site is surrounded by properties which are zoned I-P to the east, south, and west, and M-M to the south, and Rural Residential (R-R) to the north.
9. The proposed project is estimated to result in 745 employees.
10. This project is within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), but it is not located within a Criteria Area.
11. Similar industrial warehouse uses have been constructed and are operating in the project vicinity.
12. The proposed project includes the consideration of an Addendum to a previously certified Environmental Impact Report. Pursuant to Assembly Bill 52, projects with Notices of Preparation for an environmental impact report or Notices of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration on or after July 1, 2015 are subject to AB 52 tribal consultation. As an Addendum was prepared for the project, AB 52 consultation is not required for the project. However, consideration of cultural resources has been included within the Addendum as well as related mitigation measures and conditions of approval.
13. This project is within the City Sphere of Influence of the City of Perris. They were provided copies to review and were provided notice of the public hearing. No response has been provided by the City of Perris.
14. The project is located within the March Air Reserve Base/Inland Port Airport Influence Area, specifically Zone C2 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. At the Airport Land Use Commission's (ALUC's) March 10, 2016 hearing, the proposed project was deemed consistent with ALUC recommended conditions of approval that have been incorporated into the project's recommended conditions of approval.
15. In 2005, the County of Riverside Board of Supervisors certified Environmental Impact Report (EIR) No. 466 for Specific Plan No. 341 (Majestic Freeway Business Center Specific Plan). The EIR determined that impacts related to local and cumulative air quality impacts and project specific and cumulative noise impacts could not be fully mitigated to less than significant levels. With the certification of the EIR, the County of Riverside Board of Supervisors adopted a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations.
16. The proposed Addendum to EIR No. 466 fully addressed the environmental impacts associated with the implementing project of Plot Plan No. 25954 and Tentative Parcel Map No. 37054. Under Section 15164 of the State CEQA Guidelines, when an EIR has been prepared and certified, and new information becomes available, it is appropriate to prepare an Addendum to the EIR when only minor technical additions or changes to an EIR are required. The changes to the EIR are

considered minor if the new information being addressed does not result in the identification of any new significant impacts or a substantial increase in the severity of significant impacts identified in the EIR.

17. Based on facts shown above, none of the conditions described in Public Resources Code section 21166 or State CEQA Guidelines section 15162 exist.
- i) No substantial changes are being proposed that will require major revisions of the previous EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The initial study prepared for the proposed project determined that no new environmental impacts were identified which were not previously analyzed in EIR No. 466 and no substantial increases in the severity of any previously significant effect would result from the proposed project
  - ii) No substantial changes have occurred at the project site or elsewhere with respect to the circumstances under which the project is being undertaken which would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The site conditions have remained undeveloped and vacant since EIR No. 466 analysis. The initial study prepared for the project utilizing additional environmental studies, concluded that there are no new effects that have been identified that cause a substantial increase in the severity of previously identified effects.
  - iii) No 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, has been uncovered;
  - iv) The proposed project will not have one or more significant effects not discussed in the previous EIR. The initial study prepared for the project concluded that no new impacts will occur as a result of the proposed project that were not previously addressed in EIR No. 466.
  - v) The proposed project will not have any significant effects that were previously examined that will be substantially more severe than shown in the previous EIR. The initial study prepared for the project concluded that the project would neither negate nor exacerbate the significance of adverse impacts on humans.
  - vi) No 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. The initial study prepared for the project concluded that no previously identified infeasible mitigation measures or alternatives are feasible. The project will incorporate all feasible mitigation measures from EIR No. 466.
  - vii) No mitigation measures or alternative which are considerably different from those analyzed in the previous EIR exist that would substantially reduce one or more significant effects on the environment. As shown in the initial study prepared for the project, new mitigation measures have been included, in particular for Circulation to achieve adequate Level of Service at certain intersections analyzed. However, overall, impacts would remain significant and unavoidable as analyzed in EIR No. 466.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Land Use Plan for Specific Plan No. 341 and the Community Development: Light Industrial (CD: LI) Land Use Designation, and with all other elements of the Riverside County General Plan.



2. The proposed project is consistent with the Manufacturing – Medium (M-M) and Industrial Park (I-P) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public’s health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment beyond what was previously analyzed in Environmental Impact Report No. 466.
6. The proposed project will not preclude reserve design for the MSHCP.

**INFORMATIONAL ITEMS:**

1. The project site is not located within:
  - a. A county service area;
  - b. A 100-year flood plain or dam inundation area;
  - c. A fault zone;
  - d. A Criteria Cell of the MSHCP; or
  - e. A high fire area.
2. The project site is located within:
  - a. The boundaries of the Mead Valley Area Plan;
  - b. A moderate liquefaction area;
  - c. The Perris Valley Master Drainage Plan; and
  - d. The City of Perris Sphere of Influence.
3. The subject site is currently designated as Assessor’s Parcel Numbers 295-310-022, 295-310-025, 295-310-026, 295-310-027, 295-310-028, 295-310-029, 295-310-030, 295-310-031, 295-310-295-032, 295-310-033, 295-310-034, 295-310-035, and 295-310-036.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PP25954**  
**VICINITY/POLICY AREAS**

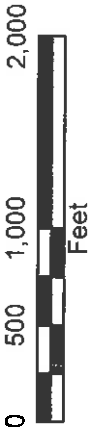
Supervisor: Jeffries  
 District 1

Date Drawn: 07/01/2016  
 Vicinity Map



Zoning Area: March

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a Local General Plan providing for land use designations for unincorporated Riverside County. This map is a vicinity map for the proposed project. For further information, please contact the Riverside County Planning Department offices in Berrish at (951) 956-1200 (Riverside County) or in Perris at (951) 956-1200 (Bakersfield) or website <http://planning.riverside.ca.gov>

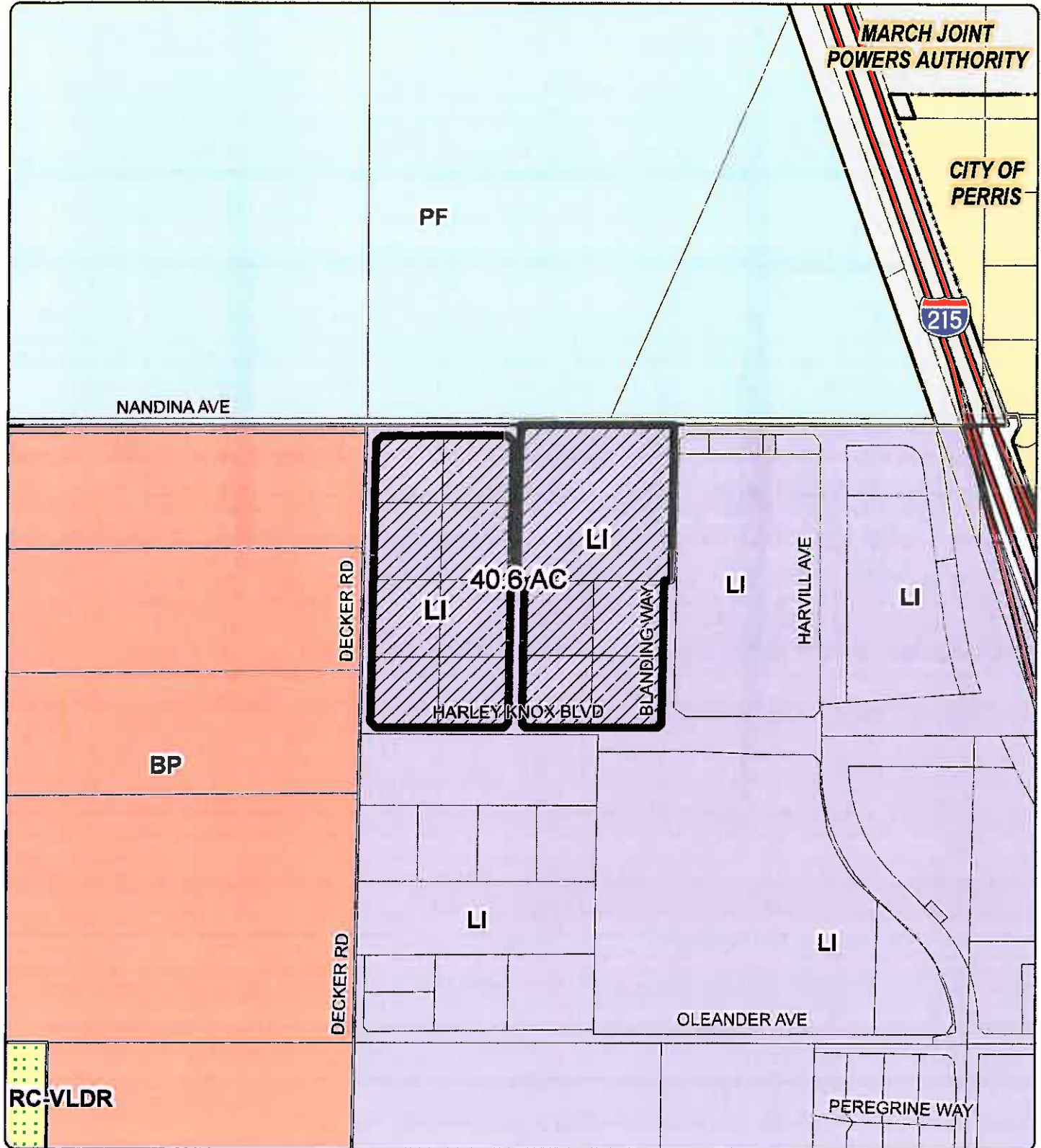
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PP25954

### EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 07/01/2016  
Exhibit 5



Zoning Area: March

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2009, 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.rctdca.org>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

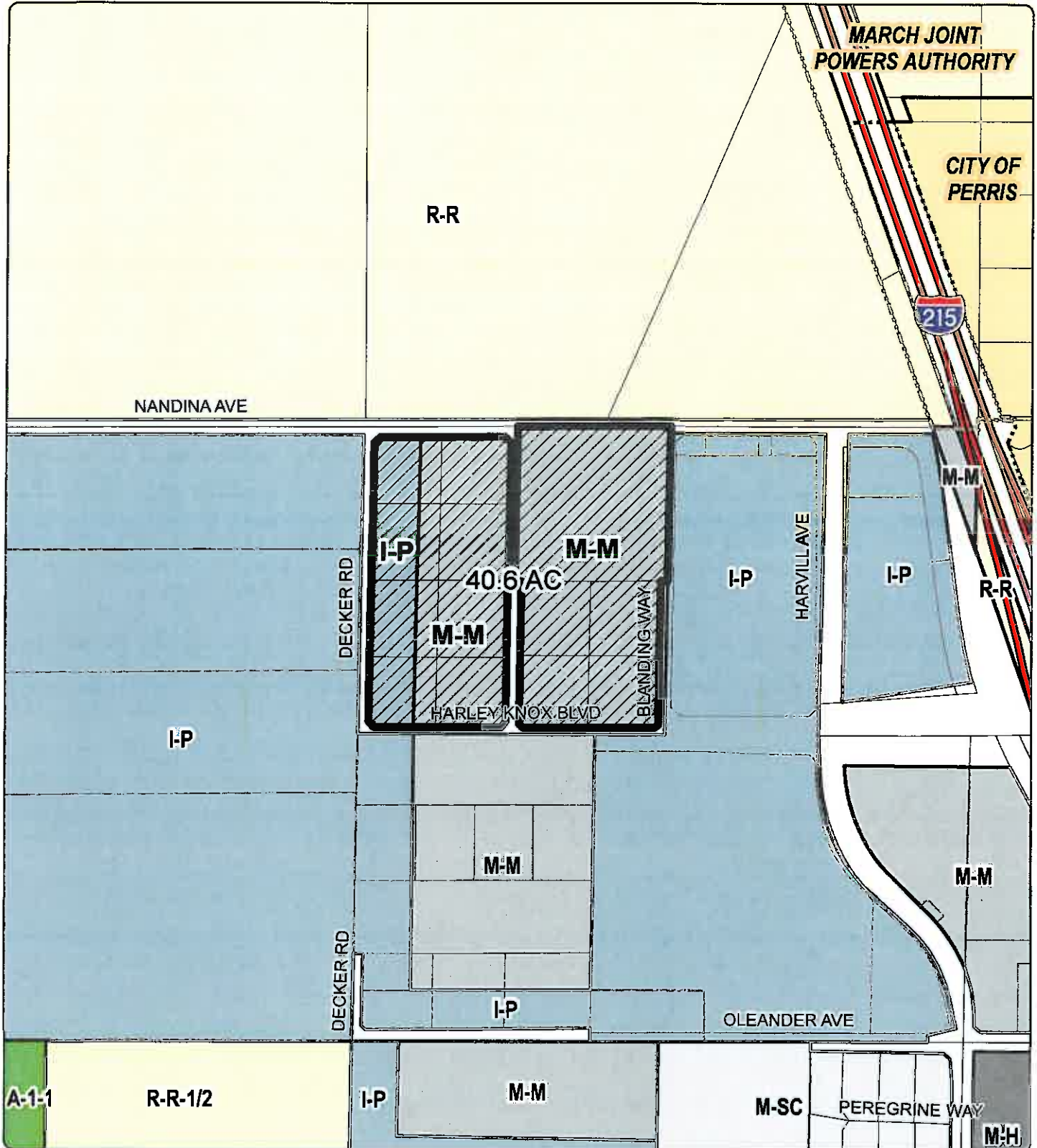
## PP25954

### EXISTING ZONING

Supervisor: Jeffries  
District 1

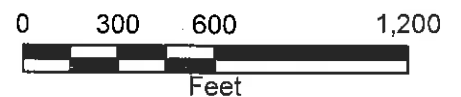
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Exhibit 2



Zoning Area: March

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25954

LAND USE

Supervisor: Jeffries

District 1

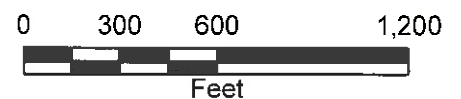
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Exhibit 1



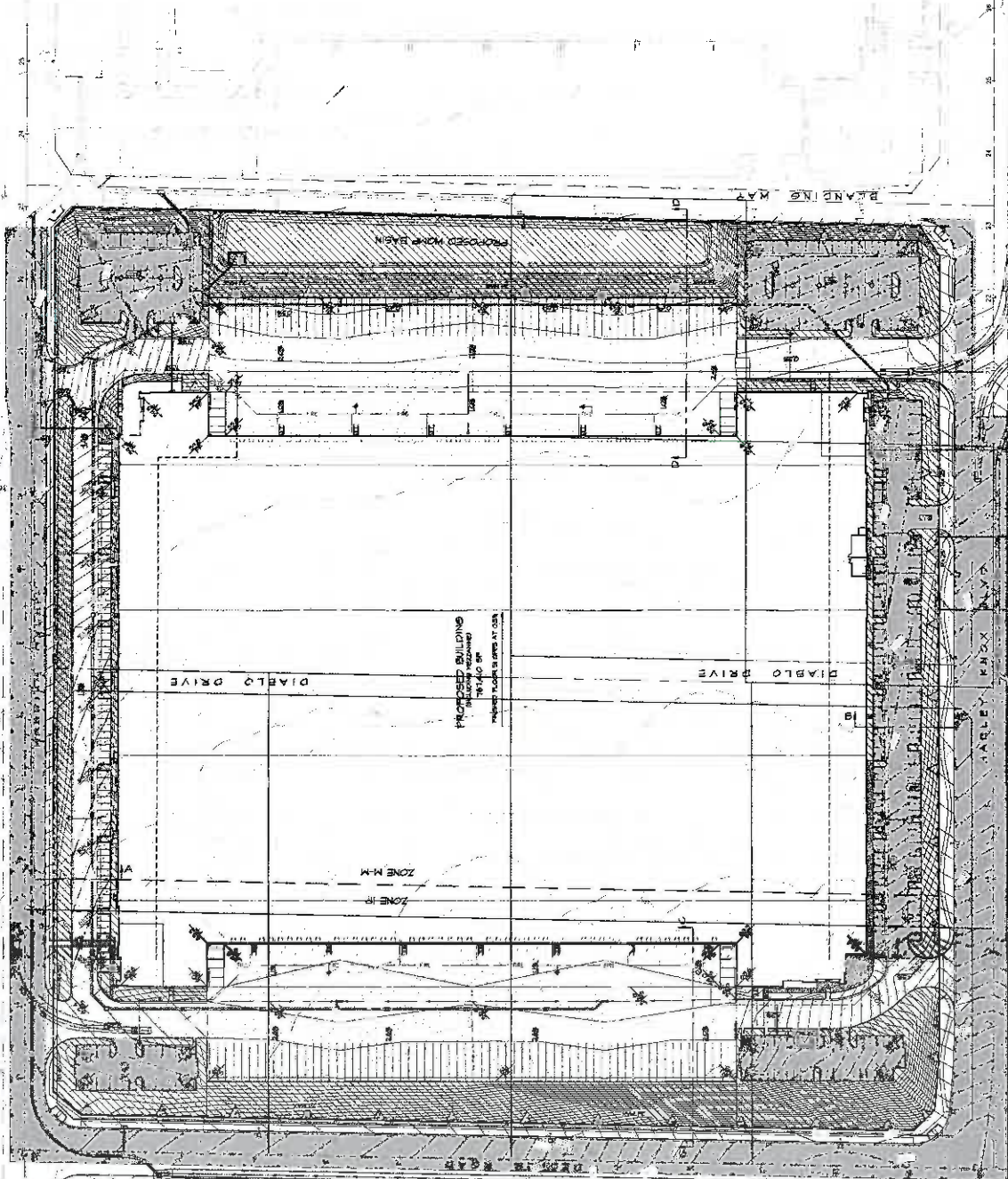
Zoning Area: March

Author: Vinnie Nguyen

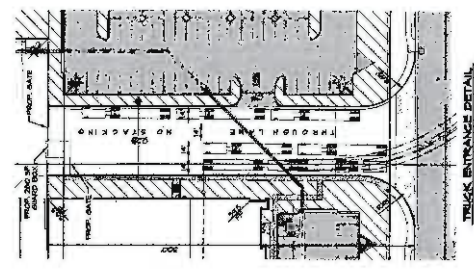
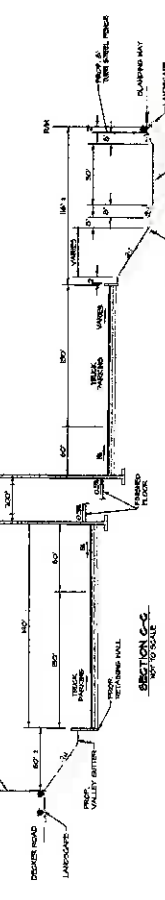
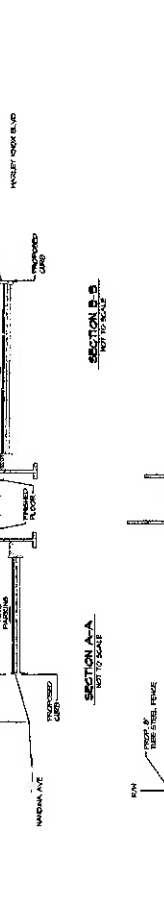
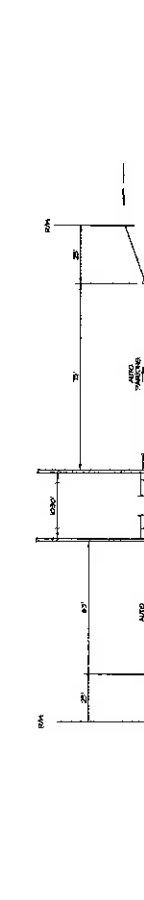
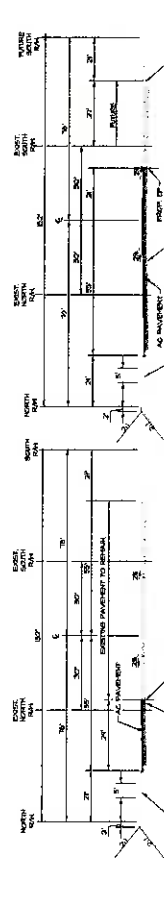
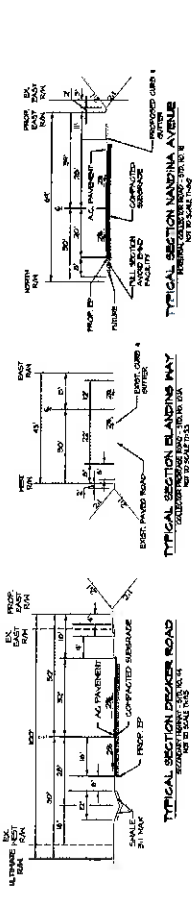


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DATE		BY
PROJECT		
COUNTY OF RIVERSIDE TRAMMELL GROW COMPANY NANTONA BUSINESS CENTER CONCEPTUAL GRADING PLAN PP NO. 23854		
SCALE	DATE	BY
PROJECT NO.	DATE	BY
DESIGN NO.	DATE	BY
CHECKED	DATE	BY
DATE	BY	
COUNTY OF RIVERSIDE TRAMMELL GROW COMPANY NANTONA BUSINESS CENTER CONCEPTUAL GRADING PLAN PP NO. 23854		



COUNTY OF RIVERSIDE	
TRAMMELL CROW COMPANY	
MANHATTAN BUSINESS CENTER	
SECTIONS AND DETAILS	
PP NO. 25584	
DATE: 03/20/2011	SCALE: AS SHOWN
DESIGNED BY: [Signature]	CHECKED BY: [Signature]
DRAWN BY: [Signature]	DATE: 03/20/2011
PROJECT NO. 25584	SHEET NO. 5
TRAMMELL CROW COMPANY	
1100 EAST AVENUE	
SANTA ANA, CALIFORNIA 92701	
TEL: 714.952.2200	
FAX: 714.952.2201	
WWW.TC-CO.COM	



**PROJECT:**  
 KNIX BUSINESS PARK  
 BUILDING V

**ADDRESS:**  
 10000 HARLEY KNIX BLVD.  
 COUNTY OF RIVERSIDE, CA

**CLIENT:**  
 KNIX BUSINESS PARK  
 BUILDING V

**DATE:**  
 06/20/2017

**SCALE:**  
 AS SHOWN

**PROJECT NO.:**  
 17-0001

**DATE:**  
 06/20/2017

**SCALE:**  
 AS SHOWN

**PROJECT NO.:**  
 17-0001

**DATE:**  
 06/20/2017

**SCALE:**  
 AS SHOWN

**PROJECT NO.:**  
 17-0001

**DATE:**  
 06/20/2017

**SCALE:**  
 AS SHOWN

**PROJECT NO.:**  
 17-0001

**DATE:**  
 06/20/2017

**SCALE:**  
 AS SHOWN

**PROJECT NO.:**  
 17-0001

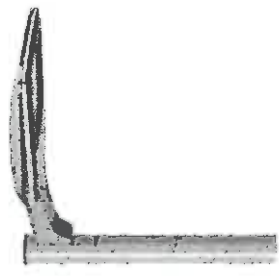
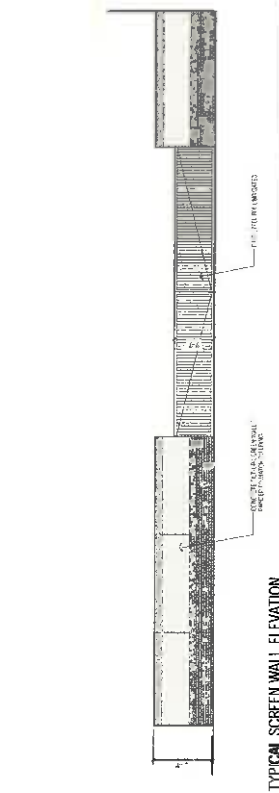
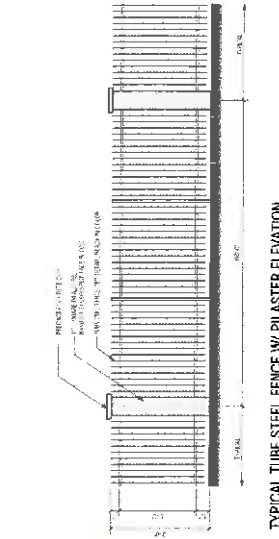
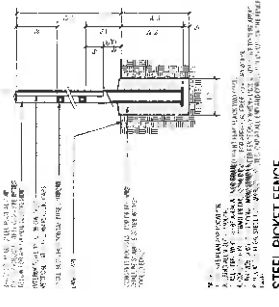
**DATE:**  
 06/20/2017

**SCALE:**  
 AS SHOWN

**PROJECT NO.:**  
 17-0001

**DATE:**  
 06/20/2017

**SCALE:**  
 AS SHOWN



TYPICAL EXTERIOR LIGHTING FIXTURE

**EXTERIOR ELEVATIONS**



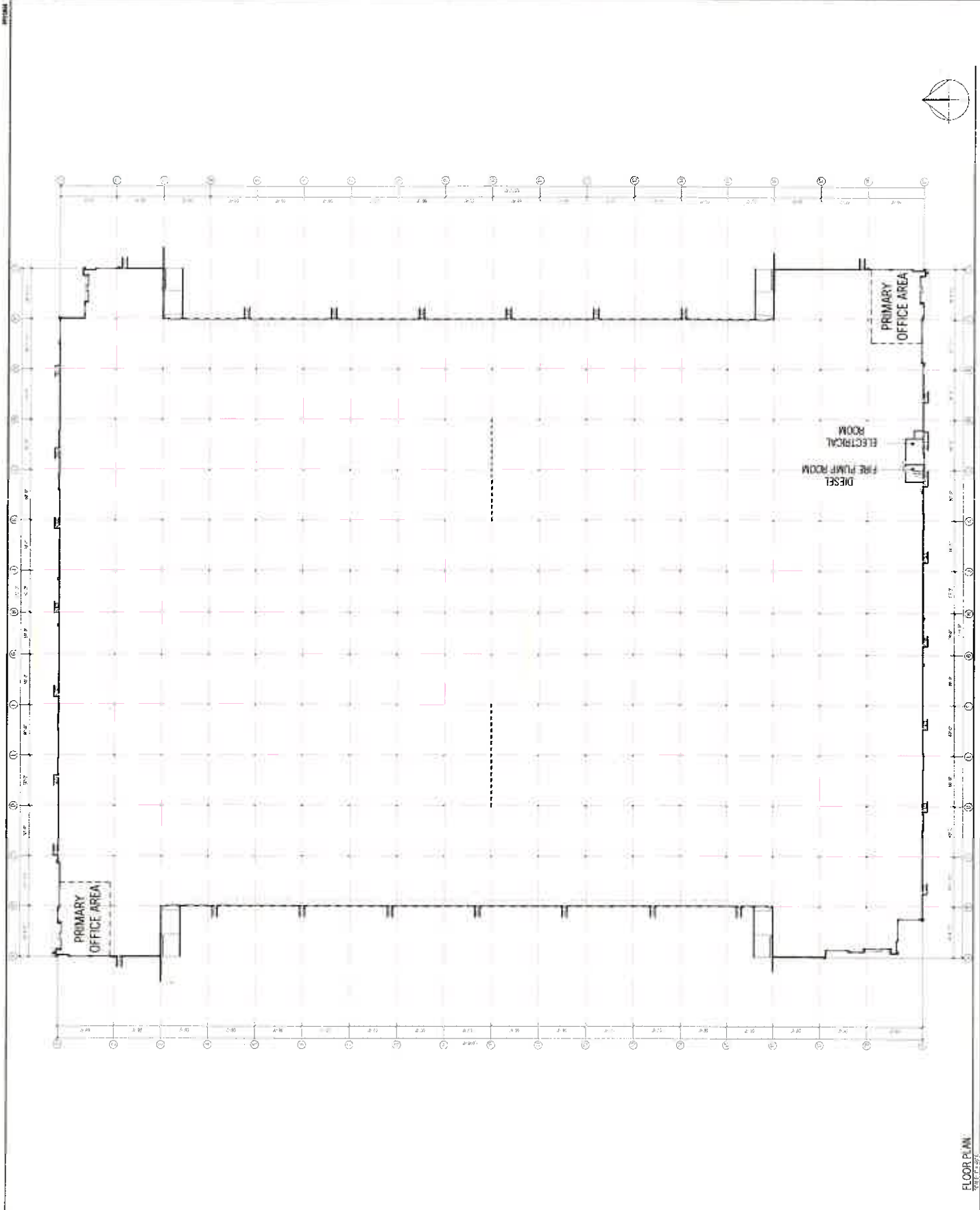
OWNER  
PROJECT

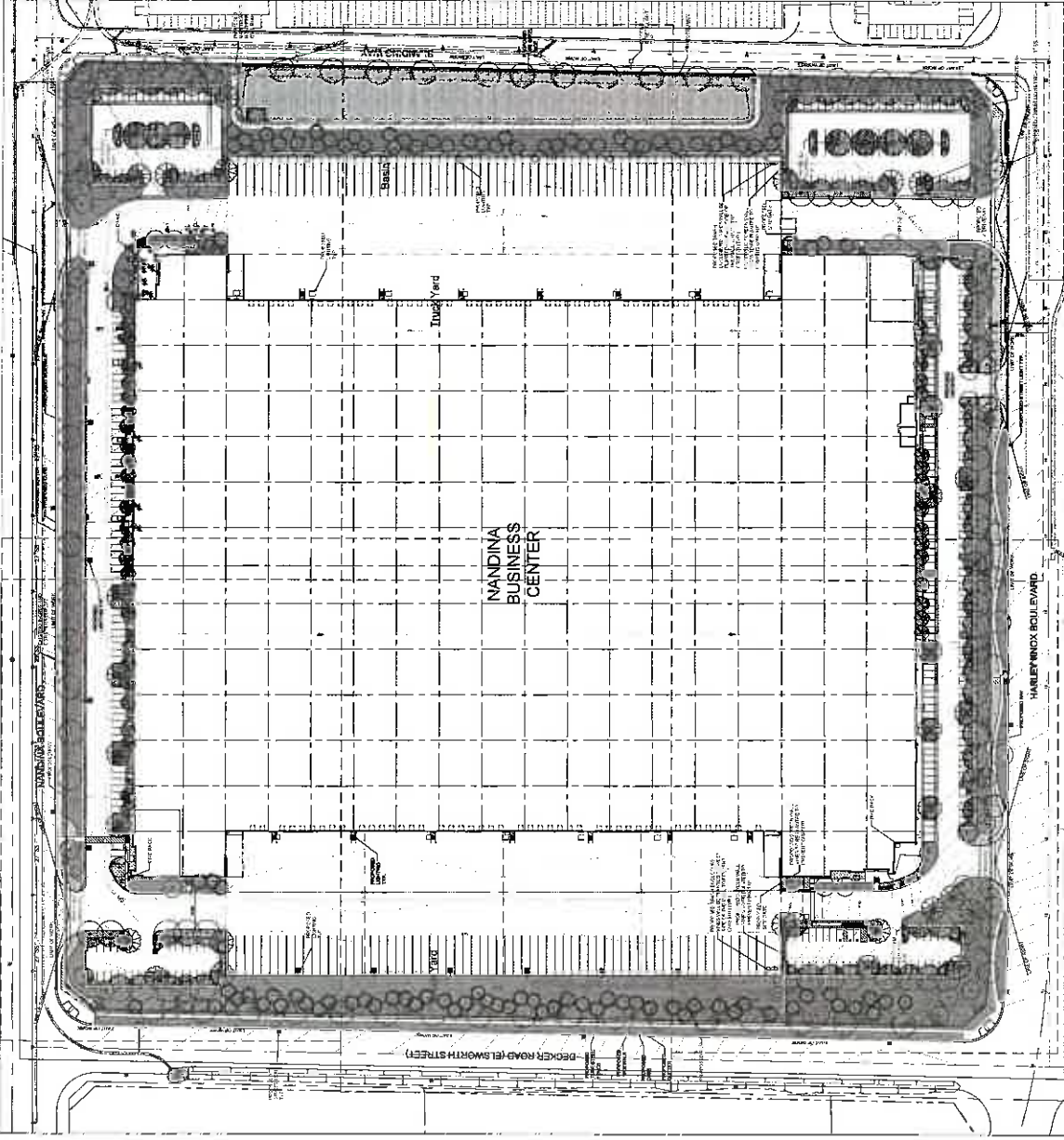
**KNOX BUSINESS PARK  
BUILDING V**  
00000 HARLEY KNOX BLVD.  
COUNTY OF RIVERSIDE, CA

100 HARVEY BLVD.  
NEWPORT BEACH, CA 92660

NO.	DESCRIPTION	DATE
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99	ISSUED FOR PERMIT	11/15/2011
100	ISSUED FOR PERMIT	11/15/2011

FLOOR PLAN





**PLANTING LEGEND**

SYMBOL	PLANT SPECIES	SIZE	QUANTITY
Circle with cross	PLANT SPECIES	SIZE	QUANTITY
Circle with dot	PLANT SPECIES	SIZE	QUANTITY
Circle with horizontal lines	PLANT SPECIES	SIZE	QUANTITY
Circle with vertical lines	PLANT SPECIES	SIZE	QUANTITY
Circle with diagonal lines	PLANT SPECIES	SIZE	QUANTITY
Circle with wavy lines	PLANT SPECIES	SIZE	QUANTITY
Circle with small dots	PLANT SPECIES	SIZE	QUANTITY
Circle with larger dots	PLANT SPECIES	SIZE	QUANTITY
Circle with horizontal dashes	PLANT SPECIES	SIZE	QUANTITY
Circle with vertical dashes	PLANT SPECIES	SIZE	QUANTITY
Circle with diagonal dashes	PLANT SPECIES	SIZE	QUANTITY
Circle with wavy dashes	PLANT SPECIES	SIZE	QUANTITY
Circle with small squares	PLANT SPECIES	SIZE	QUANTITY
Circle with larger squares	PLANT SPECIES	SIZE	QUANTITY

**NOTES**

- ON SITE AND OFF SITE LANDSCAPE MAINTENANCE AGREEMENT WILL BE SUBMITTED WITH THE CONSTRUCTION PLAN.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED CONCEPTUAL LANDSCAPE PLAN.
- PLANTS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
- PLANTS SHALL BE REPLACED IF DAMAGED OR KILLED DURING CONSTRUCTION.
- PLANTS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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**PLANTING LEGEND**

SYMBOL	PLANT SPECIES	SIZE	QUANTITY
Circle with cross	PLANT SPECIES	SIZE	QUANTITY
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Circle with diagonal lines	PLANT SPECIES	SIZE	QUANTITY
Circle with wavy lines	PLANT SPECIES	SIZE	QUANTITY
Circle with small dots	PLANT SPECIES	SIZE	QUANTITY
Circle with larger dots	PLANT SPECIES	SIZE	QUANTITY
Circle with horizontal dashes	PLANT SPECIES	SIZE	QUANTITY
Circle with vertical dashes	PLANT SPECIES	SIZE	QUANTITY
Circle with diagonal dashes	PLANT SPECIES	SIZE	QUANTITY
Circle with wavy dashes	PLANT SPECIES	SIZE	QUANTITY
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Circle with larger squares	PLANT SPECIES	SIZE	QUANTITY

**NOTES**

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- PLANTS SHALL BE REPLACED IF DAMAGED OR KILLED DURING CONSTRUCTION.

**SCALE**

1" = 30' - 0"

**DATE**

10/10/10

**DRAWN BY**

10/10/10

**CHECKED BY**

10/10/10

**APPROVED BY**

10/10/10

**HUNTER LANDSCAPE**

711 FEE HHS STREET  
PLACENTA, CA 92670  
714-966-7400

14.009  
08.23.16  
08.23.16

**SHEET 1 OF 2**

**MANDINA BUSINESS CENTER**

Harley Knox Boulevard between Decker Road and Blanding Way

**Trammell Crow Company**

**MANDINA BUSINESS CENTER**

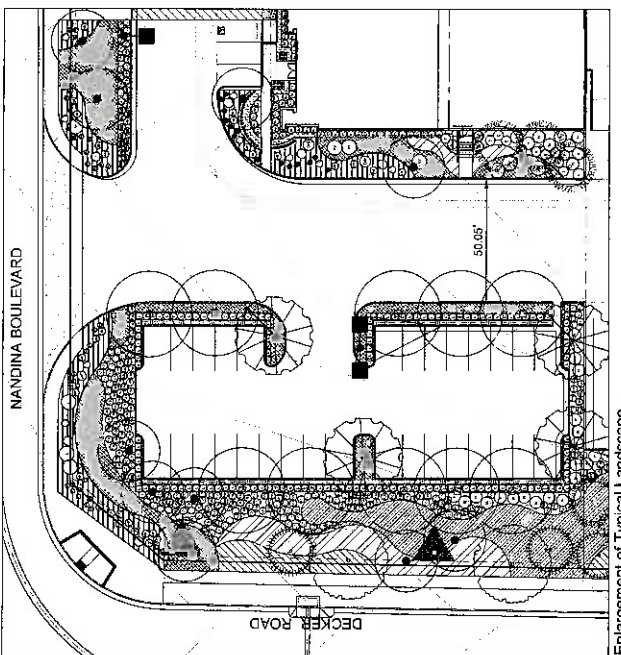
Harley Knox Boulevard between Decker Road and Blanding Way

**Trammell Crow Company**



**PLANTING LEGEND**

SYMBOL	DESCRIPTION	SIZE	PLANT	PLANT
○	Planting	12"	1	1
○	Planting	18"	2	2
○	Planting	24"	3	3
○	Planting	30"	4	4
○	Planting	36"	5	5
○	Planting	42"	6	6
○	Planting	48"	7	7
○	Planting	54"	8	8
○	Planting	60"	9	9
○	Planting	66"	10	10
○	Planting	72"	11	11
○	Planting	78"	12	12
○	Planting	84"	13	13
○	Planting	90"	14	14
○	Planting	96"	15	15
○	Planting	102"	16	16
○	Planting	108"	17	17
○	Planting	114"	18	18
○	Planting	120"	19	19
○	Planting	126"	20	20
○	Planting	132"	21	21
○	Planting	138"	22	22
○	Planting	144"	23	23
○	Planting	150"	24	24
○	Planting	156"	25	25
○	Planting	162"	26	26
○	Planting	168"	27	27
○	Planting	174"	28	28
○	Planting	180"	29	29
○	Planting	186"	30	30
○	Planting	192"	31	31
○	Planting	198"	32	32
○	Planting	204"	33	33
○	Planting	210"	34	34
○	Planting	216"	35	35
○	Planting	222"	36	36
○	Planting	228"	37	37
○	Planting	234"	38	38
○	Planting	240"	39	39
○	Planting	246"	40	40
○	Planting	252"	41	41
○	Planting	258"	42	42
○	Planting	264"	43	43
○	Planting	270"	44	44
○	Planting	276"	45	45
○	Planting	282"	46	46
○	Planting	288"	47	47
○	Planting	294"	48	48
○	Planting	300"	49	49
○	Planting	306"	50	50
○	Planting	312"	51	51
○	Planting	318"	52	52
○	Planting	324"	53	53
○	Planting	330"	54	54
○	Planting	336"	55	55
○	Planting	342"	56	56
○	Planting	348"	57	57
○	Planting	354"	58	58
○	Planting	360"	59	59
○	Planting	366"	60	60
○	Planting	372"	61	61
○	Planting	378"	62	62
○	Planting	384"	63	63
○	Planting	390"	64	64
○	Planting	396"	65	65
○	Planting	402"	66	66
○	Planting	408"	67	67
○	Planting	414"	68	68
○	Planting	420"	69	69
○	Planting	426"	70	70
○	Planting	432"	71	71
○	Planting	438"	72	72
○	Planting	444"	73	73
○	Planting	450"	74	74
○	Planting	456"	75	75
○	Planting	462"	76	76
○	Planting	468"	77	77
○	Planting	474"	78	78
○	Planting	480"	79	79
○	Planting	486"	80	80
○	Planting	492"	81	81
○	Planting	498"	82	82
○	Planting	504"	83	83
○	Planting	510"	84	84
○	Planting	516"	85	85
○	Planting	522"	86	86
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○	Planting	546"	90	90
○	Planting	552"	91	91
○	Planting	558"	92	92
○	Planting	564"	93	93
○	Planting	570"	94	94
○	Planting	576"	95	95
○	Planting	582"	96	96
○	Planting	588"	97	97
○	Planting	594"	98	98
○	Planting	600"	99	99
○	Planting	606"	100	100



Enlargement of Typical Landscape



SHEET 2 OF 2

**HUNTER LANDSCAPE**  
 711 PEEANA STREET  
 PLACENTIA, CA 92670  
 FAX 714 986 2408

16.009  
 02.18.13



RGA

Office of Architectural Design  
19251 Aliso Viejo Parkway, Suite 100  
Irvine, CA 92618  
Tel: 949-541-0000  
Fax: 949-541-0022



PROFESSIONAL SEAL



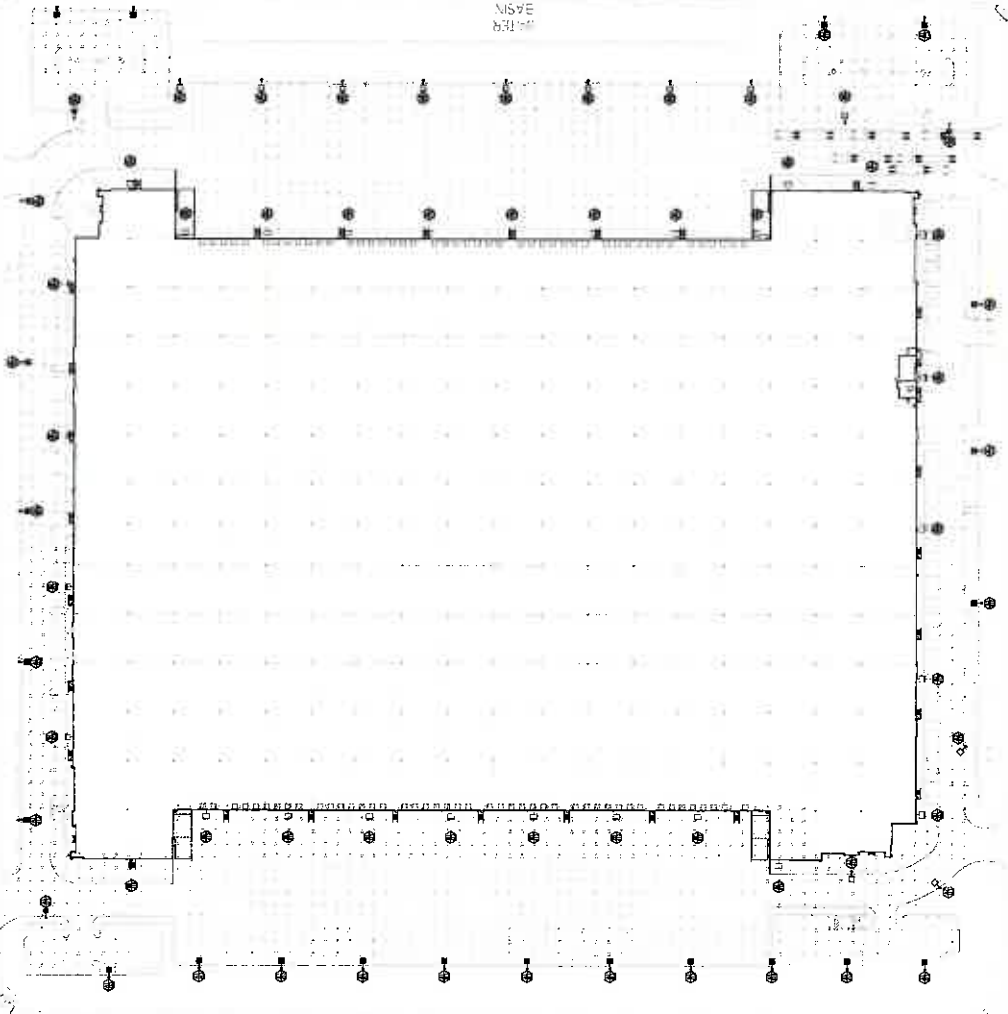
KNOX BUSINESS  
PARK  
BUILDING V  
00000 HARLEY  
KNOX BLVD.  
COUNTY OF  
RIVERSIDE, CA

3501 JAMBOREE  
ROAD  
NEWPORT BEACH, CA  
92650

NO.	DATE	DESCRIPTION
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99	10-17-10	REVISED
100	10-17-10	REVISED

SHEET: E1.03

NARINA BOU  
LEVARO



SLANDING  
BASIN

HARLEY KNOX BO  
ULEVARD

HARLEY KNOX BO  
ULEVARD

DECKER ROAD  
(SOUTH STREET)



SCALE: 1"=40'-0"  
0 25 50 75 100  
0 25 50  
SITE LIGHTING PHOTOMETRIC

**PHILIPS**



Site & Area

EcoForm



Project: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Cat.No: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Qty: \_\_\_\_\_  
 Notes: \_\_\_\_\_

EcoForm combines economy with performance in an LED area luminaire. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

**Ordering guide**

example: ECF-APD-MRO-1-4-75LA-NW-120-NP-LF

Prefix	Controls	Mounting	Optics	LED Wattage	Color Temp	Voltage	Finish	Options
<b>ECF</b>								
ECF EcoForm	— Standard luminaire (leave blank) <b>DIM</b> 0-10V Dimming <b>APD</b> <sup>1</sup> Auto Profile Dimming <b>APD-MRO</b> <sup>2</sup> Auto Profile Dimming and Motion Response Override pole mounted motion sensor <b>APD-MRI</b> <sup>2,3</sup> APD with Motion Response Override luminaire sensor <b>MRI</b> <sup>2,5</sup> Motion Response at 50% low luminaire sensor <b>MR50</b> <sup>2</sup> Motion Response at 50% low, pole mounted sensor LimeLight Wireless Controls <b>LLC2</b> <sup>1,5</sup> #2 lens for 8-15' mounted heights <b>LLC3</b> <sup>1,5</sup> #3 lens for 15-25' mounted heights <b>LLC4</b> <sup>1,5</sup> #4 lens for 25-40' mounted heights	<b>1</b> Standard <b>2</b> 2@180 <b>2@90</b> 2@90 <b>3</b> 3@90 <b>3@120</b> 3@120 <b>4</b> 4@90 <b>WS</b> Wall mount including surface conduit rear entry permitted <b>MA</b> Mast Arm Fitter (requires 2-3/8" O.D. Mast Arm)	<b>2</b> Type 2 <b>3</b> Type 3 <b>4</b> Type 4 <b>5</b> Type 5	<b>530 mA</b> <b>55LA-3253</b> <sup>1</sup> <b>75LA-4853</b> <b>100LA-6453</b> <b>700mA</b> <b>70LA-3270</b> <b>105LA-4870</b> <b>135LA-6470</b> <b>1050mA</b> <b>105LA-321A</b> <sup>1</sup> <b>160LA-481A</b> <b>215LA-641A</b>	<b>CW</b> Cool White 5,700K 70 CRI (nominal) <b>NW</b> Neutral White 4,000K 70 CRI (nominal) <b>WW</b> <sup>5</sup> Warm White 3,000K 70 CRI (nominal)	<b>120</b> 120V <b>208</b> 208V <b>240</b> 240V <b>277</b> 277V <b>347</b> 347V <b>480</b> 480V <b>UNV</b> 120-277V 50hz/60hz <b>HVU</b> 347-480V 50hz/60hz	<b>BRP</b> Bronze Paint <b>BLP</b> Black Paint <b>WP</b> White Paint <b>NP</b> Natural Paint <b>OC</b> Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) <b>SC</b> Special color Specify, must supply color chip. Requires factory quote.	<b>TL</b> Tool-Less entry and driver removal hardware <b>TB</b> <sup>3</sup> Terminal Block <b>IS</b> <sup>6</sup> Internal Shield <b>LF</b> <sup>7</sup> Line Fusing <b>LFC</b> <sup>7</sup> Line Fusing for Canada <b>PC</b> <sup>5,7,8</sup> Receptacle with Photocell (includes PCR5) <b>PCB</b> <sup>5,7,8</sup> Photocell Button <b>PCRS</b> <sup>5,11,13</sup> Photocell Receptacle only with 2 dimming connections <b>PCR7</b> <sup>5,8,13</sup> Photocell Receptacle only with 2 dimming and 2 auxiliary connections <b>RAM</b> Retrofit Arm Mount kit <b>PTF2</b> <sup>9</sup> Pole Top Fitter for 2 1/8"-3" Tenon <b>PTF3</b> <sup>9</sup> Pole Top Fitter for 3"-3 1/2" Tenon <b>PTF4</b> <sup>9</sup> Pole Top Fitter for 3 1/2"-4" Tenon <b>RPA</b> <sup>10</sup> Round Pole Adapter for 3"-3.9" O.D. <b>BD</b> Bird Deterrent (field installed only)

- Available in 120V-277V Voltages only (UNV, 120, 208, 240 & 277).
- MR50 and APD-MRO luminaires require one motion sensor per pole, ordered separately. See page 2 for Accessories. Available in 120V or 277V only.
- ECF-MRI requires outboarded sensor when used with Terminal Block (TB) Option.
- Contact factory for lead times on warm white.
- LLC2/LLC3/LLC4 Wireless Controls are not configurable with PC/PCB/PCRS/PCR7 Options. See page 7-8 for more info.
- Not configurable with Type 5 (5) Optics.
- Not configurable with 120-277V (UNV) Voltage. Voltage must be specified.
- Not configurable with 480V (480) Voltage.
- Not configurable with 3@120 (3@120) Mounting.
- No adaptor required for 4" round poles. RPAs provided with Black Paint standard.
- Works with 3-pin or 5-pin NEMA photocell, dimming device.
- Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).
- If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to NEMA receptacle.

# ECF EcoForm

## Site & Area

### EcoForm Accessories (order separately)

#### FS1R-100

MR hand held programmer

For use with 'MRI' motion response when field programming is required. If desired, only one is needed per job.

#### MS-A-120V

120V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

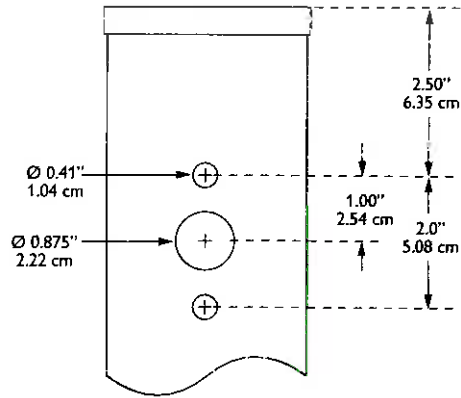
#### MS-A-277V

277V Input Area Motion Sensor

For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

**Note:** Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for MR50 or APD-MRO luminaires. See Luminaire Configuration Information on page 5 for more details. Area motion sensor color is Arctic White. MRI and APD-MRI luminaires include an integral motion sensor.

### EcoForm Drill Template (standard arm mount)



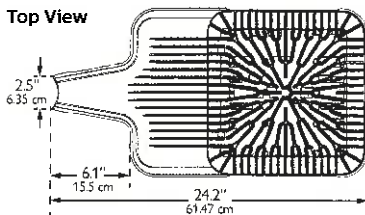
### LED Wattage and Lumen Values (standard EcoForm luminaire)

Order Code (standard units)	Array Quantity	Total LEDs	LED Current (mA)	Average System Watts <sup>1</sup>	LED Selection	Initial Lumens <sup>2</sup>			
						2 Type 2	3 Type 3	4 Type 4	5 Type 5
55LA-3253	2	32	530	52	NW	5,994 (s)	5,895 (s)	5,823 (s)	5,588 (s)
75LA-4853	3	48	530	77	NW	8,899 (s)	8,753 (s)	8,646 (s)	8,297 (s)
100LA-6453	4	64	530	103	NW	11,896 (s)	11,700	11,558	11,091
70LA-3270	2	32	700	69	NW	7,385 (s)	7,576 (s)	7,293 (s)	7,068 (s)
105LA-4870	3	48	700	104	NW	10,965 (s)	11,249 (s)	10,828 (s)	10,494 (s)
135LA-6470	4	64	700	139	NW	14,657 (s)	15,037	14,475 (s)	14,028
105LA-321A	2	32	1050	107	NW	10,199 (s)	10,458	10,072 (s)	9,767
160LA-481A	3	48	1050	158	NW	15,144 (s)	15,565	14,955 (s)	14,465
215LA-641A	4	64	1050	211	NW	20,243	20,252	19,991	19,880

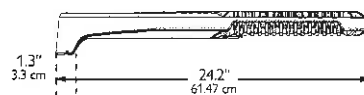
- System input wattage may vary based on input voltage, by up to +/- 10%, and based on manufacturer forward voltage, by up to +/- 8%.
  - Lumen values based on photometric tests performed in compliance with IESNA LM-79.
- (s). Data is scaled based on tests of similar, but not identical, luminaires.

### Dimensions – Standard EcoForm luminaire

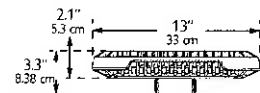
Top View



Side View



End View



EPA (ft<sup>2</sup>/m<sup>2</sup>)

Single	Twin (2@180)	3/4@90
0.2 / 0.019	0.5 / 0.046	0.5 / 0.046

Approximate Luminaire Weight:  
20 Lbs (9.07 Kg)

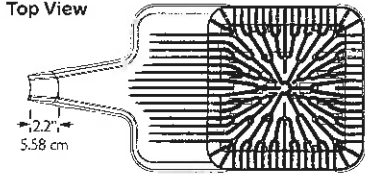


# ECF EcoForm

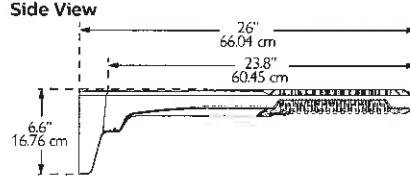
## Site & Area

### Dimensions – EcoForm with Retrofit Arm Mount (RAM)

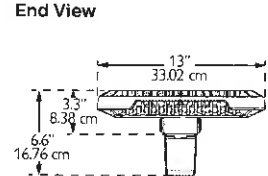
Top View



Side View



End View



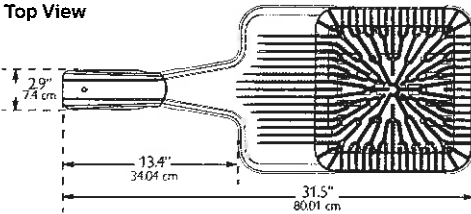
EPA (ft<sup>2</sup>/m<sup>2</sup>)

Single	Twin (2@180)	3/4@90
0.3 / 0.028	0.6 / 0.056	0.7 / 0.065

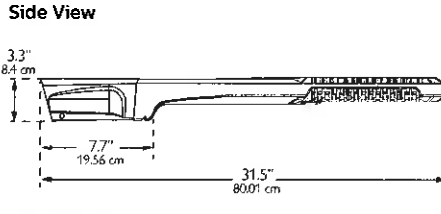
Approximate Luminaire Weight:  
21 Lbs (9.53 Kg)

### Dimensions – EcoForm with Mast Arm Fitter (MA)

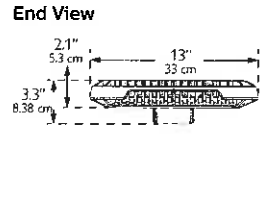
Top View



Side View



End View



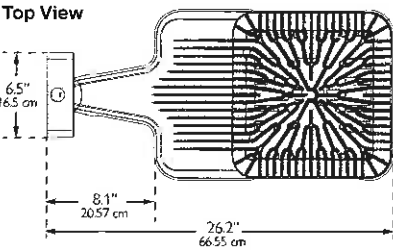
EPA (ft<sup>2</sup>/m<sup>2</sup>)

Single
0.51 / 0.047

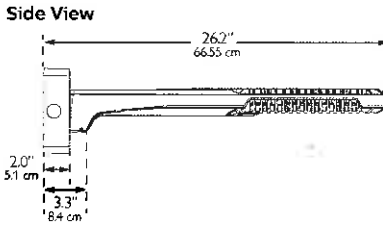
Approximate Luminaire Weight:  
21.5 Lbs (9.77 Kg)

### Dimensions – EcoForm with Wall Mount (WS)

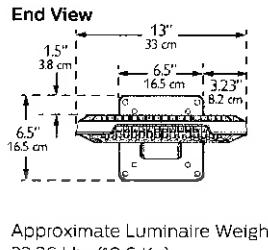
Top View



Side View



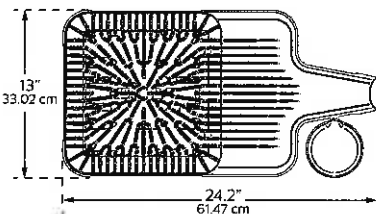
End View



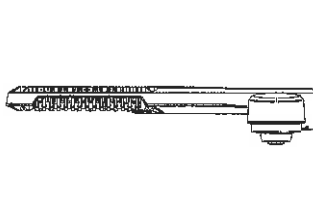
Approximate Luminaire Weight:  
23.36 Lbs (10.6 Kg)

### Dimensions – EcoForm with LimeLight Luminaire mounted controller

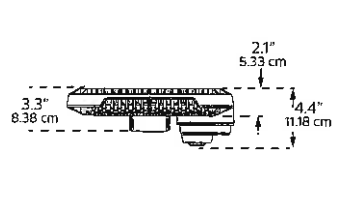
Top View



Side View



End View



# ECF EcoForm

## Site & Area

### Luminaire Configuration Information

#### ECF

Philips Gardco EcoForm LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

#### ECF-DIM

Philips Gardco EcoForm LED luminaire provided with 0-10V dimming for connection to a control system provided by others.

#### ECF-APD

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming. Luminaire is provided with a Philips DynaDimmer module, programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the Philips DynaDimmer module based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

ECF-APD is available in 120V–277V input only.

ECF-APD Dimming Profile:

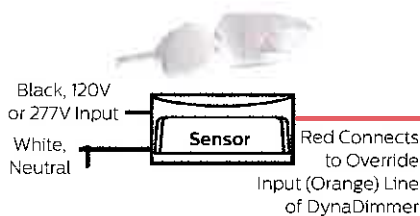
100%	2 hours 50%	6 hours 50%	100%
Power On	Mid Point		Power Off

#### ECF-MR50

Philips Gardco EcoForm LED luminaire with motion response, providing a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

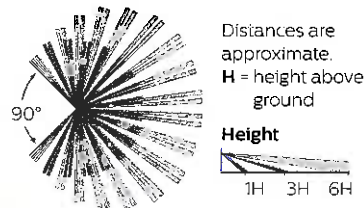
ECF-MR50 is available in 120V–277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.

The Area PIR motion sensor is the WattStopper EW-200-120-W (120V Input - MSA-120V) or the WattStopper EW-200-277-W (277V Input - MSA-277V.) One motion sensor per pole is required and is ordered separately. Area sensors require single voltage 120V or 277V input.



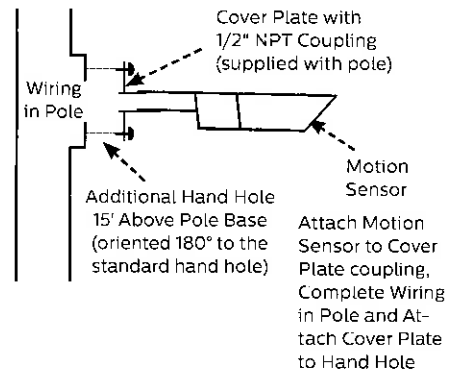
The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

#### Area PIR Motion Sensor Coverage Pattern:



Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.

#### Mounting to a Philips Gardco Pole:



#### ECF-APD-MRO

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming, with Motion Response Override. The ECF-APD-MRO combines the benefits of both automatic profile dimming and motion response, using the Philips DynaDimmer module. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for the ECF-APD. If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

#### Notes:

ECF-APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

The ECF-APD-MRO has the same pole requirements and utilizes the same motion sensors as the ECF-MR50. The motion sensor mounts and wires identically as well. The ECF-APD-MRO utilizes the identical dimming profile as shown for the ECF-APD.

By combining the benefits of automatic profile dimming and motion response, the ECF-APD-MRO assures maximum energy savings, and insures that adequate light is present if motion is detected.

All motion sensors utilized consume 0.0 watts in the off state.

### Luminaire Configuration Information (Continued)

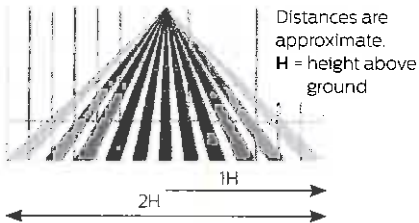
#### ECF-MRI

Luminaires with Motion Response include a LED driver and an integral programmable motion sensor. The motion sensor is set to a constant 50%. When motion is detected, the luminaire goes to 100%. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes. Available with 120V or 277V only.

Luminaires include a passive infrared (PIR) motion sensor, WattStopper® FSP-211 equipped with an FSP-L3 lens, capable of detecting motion within 20 feet of the sensor, 180° around the luminaire, when placed at a 20 foot mounting height, or mounted on a wall. Available in 120V or 277V input only. Motion sensor off state power is 0.0 watts.

The approximate motion sensor coverage pattern is as shown below.

Side Coverage Pattern



Top Coverage Pattern



#### ECF-APD-MRI



Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. APD-MRI luminaires utilize Philips DynaDimmer. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 4). If motion is detected during the time that the luminaire is operating at 50%, the luminaire goes to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes.

APD-MRI luminaires are available with 120V or 277V input voltages only.

APD-MRI luminaires use the identical motion sensor as MRI luminaires. See motion sensor details for ECF-MRI.

#### FS1R-100 Wireless Remote Programming Tool

The FS1R-100 Remote Programming Tool accessory permits adjustment of ECF-MRI and ECF-APD-MRI sensor settings, including duration and dimming level on low, without the need to connect any wires to the luminaire.

The FS1R-100 Wireless IR Programming Tool is a handheld tool for setup and testing of WattStopper FSP-211. It provides wireless access to the FSP-211 sensors for setup and parameter changes.

The FS1R-100 display shows menus and prompts to lead you through each process. The navigation pad provides a familiar way to navigate through the customization fields.

Within a certain mounting height of the sensor, the FS1R-100 allows modification of the system without requiring ladders or tools simply with a touch of a few buttons.

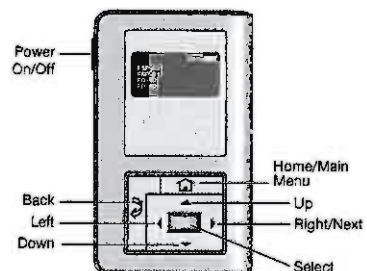
The FS1R-100 IR transceiver allows bi-directional communication between the FSP-211 and the FS1R-100 programming tool. Simple menu screens let you see the current status of the system and make changes. It can change FSP-211 sensor parameters such as high/low mode, sensitivity, time delay, cut off and more. With the FS1R-100 you can also establish and store FSP-211 parameter profiles.

The FS1R-100 operates on three standard 1.5V AAA Alkaline batteries or three rechargeable AAA NiMH batteries. The battery status displays in the upper right corner of the display. Three bars next to BAT= indicates a full battery charge. A warning appears on the display when the battery level falls below a minimum acceptable level. To conserve battery power, the FS1R-100 automatically shuts off 10 minutes after the last key press.



You navigate from one field to another using (up) or (down) arrow keys. The active field is indicated by flashing (alternates between yellow text on black background and black text on yellow background.)

Once active, use the Select button to move to a menu or function within the active field. Value fields are used to adjust parameter settings. They are shown in "less-than/greater-than" symbols: <value>. Once active, change them using (left) and (right) arrow keys. In general the up key increments and the down key decrements a value. Selections wrap-around if you continue to press the key beyond maximum or minimum values. Moving away from the value field overwrites the original value. The Home button takes you to the main menu. The Back button can be thought of as an undo function. It takes you back one screen. Changes that were in process prior to pressing the key are lost. More information on the FS1R-100 Remote Programming Tool is available at [wattstopper.com](http://wattstopper.com).



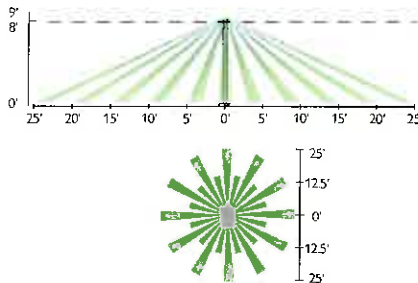
# ECF EcoForm

## Site & Area

### Luminaire Configuration Information -- EcoForm with LimeLight

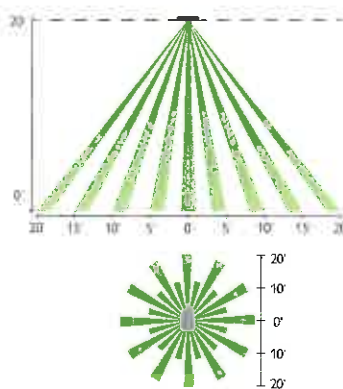
#### ECF-LLC2

EcoForm with LimeLight wireless technology  
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #2 lens for 8-15' mounting heights.



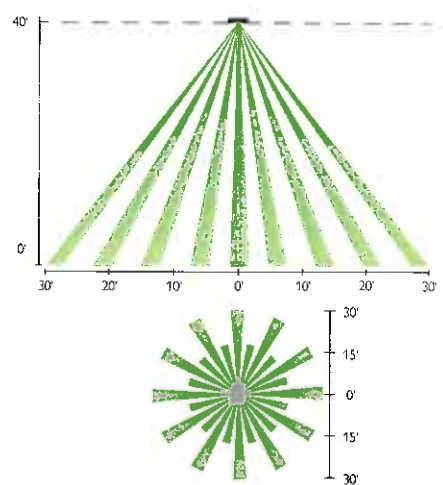
#### ECF-LLC3

EcoForm with LimeLight wireless technology  
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #3 lens for 15-25' mounting heights.



#### ECF-LLC4

EcoForm with LimeLight wireless technology  
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #4 lens for 25-40' mounting heights.

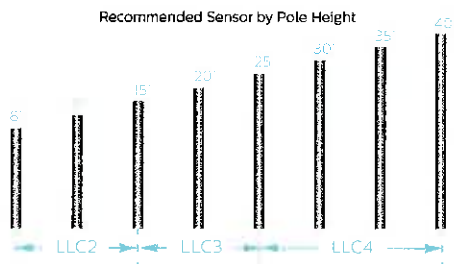


### Luminaire Configuration Information -- EcoForm with LimeLight

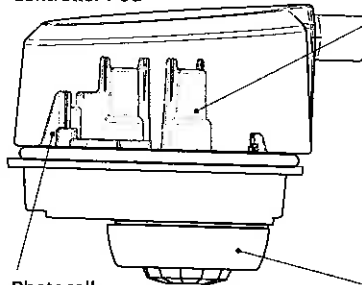


#### ECF-LLC(#)

With this configuration, the controller pod is mounted to the luminaire arm. One controller is required per luminaire. There are three different motion sensor configurations available. Each one corresponds to the desired mounting height that for your specific application. See motion response detection ranges below.



#### Controller Pod



#### Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 102-277V RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from gateway
- Reports internal PCB temperature
- Transmission Systems Operating within the band 2400-2483.5Mhz. IEEE 802.15.4
- ROHS Compliant

#### Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

#### Motion Response

- Three different lens configurations
- Detects motion through passive InfraRed sensing technology
- Connects directly to radio through modular jack
- Three different mounting heights and detection ranges available

# ECF EcoForm

## Site & Area

### Luminaire Configuration Information – EcoForm with LimeLight (Continued)

#### Gateway

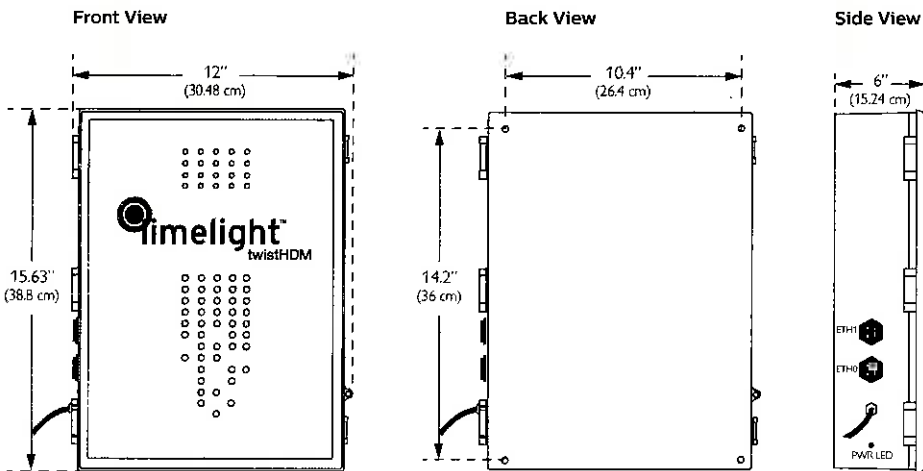
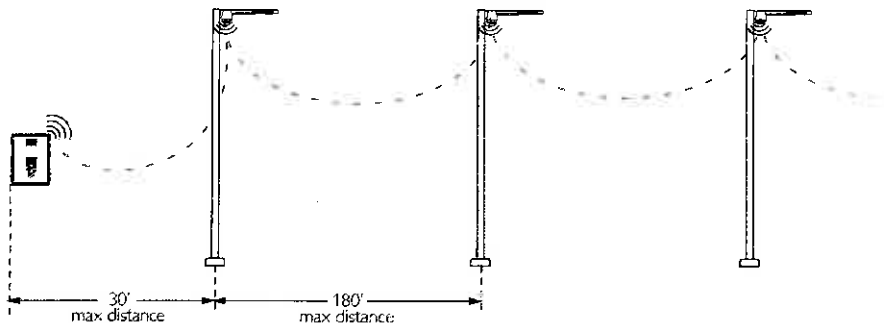
**Overview:** One gateway is included with the wireless controls system. The gateway opens up communication with the wireless radios installed with the EcoForm luminaires (or pole), allowing you to control your fixtures straight from the web. One LimeLight gateway can communicate with up to 800 fixtures. Typically one unit is required per parking lot.

**Installation:** Gateway has 4 blind threaded holes on the back side that accept 10-32 screws. Mount spacing is 10.41" across and 14.19" vertical.

**Requirements:** The gateway must be mounted in a secure on-site location. The gateway requires 120V. Distance of gateway to the first radio varies upon application; contact factory. Strong internet connection required.

#### Specifications:

- High density RF Mesh coordinator
- Ethernet or wireless internet connection to LimeLight server
- Proprietor of software "rules of operation"
- Watertight Ethernet connections
- Highly protected, long life ac/dc power supply
- Single board, ARM compliant 520Mhz Intel computer.
- Operating Temperature -20°C to 55°C
- Tamper proof housing



# ECF EcoForm

## Site & Area

### Specifications

#### Housing

One piece die cast aluminum housing with integral arm and separate, self retained hinged, one piece die cast door frame.

#### IP Rating

LED light engine rated IP66.

#### Vibration Resistance

EcoForm with Standard Arm carries a 3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in three axes, all performed on the same luminaire.

#### Electrical

Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

#### LED Board and Array

32, 48, or 64 LEDs. Color temperatures: 3000K, 4000K, 5700K +/- 250K. Minimum CRI of 70. Aluminum metal clad board. RoHS compliant.

#### LED Thermal Management

The housing design allows the one piece housing to provide excellent thermal management critical to long LED system life.

#### Energy Saving Benefits

System efficacy up to 95 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

#### LED Performance

Predicted Lumen Depreciation Data<sup>1</sup>

Ambient Temperature °C	Driver (mA)	Calculated L <sub>70</sub> Hours <sup>1,2</sup>	L <sub>70</sub> Per TM-21 <sup>2,3</sup>	Lumen Maintenance % @ 60,000 hours
Up to 40 °C	Up to 1050 mA	> 350,000 hours	> 60,000 hours	97%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L<sub>70</sub> is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

#### Wireless Controls

The LimeLight wireless Controls System includes: gateway, controller pod (with wireless radio, motion response, and photocell), and commissioning/training. LimeLight is an intelligent web-based system that operates through a high density mesh (HDM) wireless technology. Wireless radios with motion response and photocell sensors are integrated with PureForm luminaires, and enable the fixtures to communicate via the ZigBee protocol. The gateway is a mini computer that connects to the internet, and is located in a secure location. The central LimeLight database channels communication to and from the gateway, allowing data to be viewed or managed through the web-based graphical user interface (GUI). See LimeLight pages for details and technical information.

#### Motion Sensors

ECF-MR50, ECF-APD-MRO, ECF-MRI, ECF-APD-MRI luminaires may be specified for additional energy savings during unoccupied periods. See pages 4-6 for complete details.

#### Optical Systems

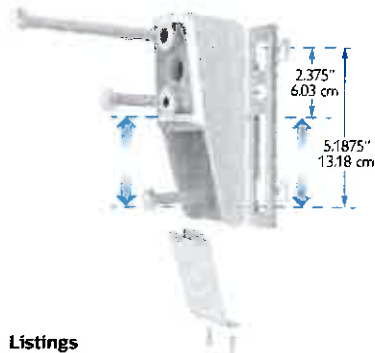
Type 2, 3, 4, and 5 distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, and 4 distributions to control backlight.

#### Mounting

Standard luminaire arm mounts to 4" round poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles.

#### Retrofit Arm Mount

EcoForm features an innovative retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately.



#### Listings

ETL/cETL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. All EcoForm luminaires equipped with NW and CW are DesignLights Consortium® qualified.

#### Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidic isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

#### Warranty

EcoForm luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED Drivers also carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer.

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**Addendum to Environmental Impact Report No. 466 for the Majestic  
Freeway Business Center Specific Plan No. 341**

**(SCH No. 2004051085)**

Prepared for:

County of Riverside  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
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Prepared by:



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## Section 1 – Introduction

### Project Description

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 – 21177), the County of Riverside (County) as Lead Agency, certified a Final Environmental Impact Report (EIR No. 466) for the Majestic Freeway Business Center Specific Plan (SP No. 341) and approved the Specific Plan on August 23, 2005 (SCH No. 2004051085). The Specific Plan included the land use plan, designation of planning areas, development standards, and design and landscaping guidelines associated with the development of The Majestic Freeway Business Center. The project proposed to construct approximately 5.9 million square feet of light industrial buildings, ranging in size from 25,000-1.2 million square feet, for manufacturing, distribution and warehouse areas on a site consisting of properties with existing infrastructure, improved roadways and graded building pad areas. Additionally, there was an optional Community Center overlay allowing for development of commercial and retail land uses with an optional development plan that entailed 680,000 square feet of retail and commercial uses, south of Martin Street (EIR 466, Appendix A, p. 1).

EIR No. 466 was prepared, circulated for public review and comment, and certified pursuant to CEQA and the County's Rules to Implement CEQA. In adopting the Specific Plan, the Riverside County Board of Supervisors (Board) found that implementation of the Specific Plan would result in potentially significant impacts that would be avoided or substantially lessened through the adoption of mitigation to: land use and planning, airports, biological resources, cultural resources, hydrology/water quality, public services, transportation/traffic, and utilities and service systems. The Board also found that implementation of the Specific Plan would result in local and cumulative air quality impacts and project-specific and cumulative noise impacts that cannot be fully mitigated to levels that are less than significant (Resolution 2005-461, pp. 2-28). Therefore, the Board certified the EIR, adopted a Mitigation Monitoring and Reporting Program and Statement of Overriding considerations prior to approval of the Master Plan as required pursuant to CEQA.

CEQA recognizes that after an EIR for a project is certified, changes or additions to the project may be proposed. A supplemental or subsequent EIR should be prepared if such changes require major revision of the existing EIR due to the involvement of new or substantially increased significant environmental effects or where new information of substantial importance that was not known at the time of the EIR is now available (State CEQA Guidelines § 15162). However, CEQA requires that a Lead Agency approve an Addendum to an EIR where minor changes or additions are made to a previously certified EIR, and where those minor changes would not result in substantial changes in the environmental impacts and/or mitigation measures contained in the original EIR (State CEQA Guidelines, § 15164). The County has determined that the proposed project being considered herein poses no major revisions, and therefore there are no new or substantially increased significant effects that were known at the time the original EIR was processed. Therefore an Addendum has been prepared and the documentation related to the Addendum is included below.

### Regulatory Background and Findings

Section 15164(a) of the *State CEQA Guidelines* states:

*The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR have occurred.*

Further, Section 15162 of the *State CEQA Guidelines* lists the specific conditions that would require the preparation of a Subsequent Environmental Impact Report (EIR) rather than an addendum. The following table presents a summary of each condition in Section 15162 and how the proposed Project is consistent with each condition, and therefore does not rise the level of needing a Subsequent EIR documenting that an Addendum is appropriate.

**Table 1 – Section 15162 Conditions and Findings**

Section 15162 Condition	PP25954 Consistency
<p>(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</p>	<p>EIR 466<sup>1</sup> was prepared for the Majestic Freeway Business Center Specific Plan (Specific Plan or SP 341), which allows development of 279.23 acres of light industrial and warehouse/distribution areas, including 6.2 million square feet of light industrial buildings, ranging in size from 25,000-1.2 million square feet, within various planning areas. SP/EIR <b>Table III-1, Land Use Summary</b> identifies land use and acreage for each of the seven planning areas within the SP (SP 341/EIR 466, p. III-6). SP/EIR <b>Figures III-1 and III-2</b> present the Land Use Plan in color and black and white, respectively (SP 341/EIR 466, pp. III-7 and III-8).</p> <p>To further refine the project description in SP 341/EIR 466, Section III.C.2 presents a descriptive summary and land use, development, and planning standards for each Planning Area. The Project site is located in Planning Area 7 (PA 7). According to this section of the SP/EIR, PA 7 provides for the development of approximately 51.68 acres with approximately 1,189,000 square feet of light industrial and warehouse/distribution land uses (at an estimated FAR of 0.53). Specifically, the SP provides for development of 805,729 square feet of light industrial uses at the proposed Project site. Access to PA 7 is provided via Nandina Avenue, Decker Road, Oleander Avenue (now Harley Knox Boulevard) and Old Oleander Avenue (SP 341/EIR 466, pp. III-58 through III-59).</p> <p>The Project is Plot Plan (PP) 25954 which proposes to implement SP 341 with a 767,630 square foot warehouse on 35.12 net acres (34.9 gross acres) within PA 7 (FAR of 0.50<sup>2</sup>). Access to the proposed Project is via driveways on Harley Knox Boulevard and Blanding Way. Thus, the Project (PP 25954) is proposing development within PA 7, in compliance with the Specific Plan development standards and guidelines that is less intense, that what was approved by SP 341 and analyzed in EIR 466. Thus, PP 25954 does not constitute a substantial change from the project evaluated in EIR 466.</p> <p>To determine if PP25954 would result in new, significant environmental effects or a substantial increase in the severity of previously identified significant effects, an initial study using the County's environmental issues assessment checklist (EA No. 39537), was prepared to analyze environmental impacts resulting from the development of PP 25954, consistent with the Specific Plan. That is, PP 25954 is subject to the planning, design, and land use standards set forth in SP 341.</p>

<sup>1</sup> EIR 466 is part of the combined Specific Plan No. 341/EIR No. 466 document prepared for the Majestic Freeway Business Center Specific Plan approved and certified by the Board of Supervisors of Riverside County on August 23, 2005. This document is referred to as SP 341/EIR 466 or the SP/EIR in this addendum.

<sup>2</sup> FAR = 767,630 SF warehouse / (35 acres\*43,560 SF/acre) = 0.50

Section 15162 Condition	PP25954 Consistency
	<p>The initial study analyzed whether the project may cause significant effects on the environment that potentially were not examined in the prior environmental impact report. Therefore, based on the analysis and findings of the initial study (included herein), using the additional details provided in PP 25954, which are consistent with the uses identified in SP 341 and the assumptions used in EIR 466 for PA 7), no new environmental impacts were identified which were not previously analyzed in EIR 466 and no substantial increases in the severity of any previously identified significant effect would result. Therefore, no revisions to EIR 466 are required and a subsequent EIR is not warranted.</p>
<p>(2) Substantial changes occur 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</p>	<p>There are no changes in the circumstances under which the PP 25954 will be undertaken. The site conditions have remained undeveloped and vacant since the original EIR analysis. As shown in the initial study utilizing additional environmental studies, there are no new effects have that have been identified that cause a substantial increase in the severity of previously identified effects. Implementation of PP 25954 will not result in new significant environmental effects or any increase in the severity of previously environmental effects.</p>
<p>(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 of the following:</p>	<p>There is no new information of substantial importance with regard to the proposed Project. Plot Plan 25954 is a development application to implement SP 341 for a portion of Planning Area 7.</p>
<p>(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;</p>	<p>As shown in the initial study (EA No. 39537), no new impacts will occur as a result of the proposed Project. Potentially significant impacts were addressed in EIR 466. The Riverside County Board of Supervisors adopted a Statement of Overriding Considerations for air quality and traffic noise. No new Overriding Considerations are required for PP 25954. Other potential impacts were less than significant or can be mitigated to less than significant with mitigation measures identified in EIR 466. No new mitigation measures are required.</p>
<p>(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR</p>	<p>As shown in the initial study (EA No. 39537), Implementation of PP 25954 would neither negate nor exacerbate the significance of adverse impacts on humans. Thus, the previously identified significant and unmitigated impacts identified in EIR 466 would not be made more severe as a result of the Project and no new Overriding Considerations are required.</p>
<p>(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</p>	<p>No previously identified infeasible mitigation measures or alternatives are feasible. The Project applicant will incorporate all feasible mitigation measures identified in EIR 466 and comply with Conditions of Approval identified by the County. The Project will also be designed and</p>

Section 15162 Condition	PP25954 Consistency
decline to adopt the mitigation measure or alternative; or	constructed in compliance with the land use, development, and planning standards identified in SP 341 for Planning Area 7.
(D) Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.	No mitigation measures or alternatives considerably difference from those analyzed in EIR 466 have been identified.

The County has reviewed the Project in light of the requirements defined under the State CEQA Guidelines using the Initial Study and Supplemental Environmental Checklist Form, in Section 2 of this addendum. The County, as the CEQA lead agency, has determined that none of the above conditions requiring preparation of a subsequent or supplemental EIR would apply. Therefore, an addendum to EIR No. 466 is the appropriate environmental documentation for the Project.

**Incorporation by Reference**

Pertinent documents relating to this addendum have been cited and incorporated, in accordance with Sections 15148 and 15150 of the *State CEQA Guidelines*, to eliminate the need for inclusion of large planning documents within the Initial Study. Of particular relevance are those previous studies that present information regarding description of the environmental setting, future development-related growth, and cumulative impacts. The following documents are hereby identified as being incorporated by reference.

*Majestic Freeway Business Center Specific Plan No. 341, August 23, 2005*

*EIR No. 466 for the Majestic Freeway Business Center Specific Plan, August 23, 2005*

*Riverside County General Plan Amendment No. 960, December 2015*

*Riverside County Integrated Project, General Plan Final Program Environmental Impact Report (SCH No. 20020511430), June 2003*

The *Riverside County General Plan Amendment No. 960* is available for review online at:

<http://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521CAPFebrury2015/GeneralPlanAmendmentNo960.aspx>

The *Riverside County Integrated Project, General Plan Final Program Environmental Impact Report* is available for review online at:

<http://planning.rctlma.org/ZoningInformation/GeneralPlan/RiversideCountyGeneralPlan2003.aspx>

### Organization of Addendum

The Addendum is organized as follows:

- **Section 1 Introduction**, which provides the context for the review along with applicable citation pursuant to CEQA and the *State CEQA Guidelines* and describes the proposed Project.
- **Section 2 Environmental Assessment Form: Initial Study**, which provides an analysis of the proposed Project using the County's environmental checklist form. The checklist utilized classifies impacts in one of five ways:
  - **Potentially Significant New Impact** — This category is for any new potentially significant impact that was not analyzed in EIR No. 466.
  - **Less than Significant New Impact with Mitigation Incorporated** — This category is for (i) any impacts which were not analyzed or found in EIR No. 466 for which mitigation that was not identified in EIR No. 466 is required or (ii) any previously identified significant impact for which there is new mitigation that would reduce the severity of the impact.
  - **Less than Significant New Impact** — This category is for any potentially significant impacts which were not analyzed in EIR No. 466, but are nonetheless found to be less than significant.
  - **No New Impact**— This category is for (i) impacts which are equal to or less than the impacts found and analyzed in EIR No. 466 or (ii) any new affect not analyzed in EIR No. 466 for which there will be no impact.
- **Section 3 References**, which includes a list of reference sources
- **Section 4 Acronyms and Abbreviations**, which contains a list of the acronyms and abbreviations used in Addendum No. 1

## Section 2 – Initial Study



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

**Environmental Assessment (E.A.) Number:** 39537  
**Project Case Type (s) and Number(s):** Plot Plan No. 25954

**Lead Agency Name:** County of Riverside, Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Russell Brady, Contract Planner  
**Telephone Number:** (951) 955-1888  
**Applicant's Name:** Mr. Dave Drake, Trammell Crow Company  
**Applicant's Address:** 3501 Jamboree Road, Suite 230, Newport Beach, CA 92660

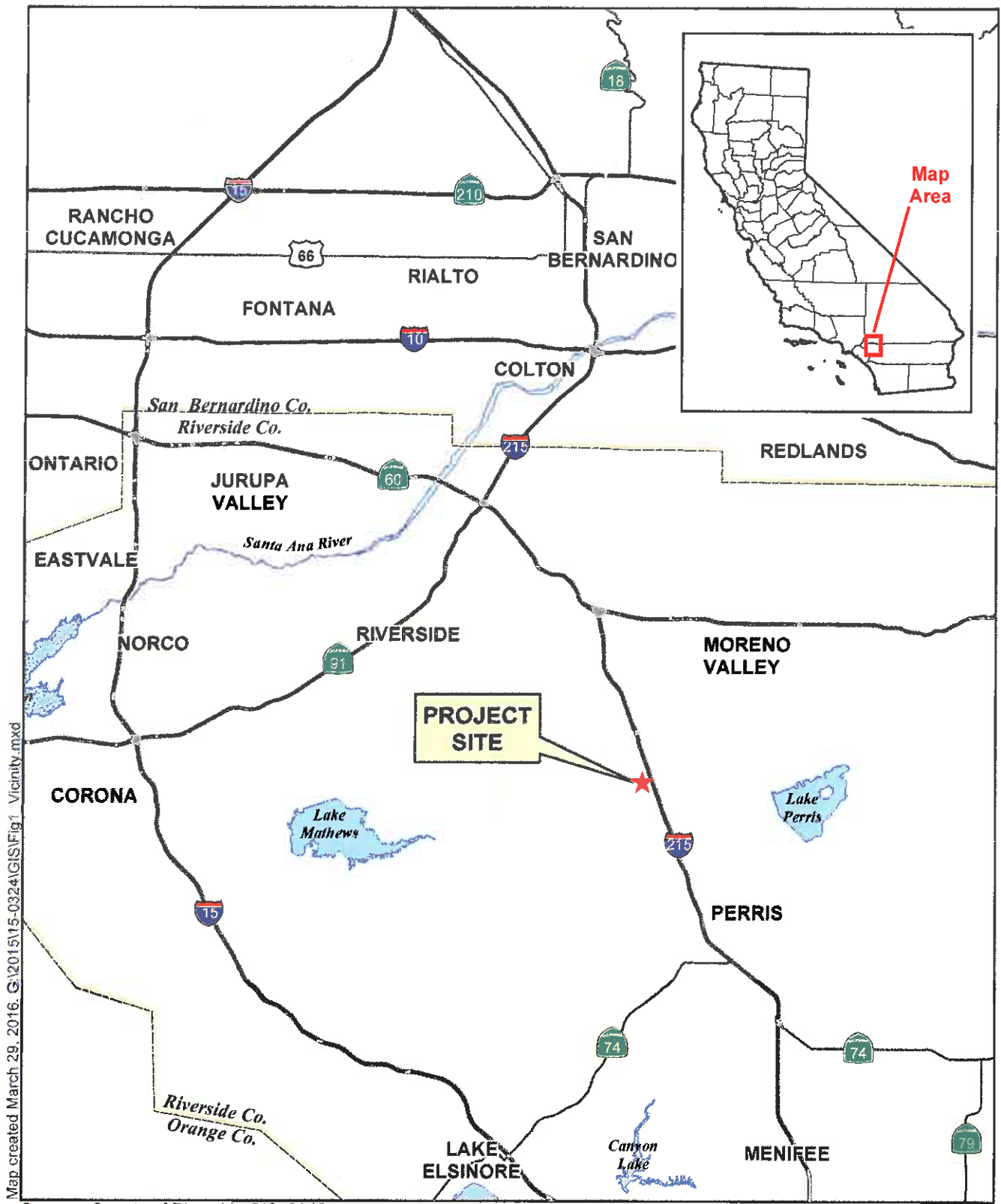
### I. PROJECT INFORMATION

#### A. Project Description:

##### 1. Project Background

The Majestic Freeway Business Center Specific Plan No. 341 (SP341) was adopted by the County of Riverside Board of Supervisors (BOS) along with certification of Final Environmental Impact Report No. 466 (FEIR466) on August 23, 2005. The purpose of SP341 was to establish a land development plan for approximately 325 gross acres located within the Mead Valley area of unincorporated Riverside County reflected in **Figure 1 – Vicinity Map**, that provides the County of Riverside, along with developers, community groups and community service districts, with a comprehensive set of plans, regulations, conditions and programs for guiding the systematic development of the project, and implements each applicable element of the Riverside County Integrated Project (RCIP) General Plan. The original SP341 boundary was irregularly shaped consisting of contiguous and non-contiguous vacant parcels located north of Cajalco Expressway, south of Nandina Avenue, west of the Interstate 215 (I-215) freeway and east of Decker Road, Beck Street, and Seaton Road, as depicted in **Figure 2 – Specific Plan No. 341 Boundary**.





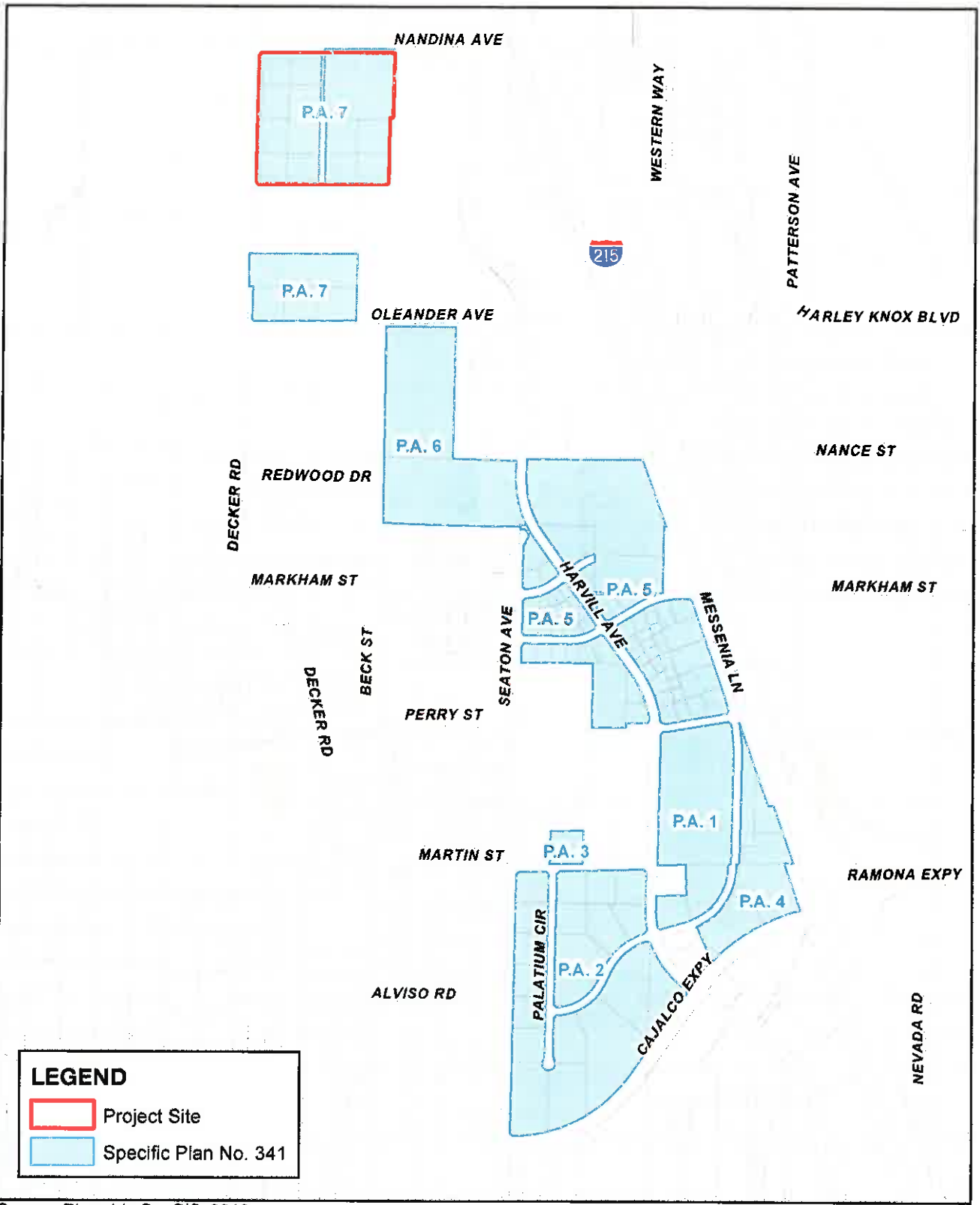
Map created March 29, 2016. G:\2015\15-0324\GIS\Fig1\_Vicinity.mxd

Source: County of Riverside GIS, 2016

**Figure 1 – Vicinity Map**  
Majestic Freeway Business Center



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Source: Riverside Co. GIS, 2016.

**Figure 2 - Specific Plan No. 341 Boundary**  
Majestic Freeway Business Center



0 1,000 2,000 3,000 Feet



## 2. Proposed Project

The proposed Project is the Nandina Business Center located at the northwest corner of Blanding Way and Harley Knox Boulevard in the Mead Valley Area of unincorporated Riverside County, as shown on Figure 3 – Project Site, California. The Project site is located within Planning Area 7 of the Majestic Freeway Business Center Specific Plan No. 341. The Project consists of a 767,630 square foot warehouse building (Figure 4 – Proposed Plot Plan) The proposed Project provides 433 standard parking stalls and 128 trailer parking stalls. Additionally, the proposed approximately 35 acre Project site will have 243,485 square feet of landscaped area. Signing and striping will be conducted per the County of Riverside Standards and Requirements along the Project’s frontage for Decker Road, Nandina Avenue, and Harley Knox Boulevard. A storm drain network begins at the west face of the property along Decker Road and drains east to the proposed bio-retention basin along the eastern edge of the property. Offsite flows originating in the western open area will be collected in the storm drain system and drain to Perris Valley MDP Lateral-8 and Lateral-9 located at the eastern property boundary. Water improvements will be implemented for 12-foot water line along the proposed Project’s frontage for Decker Road, Nandina Avenue, and Harley Knox Boulevard, as well as 12-foot water line along Decker Road between Old Oleander Road and Harley Knox Boulevard.

The proposed Project is within the envelope of development and use envisioned in the Majestic Freeway Business Center Specific Plan No. 341 and analyzed in EIR No. 466. The County of Riverside adopted a General Plan Update in 2015. The proposed Project is located within Planning Area 7 of Specific Plan No. 341. Planning Area 7 generally encompasses the area north of Old Oleander Avenue, east of Decker Road and south of Nandina Avenue and allows for development of approximately 51.68 acres of light industrial land uses. A total area of approximately 1,189,000 square feet of light industrial and warehouse/distribution uses will be constructed within Planning Area 7, resulting in an estimated FAR of 0.53. Specifically, 805,729 square feet of light industrial uses are planned for the proposed Project site in SP No. 341. Because no changes in land use designations are proposed, the Project is consistent with the General Plan Update.

The following Initial Study includes mitigation measures. However, no new significant impacts occur as a result of this Project. Mitigation measures included are to revise mitigation from EIR 466 to include current County regulations.

## 3. Land Use Applications

The proposed Project includes the following land use applications:

**Plot Plan No. 25954 (PP 25954):** Proposes development of an approximately 767,630 square foot warehouse building on approximately 34.9 gross acres located in Planning Area 7 (**Figure 4 – Proposed Plot Plan**).

**Tentative Parcel Map No. 37054 (TPM 37054):** Proposes to create one parcel for an approximately 767,630 square foot industrial building and the vacation of Diablo Drive, as shown on **Figure 5 Proposed Parcel Map**).

### B. Type of Project:

Site Specific ; Countywide ; Community ; Policy .



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Sources: Riverside Co. GIS, 2016;  
USDA NAIP, 2014.

**Figure 3 - Project Site**  
Majestic Freeway Business Center



C:\2015\15-0324\GIS\Fig4\_PlotPlan.mxd; Map revised 03 Jun 2016

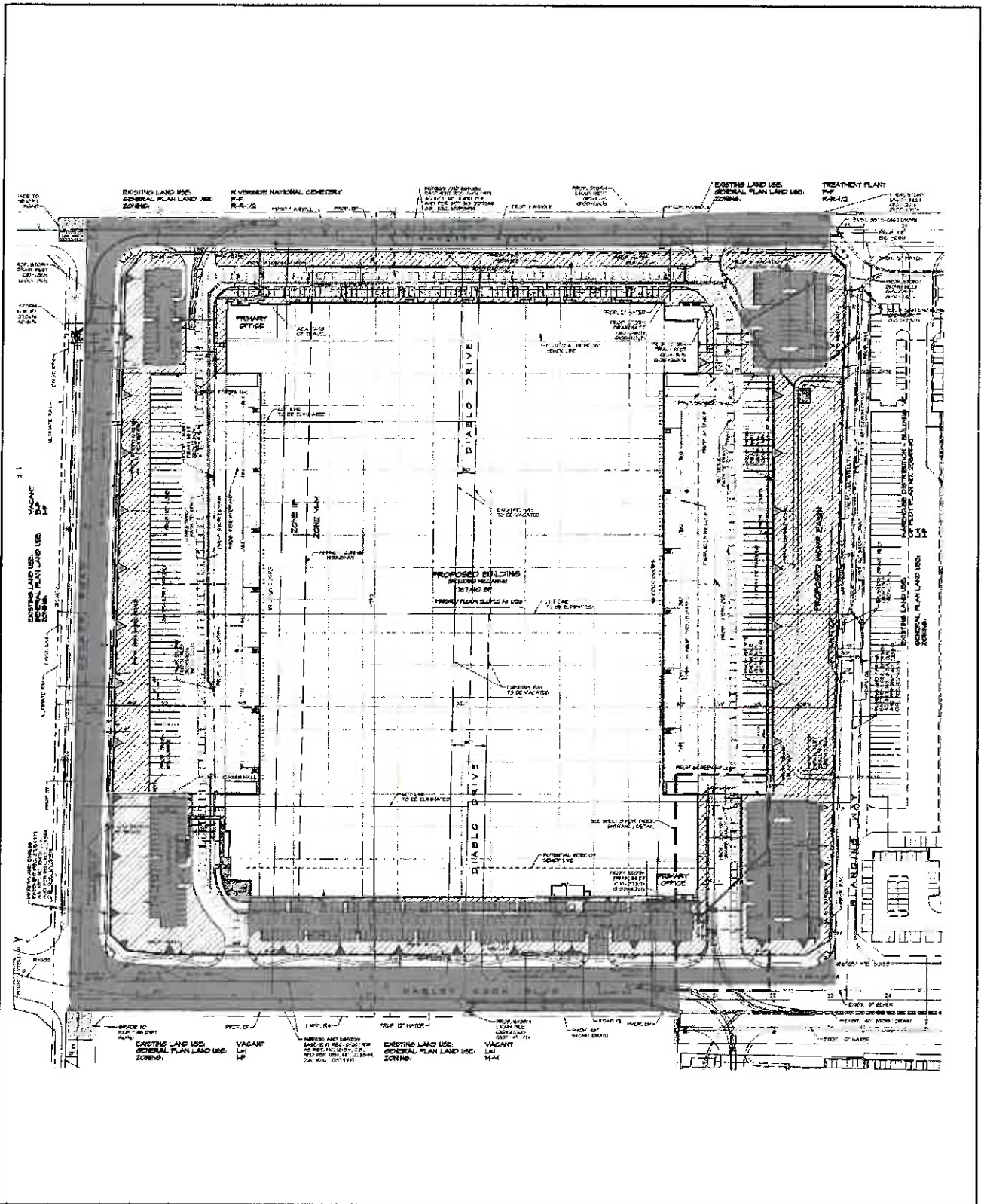


Figure 4 - Proposed Plot Plan  
Nandina Business Center



NOT TO SCALE



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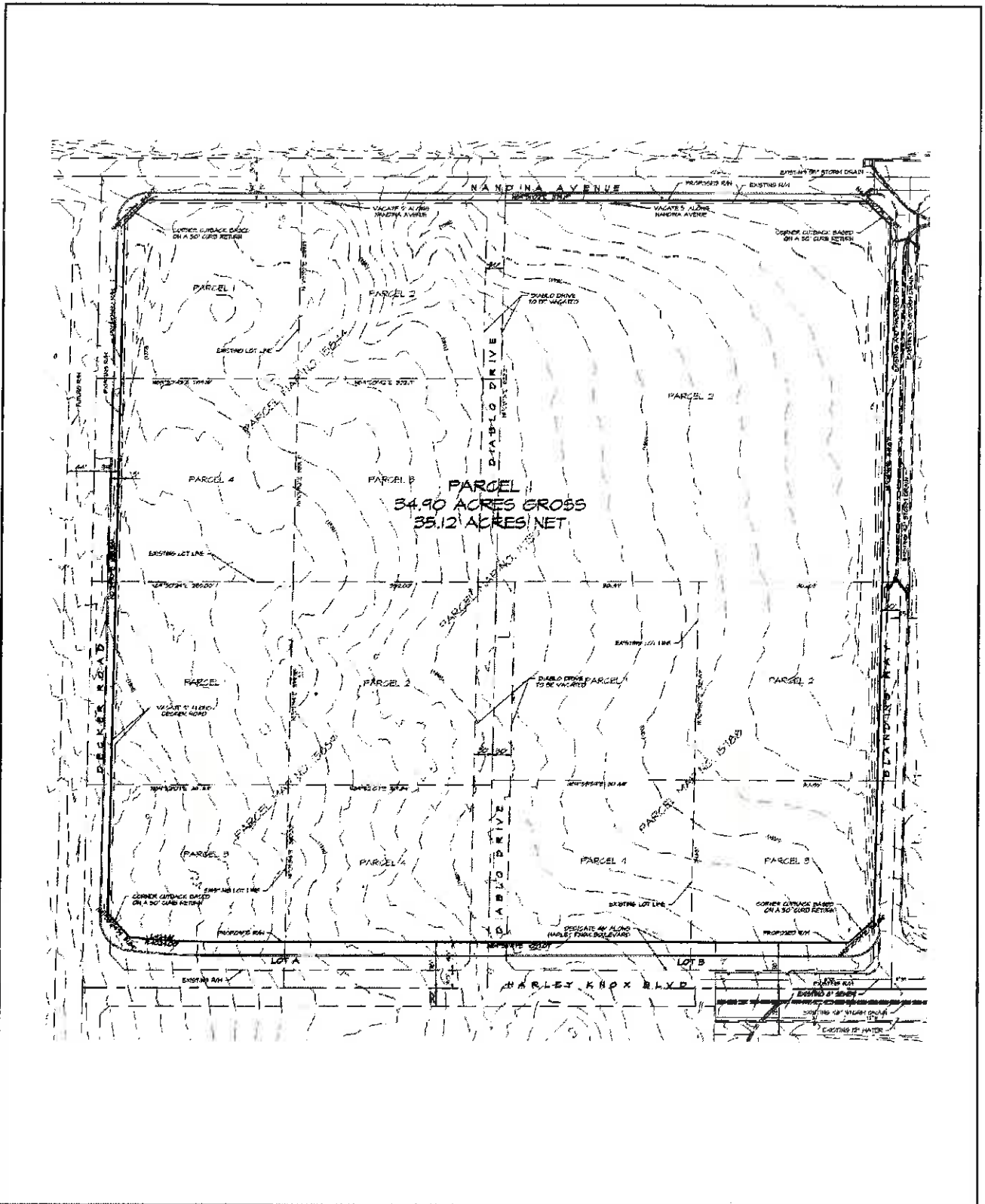
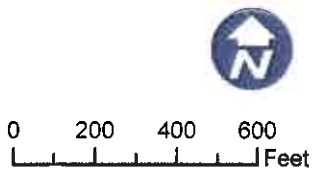


Figure 5 - Proposed Parcel Map  
Nandina Business Center



**C. Total Project Area:**

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: 34.9	Lots: 1	Sq. Ft. of Bldg. Area: 767,630	Est. No. of Employees: 745 <sup>3</sup>
Other: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	

**D. Assessor's Parcel No(s):**

295-310-022, 295-310-025 through -036

**E. Street References:**

The proposed Project site is located north of Harley Knox Boulevard, south of Nandina Avenue, east of Decker Road, and west of Blanding Way in the Mead Valley area of Riverside County.

**F. Section, Township & Range Description:**

Section 35 of Township 3 South Range 4 West.

**G. Brief Description of the Existing Environmental Setting:**

Most of the Project site is currently graded and vacant. The Project site is surrounded by land zoned for industrial uses to the east, west, and south and land zoned for rural residential to the north. The site is currently surrounded primarily by vacant land, with some industrial buildings to the north and east. The project is located in Planning Area 7 of Specific Plan No. 341. SP 341 was reviewed under Environmental Impact Report No. 466.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The proposed Project is consistent with the land use designation of Light-Industrial in the 2005 General Plan component of the RCIP and SP 341. The 2015 General Plan Amendment No. 960 (GPA 960) update did not include any changes in land use, so the proposed Project is still consistent.
- 2. Circulation:** The proposed Project has been reviewed by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the Project. The proposed Project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed development area is within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP); however, it is not located within or adjacent to a criteria cell. The site is also located within the Stephen's Kangaroo Rat Habitat Conservation Area. The proposed Project includes mitigation and payment of fees to be consistent with the requirements of both of these plans.

---

<sup>3</sup> Per County of Riverside General Plan Appendix E-1: 767,030 sf/1,030 employees/sf = 745 employees

4. **Safety:** The characteristics of the soils and the anticipated groundwater level within the proposed Project indicate that the Project site soils have a moderate potential for liquefaction. The Project site is sloped and is susceptible to subsidence. The proposed Project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone etc). Because the Project site is not within a State Alquist-Priolo Fault Zone, it is not required to investigate the potential for and setback from ground rupture hazards. The proposed Project meets all other applicable Safety Element policies.
  5. **Noise:** Sufficient mitigation measures against any foreseeable noise impacts have been incorporated into the design of the Project. The proposed Project meets all other applicable Noise Element policies.
  6. **Housing:** N/A
  7. **Air Quality:** The proposed Project has been conditioned to control any fugitive dust during grading and construction activities and includes sufficient mitigation measures to reduce potentially significant impacts to a less than significant level. The proposed Project is in conformance with the Air Quality Element of the General Plan.
- B. General Plan Area Plan(s):**  
Mead Valley
- C. Foundation Component(s):**  
Community Development
- D. Land Use Designation(s):**  
Light Industrial
- E. Overlay(s), if any:**  
None
- F. Policy Area(s), if any:**  
None
- G. Adjacent and Surrounding:**
1. **Area Plan(s):** Mead Valley
  2. **Foundation Component(s):** To the north, south, and east: Community Development; to the west: Rural
  3. **Land Use Designation(s):** To the north: Public Facilities (PF); to the south and east: Light Industrial (LI); to the west: Business Park (BP)
  4. **Overlay(s), if any:** None
  5. **Policy Area(s), if any:** None
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** Specific Plan (SP) No. 341
  2. **Specific Plan Planning Area, and Policies, if any:** Planning Area No. 7
- I. Existing Zoning:**  
M-M, I-P



**J. Proposed Zoning, if any:**

None

**K. Adjacent and Surrounding Zoning:**

To the west: I-P; to the east: I-P, to the south: I-P, M-M; to the north: R-R

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

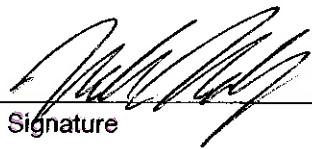
<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that although 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.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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



Signature

Russell Brady, Contract Planner



Date

Steve Weiss, Planning Director

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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## V. ENVIRONMENTAL ISSUES ASSESSMENT

The Addendum complies with Section 15164 of the State CEQA Guidelines. The following Environmental Issues Assessment Checklist was completed in accordance with Section 15063(d)(3) of the State CEQA Guidelines to determine if the proposed Project could have any potential significant effect on the physical environment.

### Aesthetics

Would the project:

#### 1. Scenic Resources

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial effect upon a scenic highway corridor within which it is located?  | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Sources: EIR No. 466, GPA No. 960, Figure C-9, "Scenic Highways"

#### Findings of Fact:

a) **EIR No. 466 Conclusion – No Impact:** Potential aesthetic impacts related to scenic highways were addressed in the Notice of Preparation for EIR No. 466 and it was determined that there would be no impact to state scenic highways. The area covered by Specific Plan No. 341 (the Plan) is not within a scenic highway corridor; and the closest "Officially Designated" State Scenic highway is Highway 243, located approximately 20 miles east of the Plan area. Ramona Expressway, which is identified as a "County Eligible" highway, is located east of the Plan area and State Highway 74 is located south of the Plan area and is identified as a "State Eligible" highway. Therefore, no impacts to state scenic highways are anticipated.

**EIR No 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The proposed Project is located within the development scope analyzed in Specific Plan No. 341, thus, the closest State designated scenic highway is Highway 243 approximately 20 miles east of the Project site. Therefore, no new impacts are anticipated.

b) **EIR No. 466 Conclusion – Less Than Significant Impact:** The Plan area currently lacks natural scenic characteristics due to previous grading, infrastructure construction, and the proximity of Interstate 215 and railroad tracks, which are visible throughout the area. There are distant views of the San Gabriel Mountains to the northwest, the San Bernardino Mountains to the north and northeast, and the San Jacinto Mountains to the east from the Specific Plan area. Views of these features are not limited to the Plan area, but are common throughout the Perris Valley. Due to the common availability of the views of the distant mountains throughout the Perris Valley and the limited area within which these views will be obstructed by development associated with implementation of the Plan, impacts are considered to be less than significant.

All buildings will be required to comply with the design guidelines set forth in Specific Plan No. 341, as well as landscaping, screening and setback requirements set forth in Riverside County Ordinance No. 348. Therefore,

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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the Specific Plan's potential to create an aesthetically offensive site open to the public view is considered to be less than significant.

**EIR No 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** As stated previously, the proposed Project site is vacant, undeveloped, and covered by light vegetation. There are no trees, outcroppings, rocks or unique landmark features within the Project that would make the site a scenic resource. The Project will comply with the Design Guidelines for Light Industrial development as described in EIR No. 466 including measures to reduce potential visual impacts such as minimum building setbacks when adjacent to residential uses, minimum landscape buffers and the use of screening materials. Therefore, no new impacts are anticipated.

**2. Mt. Palomar Observatory**

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

Sources: EIR No. 466, County GIS Database, Ord. No. 655

Findings of Fact:

a) **EIR No. 466 Conclusion – Less than significant:** Specific Plan No. 341 is located within Zone B of the Mount Palomar Nighttime Lighting Policy Area, approximately 45 miles from the Mt. Palomar Observatory. Development projects within this area are conditioned to submit lighting plans consistent with the requirements of Zone B development standards in the Riverside County Ordinance No. 655. This includes a requirement for lights to be fully shielded to control the amount of light directed upwards into the sky and to reduce light pollution emissions. Adherence to this regulation will ensure that development associated with the Plan does not interfere with Mt. Palomar Observatory and impacts will be less than significant.

**EIR No 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** The proposed Project is located with the land uses identified in EIR No. 466; therefore, it is required to comply with the Zone B development standards set forth in Riverside County Ordinance No. 655. The Project will also incorporate specific design features discussed in Specific Plan No. 341 to minimize light pollution emissions. Therefore, no new impacts are anticipated.

**3. Other Lighting Issues**

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

Sources: EIR No. 466, Ord. No. 655

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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a & b) **EIR No. 466 Conclusion – Less than Significant:** Implementation of Specific Plan No. 341 will introduce new sources of light and daytime glare. Nevertheless, potential impacts are considered less than significant due to the Specific Plan’s design guidelines and associated conditions of approval. Consistent with the requirements of Riverside County Ordinance No. 655, lighting within the Plan area will be fully shielded. This will control the amount of light directed upwards into the sky and reduce the light pollution emissions interfering with adjacent residential uses. Specific Plan No. 341 includes design guidelines which will ensure that projects within the Plan area will not create glare that would impede the vision of aircraft from March Air Reserve Base Airport, located in the nearby vicinity northeast of the Plan area. It is assumed that the proposed buildings will have few windows and the paint scheme will be primarily subdued in earth tones which will lessen the possibility of glare affecting air traffic and surrounding residential properties. Therefore, impacts are less than significant.

**EIR No 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The proposed Project is not located adjacent to any residential development, and thus, will not expose residential property to unacceptable light levels. Although the Project will likely create a new source of nighttime light and daytime glare, impacts will be less than significant through compliance with the design guidelines laid out in Specific Plan No. 341. These guidelines include items such as landscaping, shielding of lights to minimize direct illumination on adjacent properties, fencing, and placement of project driveways. Therefore, no new impacts are anticipated.

**AGRICULTURAL & FORESTRY 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 use, or with land subject to a Williamson Act contract or within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625, "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466, EA No. 39537, GPA No. 960 Figure OS-2, "Agricultural Resources," and County GIS Database

Findings of Fact:

a) Through d) **EIR No. 466 Conclusion – No Impact/Less Than Significant Impact:** This topic was not addressed in the draft or final EIR No. 466 because all impacts were found to be less than significant or nonexistent during the Notice of Preparation process. The Initial Study found that none of the land covered by

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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Specific Plan No. 341 is currently being used for agriculture. There is no designated Prime Farmland, Unique Farmland, Statewide Farmland, or Williamson Act land located in the areas proposed for development under Specific Plan No. 341. Thus, development within the Plan area will not create changes in the existing environment that would convert farmland to a non-agricultural use and there will be no impact. The southernmost portions of the Specific Plan area are located within 300 feet of agriculturally zoned property, and future development in this area could be subject to Riverside County Ordinance No. 625, or the "Right-to-Farm" policy. These areas would be required to comply all regulations pertaining to Ord No. 625. Therefore, "Right-to-Farm" impacts will be less than significant.

**EIR No 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** The proposed Project is located on land that is identified as "Farmland of Local Importance," but it is not zoned for agricultural use, nor does it currently contain these uses. The southernmost portions of the Specific Plan area are located within 300 feet of agriculturally zoned property; however, the Project site is located in the northern portion of the Specific Plan area and would not be subject to Riverside County Ordinance No. 625 (Right-To-Farm). Therefore, no new impacts are anticipated.

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>5. Forest</b>				
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466, GPA No. 960 Figure OS-3a, "Forestry Resources and Western Riverside County," Project application materials.

Findings of Fact:

a) Through c) **EIR No. 466 Conclusion – Not Analyzed:** There are no areas zoned for forest land in the vicinity of the Specific Plan area, thus, implementation of this Plan would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, this topic was not analyzed in EIR No. 466.

**EIR No 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** The proposed Project site is not zoned for and does not contain forest land or timberland. Therefore, no impacts are anticipated.

**AIR QUALITY**

Would the Project:

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within one mile of the project site to substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466, SCAQMD CEQA Air Quality Handbook, SCAQMD AQMP, GPA No. 960, Res. 2005-461

**Findings of Fact:**

a) **EIR No. 466 Conclusion – Less Than Significant:** Specific Plan No. 341 is located within the South Coast Air Basin (Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) and the SCAQMD Air Quality Management Plan (AQMP). The AQMP establishes a program of rules and regulations directed at attainment of the state and national air quality standards for seven criteria pollutants: NO<sub>x</sub>, VOC, PM-10, PM-2.5, SO<sub>x</sub>, CO, and Lead.

The AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections. The population projections used in the AQMP were the same estimates used in the RCIP General Plan component of EIR No. 466. Therefore, since the proposed land uses within Specific Plan No. 341 (the Plan) are consistent with land uses identified in the RCIP General Plan and the population projections used in the AQMP, implementation of the Plan will not conflict with or obstruct implementation of the AQMP. Therefore, impacts are considered to be less than significant.

**EIR No 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The Project proposes a light-industrial land use, which is consistent with the land uses identified for the site in the RCIP General Plan and EIR No. 466. There were no land use changes in the County’s recent General Plan amendment, thus, the Project is still consistent with identified land uses. Therefore, the Project will not conflict with or obstruct implementation of the AQMP and no new impacts are anticipated.



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

b) **EIR No. 466 Conclusion - Significant Impacts:** Air quality impacts were divided into short-term/construction-related and long-term/operational impacts for analysis in EIR No. 466. Several construction and operational scenarios were analyzed to reflect possible land use compositions for Specific Plan No. 341, these included: light industrial only, warehouse/distribution only, light industrial plus commercial, and warehouse/distribution plus commercial. Emissions were evaluated using URBEMIS 2002 for Windows version 7.5.0 default parameters and reflect a worst-case scenario meaning that actual emissions are expected to be less than or equal to the estimated values.

In the original EIR No. 466, all criteria pollutant emissions from construction of either the light industrial only scenario, the warehouse/distribution only scenario, the light industrial plus commercial scenario, or the warehouse/distribution plus commercial scenario are above the SCAQMD recommended daily thresholds for VOC and NOx in all years, and CO in all years under the light industrial only and warehouse/distribution only scenarios, but exceeded only in three years of the light industrial plus commercial and warehouse/distribution plus commercial scenarios. Emissions of SO2 and PM-10 for all scenarios for all years will be below the SCAQMD thresholds. Since SCAQMD thresholds for VOC, NOx, and CO are exceeded during construction, significant short-term impacts will occur.

In both the summer and winter months for all four development scenarios, daily operations will exceed the daily thresholds set by SCAQMD set for all the criteria pollutants except SO2. Since the SCAQMD thresholds are exceeded during operation, significant long-term air quality impacts will occur.

Development of the Specific Plan area will not contribute to an exceedance of either State or Federal ambient air quality threshold for CO emissions and will not form any CO hotspots. Thus, no significant impact related to CO generation is expected.

Although EIR No. 466 found potential short-term and long-term impacts to air quality to be significant and unable to be mitigated to below significance, even with implementation of identified mitigation measures **MM Air 1** through **MM Air 9**, the Board of Supervisors on August 22, 2005, approved the project and determined that project's benefits outweighed the adverse environmental effects (Project Resolution 2005-461).

**EIR No 466 Mitigation Measures:**

*In order to reduce the emissions from project construction equipment, the following mitigation measures (**MM Air 1** through **MM Air 2**) shall be implemented:*

**MM Air 1:** During construction, mobile construction equipment will be properly maintained at an offsite location, which includes proper tuning and timing of engines. Equipment maintenance records and equipment design specification sheets shall be kept on-site during construction.

**MM Air 2:** Prohibit all vehicles from idling in excess of thirty minutes, both on-site and off-site.

**MM Air 2a:** The following measures shall be implemented during project construction wherever practicable:

- a) Construction parking shall be configured in a manner that minimizes traffic interference.
- b) Temporary traffic controls, such as flag person, shall be provided during all phases of construction to maintain smooth traffic flow.
- c) Construction activities that affect traffic flow on the arterial system shall be schedule during off-peak hours.
- d) Electricity from power lines shall be used rather than from temporary diesel generators.

*In order to reduce the emissions from project operation, the following mitigation measures (**MM Air 3** through **MM Air 9**) shall be implemented:*

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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**MM Air 3:** Prohibit all diesel trucks from idling in excess of ten minutes, both on-site and off-site.

**MM Air 4:** Wherever practicable, warehouse/distribution facilities shall be designed such that entrances and exits are located where trucks are not traversing past sensitive receptors.

**MM Air 5:** Signage will be installed directing heavy-duty trucks to identified truck routes that avoid residential areas within vicinity of the project site. Signs shall be placed at exits of warehouse/distribution facilities that indicate which way to turn and the specific truck route to take to get to the freeway.

**MM Air 6:** Where transport refrigeration units (TRUs) are in use, electrical hookups will be installed at all loading and unloading stalls in order to allow TRUs with electric standby capabilities to use them.

**MM Air 7:** As part of lease agreements, the proposed project owner shall educate drivers/tenants on alternative clean fuels. Flyers and pamphlets shall also be provided for truck drivers informing truck drivers of the health effects of diesel particulate, to encourage drivers to implement diesel reduction measures, and of the importance of being a good neighbor. The following information could be included:

- Health effects of diesel particulate
- Minimize idle time
- Air Resources Board Idling Regulation Proper rest stops
- Importance of not parking in residential neighborhoods.

**MM Air 8:** Provide preferential parking spaces for carpools and vanpools. Those parking spaces dedicated for vanpool access shall have a minimum 7'2" vertical clearance.

**MM Air 9:** Local transit agencies shall be contacted to determine the feasibility of bus routing in the project area that can accommodate bus stops at the project access points. The project or the transit agency shall provide bus stop signage at the agreed upon bus stop locations.

**Discussion of Proposed Project – No New Impact:** The proposed Project is located within Planning Area (PA) 7 of Specific Plan No. 341, which allows for development of 805,729 square feet of light industrial and warehouse uses at the proposed Project site. Because the Project proposes development of a 767,630 square foot warehouse, which is less than the approved square footage of warehouse uses for this site in PA 7, it is consistent with the approved land use under Specific Plan No. 341. The Project is required to implement the mitigation measures **MM Air 1 through MM Air 9** as outlined in EIR No. 466 and no new mitigation measures are required; therefore impacts are within the scope of impacts identified in EIR No. 466 and no new impacts are anticipated.

c) **EIR No. 466 Conclusion – Significant Impacts:** The portion of the Basin within which the Specific Plan area is located is designated as a non-attainment area for ozone and PM-10 under state standards, and as a non-attainment area for ozone, carbon monoxide, PM-2.5 and PM-10 under federal standards. Since the area is non-attainment for ozone, and both VOC and NOx are pre-cursors to the formation of ozone, any exceedance of the SCAQMD threshold for VOC or NOx will result in cumulatively significant impacts to air quality. The preceding analysis in Section (b) demonstrates that the project's long-term emissions of VOC, NOx, CO, and PM-10 are above the applicable SCAQMD thresholds. Therefore, implementation of Specific Plan No. 341 will result in significant impacts to air quality with respect to ozone, CO, and PM-10.

**EIR No 466 Mitigation Measures:**

See discussion of mitigation measures **MM Air 1 through MM Air 9** in Air Quality, Section (b) above.

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

**Discussion of Proposed Project – No New Impact:** The proposed Project is within Planning Area 7 of Specific Plan No. 341, which allows for development of 805,729 square feet of warehouse/distribution uses at the proposed Project site. The Project proposes construction and operation of a 767,630 square foot warehouse building, which is consistent with the approved land use identified in Specific Plan No. 341, and is required to implement mitigation measures **MM Air 1** through **MM Air 9** as outlined in EIR No. 466 to minimize air quality impacts during construction and operation. Therefore, no new impacts are anticipated.

d) **EIR No. 466 Conclusion – Significant Impacts:** Implementation of Specific Plan No. 341 is not expected to include generators of point source emissions, and thus, will not expose sensitive receptors to significant point source emissions. However, the Air Resources Board (ARB) considers diesel exhaust to be a toxic air pollutant; EIR No. 466 analyzed diesel exhaust emissions under four scenarios, as described in Section (b), above. The threshold for significance used by SCAQMD to determine whether diesel PM is considered significant is 10 excess cancer cases per one million people. Using this threshold, all four scenarios would result in significant health risk impacts from diesel exhaust.

**EIR No 466 Mitigation Measures:**

See discussion of mitigation measures **MM Air 1** through **MM Air 9** in Air Quality, Section (b) above.

**Discussion of Proposed Project – No New Impact:** The proposed Project is consistent with the light industrial and warehouse/distribution land uses approved in EIR No. 466. Implementation of the above-listed **MM Air 3** through **MM Air 6** will reduce potential impacts due to diesel exhaust. Specific Plan No. 341 allows for development of approximately 805,729 square feet at the Project site; however, this Project proposes development of a 767,630 square foot warehouse. Thus, it can be reasonably expected that air quality impacts related to this Project will be less than predicted in the EIR No. 466 analysis. Although it is not likely that this impact will not be reduced to below the level of significance, the Project is within the scope of the Specific Plan as analyzed under EIR No. 466 and no new impacts are anticipated.

e) **EIR No. 466 Conclusion – No Impact:** Implementation of Specific Plan No. 341 does not involve the construction of a sensitive receptor (residences, schools, etc.) within one mile of an existing point source emitter. Therefore, no impact is expected.

**EIR No 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The proposed Project site is not within one mile of an existing sensitive receptor and is consistent with the approved land use from Specific Plan No. 341, which means that the proposed Project will not involve the construction of a sensitive receptor. Therefore, impacts are within the scope of impacts identified in EIR No. 466 and no new impacts are anticipated.

f) **EIR No. 466 Conclusion – Less Than Significant:** Implementation of Specific Plan No. 341 presents the potential for generation of objectionable odors from diesel equipment operation during construction and operation, paving and architectural coating applications during construction to the immediate vicinity. Recognizing the prevailing wind conditions, short term duration and quantity of emissions in the Plan area, implementation of the Plan will not expose a substantial number of people to objectionable odors and impacts from odors were found to be less than significant.

**EIR No 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** Construction and operation of the proposed Project has the potential to generate objectionable odors during construction and operation. The Project involves

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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construction of a warehouse building, which is consistent with the approved land use from Specific Plan No. 341 and is consistent with the scope as analyzed in EIR No. 466, thus, no new impacts are anticipated.

**BIOLOGICAL RESOURCES**

Would the Project:

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

Sources: EIR No. 466, AMEC a, AMEC b, HES a, HES b

Findings of Fact:

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

a) **EIR No. 466 Conclusion – Less Than Significant:** The Specific Plan (Plan) area is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP); however, it is not within a Criteria Cell and therefore no land is needed from the Project site in order to contribute to the MSHCP Conservation Area. Because the Specific Plan area is not within a Criteria Cell, the HANS process (Habitat Acquisition and Negotiation Strategy) with the County is not required. The Project site is still subject to other sections of the MSHCP: Section 6.1.2 addressing riparian, riverine, vernal pools and fairy shrimp, and Section 6.3.2 Additional Survey area for Burrowing Owl. Per the original analysis for the Project site, there are no riparian or riverine resources on the site that require avoidance per the MSHCP. Therefore the Project does not conflict with Section 6.1.2 of the MSHCP.

Per Section 6.3.2, a burrowing owl habitat and burrow survey was conducted on the Project site during April and May 2004 by AMEC Earth & Environmental as part of the original EIR analysis for the Specific Plan. The 2004 survey determined that the Project site contained habitat suitable for the burrowing owl and found a minimum of 17 burrowing owls (BUOW) in four territories within the northern portion of the Project site. EIR No. 466 found that there was no long term conservation value for burrowing owls within the Specific Plan boundaries, which includes the Project site. Preconstruction surveys were identified as mitigation for EIR No. 466 and by complying with the mitigation measure outlined below; the Specific Plan reduced potential impacts to BUOW that may occupy the Specific Plan area prior to ground disturbing activities.

The Project site and the entire Specific Plan also lie within the Stephens' Kangaroo Rat (SKR) Habitat Conservation Plan (HCP) for Western Riverside County, prepared by Riverside County Habitat Conservation Agency (1996), and within the Fee Area Boundary of the SKR HCP. The biological surveys conducted on the Project site found evidence of the species on-site. However, because the conservation area has been completed, onsite mitigation is no longer required. Payment of fees in accordance with the approved SKR HCP and Riverside County Ordinance No. 663 (Stephens' Kangaroo Rat Mitigation Fee Ordinance) will mitigate any impacts to the species and thus will be required prior to issuance of any grading permit for the project. Take coverage shall be provided pursuant to the provisions of the SKR HCP when the grading permit is issued.

With implementation of mitigation measures **MM Bio 1** and **MM Bio 2**, compliance with the MSHCP will be achieved and is in line with the previous EIR analysis.

**EIR No 466 Mitigation Measures:**

**MM Bio 1:** In order to avoid violation of the Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code site-preparation activities (removal of trees and vegetation) shall be avoided, to the greatest extent possible, during the nesting season (February 1 to August 31) of potentially occurring native and migratory bird species.

If site preparation activities are to occur during the nesting/breeding season (February 1 through July 31), a pre-activity field survey shall be conducted by a qualified biologist to determine if active nests of species protected by the Migratory Bird Treaty Act (MBTA) or the California Fish and Game Code are present in the construction zone or within a buffer of 500 feet. If active nests are not located within the Project area and appropriate buffer, construction may be conducted during the nesting/breeding season. However, if active nests are located during the pre-activity field survey, no grading or heavy equipment activity shall take place within 500 feet of an active listed species or raptor nest, 300 feet of another sensitive or protected (under MBTA or California Fish and Game Code) bird's nest (non-listed), or within 100 feet of sensitive or protected common songbird nests until the end of the nesting/breeding season; unless a qualified biologist conducts a subsequent field survey and determines that these restrictions are no longer required for protection of

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Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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nesting/breeding activities at previously identified active nests and authorizes grading and heavy equipment activity to proceed.

**MM Bio 2:** A pre-construction survey for resident burrowing owls will be conducted by a qualified biologist 30 days prior to commencement of grading and construction activities. If ground disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for owls. The pre-construction survey and any relocation activity will be conducted in accordance with the requirements of the MSHCP.

If active nests are located they shall be avoided and outside of the breeding season the owls may be passively relocated. To adequately avoid active nests during the breeding season (February 1 through August 31), no grading or heavy equipment activity shall take place within 250 feet of an active nest.

If burrowing owls occupy the site and cannot be avoided, passive relocation shall be used to exclude owls from their burrows, as required by the Riverside County Environmental Programs Department. Relocation shall be conducted outside the breeding season or once the young are able to leave the nest and fly. Passive relocation is the exclusion of owls from their burrows (outside the breeding season or once the young are able to leave the nest and fly) by installing one-way doors in burrow entrances. These one-way doors allow the owl to exit the burrow, but not enter it. These doors should be left in place 48 hours to ensure owls have left the burrow. The Project area should be monitored daily for one week to confirm owl use of burrows before excavating burrows in the impact area. Burrows should be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe should be inserted into tunnels during excavation to maintain an escape route for any animals inside the burrow.

**Discussion of Proposed Project – No New Impact:** The proposed Project is located within the boundaries analyzed in the original EIR No. 466. As discussed above, the original EIR No. 466 was found to be consistent with the MSHCP based on the fact that no Reserve Assembly requirements were necessary since the site is not located in a Criteria Cell, that there are no riparian, riverine, vernal pool or fairy shrimp habitats on site, and that there is no long term conservation value for the burrowing owl located on site. An updated general biological assessment was prepared by Hernandez Environmental Services (HES). The updated field survey was conducted onsite on March 26, 2016. Suitable habitat was found for burrowing owls within the Project area. Therefore, updated focused burrowing owl surveys were conducted on four separate days during the breeding season on March 26, April 1, 10, and 12, 2016. No burrowing owls were observed within the Project site boundaries during these surveys. One pair and two individual burrowing owls were observed outside of their burrows in the southern portion of the 150-meter buffer survey area surrounding the Project site boundary. In addition, two individual burrowing owls were observed just south of the 150-meter buffer area. Nevertheless, since the Project site supports suitable burrowing owl habitat, mitigation measures **MM Bio 1** and **MM Bio 2** are still relevant to the Project. However it should be noted that the following will be revised to **MM Bio 2** in order to reflect the current procedures related to burrowing owl relocations.

**MM Bio 2:** A pre-construction survey for resident burrowing owls will be conducted by a qualified biologist 30 days prior to commencement of grading and construction activities. If ground disturbing activities are delayed or suspended for more than 30 days after the pre-construction survey, the site shall be resurveyed for owls. The pre-construction survey and any relocation activity will be conducted in accordance with the requirements of the MSHCP.

~~If active nests are located they shall be avoided and outside of the breeding season the owls may be passively relocated. To adequately avoid active nests during the breeding season (February 1 through August 31), no grading or heavy equipment activity shall take place within 250 feet of an active nest.~~

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

~~If burrowing owls occupy the site and cannot be avoided, the applicant shall coordinate with the County of Riverside and Regional Conservation Authority (RCA) on the most appropriate method of relocation. It is anticipated that active relocation will be chosen as the preferred method of relocation. The applicant shall cooperate with the RCA and California Department of Fish and Game Wildlife and provide the necessary funding to the RCA in order to facilitate the safe removal of any owls found on site. If passive relocation shall be used to exclude owls from their burrows, as required by the Riverside County Environmental Programs Department. Passive Relocation shall be conducted outside the breeding season or once the young are able to leave the nest and fly. Passive relocation is the exclusion of owls from their burrows (outside the breeding season or once the young are able to leave the nest and fly) by installing one way doors in burrow entrances. These one way doors allow the owl to exit the burrow, but not enter it. These doors should be left in place 48 hours to ensure owls have left the burrow. The Project area should be monitored daily for one week to confirm owl use of burrows before excavating burrows in the impact area. Burrows should be excavated using hand tools and refilled to prevent reoccupation. Sections of flexible pipe should be inserted into tunnels during excavation to maintain an escape route for any animals inside the burrow.~~

The above modification to **MM Bio 2** does not change the meaning or significance of the original EIR analysis or mitigation measure. Rather, a more robust mitigation measure that still reduces impacts has been provided.

b-c) **EIR No. 466 Conclusion – Less Than Significant:** Biological surveys conducted during EIR No. 466 preparation state that signs of the Stephens’ Kangaroo Rat (SKR) were observed on-site. This species is listed as threatened by the State of California and endangered by the USFWS. As discussed above, mitigation requirements of potentially significant impacts to SKR are satisfied through payment of fees. Burrowing owl, a federal and California species of concern, also occurs on and adjacent to the Specific Plan area. Several other special-status species were found to occur or have a high potential to occur within the Plan area; however, no habitat exists on-site for any other potentially occurring sensitive species that are listed as threatened or endangered.

The Specific Plan area is moderately to highly disturbed, and does not constitute any undisturbed natural habitat. Removal of the disturbed areas of the site would not constitute a significant adverse impact to any of the species locally or regionally. Nesting birds were found to be an issue with some areas of the Specific Plan. **MM Bio 1** addressing nesting birds will still apply to the project. With implementation of mitigation measures **MM Bio 1** and **MM Bio 2**, any potentially significant impacts to listed or candidate species will be reduced to a less than significant level.

**EIR No 466 Mitigation Measures:**

See **MM Bio 1** and **MM Bio 2** in Biological Resources, Section (a) above.

**Discussion of Proposed Project – No New Impact:** The proposed Project is geographically located within the area analyzed in the biological surveys for EIR No. 466, and is consistent with the MSHCP and SKR HCP as discussed in the approved EIR No. 466. No impacts to listed or candidate species was identified that could not be addressed by compliance with the MSHCP or SKR HCP. The Project is required to implement the mitigation measures **MM Bio 1** and **MM Bio 2** outlined above, and will not result in new impacts.

d) **EIR No. 466 Conclusion – Less Than Significant:** The Specific Plan area is highly disturbed due to recent grading activities and therefore, was determined to not provide value in terms of wildlife corridors or wildlife nursery sites during the Notice of Preparation process of the original EIR No. 466. Therefore, impacts will be less than significant.

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

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**EIR No 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** The proposed Project is consistent with EIR No. 466 and no new impacts are anticipated.

e) **EIR No. 466 Conclusion – Less Than Significant:** According to EIR No. 466, the Specific Plan area has been disturbed for many years and has thus been converted to nonnative grassland and much of the vegetation is weedy with nonnative grasses. No sensitive plant communities, including riparian habitat, occur within the Plan area. Therefore, impacts will be less than significant.

**EIR No 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** The Project site still supports mainly non-native vegetation is subject to frequent human disturbance. No riparian areas were found on site. The Project is consistent with the MSHCP and therefore impacts related to loss of habitat are addressed by compliance with the MSHCP.

f) **EIR No. 466 Conclusion – Less Than Significant:** The United States Geologic Survey (USGS) 7.5-minute Steele Peak, California quadrangle map shows two intermittent “blue-line” streams crossing portions of the Specific Plan area; however, mapped blue-line streams were difficult to reconcile in the field given that historic uses have fragmented, channelized, and damaged them. Initial surveys conducted by AMEC as part of the jurisdictional delineation failed to locate areas that appeared to meet the typical criteria for jurisdictional wetlands. It was determined that no jurisdictional wetlands exist on the property, as set forth by the United States Army Corps of Engineers (COE) in the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and per Section 404 of the Clean Water Act. Nevertheless, implementation of the Plan may include up to approximately 1.07 acres of non-wetland Waters of the U.S. If the “waters” are to be filled, prior to grading, the Project will be required to obtain permits from the US Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife. By complying with the regulatory requirements, including compensatory mitigation that is identified in the permits, the Plan will have a less than significant impact to waters under federal and state jurisdiction.

**EIR No 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** The proposed Project is consistent with EIR No. 466 and neither of the mapped “blue-line” streams or potential waters of the U.S. identified as a part of the analysis for EIR No. 466 are located within the Project site area. Therefore, no new impacts are anticipated.

g) **EIR No. 466 Conclusion – Less Than Significant:** As discussed in Biological Resources, Section (a) above, the Project is consistent with requirements in the MSHCP and SKR HCP. With implementation of mitigation measures **MM Bio 1** and **MM Bio 2**, impacts will be less than significant.

**EIR No 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** The Project is consistent with the MSHCP and SKR HCP; therefore, no new impacts are anticipated.

**CULTURAL RESOURCES**

Would the Project:



	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New 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"/>

Sources: EIR No. 466, BFSA

Findings of Fact:

a) **EIR No. 466 Conclusion – Less Than Significant:** A Historical/Archaeological Resources Survey Report was prepared for the Specific Plan (Plan) area in June 2004, which found that no federal or state significant historical resources are located within the Plan area. The only man-made features recorded in the Plan area during the historic period were various roads, and no buildings or other development were evident. Mitigation measures **MM Cult 1** through **MM Cult 3** ensure that both identified and unidentified resources will be protected; therefore, impacts are considered to be less than significant.

**EIR No 466 Mitigation Measures:**

**MM Cult 1:** If buried materials of potential historical, cultural or archaeological significance are accidentally discovered during any earth-moving operations associated with the proposed project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds. If the find is determined to be an historical or unique archaeological resource, as defined in Section 15064.5 of the California Code of Regulations (State CEQA Guidelines), avoidance or other appropriate measures shall be implemented.

**MM Cult 2:** In the event of the accidental discovery or recognition of any human remains during excavation/construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner has been contacted and any required investigation or required Native American consultation has been completed.

**MM Cult 3:** A qualified archeologist and a tribal monitor from the Pechanga Tribe shall be present during all grading activities in that portion of the project site located east of Harvill Avenue and north of Markham Street (i.e. Planning Area 6 and Planning Area 7) involving the initial ground disturbance and excavation of this portion of the project site.

**Discussion of Proposed Project – No New Impact:** The proposed Project is consistent with the land uses that were analyzed during preparation of EIR No. 466. The project site conditions have not changed since the original EIR analysis. An updated cultural resources assessment was prepared by Brian F. Smith and Associates to update the previous study in EIR No. 466 from 2004. An updated records search for the proposed Project did not document that any new or additional historic resources have been recorded within or adjacent to the proposed Project site since 2004. As discussed above, no federal or state significant historical resources are located within the Plan area. Implementation of mitigation measures **MM Cult 1** through **MM Cult 3** will ensure that any impacts will be less than significant and no new impacts are anticipated.

b) **EIR No. 466 Conclusion – Less Than Significant:** Based on the cultural resources survey conducted for the original Specific Plan, no known historical resources exist within or adjacent to the Plan area, and thus, implementation of the Plan will cause no substantial adverse change to any known historical resources. Implementation of mitigation measure **MM Cult 1** will further ensure that impacts to any unexpected and unidentified historical resources are minimized. Therefore, impacts will be less than significant.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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**EIR No 466 Mitigation Measures:**

See discussion of mitigation measures in Cultural Resources, Section (a) above.

**Discussion of Proposed Project – No New Impact:** The proposed Project is located within the area analyzed during preparation of EIR No. 466. As discussed in EIR No. 466, no historic resources exist within or adjacent to the Project site and no impacts are anticipated. Implementation of mitigation measure **MM Cult 1** will ensure that impacts to unexpected and unidentified resources will be reduced to a less than significant level and no new impacts are anticipated.

<b>9. Archaeological Resources</b>				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466, BFSA

**Findings of Fact:**

a & b) **EIR No. 466 Conclusion – Less Than Significant:** A Phase II Archeological Survey was conducted as part of EIR No. 466 to determine the significance of fifteen identified archaeological sites within the Specific Plan No. 341 (Plan) area boundaries. All fifteen of these sites are prehistoric resources consisting entirely of bedrock milling features. Bedrock milling features like these are the most universal type of site found throughout Riverside County. Based upon the findings of the Historical/Archaeological Resources Survey Report and the Archaeological Testing and Site Evaluations, and the documentation of the site in the records of the Eastern Information Center, the alteration or destruction of these sites is considered to be below the level of significance. Additionally, implementation of mitigation measures **MM Cult 1** and **MM Cult 3** will ensure that impacts to any previously unidentified archaeological resources will be less than significant.

**EIR No 466 Mitigation Measures:**

See discussion in Cultural Resources, Section (a) above.

**Discussion of Proposed Project – No New Impact:** The archeological sites identified in the Archaeological Testing and Site Evaluations in EIR No. 466 are considered to have been adequately documented by the Historical/Archaeological Survey Report. In addition, an updated cultural resources assesment was prepared by Brian F. Smith and Associates (BFSA) to update the previous study from EIR No. 466 in 2004. The 2004 studies identified eight prehistoric milling sites within the current boundaries of the Project and did not identify any of the sites as CEQA-significant. Results received from an updated records search for the proposed Project on March 30, 2016 did not document that any new or additional cultural resources have been recorded within or adjacent to the proposed Project site since 2004.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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In addition, BFSA requested a review of the Sacred Lands Files (SLF) by the Native American Heritage Commission (NAHC) to determine if any recorded Native American sacred sites or locations of religious or ceremonial importance are present within one mile of the project. The NAHC SLF search did not indicate the presence of any sacred sites or locations of religious or ceremonial importance within the search radius. In accordance with the recommendations of the NAHC, BFSA contacted all Native American consultants listed in the NAHC response letter. BFSA provided the letters to Native American representatives two weeks prior to the initiation of the field survey. A response was received prior to the survey from the Pauma Band of Luiseño Indians, who stated that they are unaware of any specific sites or resources on the project, but believe that there are sites in the general area. Prior to the field survey, an invitation was emailed directly to the Pechanga Cultural Center to have a Native American monitor participate in the updated field survey. Unfortunately, no Pechanga monitors were available at the time of the survey.

The updated cultral resource field survey was preformed onsite on April 1, 2016. During the updated field survey, no additional sites were discovered on the project site. The updated cultural resources study confirmed that eight sites are present within the property and appear the same today as when reported in 2004. Although the prehistoric milling features are not evaluated under CEQA as significant, the Native American tribal groups from this area consider these features as important links to their ancestors. Therefore, through implementation of **MM Cult 4**, an attempt shall be made to relocate as many features as reasonably possible during the grading process. Given the prior disturbance within the proposed Project area that might mask archaeological deposits and the moderate frequency of cultural resources in and around the property, there is a potential that buried archaeological materials may be present. Therefore, a cultural resources Mitigation Monitoring and Reporting Program, included as **MM Cult 5**, will be included as a condition of approval for the proposed Project.

Thus, because the updated cultural resources assessment found no new resources, the proposed Project is consistent with the EIR No. 466 and will implement migitation measures **MM Cult 1** and **MM Cult 3**. In addition, the proposed Project will implement **MM Cult 4** and **MM Cult 5** to further protect known and potentially undiscovered cultural resources within the proposed Project site. Therefore, no new impacts are anticipated.

**Proposed Project Mitigation Measures:**

**MM Cult 4:** An attempt shall be made to relocate all bedrock milling features into an open space easement. Ultimately, every effort will be made to relocate the bedrock milling features, but if relocation is not feasible, the features will be removed as part of the grading process. All relocation work will be directed by the County Archaeologist, an archaeological monitor, and a Native American representative. Any relocated bedrock milling features will be mapped by GPS and these locations will be recorded on site maps that will be filed with the updated site forms submitted to the EIC at UCR.

**MM Cult 5:** A Mitigation Monitoring and Reporting Program to mitigate potential impacts to undiscovered, buried cultural resources within the project shall be implemented to the satisfaction of the lead agency. This program shall include, but not be limited to, the following actions:

1) Prior to issuance of a grading permit, the applicant shall provide written verification that a certified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency.

2) The project applicant shall enter into an agreement with the Pechanga Tribe to provide Native American monitoring during grading. The Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials.

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Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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3) The certified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.

4) Prior to the start of grading, prehistoric milling features within the grading envelope shall be reviewed to identify which features can be relocated and preserved. The grading of the project will include direct impacts to prehistoric sites RIV-5386/5387, RIV-5389, RIV-5390, RIV-5391, RIV-5392, RIV-5393, and RIV-7466. Within each of these sites, prehistoric milling features have been recorded. Although these features are not evaluated under CEQA as significant, the Native American tribal groups from this area consider these features as important links to their ancestors. Therefore, an attempt shall be made to relocate as many features as reasonably possible during the grading process. Photo documentation and samples from these features shall be obtained in the event that analysis is requested by future interested parties.

5) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and tribal representative shall be on-site, as determined by the consulting archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.

4) Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.

5) In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.

6) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

7) All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.

8) A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include Department of Parks and Recreation (DPR) Primary and Archaeological Site Forms.

9) Prior to issuance of grading permits, the developer shall retain a qualified Paleontologist to develop a Paleontologic Resource Impact Mitigation Program (PRIMP) for the excavation phase of the proposed project.

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

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The PRIMP shall conform to the guidelines of the County of Riverside and the Society of Vertebrate Paleontology.

c) **EIR No. 466 Conclusion – Less Than Significant:** According to EIR No. 466, no human remains were identified on-site. Additionally, the updated cultural resources assessment by BFSa on April 1, 2016 did not identify any human remains on-site. Due to the lack of formal cemeteries and known informal family burial plots within the Plan area, implementation of the Plan is not expected to have an impact on human remains. Implementation of mitigation measures **MM Cult 2** and **MM Cult 3** will ensure that any impacts to unidentified remains will be reduced to a less than significant level. Therefore, impacts will be less than significant.

**EIR No 466 Mitigation Measures:**

See discussion in Cultural Resources, Section (a) above.

**Discussion of Proposed Project – No New Impact:** The proposed Project is within the scope of impacts identified in EIR No. 466 and as a result is not expected to disturb any human remains. The proposed Project will comply with mitigation measure **MM Cult 2** and thus, no new impacts are anticipated.

d) **EIR No. 466 Conclusion – No Impact:** There are no known or documented existing religious or sacred uses within the Specific Plan area. Therefore no impact is anticipated.

**EIR No 466 Mitigation Measures:**

See discussion in Cultural Resources, Section (a) above.

**Discussion of Proposed Project – No New Impact:** There are no known or documented existing religious or sacred uses within the proposed Project site. Implementation of mitigation measures **MM Cult 1** through **MM Cult 3** as identified in EIR No. 466 ensure that any impacts to unidentified sites will be less than significant. Therefore, no new impacts are anticipated.

e) **EIR No. 466 Conclusion – Less Than Significant:** AB52 was passed into law in July 2015 which required the addition of another threshold to be added to CEQA addressing tribal cultural resources. EIR No. 466 analyzed impacts to tribal cultural resources under archaeological and cultural resources, as this particular threshold did not exist per CEQA at the time EIR No. 466 was certified. As discussed in a) & b) above, a Phase II Archeological Survey was conducted as part of EIR No. 466 to determine the significance of fifteen identified archaeological sites with bedrock milling features within the Specific Plan No. 341 (Plan) area boundaries. These sites are often called special-use sites because they were visited and used by Native Americans while gathering natural resources, but do not represent campsites or village sites. Based upon the findings of the Historical/Archaeological Resources Survey Report and the Archaeological Testing and Site Evaluations, and the documentation of the site in the records of the Eastern Information Center, the alteration or destruction of these sites is considered to be below the level of significance. Additionally, **MM Cult 3** specifically ensures that a tribal monitor will be present on site during ground disturbing and excavation activities. Implementation of mitigation measures **MM Cult 1** and **MM Cult 3** will ensure that impacts to any previously unidentified cultural resources will be less than significant. However, AB 52 and tribal cultural resources were not required to be analyzed at the time EIR No. 466 was certified.

**EIR No 466 Mitigation Measures:**

See discussion in Cultural Resources, Section (a) above.

**Discussion of Proposed Project – No New Impact:**

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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Under AB 52, to help determine whether a project may have a significant effect on a tribal cultural resource, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. That consultation must take place prior to the determination of whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project pursuant to Public Resources Code 21080.3.1. Since the proposed Project is preparing an addendum to an existing EIR, AB 52 tribal consultation is not applicable.

Thus, even though tribal consultation is not required to be included in this Addendum, it should be noted that because the updated cultural resources assessment found no new resources, the proposed Project is consistent with the EIR No. 466 and will implement mitigation measures **MM Cult 1** and **MM Cult 3**. In addition, the proposed Project will implement **MM Cult 4** and **MM Cult 5** to further protect known and potentially undiscovered cultural resources within the proposed Project site which will address typical concerns from tribes related to buried resources. Therefore, no new impacts are anticipated.

**Proposed Project Mitigation Measures:**

See discussion of **MM Cult 4** and **MM Cult 5** in Archaeological Resources, Section (a&b) above.

**10. Paleontological Resources**

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

Sources: EIR No. 466, GPA No. 960 Figure OS-8, "Paleontological Sensitivity," EA No. 39537, RC GIS

Findings of Fact:

a) **EIR No. 466 Conclusion – Less Than Significant:** According to the Initial Study prepared for Specific Plan No. 341, the likelihood of finding paleontological resources is low because the Specific Plan area is located in an area of alluvial deposits. Standard county procedures require that a qualified paleontologist would be consulted if paleontological resources are accidentally uncovered during grading. Therefore, impacts to paleontological resources were considered to be less than significant and were not analyzed in EIR No. 466.

**EIR No 466 Mitigation Measures:**

See discussion of **MM Cult 1** through **MM Cult 3** in Historic Resources, Section (a) above.

**Discussion of Proposed Project – No New Impact:** The proposed Project site is within the development footprint analyzed in the Initial Study for Specific Plan No. 341 and currently mapped as High B Paleontological Sensitivity. The category High B indicates that fossils are likely to be encountered at or below four feet of depth, and may be impacted during excavation by construction activities. Implementation of **MM Cult 5** will establish a PRIMP for the excavation phase of the proposed Project that will protect any unknown fossil specimens encountered during construction. Therefore, no new impacts are anticipated.

**Proposed Project Mitigation Measures:**

See discussion of **MM Cult 5** in Archaeological Resources, Section (a&b) above.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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**Geology and Soils**

Would the Project:

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466, GPA No. 960 Figure S-2, "Earthquake Fault Study Zones," County GIS Database

Findings of Fact:

a & b) **EIR No. 466 Conclusion – No Impact:** According to Riverside County’s GIS database, there are no mapped faults or fault zones within the immediate vicinity of the Specific Plan No. 341 (Plan) area and it is not located in an Alquist Priolo earthquake fault zone or County fault hazard zone. The Plan area is approximately 8.7 miles southwest of the San Jacinto Fault Zone and approximately 9.5 miles northeast of a County Fault Zone. Incorporation of standard building code and County requirements for construction are conditioned as part of implementation of the Plan and will minimize impacts during an earthquake event. All impacts associated with geology/soils were determined not to be significant during the Initial Study process, and were not discussed in EIR No. 466.

**EIR No 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** According to Riverside County’s GIS database, the proposed Project site is not within a fault zone or within a half mile of a fault. Incorporation of standard building code and County requirements for construction will be conditioned as a part of the Project and will minimize impacts during an earthquake event. The Project is consistent with what was analyzed in the previous EIR, therefore, no new impacts are anticipated.

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

Sources: EIR No. 466, GPA No. 960 Figure S-3, "Generalized Liquefaction"

Findings of Fact:

a) **EIR No. 466 Conclusion – No Impact:** Portions of the site are located within a zone of shallow groundwater with moderate to very high susceptibility to liquefaction. Prior to approval of each plot plan, a site-specific geotechnical report, pursuant to County requirements, to identify hazards to the proposed development and recommendations on how to mitigate them. All impacts associated with geology/soils were determined not to be significant during the Initial Study process, and were not discussed in EIR No. 466.

**EIR No 466 Mitigation Measures:** N/A

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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**Discussion of Proposed Project – No New Impact:** The proposed Project site is identified as having a moderate potential for liquefaction in the Riverside County GIS database. As with all projects, the Project will be required to comply with standard conditions of approval, as well as Uniform Building Code requirements which address liquefaction hazards. Since the Project is consistent with the previous EIR, the proposed Project is expected to not have any new impacts.

**13. Ground-shaking Zone**

- a) Be subject to strong seismic ground shaking?

Sources: EIR No. 466, GPA No. 960 Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

a) **EIR No. 466 Conclusion – Less Than Significant:** Given the Specific Plan area’s location in Southern California, and the common occurrence of earthquake faults in the region, the Plan area may experience strong seismic ground shaking from a local or regional earthquake of large magnitude. Since the Plan area is not located within a State Alquist-Priolo Fault Zone or a County Fault Hazard Zone, it is not required to investigate the potential for and setback from ground rupture hazards. Implementation of the Plan will follow standard County conditions of approval; therefore, ground-shaking events are expected to cause less than significant impacts. All impacts associated with geology/soils were determined not to be significant during the Initial Study process, and were not discussed in EIR No. 466.

**EIR No 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The proposed Project site is not located within close proximity to a State of California-Special Studies Zone/Alquist Priolo Earthquake Fault Zone or any other fault. The Project is consistent with the land uses analyzed in EIR No. 466 and no new impacts are anticipated.

**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?

Sources: EIR No. 466, GPA No. 960, Figure S-5, "Regions Underlain by Steep Slope"

Findings of Fact:

a) **EIR No. 466 Conclusion – Less Than Significant:** All impacts associated with geology/soils were determined not to be significant during the Initial Study process, and were not discussed in EIR No. 466. Riverside County’s General Plan Safety Element identifies no known or mapped geologic units that could potentially result in on- or off-site landslides, lateral spreading, and collapse or rockfall hazards. The Specific Plan area does not contain steep slopes (greater than 15%), nor does the site contain an unstable slope (potential for rockslides or landslides). Therefore, the threat of landslide risk was not addressed in EIR No. 466.

**EIR No 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The proposed Project is consistent with the Specific Plan and within the area analyzed in EIR No. 466 and, thus, does not contain any known or mapped geologic



Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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units or soils that are unstable or could become unstable as a result of the Project. Therefore, no new impacts are anticipated.

**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?

Sources: EA No. 39537, County GIS Database

Findings of Fact:

a) **EIR No. 466 Conclusion – Less Than Significant:** EIR No. 466 did not discuss ground subsidence as the Initial Study found the impacts to be less than significant. There are no know geologic units or soils that are or would become unstable and result in subsidence because of implementation of the Specific Plan as analyzed in the Initial Study. Standard County procedures require the preparation of site-specific geotechnical reports prior to grading to identify any specific requirements necessary to ameliorate potential subsidence hazards. Therefore, the risk of subsidence hazards will be less than significant and ground subsidence was not addressed further in EIR No. 466.

**EIR No 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The proposed Project is identified as being susceptible to subsidence in Riverside County’s GIS database and will comply with standard County procedures to prepare a geotechnical report prior to grading to identify any specific requirements to ameliorate hazards. Therefore, since the Project is consistent with the Specific Plan and a site-specific geotechnical report will be prepared which will address risk from subsidence, no new impacts are anticipated.

**16. Other Geologic Hazards**

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

Sources: EIR No. 466, County GIS Database, EA No. 39537

Findings of Fact:

a) **EIR No. 466 Conclusion – Less Than Significant:** The nearest large inland water body is Lake Perris located east of the Specific Plan area, which would not pose a threat to development associated with implementation of the Specific Plan in the event of a large earthquake, that would potentially induce a seiche in the lake. There are no volcanoes in the vicinity of the Specific Plan area. Since there are no steep slopes, impacts from other geologic hazards are considered less than significant in the Initial Study and were not discussed in the EIR No. 466.

**EIR No 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The proposed Project is consistent with the approved Specific Plan and, thus, there are no inland water bodies that would pose a threat to the site and no volcanoes in the area. Therefore, no new impacts are anticipated.

**17. Slopes**

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

Sources: EIR No. 466

Findings of Fact:

a) through c) **EIR No. 466 Conclusion – No Impact:** The majority of the Specific Plan area is essentially level. Limited grading may be required during construction to establish finished grades. The scale of activity will be consistent with that for ongoing construction in the area. The Initial Study for the Specific Plan found this issue area to be less than significant. Therefore, it is not expected that grading will impact subsurface sewage disposal systems. Therefore, no impacts related to slopes are anticipated.

**EIR No 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The proposed Project site is consistent with the Specific Plan. The change in topography and slopes needed for the Project are not significantly different than the existing site conditions. There are no septic systems identified on the Project site; therefore, the proposed Project is not expected to impact any subsurface sewage disposal systems and no new impacts are identified.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466, NRCS Web Soil Survey, EA No. 39537

Findings of Fact:

a) **EIR No. 466 Conclusion – Less Than Significant:** The Initial Study for the EIR found impacts to soils less than significant so there was no analysis of soils contained within EIR No. 466. Soils on-site have low to moderate potential for erosion. Implementation of the Specific Plan No. 341 (Plan) will be required to reduce or eliminate soil erosion sedimentation during construction activities by obtaining coverage under the Santa Ana Regional Water Quality Control Board (RWQCB) NPDES permit for construction-related storm water discharges in the San Jacinto River Watershed. The permit requires that Best Management Practices (BMPs) will be used on-site to ensure that soil erosion due to wind or water does not occur during the construction phase. Therefore, impacts are considered less than significant.

**EIR No 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The proposed Project will need to comply with the RWQCB MS4 Permit which requires the implementation of Low Impact Design (LID) Standards within the Santa Ana River Watershed. Therefore, no new impacts are anticipated as the Project is consistent with the Specific Plan.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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b) **EIR No. 466 Conclusion – No Impact:** The Initial Study for the EIR found impacts to soils less than significant so there was no analysis of soils contained within EIR No. 466. The Plan area is located on soils in the Monserate-Arlington-Exeter Association, which exhibits well-drained soils on nearly-level to moderately steep topography. These soils have a surface layer of sandy loam to loam and are shallow to deep hardpan. This association does not contain expansive soils as defined in Table 18-1-B of the Uniform Building Code. Expansive soils are not typically associated with the Plan vicinity. Therefore, no impacts related to expansive soils are expected as a result of Plan implementation.

**EIR No 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The proposed Project is within the Monserate-Arlington-Cieneba-Fallbrook Association, which does not contain expansive soils. Therefore, no new impacts are anticipated.

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"/>
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Sources: EIR No. 466, NRCS Web Soil Survey, EA No. 39537

Findings of Fact:

c) **EIR No. 466 Conclusion – No Impact:** There are no septic tanks within the Specific Plan area, projects within this area will connect to existing sewer lines for the disposal of waste water. This issue was not discussed in EIR No. 466. Therefore, no impacts are anticipated.

**EIR No 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** There are no septic tanks proposed as part of the Project. The Project will connect to existing sewer lines for the disposal of waste water. Therefore, no new impacts are anticipated.

**19. Erosion**

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

Sources: EIR No. 466, NRCS Web Soil Survey, EA No. 39537

Findings of Fact:

a) **EIR No. 466 Conclusion – Less Than Significant:** Impacts related to geology were all found to be less than significant in the Initial Study and not discussed in EIR No. 466. Storm water runoff from the Specific Plan No. 341 (Plan) area will drain into an existing storm drain system that will discharge into the Perris Valley Storm Drain (open channel, concrete lined) that terminates at the San Jacinto River. Since the Plan area is located on a site that has existing infrastructure, and the appurtenant storm drain system flows into the San Jacinto River, which has been modeled to adequately handle maximum flows from the storm drain system, impacts are

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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considered less than significant. Additionally, the Plan's overall contribution to the existing storm drain system is considered less than significant. Therefore, the Plan will not change the deposition, siltation or erosion rate which may modify the San Jacinto River or Canyon Lake, to which it terminates and impacts are less than significant.

**EIR No 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** The proposed Project is consistent with EIR No. 466. There are no streams or waters on or near the Project site. The Project will not have a direct impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. With implementation of the County required Water Quality Management Plan the potential for water erosion during operation is addressed. Therefore, no new impacts are anticipated.

b) **EIR No. 466 Conclusion – Less Than Significant:** Impacts related to geology were all found to be less than significant in the Initial Study and not discussed in EIR No. 466. Implementaiton of the Plan will involve grading, excavation, trenching, temporary stockpiling and construction work in areas of relative flat terrain. Development of the Plan will result in the construction of additional impervious surfaces, which may result in increased runoff. Short-term impacts may result during construction with some amounts of increased water erosion being generated on-site. The proposed construction activities are subject to the Santa Ana Regional Water Quality Control Board (RWQCB) NPDES Permit for construction-related stormwater discharges in the San Jacinto River watershed. By following the standards pursuant to the NPDES Permit for construction activities, the Plan is expected to have a less than significant impact to water erosion both on- and off-site.

**EIR No 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** The proposed Project will be required to comply with the RWQCB MS4 Permit which requires implementation of Low Impact Design (LID) Standards within the Santa Ana River Watershed. Therefore, no new impacts are anticipated.

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

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

Sources: EIR No. 466, GPA No. 980 Figure S-8, "Wind Erosion Susceptibility Map," Ord. 484, EA No. 39537

Findings of Fact:

a) **EIR No. 466 Conclusion – Less Than Significant:** This issue area was found to be less than significant in the Initial Study for EIR No. 466 and therefore not analyzed in the EIR. The Specific Plan area has moderate potential for wind erosion, similar to most of Riverside County. However, the Plan area is not located within the boundaries of Riverside County's Agricultural Dust Control Area as established by Ordinance No. 484. Therefore, impacts from wind erosion and blowsand on- and off-site are considered less than significant. During construction, much of the site can be accessed by paved roadways and all grading equipment will be required (by the County and Santa Ana RQWCB NPDES permit) to use BMPs, including compliance with SCAQMD Rule 403, to prevent wind erosion. Use of these BMPs will reduce any wind erosion and/or blowsand impacts caused by implementation of the Plan to a less than significant level.

**EIR No 466 Mitigation Measures: N/A**

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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**Discussion of Proposed Project – No New Impact:** The proposed Project is consistent with EIR No. 466 and will also be required to use BMPs, including compliance with SCAQMD Rule 403, to prevent wind erosion. Therefore, no additional impacts are anticipated.

**Greenhouse Gas Emissions**

Would the Project:

**21. Greenhouse Gas Emissions**

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

Sources: EIR No. 466, Riverside County CAP, CAP Screening Tables

Findings of Fact:

a) **EIR No. 466 Conclusion – No Analysis:** EIR No. 466 did not include analysis of the threshold questions for Greenhouse Gas (GHG) emissions. This is because when the EIR was prepared, the County’s environmental assessment form and the California Environmental Quality Act (CEQA) Guidelines did not include these threshold questions specifically related to GHG.

**EIR No 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – Less Than Significant New Impact with Mitigation:** As outlined in recent CEQA case law regarding Citizens for Responsible Equitable Environmental Development (CREED) v. City of San Diego the Court [CREED v. City of San Diego (2011), Super. Ct. No. 37-2009-00085307-CU-MC-CTL] new greenhouse gas (GHG) thresholds are not considered new information for CEQA purposes. The case confirms that GHG emissions do not constitute new information or changed circumstances affecting an agency’s ability to rely on an earlier EIR without the need for supplemental environmental review on the GHG issue. As noted by the court in CREED v. City of San Diego, the potential effects of GHG emissions on global climate have been documented since at least 1978.

As outlined in Section 6, Air Quality, above, the proposed Project is consistent with the land uses identified for Planning Area 7 in Specific Plan No. 341, which allowed for development of 805,729 square feet of warehouse/distribution uses at this Project site. This Project proposes construction of a 767,630 square foot warehouse and can be expected to have less of an impact on the air quality than originally analyzed in EIR No. 466. EIR No. 466 found that potential short-term and long-term impacts to air quality were significant, even with implementation of mitigation measures **MM Air 1** through **MM Air 9** (see Section 6, Air Quality, above), so the Board of Supervisors approved Resolution 2005-461 to approve the Project and determine that the benefits of implementation of Specific Plan No. 341 outweighed the adverse environmental effects.

The County of Riverside has an approved Climate Action Plan (CAP) that fulfills the requirements in CEQA Guidelines Section 15183.5. Compliance with the Riverside County CAP is demonstrated through the use of Riverside County CAP Screening Tables for new development. The County has determined that if a project can obtain the minimum 100 points from the screening table, the mitigated project will implement reduction measures such that it meets the greenhouse gas reduction goals of the CAP and a less than significant finding can be made. The Riverside County CAP Screening Table was completed during analysis for this Project and it was determined that the Project earned 120 points. Implementation of relevant reduction measures to earn

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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these points is achieved through applicable federal, state, and local requirements or as a required Project mitigation measure.

Implementation of the improvements listed in mitigation measure **MM GHG 1** will earn the Project 120 points on the Riverside County CAP Screening Table. Therefore, impacts will be less than significant.

**MM GHG 1:** The following reduction measures will be included in Project design:

- Enhanced insulation (rigid-wall insulation R-13, roof/attic R-38) in the conditioned office space area,
- Enhanced window insulation, >15% Title 24 Standards in the conditioned office space area,
- Enhanced duct insulation (R-8) in the conditioned office space area,
- Improved efficiency HVAC (EER 14/65% AFUE or 8 HSPF) to the conditioned office space area,
- High efficiency water heater (0.72 Energy Factor),
- At least one window or skylight in all peripheral rooms within the Project building,
- Very high efficiency lights (100% of in-unit fixtures will be high efficacy),
- Energy Star refrigerator in employee break room(s),
- Drought-tolerant landscaping with no turf areas,
- Preferred parking, including larger parking spaces that can accommodate vans used for ride-sharing programs and adequate passenger waiting/loading areas, for a carpool/vanpool program.
- Circuit and capacity in two parking areas for installation of electric vehicle charging stations.
- Separated recycling bins within the building and provide trash compactors to compact recyclables for collection.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: EIR No. 466, Riverside County CAP, CAP Screening Tables

**Findings of Fact:**

b) See response to 21. a) above.

**22. Hazards and Hazardous Materials**

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

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?				
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"/>

Sources: EIR No. 466, EA No. 39537

Findings of Fact:

a) **EIR No. 466 Conclusion – Less Than Significant:** The Initial Study prepared for EIR No. 466 found that all potential impacts related to this threshold were less than significant and this topic was not analyzed in EIR No. 466. In particular, the Initial Study found that development of Specific Plan No. 341 will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides and standard office supplies, etc. The associated buildings are to be used for light industrial and warehouse/distribution uses under the existing Manufacturing-Service Commercial (MS-C), Mixed Manufacturing (MM), and Industrial Park (IP) zoning. These zones permit for certain land uses which might use hazardous materials; therefore, if these uses were to be permitted in the future, these projects would be required to comply with standard Department of Environmental Health policies and permitting procedures. However, the Initial Study found that as proposed, Specific Plan No. 341 would not involve transport, use, or disposal of hazardous materials and this topic was not addressed further in EIR No. 466.

**EIR No 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – Less than Significant New Impact:** The proposed Project involves construction of a 767,630 square foot warehouse, which is consistent with the land uses defined in EIR No. 466. The Initial Study for EIR No. 466 found that each new development within the Specific Plan area would incrementally increase use and disposal of potentially hazardous substances; however, compliance with standard county policies would reduce potential impacts to a less than significant level. Therefore, new impacts associated with construction of this warehouse building will be less than significant.

b) See response to 22. a), above.

c) **EIR No. 466 Conclusion – No Impact:** The Initial Study prepared for EIR No. 466 found that there were no impacts anticipated related to this threshold and this topic was not analyzed in EIR No. 466. The Specific Plan as analyzed in the Initial Study Checklist for EIR No. 466 will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. The Specific Plan area includes adequate access for emergency response vehicles and personnel, as developed in consultation with County Fire personnel, and the site is bounded on the north and south by freeway on-ramps. Therefore, impacts are considered less than significant and this topic was not addressed in the Final EIR No. 466.

**EIR No 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The proposed Project is located in the northernmost portion of the Specific Plan area, and access to the site will be provided along Nandina Avenue. Construction of the proposed Project is consistent with the light industrial/warehouse land uses identified in the Specific Plan, thus, no new impacts are anticipated

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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d) **EIR No. 466 Conclusion – No Impact:** The Initial Study prepared for EIR No. 466 found that there were no impacts anticipated related to this threshold and this topic was not analyzed in EIR No. 466. There were no existing or proposed schools within one-quarter mile of the Plan area or in the Plan vicinity during preparation of the Initial Study. Therefore, no impacts are expected and this topic was not discussed in the Final EIR No. 466.

**EIR No 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The proposed Project is located within the development envelope analyzed in the Initial Study for Specific Plan No. 341, and conditions have not changed since analysis for the Initial Study. Thus, there are no existing or proposed schools within one-quarter mile of the proposed Project site or in the Project vicinity. Additionally, the Project does not propose the transportation of substantial amounts of hazardous materials. Therefore, no new impacts are anticipated.

e) **EIR No. 466 Conclusion – No Impact:** The Initial Study prepared for EIR No. 466 found that there were no impacts anticipated related to this threshold and this topic was not analyzed in EIR No. 466. An environmental regulatory database search was conducted in 2004 as part of the Initial Study preparation process for EIR No. 466, which reviewed all regulatory agency lists compiled pursuant to Government Code Section 65962.5. This search revealed that the Specific Plan area is not located on a site identified in the Cortese list of hazardous materials sites. Therefore, no impacts are expected and this topic was not addressed in EIR No. 466.

**EIR No 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The proposed Project site is located within the development envelope analyzed in the Initial Study for Specific Plan No. 341 and, therefore, is not located on a site identified in the Corteses list of hazardous materials sites and no new impacts are anticipated. .

**23. Airports**

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

Sources: EIR No. 466, RCALUCP, EA No. 39537, ALUC

Findings of Fact:

a) and c) **EIR No. 466 Conclusion – Less than Significant with Mitigation Incorporated:** Proposed projects within the Specific Plan area would require review by the Airport Land Use Commission (ALUC) since the Specific Plan area is located within the policy area of MARB. EIR No. 466 found that the site is located within the March Air Reserve Base Airport Influence Policy Area as identified in the RCIP Mead Valley Area Plan. The 1984 Riverside County Airport Land Use Plan establishes land use compatibility guidelines for three Airport-Influenced Areas (Area I, Area II, and Area III). The Project site is located within Area II. The Area II guidelines



	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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allow large-lot single family residential, agriculture, industrial, and commercial uses. The 1998 MARB ALCUZ Study does not impose any additional restrictions on the Project area as it is not located in within an established Clear Zone or Accident Potential Zone (APZ). The ALUC review will ensure that any applicable measures to minimize future proposed projects' impacts upon March Air Reserve Base would be applied to the respective projects.

Although the Specific Plan area falls outside of the CNEL noise contours for March Air Reserve Base, the Specific Plan area is located beneath identified flight tracks for airplanes using the airfield at March Air Reserve Base. This means that there is a potential for single-event noise levels to affect future land uses in the Majestic Freeway Business Center Specific Plan. However, the industrial, warehouse and distribution and commercial/retail land uses within the Specific Plan are not considered to be sensitive receivers and therefore the impacts from these single-event noise levels are considered to be below the level of significance.

Pursuant to Riverside County Ordinance No. 348, the height of Project buildings will not exceed 75 feet. The development standards of the Specific Plan incorporate the RCIP Mead Valley Area Plan use prohibitions regarding lighting, glare, and other visual impediments. The proposed land uses for the Plan area are consistent with the permitted uses for Airport-Influence Zone II: light industrial, warehouse/distribution and commercial.

Additionally EIR No. 466 states, the Federal Aviation Regulation Part 77 states that the established airfield elevation at MARB is 1,538 feet above mean sea level and thus any structure on the project site would have to exceed an elevation of 1,688 feet, which is a building height range between 88 and 188 feet, above mean sea level before it encroaches into the Part 77 surfaces for the MARB runways. Nonetheless, EIR No. 466 states, pursuant to the Riverside County Ordinance No. 348, the height of the proposed project buildings shall not exceed 75 feet.

Outdoor lighting has the potential to adversely affect pilots utilizing March Air Reserve Base at night. These potential impacts will be reduced to below the level of significance through implementation of **MM Airport 1**.

**EIR No. 466 Mitigation Measures:**

**MM Airport 1:** All street lights and other outdoor lighting shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky or above the horizontal plane.

**Discussion of Proposed Project – No New Impact:** According to the 2014 MARB/IPA Land Use Compatibility Plan, the proposed Project site is within a Flight Corridor Zone (Zone C2) for March ARB. The proposed Project is consistent with the Light Industrial land use designation in the Riverside County General Plan which is also consistent with the 2014 MARB/IPA Land Use Compatibility Plan. Zone C2 prohibits highly noise-sensitive outdoor nonresidential uses and hazards to flight. In addition, children's schools are discouraged and an airspace review is required for objects greater than 70 feet tall. The proposed Project is consistent with these prohibited uses and other development conditions.

The proposed Project is also subject to ALUC review and was found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan at the ALUC hearing held on March 10, 2016. The Staff Report found that the proposed building with warehouse and office space would result in a total occupancy of 645 people and an average intensity of 18 people per acre, which is consistent with the Zone C2 average acre criterion of 200. If the proposed building was used solely as a fulfillment center pursuant to MARB/IPA Land Use Compatibility Plan Policy 2.4 (50% of 1 person per 500 square feet), the building would accommodate a total occupancy of 867 people, resulting in an average intensity of 25 people per acre, which is also compatible with the Zone C2 average acre criterion of 200. If the entire building was utilized as office

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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space (with the 50 percent reduction) or for manufacturing (at 1 person per 200 square feet), the average intensity of 110 persons per acre would still be consistent with the average intensity limit of 200 persons. In addition, based on the number of standard parking spaces, truck dock spaces, and trailer spaces provided, the total occupancy would be estimated at 882 people. This total occupancy within the 35.12 acre area results in an average intensity of 25 people per acre, which is also consistent with the Zone C2 average acre criterion of 200.

The ALUC will ensure that any applicable measures to minimize the project’s impacts upon March Air Reserve Base would be applied to the proposed Project. These include shielding of outdoor lighting, airport compatibility-related Project approval requirements, and prohibitions of certain uses and activities that may be inconsistent with the nearby airport uses. The risk level associated with zone C2 is moderate to low as it is a distant (beyond 5 miles) portion of the instrument arrival corridor or closed-circuit flight training activity corridors. Outdoor lighting has the potential to adversely affect pilots utilizing March Air Reserve Base at night. These potential impacts will be reduced to below the level of significance through implementation of **MM Airport 1**. Therefore, no new impacts are anticipated related to inconsistency with an Airport Master Plan or safety hazards within an airport land use plan. The proposed Project is subject to ALUC review as it is located within zone C2 of the 2014 MARB/IPA Land Use Compatibility Plan. The ALUC will ensure that any applicable measures to minimize the project’s impacts upon March Air Reserve Base would be applied to the proposed Project. Therefore, no new impacts are anticipated.

**b) and d) EIR No. 466 Conclusion – Not Analyzed:**

**b) EIR No. 466 Conclusion – Not Analyzed:** Development within the Specific Plan area will require review by the Airport Land Use Commission (ALUC) because the Specific Plan area is located within the policy area of MARB. However, review by ALUC is not considered a potentially significant impact and this topic was not discussed in EIR No. 466.

**EIR No. 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The proposed Project is subject to ALUC review and was found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan at the ALUC hearing held on March 10, 2016. Therefore, no new impacts are anticipated.

**d) EIR No. 466 Conclusion – Not Analyzed:** The Specific Plan area is not within the vicinity of a private airstrip or heliport. Therefore, safety hazards related to proximity to a private airstrip or heliport were considered to have no impact, and the topic was not addressed in the EIR No. 466.

**EIR No. 466 Mitigation Measures:** N/A.

**Discussion of Proposed Project – No New Impact:** The proposed Project site is not within the vicinity of a private airstrip or heliport. Therefore, safety hazards related to proximity to a private airstrip or heliport will have no new impact.

**24. Hazardous Fire Area**

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

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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Sources: EIR No. 466, EA No. 39537

Findings of Fact:

**EIR No. 466 Conclusion – Not Analyzed:** The Initial Study found impacts related to fire areas to be less than significant and therefore EIR No. 466 did not analyze these impacts. The Specific Plan area is not located within a designated hazardous fire area. The project area is bounded on the east by I-215, residential development to the south, west and the MARB Wastewater Treatment Plant and the Riverside National Cemetery to the north. In the event of a fire, these properties would not present a significant wildland fire threat to the Project site. Therefore risks associated with hazardous fire areas were not discussed in EIR No. 466.

**EIR No. 466 Mitigation Measures:** N/A.

**Discussion of Proposed Project – No New Impact:** The proposed Project is not located within a high fire area. Figure S-11 of the Riverside County General Plan designates this area as "low" in regards to fire susceptibility. Therefore, the proposed Project will not have an impact nor 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. Therefore, no new impacts are anticipated.

**HYDROLOGY AND WATER QUALITY**

Would the Project:

<b>25. Water Quality Impacts</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute to runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g., water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g., increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466, EA No. 39537, P-WQMP, County GIS Database

**Findings of Fact:**

**a) EIR No. 466 Conclusion – Less than Significant Impact with Mitigation Incorporated:** Implementation of the SP will greatly increase the percent of impervious surfaces compared to the present condition. Runoff will be directed through a system of curbs and gutters, and storm drain systems, into the Perris Valley Storm Drain and the San Jacinto River. Reduced on-site infiltration will lead to increased volumes and/or velocities of storm flows entering natural, earthen drainages. These increased flows could substantially increase channel erosion and sediment transport to downstream areas, such as Canyon Lake. Projects conducted under the SP will be required to develop and implement a WQMP to effectively keep post-development storm water flows/volumes to pre-development levels. By developing and implementing a WQMP and SWPPP, and by incorporation of mitigation measures **MM Hydro 1** through **MM Hydro 4**, implementation of the SP would have less than significant impacts related to erosion and siltation.

**EIR No. 466 Mitigation Measures:**

**MM Hydro 1:** In order to mitigate impacts related to water quality resulting from construction of the Majestic Freeway Business Center, the project proponent or their developer shall obtain coverage under the appropriate NPDES Construction Permit for Activities in the San Jacinto watershed through the Santa Ana Regional Water Quality Control Board prior to obtaining the grading permit. Each development within the project area will warrant its own coverage under the Construction Permit, unless otherwise determined by the SARWQCB.

**MM Hydro 2:** In order to mitigate impacts related to pollutant loading to receiving waters and/or increased erosion/siltation resulting from Specific Plan implementation, individual project proponents shall develop and implement a Water Quality Management Plan (WQMP). The WQMP will contain measures that will effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the County’s approved WQMP developed in compliance with their MS4 permit.

**MM Hydro 3:** To mitigate impacts related to water quality following development, individual project proponent’s will determine if coverage under the State’s General Permit for Industrial Activities is necessary. This permit requires implementation of a SWPPP for certain types of industrial activities. The future building occupants of the structures proposed in this document may warrant coverage under the General Permit for Industrial Activities. Therefore, prior to issuance of the certificate of occupancy, building occupants shall determine whether or not coverage under the Industrial permit is warranted for their operations.

**MM Hydro 4:** To mitigate impacts related to exceedance of capacity of storm drain facilities, individual project proponents will be conditioned to construct a “fair share” of on-site storm drain infrastructure or to demonstrate that existing on-site facilities can effectively accommodate storm flows for the 100-year event.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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**Discussion of Proposed Project – No New Impact:** The proposed Project site was previously graded to create a relatively flat lot of land. The proposed Project has prepared a Preliminary WQMP which is included as Appendix J to this document. The Project has been designed to follow the existing flow patterns throughout the site and maintain the same area of flow post-construction by including structural and treatment BMPs, which includes 110,436 s.f. of self treating landscaped areas and a bio-retention basin located along the eastern boundary of the proposed Project.

As identified in the Preliminary WQMP developed for PP 25954, the existing drainage pattern of the Project site is from west to east and this pattern was preserved as a part of the proposed Project design. A storm drain network begins at the west face of the property along Decker Road and will drain east to the proposed bio-retention basin along the eastern edge of the property. Offsite flows also originating in the western open area will be collected in the storm drain system and drain to Perris Valley MDP Lateral-8 and Lateral-9 located at the eastern property boundary.

Additionally, prior to issuance of grading permits, the proposed Project is required to prepare a SWPPP pursuant to the statement General Construction Permit NPDES No. CAS000002, Waste Discharge Requirements Order No. 2012-0006-DWQ that incorporates BMPs to minimize the potential for construction related runoff and erosion. As a result, the proposed Project will not substantially alter an existing drainage pattern, including alteration of the course of a stream or river, in a manner resulting in substantial erosion or siltation on- or of the course either during construction or operation. Therefore, no new impacts related to modifications of drainage courses are anticipated.

**b) EIR No. 466 Conclusion – Less than Significant Impact with Mitigation Incorporated:** In order to reduce the discharge of expected pollutants, such as oil, grease and trash, into impaired receiving waters following development, individual project proponents will be required to be in compliance with the latest version of the County’s requirements for new development and redevelopment. After January 2005, these requirements are expected to include development and implementation of a WQMP. WQMP requirements are expected to be more stringent than the current guidelines of Supplement A of the County’s Drainage Area Management Plan (DAMP). By complying with NPDES permit requirements and mitigation measure **MM Hydro 1**, impacts to water quality standards would be less than significant.

**EIR No. 466 Mitigation Measures:** See discussion of mitigation measures **MM Hydro 1** through **MM Hydro 4** in Section (a), above.

**Discussion of Proposed Project – No New Impact:** The Project site currently has no existing impervious surfaces and at buildout the proposed Project proposes as estimated 1,245,790 s.f. of impervious surfaces to be within the the Project limits. By increasing the percentage of impervious surfaces on the site, less water will percolate into the ground and more surface runoff will be generated. Paved areas and streets will collect dust, soil and other impurities that would then be assimilated into surface runoff during rainfall events. Potential pollutants such as sediment/turbidity, nutrients, trash and debris, oxygen demanding substances, bacteria and viruses, oil and grease, and pesticides are expected as a result of industrial development.

Receiving waters for urban runoff from the site are Canyon Lake and Lake Elsinore which are listed on the Federal 303(d) list of Impaired Water bodies. Both Canyon Lake and Lake Elsinore have been identified as having water quality impairments due to point and unknown Nonpoint sources, which includes nutrients, pathogens, low dissolved oxygen, sedimentation/siltation, and unknown toxicity. Project construction would have the potential to result in additional sources of polluted runoff from activities such as demolition, clearing and grading, stockpiling of soils and materials, concrete pouring, painting, and asphalt surfacing which could have impacts on surface water quality. Construction of the Project would involve various types of equipment such as dozers, scrapers, backhoes, other earthmoving equipment, dump trucks, cranes, trucks, concrete

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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mixers, and generators. Pollutants associated with these construction activities that could result in water quality impacts include sediment, trash, and oils.

However, potential water quality impacts related to construction of the proposed Project are limited as a result of the nature of the proposed land uses and established regulatory mechanisms which govern the construction phase of the Project as follows:

- During construction, implementing project developers would be required to comply with NPDES requirements, as discussed above. Implementing Project developers would be required to prepare a project-specific SWPPP in accordance with the NPDES Statewide General Construction Permit in order to reduce the discharge of pollutants into receiving waters. The General Permit requires development and implementation of a project-specific SWPPP to identify an effective combination of erosion control and sediment control BMPs to minimize or eliminate the discharge of pollutants into receiving waters. In addition, BMPs for managing sources of non-storm water discharges and waste are required to be identified in the SWPPP. Examples of construction BMPs include silt fencing, gravel bag berms, fiber rolls, and street sweeping. This regulation would reduce impacts to water quality during construction to less than significant.
- For post-construction, implementing Project developers would be required to complete a project-specific WQMP containing measures that effectively treat all pollutants of concern and hydrologic conditions of concern, consistent with the approved WQMP developed in compliance with the County's MS4 permit. Site design, source control and treatment control BMPs will be implemented through the project-specific WQMP to protect downstream areas from pollutants after construction.

By increasing the percentage of impervious surfaces on the Project site, less water would percolate into the ground, thereby generating more surface runoff. Thus, the proposed Project may potentially exceed storm water drainage system capacity. Paved areas and streets would collect dust, soil and other impurities that would then be assimilated into surface runoff during rainfall events. Pollutants such as trash and debris, oil and grease, sediment, metals, and pesticides are expected to be present in surface water runoff once Project development occurs, which may potentially result in negative impacts to surface water quality; thus, potentially contributing to additional sources of polluted runoff. However, as discussed above in, a bio-retention basin is proposed in the project boundary to ensure storm water runoff will not exceed existing conditions. In addition, the Project would be required to comply with NPDES requirements, implementing a project-specific SWPPP and implementing BMPs from the project-specific WQMP for post-construction, as identified above. Compliance with these standards will minimize the project's increased runoff and additional sources of polluted runoff. Therefore, through compliance with NPDES permit requirements and implementation of the project-specific Preliminary WQMP, as well as compliance with **MM Hydro 1** through **MM Hydro 4** in EIR 466, no new impacts to water quality standards are anticipated. Therefore, no new impacts are anticipated.

**c) EIR No. 466 Conclusion – Not Analyzed:** EMWD is the provider of domestic water to the project area. In 2002, between 98 and 99 percent of the domestic water provided to the Mead Valley area came from groundwater. The Project does not include groundwater extraction wells and domestic water to serve the Project is not expected to come from groundwater sources. In addition, due to the Project's location at the edges of identified groundwater subbasins, minimal use of groundwater to serve the area and the Project's small size in relationship to the total size of the groundwater subbasins, there will not be a substantial effect upon groundwater recharge within the groundwater subbasins. Thus, the Project is not expected to significantly impact groundwater supplies and the issue was not discussed in the EIR.

**EIR No. 466 Mitigation Measures:** N/A

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

**Discussion of Proposed Project – No New Impact:** The domestic and irrigation water will be supplied to the project site by Eastern Municipal Water District (EMWD). As outlined in Eastern Municipal Water Districts 2010 Urban Water Management Plan (UWMP), in addition to being prepared in compliance with Water Code Section 10620(a) of the Urban Water Management Act and the Water Conservation Act, it will be used by EMWD to support water supply assessments. To insure that planning efforts for future growth are comprehensive, EMWD incorporates regional projections in its UWMP. The Riverside County Center for Demographic Research 2010 Projection is used to calculate future population for the UWMP. RCCDR considers land use and land agency information to develop projections. The project site is currently designated as light industrial as reflected in the Riverside County GIS database and the proposed project is consistent. Therefore, the development of this site as light industrial was considered in developing the UWMP.

According to EMWD, approximately twenty percent of EMWD's potable water demand is supplied by EMWD groundwater wells and the remainder is supplied by imported water from the Metropolitan Water District of Southern California (MWD) through its Colorado River Aqueduct and its connections to the State Water Project. The majority of the groundwater produced by EMWD comes from its wells in the Hemet and San Jacinto area. The Project does not include groundwater extraction wells and domestic water to serve the future development will come from EMWD and not from local groundwater sources. Therefore, as EMWD will supply water to the project in accordance with the 2010 UWMP the project would not substantially deplete EMWD's groundwater supplies. As outlined above site design BMPs will be incorporated to minimize impervious surfaces, to maximize pervious surfaces thereby promoting infiltration and groundwater recharge. Therefore, no new impacts are anticipated.

**d) EIR No. 466 Conclusion – Less than Significant Impact with Mitigation Incorporated:** On-site stormwater drainage systems are expected to adequately accommodate storm flows; however off-site facilities have either not been constructed or are not adequate to accommodate the increase in flows expected following implementation of the Majestic Freeway Business Center Specific Plan. Impacts would be significant to downstream areas due to the current lack of flood control facilities. However, these facilities will be constructed through fees paid for the Area Drainage Plan. Through incorporation of mitigation measure **MM Hydro 4** impacts related to exceedance of capacity of existing or planned storm water drainage systems will be less than significant.

By developing and implementing a WQMP, and by incorporating mitigation measures **MM Hydro 2** and **MM Hydro 3**, implementation of the Specific Plan will have less than significant impacts related to new sources of polluted runoff.

**EIR No. 466 Mitigation Measures:** See discussion of mitigation measures **MM Hydro 1** through **MM Hydro 4** in Section (a), above.

**Discussion of Proposed Project – No New Impact:** See response to part (b), above.

**e & f) EIR No. 466 Conclusion – Not Analyzed:** The project site is not located within a FEMA-designated 100-year flood zone and the Project does not include construction of housing. Therefore there are no impacts related to placing housing or placing area structures which would impede or redirect flood flows within a 100-year flood hazard area. Thus, these issues were not discussed in the EIR.

**EIR No. 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** According to the Riverside County GIS database the Project area is not located within a mapped 100-year flood plain or flood hazard area. Therefore no structures will be placed in a 100-year flood hazard area and no new impacts are anticipated.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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**g) EIR No. 466 Conclusion – Not Analyzed:** The Project will ultimately discharge to the San Jacinto River, which terminates at Canyon Lake which is currently listed on the Clean Water Act’s Section 303(d) list, which indicates the lake is impaired for exceeding its water quality objectives for sediments, siltation, pathogens, and nutrients. The Project may introduce a new source of pollutants but will be conditioned to comply with the requirements of the RWQCB under Order No. 01-34 for construction-related activities in the San Jacinto Watershed. In addition, the Project will be required to comply with requirements of Supplement A to the Riverside County Drainage Area Management Plan, and will be equipped with an effective combination of structural and non-structural post-construction BMPs. Therefore, Project impacts relating to otherwise substantially degrading water quality are less than significant and the issue was not addressed in the EIR.

**EIR No. 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** Through compliance with NPDES permit requirements and implementation of the Majestic Freeway Business Center, Building 1 project-specific WQMP (MM Hydro 1 through 4 in EIR 466), no new impacts to water quality standards are anticipated.

**h) EIR No. 466 Conclusion – Not Analyzed:** Impacts related to including new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g., water quality treatment basins, constructed treatment wetlands) were not analyzed in the Initial Study, nor the EIR.

**EIR No. 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The Project site has been designed to minimize drainage infrastructure. A Preliminary WQMP has been prepared by WEBB dated January 5, 2016 that includes BMPS that allow for the design and construction of one bio-retention basin. These BMP's are designed to treat peak flows and would not create any operating impacts such as standing water or vector issues. Therefore, no new impacts are anticipated.

**26. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

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



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Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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Sources: EIR No. 466, EA No. 39537, Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone", P-WQMP, County GIS database

Findings of Fact:

**a) through d) EIR No. 466 Conclusion – Not Analyzed:** The Initial Study found the Project to have no or less than significant impacts related to result in on- or off-site flooding, change in absorption rates, location in an inundation area or change the amount of surface water in any water body.

**a) EIR No. 466 Conclusion – Not Analyzed:** The Project would be developed on a property that has an existing storm drain system, roads, sidewalks and appurtenant infrastructure. Development would not alter the course of a stream or river (since the overall contribution of runoff to the San Jacinto River is insignificant). Although development of the Project would reduce the area of permeability on the site by approximately 85 percent, the increased runoff would be captured by and carried through the existing storm drain system which was designed to accommodate the ultimate storm water flows expected at Project build-out. This storm drain system would prevent the increased runoff from creating on-site or off-site flooding. Additionally, the site is not located in a 100-year flood zone. Impacts are considered less than significant and were not discussed in EIR No. 466.

**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** Although development of the proposed Project will reduce the area of permeability on the project site due to an increase in impervious surfaces, the increased runoff will be captured by and carried through existing storm drain systems which was designed to accommodate the ultimate storm water flows expected at proposed Project built-out. This storm drain system prevents the increased runoff from creating on-site or off-site flooding. The proposed Project site has an existing drainage pattern from west to east that will remain in place with the proposed Project design. The storm drain network begins at the west face of the property along Blanding Way and will drain east to the proposed bio-retention basin along the eastern edge of the property. Offsite flows also originating in the western open area will be collected in the storm drain system and drain to Perris Valley MDP lat-8 and lat-9 located at the eastern property boundary. In addition, the proposed Project is not located in a 100-year flood zone. Therefore, no new impacts are anticipated.

**b) EIR No. 466 Conclusion – Not Analyzed:** After completion of the Project, the runoff coefficient would approximately double due to the increase in impervious surfaces that restrict infiltration. The rate of runoff was included in the design for the existing storm drain system, therefore impacts were considered less than significant and changes in absorption rates and amount of surface runoff were not addressed in the EIR.

**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** Upon completion of the proposed Project, the runoff coefficient will be increased because of the increase in impervious surfaces that restrict infiltration. The rate of runoff was included in the design for the existing storm drain system as well as the proposed Project Preliminary WQMP. Therefore, no new impacts are anticipated.

**c) EIR No. 466 Conclusion – Not Analyzed:** The nearest dam to the Project site is the Perris Dam that holds back Lake Perris, located approximately 4.5 miles east. Although the dam faces in the direction of the Project, the Project site is not located in a dam inundation area. Therefore, impacts related to dam failure are considered less than significant and the issue was not discussed in the EIR.

**EIR No. 466 Mitigation Measures: N/A**

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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**Discussion of Proposed Project – No New Impact:** The nearest dam to the proposed Project is the Perris Dam located approximately 4.5 miles east of the Project. Although the dam faces in the direction of the proposed Project, the Project is not located within a dam inundation area. Therefore, no new impacts are anticipated. **d) EIR No. 466 Conclusion – Not Analyzed:** After completion of the Project, the amount of storm water runoff will increase, therefore incrementally increasing the overall discharge into the San Jacinto and ultimately Canyon Lake. However, through utilization of existing storm water facilities, development of the Project would not cause a significant increase in the amount of surface runoff. Therefore, increases in any surface water body would be minimal and the issues was not addressed in the EIR.

**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** The Project includes impervious surfaces, so the amount of storm water runoff will increase from these areas. However, through the utilization of existing storm water facilities and the construction of BMPs as outlined in the Preliminary WQMP, including a bio-retention basin, development of the proposed Project will not cause a significant increase in the amount of surface runoff. Therefore, no new impacts are anticipated.

**LAND USE PLANNING**

Would the Project:

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

Sources: EIR No. 466, EA No. 39537, Perris GP LU Map, PVCC SP, County GIS database, Project application materials, GPA No. 960

**a) EIR No. 466 Conclusion – Not Analyzed:** The Initial Study found the Specific Plan would not result in a substantial alteration of planned use for the area. The RCIP General Plan’s Mead Valley Area Plan designated the SP site as Light Industrial (LI) with a Community Center overlay in the southern portion. The previous land use of the properties posed for development were vacant land that was prepared for development as part of the “Oakwood Business Park” (CFD 88-8) with construction of roadways, infrastructure and rough grading of building pads. However, the buildings were never constructed. The Project was found to further the purposes of CFD 88-8 by developing the site with light industrial land uses. Therefore, potential impacts were considered less than significant and were not discussed in EIR No. 466.

**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** The proposed Project proposes a 767,630 square foot warehouse/distribution center on approximately 35 gross acres. The proposed Project is within Planning Area 7 of Specific Plan No. 341, which allows for development of up to 805,729 square feet of warehouse/distribution uses at the proposed Project site. The Project proposes construction and operation of a 767,630 square foot warehouse building, which is consistent with the approved land use identified in Specific Plan No. 341. The proposed Project is consistent with the Light Industrial (LI) land use designation, as reflected in the adopted Specific Plan No. 341 approved Land Use Plan, and with all other policies of the County General Plan, and the Specific Plan Planning Area No. 7. Therefore, no new impacts are anticipated.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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**b) EIR No. 466 Conclusion – Not Analyzed:** The Initial Study found that the Project would not affect land use within a city sphere of influence and/or within adjacent city or county boundaries. Therefore this issue was not discussed in the EIR No. 466. The SP is located in the City of Perris’ sphere of influence and the City’s draft Land Use Map designated the Project site as “Light Industrial,” which was consistent with the Project’s planned land uses. Therefore, no significant impact to land use within the City’s sphere of influence was expected and no further discussion was included in the EIR.

**EIR No. 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The proposed Project is located within the City of Perris sphere of influence. The LI land use for the proposed Project is compatible with the Perris Valley Commerce Center Specific Plan that is adjacent to the proposed Project site which is primarily designated for LI land use. Therefore, no new impacts are anticipated.

**28. Planning**

a) Be consistent with the site’s existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive 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"/>

Sources: EIR No. 466, EA No. 39537, County GIS database, GPA No. 960

**Findings of Fact:**

**a) EIR No. 466 Conclusion – No Impact:** The Initial Study found that Project had no significant impacts related to consistency with existing or proposed zoning. The Project site was zoned Manufacturing-Medium (M-M), Industrial Park (I-P), and Manufacturing – Service Commercial (M-SC) and did not require a zone change. Although the Project was consistent with existing zoning, a discussion of the Project’s zoning consistency was included in the EIR.

Certified EIR No. 466 found that pursuant to the RCIP General Plan Land Use Designations – Zoning Consistency Guidelines, M-SC (Manufacturing-Service Commercial) and I-P (Industrial Park) zoning was considered to be “Highly Consistent” with the General Plan’s “Light Industrial” land use designation. M-M (Manufacturing - Medium) zoning was considered “Conditionally Consistent” with the “Light Industrial” land use designation. Specific Plan No. 341 proposed to utilize the adopted general plan land use designations as the land use designations for each of its planning areas. The underlying land use designation for the entire specific plan is “Light Industrial”, with a “Community Center Overlay” applied to that portion of the project located south of Martin Street. As described above, the project site’s current I-P, M-SC and M-M zoning would be consistent or conditionally consistent with the “Light Industrial” land use designation. Therefore, the proposed Specific Plan was consistent with the project site’s current zoning.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** There were no land use designation changes in the County’s GPA 960 amendment. The proposed Project includes a warehouse/distribution center and thus is a permitted use and is consistent with the development standards for the existing zoning of M-M and I-P. The I-P designation is considered “Highly Consistent” with the General Plan’s “Light Industrial” land use designation, and the M-M zoning is considered “Conditionally Consistent”. Therefore, no new impacts are anticipated.

**b) EIR No. 466 Conclusion – Not Analyzed:** The Initial Study found that the Specific Plan area had less than significant impacts related to compatibility with existing surrounding zoning and no significant impacts related to dividing an established community. The Specific Plan area is surrounded by a myriad of zoning designations including variations of Rural Residential zones, scattered zones of Industrial Park, Manufacturing-Service Commercial, Manufacturing-Medium, Manufacturing-Heavy, and Light Agriculture. Although a few portions of the Specific Plan area about incompatible zoning designations, the Specific Plan’s zoning can be considered to be consistent with the Project’s current general plan land use designation of LI and no change of zone is needed. Since the Specific Plan is developing on accordance with the Mead Valley Area Plan without a change of zone, the Specific Plan is not creating incompatible zoning designations. Impacts in this regard were considered less than significant in the Initial Study and were not included in the EIR.

**EIR No. 466 Mitigation Measures: N/A.**

**Discussion of Proposed Project – No New Impact:** The site is surrounded by properties zoned as Industrial Park (I-P), Manufacturing-Medium (M-M), and Rural Residential (R-R). There were no land use or zoning changes in the County’s GPA 960. The City of Perris is located to the east of the Project on the opposite side of the I-215 Freeway. The Rural Residential zone is physically separated by Nandina Avenue, and the other surrounding properties are similarly zoned to the proposed Project’s designated zoning. Therefore, no new impacts are anticipated.

**c) EIR No. 466 Conclusion – Less Than Significant Impact:** The Initial Study found that the SP had less than significant impacts related to compatibility with existing and planned surrounding land uses, and consistency with the land use designations and policies of the Comprehensive General Plan. The RCIP planned the area to have industrial/community center development along I-215 to focus urbanization and employment near the freeway in order to retain the rural community of Mead Valley. The Mead Valley Area Plan Land Use Plan depicts planned land use designations adjacent and near the Project site convey a variety of uses including Light Industrial, Business Park, Community Retail, Community Center Overlay, Very Low Density Residential and Estate Density Residential uses. Although the SP is consistent with the RCIP General Plan and the planned land uses identified by the general plan, a discussion of the Project’s compatibility with existing and planned land uses was included in the EIR.

**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** The proposed Project is surrounded buildings and vacant land that is planned for Industrial Use to the east, west, and south as well as vacant land planned for rural residential use to the north. The proposed Project is consistent with Specific Plan No. 341 in the configuration of potential industrial uses east of Harvill Avenue as properties north and south of the project are designated for industrial type uses. Therefore, no new impacts are anticipated.

**d) EIR No. 466 Conclusion – Less Than Significant Impact:** See discussion of c) above. Although the SP is consistent with the RCIP General Plan, a discussion of the SP’s consistency with the General Plan was included in the EIR. EIR No. 466 stated that the Specific Plan is divided into seven planning areas that

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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implement the "Light Industrial" General Plan land use designations. Planning Areas 1, 3, 4, 5, 6 and 7 propose light industrial land uses that are consistent with the "Light Industrial" land use designation placed on the property by the Mead Valley Area Plan.

**EIR No. 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The Project proposes a 767,630 square foot warehouse/distribution center on 35 gross acres. The proposed Project is consistent with the RCIP General Plan land use policies as well as the Mead Valley Area Plan policies. There were no land use changes associated with the County's recent General Plan update, thus, the Project is still consistent. The proposed Project is consistent with the light industrial land use designation, and when combined with the land use designation of other property within the Mead Valley Area Plan, the proposed Project will contribute to the overall balanced mix of land uses shown on the Area Plan. The project is consistent with the Light Industrial (LI) land use designation, as reflected in the adopted Specific Plan No. 341's approved Land Use Plan in Planning Area No. 7, and with all other policies of the General Plan. Therefore, no new impacts are anticipated.

**e) EIR No. 466 Conclusion – Not Analyzed:** The SP area is located along the alignment of Interstate 215 (I-215), between Cajalco Expressway and Nandina Avenue within the Mead Valley Community which extends west from I-215. To the east of I-215, is the City of Perris. The SP area is not contiguous in shape; however, the parcels that are not included in the Project are also designated for industrial business park uses. Since the project site is located at the edge of the Mead Valley community and within an area designated for industrial and business park uses, the Project would not divide or disrupt the physical arrangement of the existing Mead Valley community. Therefore, no significant impacts were expected and the topic was not included in the EIR.

**EIR No. 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The proposed Project is consistent with the SP zoning and surrounding industrial business park uses, and thereby will not disrupt or divide the physical arrangement of the established community of Mead Valley. Therefore, no new impacts are anticipated.

**MINERAL RESOURCES**

Would the Project:

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

Sources: EIR No. 466, EA No. 39537

**Findings of Fact:**

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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**a through d) EIR No. 466 Conclusion – Not Analyzed:** The Initial Study found that the Project would have less than significant impacts relating to mineral resources and therefore EIR No. 466 did not analyze impacts related to mineral resources. According to the County's General Plan Multipurpose Open Space Element, the proposed Project site is located within Mineral Resources Zone No. 3 (MRZ-3). MRZ-3 zone is defined as areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. The Initial Study also found that no Project impacts would result in the loss of availability of a locally-important delineated mineral resource recovery site, that the Project would not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine, and that the Project would not expose people or property to hazards from proposed, existing or abandoned quarries or mines. There are no identified mineral resource sites within proximity of the Project site, nor are there any existing, abandoned, or proposed mines or quarries. Therefore, these topics were not discussed in the EIR.

**EIR No. 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:**

According to the County's General Plan Multipurpose Open Space Element, the proposed Project site is located within Mineral Resources Zone No. 3 (MRZ-3). MRZ-3 zone is defined as areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. The Project site contains no known mineral resources and there are no identified mineral resource sites within proximity of the Project site. The proposed Project site will not be an incompatible land use to a State classified or designated area existing surface mine as there are no mines or mineral resource areas located near the Project site. The proposed Project site is not located in an area of proposed, existing or abandoned quarries or mines; therefore, project development would not expose people or property in the Project area to these hazards. Therefore, no new impacts are anticipated.

**Noise**

**Definitions for Noise Acceptability Ratings**

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

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

**30. Airport Noise**

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

NA       A       B       C       D

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

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>

Sources: EIR No. 466, EA No. 39537, Riverside County General Plan Figure S-19 "Airport Locations", MARB/IPA JLUS, ALUC

Findings of Fact:

**a) EIR No. 466 Conclusion – Less than Significant Impact:** EIR No. 466 found that the potential impacts on people residing or working in the Specific Plan area to excessive noise levels due to the proximity to a public use airport was less than significant. The Project was not located within an airport land use plan, but is located within proximity of March Air Reserve Base (MARB) and is within Safety Zone II of the MARB Airport Influence Policy Area. Project site noise exposure is mainly controlled by the adjacent Interstate 215 and impacts from airport noise were considered less than significant.

**EIR No. 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The proposed Project is located within proximity of March Air Reserve Base and is within Safety Zone II of the March Air Reserve Base Airport Influence Policy Area. However, according to EIR No. 466 the proposed Project's land use are permitted within Area II as described in the 1984 ALUP and the proposed Project is consistent with the Area II guidelines set forth.

Based on the updated 2010 March Air Reserve Base/Inland Port Airport Joint Land Use Study, the proposed Project site is within a Flight Corridor Zone (Zone C2) for March ARB. The noise conditions in Zone C2 are compatible with industrial uses like the proposed Project. Development in Zone C2 will also trigger an ALUC review and an airspace review for buildings over 70 feet tall. Aircraft noise from planes using MARB is audible at times, especially for southward departures. However, because of prevailing winds, aircraft at MARB usually take off in a northward flight pattern. The proposed Project site is usually in the approach pattern where landing aircraft are less noisy.

According to the Staff Report presented at the ALUC hearing on March 10, 2016, the proposed Project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The proposed Project site is depicted as being in an area outside the 60 CNEL aircraft noise contour. Therefore, the proposed Project would not require special measures to mitigate aircraft-generated noise and, no new impacts are anticipated.

**b) EIR No. 466 Conclusion – Not Analyzed:** The Initial Study found that the Project would have no impact due to exposure of people residing or working in the project area to excessive noise levels within the vicinity of a private airstrip. The Project site is not within the vicinity of a private airstrip and the topic was not discussed in the EIR.

**EIR No. 466 Mitigation Measures:** N/A.

**Discussion of Proposed Project – No New Impact:** The proposed Project is not within the vicinity of a private airstrip. Therefore, no new impacts are anticipated.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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**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. Railroad Noise**

NA     A     B     C     D                    

Sources: EIR No. 466, Riverside County General Plan Figure C-1 "Circulation Plan", County GIS database

Findings of Fact:

**EIR No. 466 Conclusion – Less than Significant Impact:** Certified EIR No. 466 found that Project impacts related to railroad noise were less than significant. A Burlington Northern Santa Fe Railroad is located less than one-quarter mile east of the proposed project site with trains along the railroad that could cause intermittent noise impacts. However, the RCIP established 70 decibels as the upper limit of "normally acceptable" noise levels for "commercial land uses", such as manufacturing. The Project site noise exposure is mainly controlled by the adjacent Interstate 215 (I-215). Railroad noise is considered a secondary source and therefore, less than significant.

**EIR No. 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The Riverside County Transportation Commission San Jacinto railroad line is approximately a quarter-mile east of the Project site and is parallel to I-215. However, this proposed Project's uses are compatible and are not considered noise sensitive; thus, noises from the railroad would not cause noise disturbances which would interfere with activities conducted on the proposed Project site. Therefore, no new impacts are anticipated.

**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

**32. Highway Noise**

NA     A     B     C     D                    

Sources: EIR No. 466, Project application materials.

Findings of Fact:

**EIR No. 466 Conclusion – Less than Significant Impact:** Certified EIR No. 466 found that impacts related to highway noise were less than significant. Conditionally acceptable noise levels for industrial development of 80 dBA CNEL currently extend to a distance of 100 feet from the I-215 median, therefore impacts from highway noise are considered less than significant.



	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** Certified EIR No. 466 found that "Normally Compatible" noise levels for proposed light industrial and warehouse/distribution uses extend up to 75 dBA CNEL and "Conditionally Acceptable" noise levels extend up to 80 dBA. The off-site source of noise that has a potential to generate a noise impact to the Majestic Freeway Business Center is traffic noise from I-215 and the roads located immediately adjacent to the proposed project. Based upon Riverside County General Plan standards, the proposed Project will be compatible with existing and projected noise levels and no new impacts are anticipated.

**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

**33. Other Noise**

NA     A     B     C     D                    

Sources: EIR No. 466, Project application materials, County GIS Database.

Findings of Fact:

**EIR No. 466 Conclusion – No Impact:** EIR No. 466 found there are no other known sources of noise in the area that would be considered an impact to the Project site.

**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** There are no new sources of noise in the Project area. Therefore, no new impacts are anticipated.

**34. Noise Effects on or by the Project**

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

Sources: EIR No. 466, EA No. 39537, Riverside County General Plan Table N-1, "Land Use compatibility for Community Noise Exposure," Project application materials.

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

**a) EIR No. 466 Conclusion – Potentially Significant Impact:** As analyzed in EIR No. 466, the Specific Plan would cause a potentially significant impact in terms of a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the Project. Because increased traffic from the Project would result in a permanent 3 dB and greater increases in ambient noise levels along roadways within the Project area, potential noise impacts are considered significant and a Statement of Overriding Considerations was required.

**EIR No. 466 Mitigation Measures:**

*To further reduce impacts associated with construction noise, the following mitigation measures shall be implemented:*

**MM Noise 1:** To reduce construction-related noise, site preparation, grading and construction activities within one-quarter mile of occupied residences shall be limited to those hours as set forth in Section 1.G.1 of Riverside County Ordinance No. 457

**MM Noise 2:** All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.

**MM Noise 3:** Construction staging areas shall not be located close to any occupied residence.

**MM Noise 4:** No combustion powered equipment, such as pumps or generators, shall be allowed to operate within 500 feet of any occupied residence unless the equipment is surrounded by a noise protection barrier.

*To reduce or eliminate impacts related to the project exceeding Riverside County General Plan standards, the following mitigation measures shall be implemented:*

**MM Noise 5:** The following sound barriers shall be constructed along the project's perimeter at the locations and the heights indicated.

- An 8-foot high separation wall between project parcels adjacent to any existing residential uses, if daytime trucking activity occurs within 200 feet of the property line.
- A 12-foot perimeter barrier shall be required if nighttime (10:00 p.m. to 7:00 a.m.) loading dock materials handling activities are conducted within 300 feet of any residence. If nighttime trucking activities are conducted simultaneously with the operation of the loading dock, the 12-foot high barrier shall be required if such combination activities occur within 600 feet of an existing home.

These wall heights can be reduced by performing a subsequent acoustical analysis after the final grading plan is complete.

**MM Noise 6:** No nighttime loading/unloading shall occur within 100 feet of any residence. No combined trucking movements and unloading/loading shall occur within 200 feet of any residence from 10:00 p.m. to 7:00 a.m.

**Discussion of Proposed Project – No New Impact:** The Project is implementing the approved land use for Planning Area No. 7, and is consistent with development standards of the approved Specific Plan. The Project is required to implement the mitigation measures **MM Noise 1 through MM Noise 6** as outlined in EIR No. 466 to reduce impacts from an increase ambient noise levels in the Project vicinity during Project construction and

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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operation to less than significant levels. The Project will not result in any impacts greater than what was already disclosed in EIR No. 466.

**b & c) EIR No. 466 Conclusion – Less than Significant Impact with Mitigation Incorporated:** As analyzed in EIR No. 466, the Specific Plan will have a significant impact on a substantial temporary or periodic increase in the project vicinity above levels existing without the project. Construction noise will result in a temporary change in ambient noise levels. Noise generated by construction equipment, including trucks, graders, bulldozers, concrete mixers, and portable generators, can reach significant levels ranging from 70 dBA to 105 dBA. Impacts from construction noise are considered short-term impacts since noise will cease upon completion of construction activity. Impacts associated with temporary noise from construction were determined less than significant with incorporation of mitigation measures. The Specific Plan will also have a significant impact concerning the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Although implementation of the Specific Plan will result in a substantial (+ 3dBA or more) increase in noise levels along many of the roadway segments adjacent to residential uses these increases do not cause a significant impact to the noise-sensitive uses because the increases do not create noise levels above 65 dBA CNEL at 50 feet from the centerline. Mitigation measures are also required to reduce potential operational noise upon adjacent residential uses to less than significant levels.

**EIR No. 466 Mitigation Measures:** See 34 a) discussion above.

**Discussion of Proposed Project – No New Impact:** As analyzed in EIR No. 466, Project construction will not result in a significant temporary increase in ambient noise levels, with implementation of mitigation measures. However, the proposed Project will contribute noise to the existing environment through the addition of traffic on local streets. Since the proposed Project will increase noise levels on adjacent roadways by amounts in excess of 3 dBA, considered a substantial increase, the Project will have a significant effect on ambient noise levels. The Project is required to implement the mitigation measures **MM Noise 1 through MM Noise 6** as outlined in EIR No. 466. The Project will not result in any impacts greater than what was already disclosed in EIR No. 466. As analyzed in EIR No. 466, although implementation of the SP, and thereby the proposed Project, will result in a substantial (+ 3dBA or more) increase in noise levels along many of the roadway segments adjacent to residential uses these increases do not cause a significant impact to the noise-sensitive uses because the increases do not create noise levels above 65 dBA CNEL at 50 feet from the centerline. Therefore, no new impacts are anticipated.

**d) EIR No. 466 Conclusion – Not Analyzed:** The Initial Study found that the Specific Plan would have no impact in terms of exposing people to or generation of excessive groundborne vibration or groundborne noise levels. During normal Project operations, groundborne vibration or groundborne noise would not be generated. Groundborne vibrations may be generated infrequently by use of heavy construction machinery. However, this type of noise would be temporary and infrequent, and would be considered a less than significant adverse impact. Therefore this issue was not analyzed in the EIR.

**EIR No. 466 Mitigation Measures:** N/A.

**Discussion of Proposed Project – No New Impact:** The construction of the proposed Project will generate temporary groundborne vibration and noise levels that are typical of utility installation and grading activities. These vibrations may be a temporary nuisance to nearby offices and residences but will not be excessive. Therefore, no new impacts are anticipated.

**Population and Housing**

Would the Project

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
<b>35. Housing</b>				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Sources:** EIR No. 466, EA No. 39537, Project application materials, County GIS Database, Riverside County General Plan Housing Element

**Findings of Fact:**

**a) through e) EIR No. 466 Conclusion – Not Analyzed:** The Initial Study found that the Specific Plan had no impact regarding displacing substantial numbers of existing housing or numbers of people, necessitating the construction of replacement housing elsewhere, as well as cumulatively exceeding official regional or local population projections. The Initial Study found there would be a less than significant impact in terms of creating a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income and in terms of affecting a County Redevelopment Project Area. Since the Specific Plan area was vacant, the proposed development would not displace existing housing or people, which would require the construction of replacement housing. The Specific Plan would result in the construction of approximately 5.9 million square feet of light industrial space within the Mead Valley Area Plan. Implementation of the Specific Plan would provide many local employment opportunities to an area of need. Indirectly, the project may induce housing developments elsewhere; however, the number of jobs potentially generated by the Specific Plan can be easily filled by residents already residing in the region. The Specific Plan is located within a redevelopment area established by the Redevelopment Agency for Riverside County and the Specific Plan will facilitate implementation of the redevelopment plan. Impacts are considered less than significant and were not discussed in the EIR No. 466.

**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Project Project – No New Impact:** The proposed Project site is vacant and therefore does not propose the displacement of any persons or housing, or necessitate the construction of replacement housing elsewhere. The proposed Project consists of a warehouse/distribution center on light industrial designated property which is consistent with the land uses envisioned in the approved Specific Plan and will have no impact on creating a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Indirectly, the project may induce housing developments

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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elsewhere, however the number of jobs potentially generated by the proposed Project can be easily filled by residents already residing in the region.

The proposed Project is located within the Mead Valley Redevelopment area. However, the Project is consistent with the Redevelopment efforts. The proposed Project is for industrial use and will not contribute to the amount of residential homes to the area. Therefore, no new impacts are anticipated.

**f) EIR No. 466 Conclusion – Less Than Significant Impact:** Certified EIR No. 466 found that the Project may induce population growth indirectly since it is a project that provides employment opportunities to local residents. According to the projected jobs/housing ratio, the unincorporated portion of Western Riverside County is projected to be a jobs-poor area. Due to the economic impacts of the proposed project, it can be concluded that the Project will have some growth-inducing impacts. However, because the Specific Plan is consistent with the general plan land use designations, these growth inducing impacts are not considered to be significant.

**EIR No. 466 Mitigation Measures:** N/A.

**Discussion of Proposed Project – No New Impact:** The proposed Project is for industrial use which is consistent with the land uses envisioned in the approved Specific Plan and will not contribute to the amount of residential homes to the area. As a result, this project will have no impact on directly inducing substantial population growth in an area, or indirectly, as the Project is located in the unincorporated area of Western Riverside County which is projected to be a jobs-poor area. Therefore, no new impacts are anticipated.

**PUBLIC SERVICES**

**36. Fire 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?

Sources: EIR No. 466, EA No. 39537, Riverside County General Plan Safety Element

Findings of Fact:

**EIR No. 466 Conclusion – Less than Significant Impact:** Certified EIR No. 466 found Project impacts to fire services less than significant with payment for required development impact fees. A portion of these fees can be used for the acquisition of land, buildings, and equipment necessary to provide fire service to the Specific Plan. Therefore, with compliance with fire department requirements and payment of applicable fire mitigation fees, the impact upon fire services would be less than significant.

**EIR No. 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** As analyzed in EIR No. 466, in the event of a fire on the Project site, fire services will be provided by the Riverside County Fire Department, Station #59, located at 19450 Clark Street. Station #59 has since moved to 21510 Pinewood Street, a location still within the same 3-

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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mile radius of the proposed Project site as the Clark Street Station. Although the Project's use is non-residential, it may impact fire services by potentially increasing the number of fire responses generated in the area. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance 659.6, which establishes a developer impact fee to mitigate the cost of public facilities needed to serve new development. Ordinance No. 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effect generated by new development projects.

The Riverside County standard for the establishment of a new fire station is the development of 3.5 million square feet of commercial or industrial uses. The Project proposes to develop 767,630 square feet of industrial use. Therefore, another fire station to specifically serve the proposed Project would not be required.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of a new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this Project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for any of the public services. Therefore, no new impacts are anticipated.

**37. Sheriff 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?

Sources: EIR No. 466, EA No. 39537, GPA 960

Findings of Fact:

**EIR No. 466 Conclusion – Less than Significant Impact:** Certified EIR No. 466 found impacts to sheriff services less than significant with payment for required development impact fees. A portion of these fees can be used for the acquisition of land, buildings, and equipment necessary to provide sheriff services to the Project site. Therefore, with payment of applicable fire mitigation fees, the impact upon fire services would be less than significant.

**EIR No. 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** As analyzed in EIR No. 466, in the event of an emergency, law enforcement services will be provided to the Project site by the Riverside County Sheriff's Department. Although the Project's use is industrial, it may impact the Sheriff Department services by increasing the number of service calls generated in the area. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance 659.6, which establishes a developer impact fee to mitigate the cost of public facilities needed to serve new development. Ordinance No. 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effect generated by new development projects. A portion of these fees can be used to fund the acquisition of land, buildings, and equipment necessary to mitigate law enforcement impacts and payment of the mitigation fees is considered fair share and adequate contribution toward

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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mitigation for impacts upon sheriff services according to Riverside County General Plan Amendment No. 960 Land Use Policy 10.1.

The Sheriff Department's desirable level of service is 1.0 sworn officers per 1,000 residents and the GPA No. 960 EIR identifies a goal of meeting and maintaining a level of 1.5 sworn officers per 1,000 residents, which is consistent with the RCIP General Plan. Since the proposed Project is not a residential development, it will not directly result in an impact upon the desirable level of service or the goals set forth for sheriff service in the General Plan EIR. Pursuant to Riverside County Sheriff Department service standards, the proposed Project will not result in the need for additional sworn officers.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of a new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this Project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for any of the public services. Therefore, no new impacts are anticipated.

**38. Schools:**

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?

Sources: EIR No. 466, EA No. 39537, GPA 960 Fig. S-15, School District correspondence; County GIS Database

Findings of Fact:

**EIR No. 466 Conclusion – Not Analyzed:** The Initial Study found that Project impacts to school services less than significant with payment for required development impact fees. The Project site is located within the boundaries of the Val Verde Unified School District. While the Specific Plan would be developed with industrial and potentially commercial/retail land uses, the Specific Plan would result in additional employment opportunities. If employees lived near the site, potential impacts to schools in the area could occur. However, the payment of school mitigation fees in accordance with State law would reduce the impacts to a less than significant level. Due to the nature of the Specific Plan use and required fee payments, the EIR did not address potential impacts to schools.

**EIR No. 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** EIR No. 466 determined the Project site is consistent with the approved Specific Plan land uses and located within the boundaries of the Val Verde Unified School District. Although the proposed Project does not provide new residences that would affect schools directly it will result in additional employment opportunities. If employees live near the project site, potential indirect impacts to schools in the area may occur. Such potential impacts are reduced to below the level of significance through the payment of school fees in accordance with State law. The proposed Project is required to pay all applicable development impact fees and thus, no new impacts are anticipated.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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**39. Libraries:**

**Libraries:** 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?

Sources: EIR No. 466, EA No. 39537, GPA 960

Findings of Fact:

**EIR No. 466 Conclusion – Not Analyzed:** The Initial Study found that because the proposed project involves industrial development, it will not impact libraries. Library services are provided to the Specific Plan area by the Riverside County Public Library System. Because the Specific Plan involves industrial and potentially commercial development, it would not impact libraries. Therefore no impacts were expected and the EIR did not address the issue.

**EIR No. 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** Library services are provided to the Project area by the Riverside County Public Library System. Because the proposed Project involves industrial development, it will not impact libraries.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of a new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this Project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, or other performance objectives for any of the public services. Therefore, no new impact will occur.

**40. Health 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?

Sources: EIR No. 466, EA No. 39537, GPA No 960 Fig. S-12

Findings of Fact:

**EIR No. 466 Conclusion – Not Analyzed:** The Initial Study found that because the Specific Plan is located within the service area of several hospitals, impacts are considered less than significant. In the event of an emergency, employees of the Specific Plan uses can access one of three major hospitals: Valley Plaza Doctors Hospital, Moreno Valley Community Hospital, or Riverside County Regional Medical Center. Because the



	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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Specific Plan is located within the service area of several hospitals, project impacts were considered less than significant and the issue was not addressed in the EIR.

**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** The Project is located within the service area of several hospitals and in the event of an emergency, employees of the proposed Project may access one of three major hospitals in the area. These are Valley Plaza Doctors Hospital located approximately 4 miles southeast at 2224 Medical Center Drive in Perris, Moreno Valley Community Hospital located approximately 5 miles northeast at 27300 Iris Avenue in Moreno Valley, and the Riverside County Regional Medical Center located approximately 5.5 miles northeast at 26520 Cactus Avenue in Moreno Valley. Therefore, no new impacts are anticipated.

**RECREATION**

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
<b>41. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the Project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466, EA No. 39537, County 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) through c) EIR No. 466 Conclusion – Not Analyzed:** The Initial Study found that the Project would not have impacts on recreational facilities, the substantial physical deterioration of existing neighborhood or regional parks or other recreational facilities, and no impacts in terms of being located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan. The industrial/commercial project would not require the construction or expansion of recreational facilities. While the Project is located within County Service Area 152, it is not subject to Quimby Fees (Section 10.35 of Ordinance No. 460) as these fees only apply to residential developments. Therefore, there would be no impacts associated with recreational facilities and the topic was not addressed in the EIR.

**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** The proposed Project will not require the construction or expansion of recreational facilities. Therefore, no new impacts are anticipated. The proposed Project is not located within a C.S.A or Recreation and Parks District with a Community Parks and Recreation Plan (Quimby fees). Therefore, no new impacts are anticipated.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
<b>42. Recreational Trails:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered recreational trails, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466, GPA 960

**Findings of Fact:**

**EIR No. 466 Conclusion – Less than Significant Impact:** EIR No. 466 found that a Community Trail was identified extending west from Interstate 215 along Oleander Avenue, then south adjacent to the Majestic Freeway Business Center to Old Oleander Avenue and then west along Old Oleander Avenue to Decker Road. The trail traverses or is along the project boundaries adjacent to Planning Area 7. The precise location of the community trail would be subject to the approval of the Riverside County Regional Park and Open Space District. The District would also determine the appropriateness of a community trail adjacent to portions of Planning Area 7 during the approval process for implementing projects within that planning area.

Through compliance with this regulatory procedure and requirement, the Specific Plan’s impacts upon recreational trails would be below the level of significance.

**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** According to the Riverside County GPA No. 960, a Community Trail is identified adjacent to the proposed Project area west along Oleander Avenue to Decker Road. The Community Trail does not traverse the boundaries of the proposed Project. The purpose Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered recreational trails, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives. Therefore, no new impact is anticipated.

**Transportation/Traffic**

Would the Project:

<b>43. Circulation</b>				
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Sources: EIR No. 466, EA No. 39537 TIA, Google Earth 2016

Findings of Fact:

**a & b) EIR No. 466 Conclusion – Less than Significant Impact with Mitigation Incorporated:** EIR No. 466 found that the Specific Plan could potentially cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and could exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.

The EIR evaluated the potential of implementation of the Specific Plan to cause exceedances of a Level of Service (LOS) D on roadways in the study area and conventional state highways or freeway ramp intersections with Community Development areas, exceed LOS E in designated community centers to the extent that it supports transit-oriented development and walkable communities, or LOS C on other roadways in the study area.

EIR No. 466 evaluated four land use scenarios which represented a potential land use mix that could be reflected by the various land uses allowed under the Specific Plan. The original EIR traffic analysis included the following land use mixes: Warehouse/Distribution plus Commercial; Light Industrial plus Commercial; Warehouse/Distribution Only; and Light Industrial Only.

Additionally, the two scenarios with Warehouse/Distribution uses were compared against each other and the two scenarios with Light Industrial uses were compared against each other. The proposed Specific Plan trip generation rates are most similar to the Light Industrial Only scenario, and therefore, only those mitigation measures are included below.

EIR No. 466 found potential significant effects from project related traffic and cumulative impacts will be reduced to below the level of significance with implementation of identified mitigation measures.

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Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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**EIR No. 466 Mitigation Measures:**

*To comply with County standards and reduce all potential impacts to LOS C (LOS D near the freeway) or better, the following mitigation measures were included in EIR No. 466 for each identified land use scenario as part of the project:*

Roadways

*The following Mitigation Measures (MM Trans 1 through MM Trans 3) are applicable to all four of the development scenarios (Warehouse/Distribution Only, Light Industrial Only, Warehouse/Distribution plus Commercial and Light Industrial plus Commercial):*

Construction of full width of internal roadways and part width of the following roadways shall comply with Riverside County standards:

**MM Trans 1:** Construct full width improvements of Harvill Avenue at its ultimate cross-section as a major highway (118' right-of-way) through the project.

**MM Trans 2:** Construct partial width improvements of southerly side of Nadina Avenue at its ultimate cross-section as a secondary highway (100' right-of-way) fronting the project boundary line.

**MM Trans 3:** Construct partial width improvements of Oleander Avenue at its ultimate cross-section as an urban arterial (152' right-of-way) fronting the project boundary line.

Intersections

**Buildout Year with Project (Light Industrial Only) Conditions:**

*The following Mitigation Measure (MM Trans 4) are applicable to the Light Industrial Only development scenario at the Buildout Year (2037):*

**MM Trans 4:** Modify the intersection of Harvill Avenue and Oleander Avenue using the following geometrics:

Northbound: One free right turn lane. One shared through and left turn lane. One left turn lane.

Southbound: One shared through and right turn lane. One left turn lane.

Eastbound: One shared through and right turn lane. Two through lanes. One left turn lane.

Westbound: One shared through and right turn lane. Two through lanes. Two left turn lanes.

**Discussion of Proposed Project – Less than Significant with Mitigation Incorporated:** The proposed Project is implementing the approved land use for Planning Area No. 7, and is consistent with development standards of the approved Specific Plan. The proposed Project is required to implement the mitigation measures outlined in EIR No. 466. In addition, a Project-specific traffic analysis was conducted by Albert A. Webb Associates on March 29, 2016 to assess the traffic impacts as a result of implementation of the proposed Project.

Harley Knox Boulevard is designated as an Urban Arterial that would ultimately extend westerly past Decker Road in the future. A Two-Way Left-Turn Lane (TWLT Lane) is proposed for near term conditions and ultimate project conditions. In addition to all required scenarios, the Traffic Impact Analysis analyzed an alternative scenario to evaluate the potential circulation effects on traffic caused by Harley Knox Boulevard future roadway improvements (with a raised median and without a raised median). The alternative scenario assumed a raised median built under ultimate project conditions.

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Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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The study area included the following intersections:

1. Driveway 1 (NS) / Harley Knox Boulevard (EW)
2. Driveway 2 (NS) / Nandina Avenue (EW)
3. Driveway 3 (NS) / Harley Knox Boulevard (EW)
4. Driveway 4 (NS) / Nandina Avenue (EW)
5. Truck Driveway 5 (NS) / Harley Knox Boulevard (EW)
6. Harvill Avenue (NS) / Harley Knox Boulevard (EW)
7. I-215 Southbound Ramps (NS) / Harley Knox Boulevard (EW)
8. I-215 Northbound Ramps (NS) / Harley Knox Boulevard (EW)

The existing (2016) level of service for the study area intersections is LOS B. None of the study area intersections operate at an unacceptable LOS. For existing plus project (2016) traffic conditions without off-site improvements, the study area intersections are expected to operate at levels of service that vary from LOS A to B. None of the study area intersections operate at an unacceptable LOS. For existing plus ambient growth plus project (2018) traffic conditions without off-site improvements, the study area intersections are expected to operate at levels of service that vary from LOS A to B. None of the study area intersections would operate at an unacceptable LOS.

For existing plus ambient growth plus other cumulative projects plus project (2018) traffic conditions without off-site improvements, the study area intersections are expected to operate at levels of service that vary from LOS A to F. The following study area intersections would operate at an unacceptable LOS:

1. I-215 Southbound Ramps (NS)/ Harley Knox Boulevard (EW)
2. I-215 Northbound Ramps (NS)/ Harley Knox Boulevard (EW)

In order to achieve a satisfactory level of service at the study intersections in existing plus ambient growth plus cumulative plus project conditions, the proposed roadway geometrics outlined in **MM Trans 5** and **MM Trans 6** would be required.

For existing plus ambient growth plus other cumulative projects plus project (2018) traffic conditions – alternative without off-site improvements, the study area intersections are expected to operate at levels of service that vary from LOS A to F. The following study area intersections would operate at an unacceptable LOS:

1. I-215 Southbound Ramps (NS)/ Harley Knox Boulevard (EW)
2. I-215 Northbound Ramps (NS)/ Harley Knox Boulevard (EW)

In order to achieve a satisfactory level of service at the study intersections in existing plus ambient growth plus cumulative plus project conditions - alternative (with raised median), the proposed roadway geometrics outlined in **MM Trans 5** and **MM Trans 6** would be required.

Based on the proposed Project description, Caltrans and the County of Riverside requested the inclusion of merge/diverge and mainline analysis for the project affected freeway ramps and mainline segments. The study area included the following freeway segments:

#### I-215 Northbound

1. From Ramona Express Way to Harley Knox Boulevard
2. Harley Knox Boulevard Off-Ramp
3. Harley Knox Boulevard On-Ramp

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Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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4. From Harley Knox Boulevard to Van Buren Boulevard

I-215 Southbound

- 5. From Van Buren Boulevard to Harley Knox Boulevard
- 6. Harley Knox Boulevard Off-Ramp
- 7. Harley Knox Boulevard On-Ramp
- 8. From Harley Knox Boulevard to Ramona Express Way

Study freeway segments 2 and 6 (Harley Knox Boulevard) off-ramps were analyzed as basic segment type according to HCM 2010 since the total number of lanes leaving the diverge area is the same as the total number entering it and would be considered a major diverge area. The Freeway off-site improvement assumed in existing plus ambient plus cumulative plus project scenarios is the I-215 North Project, which proposes to add one carpool lane in each direction on I-215 between Nuevo Road and the 60/215 Interchange. This project is funded by Measure A and is considered a "longer range" project by RCTC.

With the existing plus project (2016) conditions, all of the study freeway segments are expected to operate at the target LOS of D or better during the peak hours and none of the study freeway segments are expected to be significantly impacted.

With the existing plus ambient growth plus project (2018) traffic conditions without off-site improvements, the study area freeway segments are expected to operate at levels of service that vary from LOS B to E. The following study area freeway segment would operate at an unacceptable LOS:

I-215 Northbound

4. From Harley Knox Boulevard to Van Buren Boulevard

Adding one HOV lane for the northbound segment from Harley Knox Boulevard to Van Buren Boulevard would achieve satisfactory LOS for the study freeway segments. This improvement is included in the I-215 North Project.

For existing plus ambient growth plus other cumulative projects plus project (2018) traffic conditions without off-site improvements, the study area freeway segments are expected to operate at levels of service that vary from LOS B to E. The following study area freeway segments would operate at an unacceptable LOS:

I-215 Northbound

- 2. At Harley Knox Boulevard Off-Ramp.
- 4. From Harley Knox Boulevard to Van Buren Boulevard.

I-215 Southbound

- 6. At Harley Knox Boulevard Off-Ramp.

Adding one HOV lane for northbound I-215 at Harley Knox Boulevard Off-Ramp and the Harley Knox Boulevard to Van Buren Boulevard mainline segment and adding one HOV lane for southbound I-215 at Harley Knox Off-Ramp would achieve satisfactory LOS for the study freeway segments. These improvements are included in the I-215 North Project.

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Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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For existing plus ambient growth plus other cumulative projects plus project (2018) traffic conditions – alternative without off-site improvements, the study area freeway segments are expected to operate at levels of service that vary from LOS B to E. The following study area freeway segments would operate at an unacceptable LOS:

I-215 Northbound

- 3. At Harley Knox Boulevard Off-Ramp.
- 5. From Harley Knox Boulevard to Van Buren Boulevard.

I-215 Southbound

- 7. At Harley Knox Boulevard Off-Ramp.

Adding one HOV lane for northbound I-215 at Harley Knox Boulevard Off-Ramp and the Harley Knox Boulevard to Van Buren Boulevard mainline segment and adding one HOV lane for southbound I-215 at Harley Knox Off-Ramp would achieve satisfactory LOS for the study freeway segments. These improvements are included in the I-215 North Project.

According to the Traffic Impact Analysis, the proposed Project would not create a direct significant impact at the study area intersections. The contribution of the proposed project to an indirect cumulative project impact would be mitigated to meet the required level of service if **MM Trans 5** through **MM Trans 9** are implemented.

In addition to the mitigation measures, sight distance at the project entrance roadway should be reviewed with respect to standard County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans. The proposed Project should also participate in the phased construction of off-site traffic signals through payment of Project's fair share of traffic signal mitigation fees. In addition, signing/stripping should be implemented in conjunction with detailed construction plans for the project site. The proposed Project will participate in the cost of off-site improvements through payment of the "fair share" mitigation fees, County of Riverside Development Impact Fee (DIF), current at time of construction. These fees should be collected and utilized as needed by Riverside County to construct the improvements necessary to maintain the required level of service.

**Proposed Project Mitigation Measures:**

*Intersection Improvements:*

**MM Trans 5:** Restriping of the intersection of I-215 Southbound Ramps and Harley Knox Boulevard to include the following geometrics:

- Northbound: Not Applicable.
- Southbound: One left-turn lane. One shared left-through-right turn lane.
- Eastbound: Two through lanes. One shared through and right-turn lane.
- Westbound: One left-turn lane. One through lane.

**MM Trans 6:** Construction of two right-turn lanes and restriping of the intersection of I-215 Northbound Ramps and Harley Knox Boulevard to include the following geometrics:

- Northbound: One shared left-and-through lane. One right-turn lane.
- Southbound: Not Applicable.
- Eastbound: One left-turn lane. Two through lanes.
- Westbound: One through lane. Construction of two right-turn lanes

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Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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*Area Wide Improvements:*

**MM Trans 7:** Harley Knox Boulevard - Construct roadway extension to allow for a width of 152 feet for its ultimate cross-section as an urban arterial adjacent to project boundary line. Ultimate conditions would provide 3 lanes in each direction.

**MM Trans 8:** Nandina Avenue - Construct roadway extension to allow for a width of 69 feet for its ultimate cross-section as an industrial collector adjacent to project boundary line. Ultimate conditions would provide one lane in each direction with a Two-Way Turn-Lane (TWTL).

**MM Trans 9:** Decker Road - Construct roadway extension to allow for a width of 100 feet for its ultimate cross-section as a secondary highway adjacent to project boundary line. Ultimate conditions would provide one lane in each direction with a Two-Way Turn-Lane (TWTL).

**c) EIR No. 466 Conclusion – Not Analyzed:** The closest airport is the MARB northeast of the Specific Plan area. The Specific Plan does not contain any components that could alter air traffic patterns or increase air traffic. Therefore, this topic was not addressed in the EIR.

**EIR No. 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The closest airport is the March Air Reserve Base (MARB) approximately 0.84 miles northeast of the site. The proposed Project does not contain any components that could alter air traffic patterns or increase air traffic. The proposed project site development will not alter waterborne, rail or air traffic, therefore, no new impacts will result to waterborne, rail or air traffic.

**d) EIR No. 466 Conclusion – Not Analyzed:** The Specific Plan area development would not alter waterborne, rail or air traffic, therefore no impacts would result related to waterborne, rail or air traffic, and these issues were not discussed in the EIR.

**EIR No. 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The closest airport is the March Air Reserve Base (MARB) approximately 0.84 miles northeast of the site. The proposed Project does not contain any components that could alter air traffic patterns or increase air traffic. The proposed project site development will not alter waterborne, rail or air traffic, therefore, no new impacts will result to waterborne, rail or air traffic.

**e) EIR No. 466 Conclusion – Not Analyzed:** The roads for the Specific Plan do not have design feature hazards such as sharp curves. Incompatible uses such as farm equipment on roadways will not be introduced as part of the Specific Plan. Therefore, hazards from road design features were not addressed in the EIR.

**EIR No. 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The roads for the proposed Project do not have design feature hazards such as sharp curves. Incompatible uses such as farm equipment on roadways will not be introduced as part of this project. Potential impacts are not expected.

**f) EIR No. 466 Conclusion – Not Analyzed:** Potential impacts to road maintenance from project-related traffic would be offset by existing fee mechanisms established and required by the Riverside County Transportation Department and were therefore considered less than significant in the Initial Study. However, the EIR discussed the required traffic impact fees.



	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** Potential impacts to road maintenance from project-related traffic will be offset by existing fee mechanisms established and required by the Riverside County Transportation Department. Impacts regarding the need for new or additional road maintenance are similar of what was analyzed in EIR No 466 and no new impacts are anticipated.

**g) EIR No. 466 Conclusion – Not Analyzed:** Considering the temporary nature of construction activity, the nature of traffic circulation in the project area, and established County requirements for traffic control on public roadways during construction, impacts in that regard would be less than significant. Therefore, the issue was not included as part of the EIR.

**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** Since construction activity within the proposed Project area would be temporary, impacts to the nature of traffic circulation in the project area, and established County requirements for traffic control on public roadways during construction in that regard would be less than significant. Therefore, no new impacts would occur.

**h) EIR No. 466 Conclusion – Not Analyzed:** Roadways to access the Specific Plan site have already been completed, thus facilitating greater emergency access to the area through the provision of a north/south road between Oleander and Cajalco Road. The Specific Plan will be developed in accordance with County ordinances, standard conditions of approval, and permits related to emergency access. Therefore, there would be no impact and the issue was not addressed in the EIR.

**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** Construction and improvement of roads adjacent to the proposed Project site will be developed in accordance with County ordinances, standard conditions of approval, and permits related to emergency access. Therefore, the proposed Project will improve emergency access to the site and no new impacts are anticipated.

**i) EIR No. 466 Conclusion – Not Analyzed:** The Riverside Transit Agency operates one bus route in the vicinity of the project site. Route 41 passes through the project area on Seaton Avenue and Markham Street as it goes from the Mead Valley Community Center to Valley Plaza Hospital in Perris. The Project would not conflict with any adopted policies supporting alternative transportation. Therefore, no impacts are expected as a result of Project development and the issue was not included as part of the EIR.

**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** The Riverside Transit Agency operates one bus route in the vicinity of the project site. Route 22 provides a bus stop at the intersection of Clark Street and Oleander Avenue, about 1.25 miles away from the proposed Project site and connects with the Perris Station Transit Center. The Project will not conflict with any adopted policies supporting alternative transportation. Therefore, no new impacts are anticipated.

**44. Bike Trails:**

- a) Would the Project Modifications result in substantial adverse physical impacts associated with the provision of new or physically altered bike trails, the construction

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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of which could cause significant environmental impacts?

Sources: EIR No. 466, GPA 960

Findings of Fact:

**EIR No. 466 Conclusion – Less than Significant Impact:** EIR No. 466 found that the Project's impacts on bike trails will be below the level of significance.

The RCIP General Plan identified a Class I Bike Path/Regional Trail along Cajalco Expressway. The proposed Cajalco Expressway bike path/regional trail would connect to various Community Trails either existing or planned in the area. (Community trails act to connect neighborhoods together on a regional scale.) The provision of Class I Bike Paths is subject to the approval of the County Transportation Department. Additionally, the precise location of regional trails would be subject to the approval of the Riverside County Open-Space and Regional Park District. A determination as to the appropriateness of a Class I Bike Path/Regional Trail, immediately adjacent to the Specific Plan area, would be made by these agencies during the approval process for implementing development projects adjacent to Cajalco Expressway. If the precise location of this bike path/regional trail is determined at that time to be on the north side of Cajalco Expressway, adjacent to the Specific Plan area, the implementing development project would be required to comply with this regulatory requirement and construct that portion of the trail adjacent to the Specific Plan area. Through compliance with this regulatory procedure and requirement, the Specific Plan's impacts upon bike trails would be below the level of significance.

**EIR No. 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:** The proposed Project would not affect any proposed Class I Bike Path/Regional Trail along Cajalco Expressway as identified in the RCIP General Plan and 2015 GPA 960 update because the Project site is not adjacent to Cajalco Expressway. Any potential impacts would be similar to what was analyzed in EIR No. 466, and therefore no new impacts would occur.

**Utility and Service Systems**

Would the Project:

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

Sources: EIR No. 466, Department of Environmental Health Review

Findings of Fact:

**a) & b) EIR No. 466 Conclusion – Less than Significant Impact:** EIR No. 466 found that the Specific Plan's impacts to water utility and service systems less than significant. A system of water lines was constructed on the project site by Community Facilities District No. 88-8 in the early 1990's. These facilities would be utilized by the Specific Plan development for the provision of water throughout the Specific Plan area. Some additional

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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water lines would be constructed within and adjacent to the boundaries of the Specific Plan in order to extend water service from the existing water lines to a few of the northernmost parcels within the Majestic Freeway Business Center project.

According to EMWD, the Specific Plan's demand for potable water is 0.236 million gallons per day (mgd), which represents 2.4% (0.236 mgd/9.69 mgd) of the Perris Water Filtration Plant's capacity. This percentage is not considered significant; and therefore the project is not expected to require significant upgrades to existing water treatment facilities as a result of the Specific Plan. Therefore, impacts that would require or result in the construction of new water treatment facilities were considered less than significant.

EMWD will provide water service to the Specific Plan area. In the Water Supply Assessment prepared for the Specific Plan, EMWD determined that the water demand for the Specific Plan is estimated to be 264.4 acre-feet per year (AF/yr) or .236 mgd at build-out. The total demand for the Specific Plan set forth in the water supply assessment is within the limits of projected demand in the current Urban Water Management Plan and EMWD indicated that the Specific Plan would be included in the update to the UWMP in 2005. The WSA prepared for the Specific Plan indicates that EMWD determined that it is able to provide adequate water supply for Specific Plan No. 341 in addition to existing and future users. Therefore, based on the water supply assessment prepared for the Specific Plan by EMWD, the Specific Plan would have less than significant impacts to water supplies.

**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:**

According to EIR No. 466, a system of water lines were constructed by Community Facilities District No. 88-8 in the early 1990's. Thus, the proposed project will utilize these facilities. The Project's demand for potable water represents a small portion of existing facilities capacity. Therefore, the Project is not expected to require significant upgrades to existing treatment facilities. Based on the Water Supply Assessment (WSA) prepared for the Project by EMWD, the Project will have less than significant new impacts to water supplies. EMWD also included the Project's projected demand in the 2005 and 2010 Urban Water Management Plans (UWMPs). In addition, EMWD provided a will serve letter for the proposed Project dated January 12, 2016. EIR No. 466 also identified a proposed new water line along Decker Road to the west of the proposed Project site. The proposed Project will implement water improvements for a 12-foot water line along the proposed Project's frontage for Decker Road, Nandina Avenue, and Harley Knox Boulevard, as well as 12-foot water line along Decker Road between Old Oleander Road and Harley Knox Boulevard.

The proposed Project is implementing the approved land use plan for Planning Area No. 7 and has been determined to be consistent with the adopted Specific Plan. The Project is not anticipated to require the construction of new facilities or expansion of existing facilities or to have an impact on water supplies. Therefore, no new impacts are anticipated.

**46. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
demand in addition to the provider's existing commitments?				

Sources: EIR No. 466, Department of Environmental Health Review

Findings of Fact:

**a) & b) EIR No. 466 Conclusion – Less than Significant Impact:** EIR No. 466 found the Specific Plan's impacts to sewer utility and service systems to be less than significant. Sewer lines were constructed on the Specific Plan area by Community Facilities District No. 88-8 in the early 1990's. These facilities will be utilized by the Specific Plan's land uses for the provision of sewer service throughout the area. Some additional sewer lines will be constructed within and adjacent to the boundaries of the Specific Plan in order to extend sewer service from the existing lines to individual land uses within the Majestic Freeway Business Center project.

Wastewater from the Specific Plan will be treated at EMWD's Perris Valley Regional Water Reclamation Facility (PVRWRF) located in the City of Perris. Overall, EMWD has sufficient capacity to treat all wastewater generated by the Specific Plan, both during project phasing and after project build out. Therefore, no significant impact upon EMWD's ability to treat wastewater will occur. Because the expansion of the PVRWRF is already planned and scheduled by EMWD, in and of itself the wastewater generated by the Specific Plan will not require the construction of new or expanded wastewater treatment facilities.

EMWD has sufficient capacity to treat all wastewater generated by the Specific Plan, both during Specific Plan development phasing and after project build out. This amount of wastewater is not a considered significant demand on EMWD's existing commitments to treat wastewater. Therefore, impacts are considered less than significant.

**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** According to EIR No. 466, a system of sewer lines were constructed by Community Facilities District No. 88-8 in the early 1990's. Thus, the proposed project will utilize these facilities. Wastewater from the propose Project will be treated at EMWD's Perris Valley Regional Water Reclamation Facility located in the City of Perris (PVRWRF). PVRWRF capacity was expanded to 22 mgd (million gallons per day) at the end of 2010, and its ultimate expansion capacity is planned for 100 mgd. According to EMWD, industrial and commercial projects generate approximately 1,700 gallons per day of wastewater per gross acre of development. The Project was expected to generate a cumulative total of 0.23 mgd upon completion of Phase II.

The Proposed project is part of Phase II and will generate less than 0.23 mgd. This amount of wastewater is a small percentage of the total planned capacity of the PVRWRF. The expansion of the PVRWRF is already planned by EMWD, and the proposed Project is consistent with the land uses analyzed in EIR No. 466 and the Specific Plan. The project will not require the construction of new or expanded wastewater treatment facilities. Therefore, impacts no new impacts are anticipated.

**47. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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"/>

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Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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Sources: EIR No. 466, EA No. 39537, GPA 960, Riverside County Waste management District Correspondence

Findings of Fact:

**a) EIR No. 466 Conclusion – Less than Significant Impact with Mitigation Incorporated:** According to EIR No. 466, impacts related to project service by a landfill with sufficient permitted capacity to accommodate the Specific Plan’s solid waste disposal needs would be less than significant with mitigation incorporated. Solid waste service will be managed by the Riverside County Waste Management Department and solid waste from the Specific Plan area would most likely be disposed of at the El Sobrante landfill located east of I-15, south of the City of Corona.

In Riverside County, construction and demolition waste alone constitutes approximately 6 percent of the countywide waste stream by weight. Recycling of construction and demolition waste generated both during construction would greatly reduce the amount of waste directed into landfills.

Following construction of the proposed project, the majority of the waste generated (35-40% for warehousing and retail operations) is expected to be paper products. Recycling of both paper and other waste generated after construction would greatly reduce the amount of waste directed into landfills.

Given the limited contribution of solid waste anticipated to be generated by the Specific Plan, development of the project site will not substantially contribute to the exceedance of the permitted capacity of the designated landfill. Also, considering the project’s participation in the source reduction programs required by the County, the solid waste stream generated by the Specific Plan may be reduced over time. Impacts to the existing landfills are expected to be below the level of significance with mitigation incorporated.

**EIR No. 466 Mitigation Measures:**

**MM Utilities 1:** The applicant shall submit a Recyclables Collection and Loading Area plotplan to the Riverside County Waste Management Department for each implementing development. The plans are required to conform to the Waste Management Department’s Design Guidelines for Recyclables Collection and Loading Areas. Prior to final building inspection, the applicant is required to construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department, and verified by the Riverside County Building and Safety Department through site inspection.

**MM Utilities 2:** In addition to solid waste dumpsters, the project development will include recycling containers for aluminum cans, glass, plastics, paper and cardboard.

**MM Utilities 3:** The project development will recycle construction and demolition (C&D) waste generated during construction activities.

**MM Utilities 4:** The property owner shall require landscaping contractors to practice grass recycling and/or grass composting to reduce the amounts of grass material in the waste stream.

**MM Utilities 5:** The property owner shall require landscaping contractors to use mulch and/or compost for the development and maintenance of project site landscaped areas.

**Discussion of Proposed Project – No New Impact:** The proposed project is implementing the approved land use plan for Planning Area No. 7, and has been determined to be consistent with the adopted Specific Plan. The proposed Project is not anticipated to result in the generation of solid waste beyond that which was already disclosed in EIR No. 466. With implementation of **MM Utilities 1 through 5** identified in EIR No. 466

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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that will reduce the impact of construction and operation on solid waste generation, no new impacts are anticipated.

**b) EIR No. 466 Conclusion – Not Analyzed:** Federal, State, and local statutes and regulations regarding solid waste generation, transport, and disposal are intended to assure adequate landfill capacity through mandatory reductions in solid waste quantities (e.g., through recycling and composting of green waste) and the safe efficient transport of solid waste. The Specific Plan would comply with all regulatory requirements regarding solid waste and no impact would occur. Therefore the issue was not addressed in the EIR.

**EIR No. 466 Mitigation Measures:** N/A.

**Discussion of Proposed Project – No New Impact:** The proposed Project will comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP. No new impacts will occur.

**48. Utilities**

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

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

Sources: EIR No. 466, EA No. 39537, GPA 960

**Findings of Fact:**

**a) through e) & g) EIR No. 466 Conclusion – Not Analyzed:** According to the Initial Study, the Specific Plan would not result in significant environmental impacts related to the construction or expansion of the following new facilities: electrical, natural gas, communication, storm water, street lighting, or other government services.

The Specific Plan will use existing electricity service provide by Southern California Edison and extensions would have to be made to project structures. Since service already exists for the project site, the provision of extending electricity service to the Specific Plan would be considered a less than significant impact. The EIR did not discuss this issue.

The Specific Plan will use existing natural gas service provided by Southern California Gas Company and extensions would have to be made to project structures. Since service exists within the Specific Plan area, extending natural gas service to individual developments would be considered a less than significant impact. Therefore, the EIR did not discuss this issue.

The Specific Plan will use existing communications service provided by Pacific Bell and extensions would be made to project structures. Since service exists within the project area, extending communications service to developments within the Specific Plan would be considered a less than significant impacts and the EIR did not discuss the issue.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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The storm drain system to serve the Specific Plan was already constructed as part of Community Facilities District No. 88-8 improvements. These facilities have been sized to handle the storm water requirements of ultimate build out within the Specific Plan boundaries. Storm water drainage on-site would not require the expansion of existing County Flood Control facilities, nor require new facilities, and potential impacts related to the construction of storm water facilities are considered less than significant. Water quality impacts associated with storm water were discussed in the Hydrology/Water Quality Section of the EIR. Therefore, the issue of construction and need for storm water facilities was not discussed in the EIR.

The Specific Plan would require new street lighting along the Specific Plan's frontage and along internal streets. However, the amount of new street lighting construction needed would be considered environmentally insignificant. Therefore, street lighting construction for the Specific Plan is considered a less than significant impact and was not addressed in the EIR. Light and glare and potential impacts upon the Mt. Palomar Observatory resulting from the street lights were addressed in the Aesthetics Section of the EIR.

No other governmental services are expected to be required for the Specific Plan, therefore the issues was not addressed in the EIR.

There is no energy conservation plan associated with the Mead Valley Area Plan (MVAP) that would affect the project site. In addition, the Specific Plan will meet all requirements of Title 24 California Code of Regulations construction for energy savings. Therefore no impacts to energy conservation plans are expected and the issue was not addressed in the EIR.

**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impact:** The proposed Project will use existing electricity service provided by Southern California Edison. Extensions will have to be made to the proposed structure. Since service already exists for the Project site, the provision of extending electricity service to the proposed project will be considered less than significant and no new impacts are anticipated.

The project will use existing natural gas service provided by Southern California Gas Company. Extensions will have to be made to the proposed structure. Since service already exists for the proposed Project site, extending natural gas service to the proposed Project will be considered a less than significant and no new impacts are anticipated.

The project will use existing communications services provided by Verizon. Extensions will have to be made to the proposed structure. Since service already exists for the proposed Project site, extending communication service to the proposed Project will be considered a less than significant and no new impacts are anticipated.

Existing storm drainage systems are in place to serve the proposed Project (Community Facilities District No. 88-8). Therefore, no new impacts are anticipated.

The proposed Project will require new street lighting along the Project's frontage and internal streets. However, the amount of new street lighting construction needed would be considered environmentally insignificant. Therefore, no new impacts are anticipated.

No governmental services are expected to be required for the proposed Project. Therefore, no new impacts are anticipated.

**f) EIR No. 466 Conclusion – Less Than Significant Impact with Mitigation Incorporated:** The Specific Plan could result in increased traffic along public roads, which may result in the need for increased road maintenance. Potential impacts resulting in the need for increased road maintenance from increased traffic

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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was discussed in the Transportation/Traffic Section of the EIR. Certified EIR No. 466 found that, with the incorporation of area-wide off-site improvements, listed as mitigation measures, traffic impacts relating to road maintenance would be less than significant.

**EIR No. 466 Mitigation Measures:** See 43 (a) discussion.

**Discussion of Proposed Project – No New Impact:** Impacts resulting in the need for increased road maintenance from increased traffic on or by the Project site are environmentally insignificant. Therefore, no new impacts are anticipated.

**49. Energy Conservation**

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

Sources: EIR No. 466, EA No. 39537

Findings of Fact:

**EIR No. 466 Conclusion – Not Analyzed:** The Initial Study found that the proposed Specific Plan will meet all requirements of Title 24 California Code of Regulations construction for energy savings, and that there are no energy conservation plans associated with the Mead Valley Area Plan which would affect the Specific Plan area. Therefore, no impacts to energy conservation plans are expected and the issue was not addressed in the EIR.

**EIR No. 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impact:**

The County has not adopted any energy conservation plan, nor do any State or Federal energy conservation plans apply to the Project site. As a result, the proposed Project will meet all requirements of Title 24 California Code of Regulations construction for energy savings. Therefore, no new impacts are anticipated.

**50. Other**

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

Sources: EIR No. 466 Staff Review, EA No. 39537

Findings of Fact:

**EIR No. 466 Conclusion – Not Analyzed:** According to the Initial Study, the Specific Plan does not conflict with any adopted energy conservation plans and the issue was not addressed in the EIR.

**EIR No. 466 Mitigation Measures:** N/A

**Discussion of Proposed Project – No New Impacts:** The proposed Project does not conflict with any adopted energy conservation plans. Therefore, no new impacts are anticipated.



	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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**Mandatory Findings of Significance**

<b>51.</b> Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: EIR No. 466, Staff Review, Project application materials

Findings of Fact:

**EIR No. 466 Conclusion – Less than Significant Impact with Mitigation Incorporated:** EIR No. 466 found that the site is generally disturbed and does not contain wildlife corridors. The biological assessment conducted found no sensitive species onsite. Because the site is located within the MSHCP and SKR HCP, mitigation measures **MM Bio 1** and **MM Bio 2** and fees were required to reduce impacts to these species to less than significant.

There were no cultural, archaeological, or paleontological resources mapped on-site. Compliance with mitigation measures **MM Cult 1** through **MM Cult 3** will reduce any potentially significant impacts to less than significant.

**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impacts:** The proposed Project is located within the envelope of development analyzed for preparation of EIR No. 466. Biological surveys conducted on the Project site found evidence of SKR on-site. However, because the SKR HCP conservation area has been established, onsite mitigation is no longer required. Payment of fees in accordance with the approved SKR HCP and Riverside County Ordinance No. 663 (Stephens’ Kangaroo Rat Mitigation Fee Ordinance) will mitigate any impacts to the species. Therefore, implementation of mitigation measures **MM Bio 1**, **MM Bio 2**, and **MM Cult 1** through **MM Cult 3** will reduce any potentially significant impacts to less than significant.

<b>52.</b> 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 project, other current projects, and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: EIR No. 466

Findings of Fact:

**EIR No. 466 Conclusion – Less than Significant Impact with Mitigation Incorporated:** EIR No. 466 contained sufficient mitigation measures that were found to reduce any potentially significant impacts to less than significant.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impacts:** The proposed Project is located within the envelope of development analyzed for preparation of EIR No. 466. The Initial Study for EIR No. 466 found that each new development within the Specific Plan area would incrementally increase use and disposal of potentially hazardous substances; however, compliance with standard county policies would reduce potential impacts to a less than significant level. New impacts due to the use or transport of hazardous materials associated with construction of this warehouse building will be less than significant.

Additionally, according to the Traffic Impact Analysis, the contribution of the proposed project to an indirect cumulative project impact would be mitigated to meet the required level of service through implementation of **MM Trans 5** through **MM Trans 9**. Therefore, impacts will be less than significant with mitigation incorporated.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <b>53.</b> Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Sources: EIR No. 466 Staff Review, project application

Findings of Fact:

**EIR No. 466 Conclusion – Less than Significant Impact with Mitigation Incorporated:** EIR No. 466 contained sufficient mitigation measures in the following areas: air quality, cultural resources, biological resources, hydrology/water quality, noise, transportation and noise. These mitigation measures were found to reduce any potentially significant impacts to less than significant.

**EIR No. 466 Mitigation Measures: N/A**

**Discussion of Proposed Project – No New Impacts:** The proposed Project is located within the envelope of development analyzed for preparation of EIR No. 466; therefore, impacts will be less than significant with mitigation incorporated.

## VI. EARLIER ANALYSES

Earlier analysis 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 1503 (c) (3) (D). In this case, a brief discussion should identify the following:

### **Earlier Analyses Used, if any:**

EIR No. 466 Majestic Freeway Business Center Specific Plan No. 341, Environmental Impact Report No. 466.  
For: Majestic Oakwood LLC, April 25, 2005

EA No. 39537 Riverside County, Environmental Assessment Form: Initial Study, EA No. 39537, May 13, 2004.

General Plan Riverside County General Plan, Final Version. Adopted October 7, 2003. (Available at Riv Co - Planning and on the internet at [www.rcip.org](http://www.rcip.org))

General Plan Amendment No. 960, Final Version. Adopted December 8, 2015. (Available online at: <http://planning.rctlma.org/ZoningInformation/GeneralPlan/GeneralPlanAmendmentNo960EIRNo521CAPFebruary2015/GeneralPlanAmendmentNo960.aspx>)

## VII. REFERENCES

The following documents were referenced as general information sources during the preparation of this document. They are available for public review at the locations abbreviated after each listing, with detailed information listed at the end of this section. These documents may also be available at public libraries and at other public agency offices.

<b>Cited As:</b>	<b>Source</b>
ALUC	County of Riverside Airport Land Use Commission, Staff Report, Agenda Item 3.4, Case Number ZAP1175MA16, Hearing Date March 10, 2016. (Appendix G)
AMEC(a)	Amec Foster Wheeler, <i>General Biological Resources Assessment and Burrowing Owl Survey, Majestic Freeway Business Center, Specific Plan #341</i> , May 14, 2004. (Available at Riverside County.) (Appendix A)
AMEC(b)	Routine Wetland Delineation for the Majestic Freeway Center, Specific Plan # 341, March 2005. (Appendix B)
BFSA	Brian F. Smith and Associates, Inc., <i>An Updated Phase I Cultural Resources Assessment for the Nardina Business Center Project</i> , April 7, 2016. (Appendix E)
County GIS Database	County of Riverside, <i>Riverside County GIS Database Website</i> , (Available at <a href="http://mmc.rivcoit.org/MMC_Public/Viewer.html?Viewer=MMC_Public">http://mmc.rivcoit.org/MMC_Public/Viewer.html?Viewer=MMC_Public</a> , accessed December 2015.)
Google Earth 2016	Google Earth Pro 33°51'52.72"N 117°16'1.23"W. (Accessed March 23, 2016)
HES a	Hernandez Environmental Services, <i>General Biological Assessment Report Knox Business Park Building V</i> , May 2016 (Appendix C)
HES b	Hernandez Environmental Services, <i>Burrowing Owl Survey Report for Knox Business Park Building V</i> , April 27, 2016. (Appendix D)
MARB/IPA JLUS	Mead & Hunt, <i>March Air Reserve Base/Inland Port Airport Joint Land Use Study</i> , dated December 2010. (Available at <a href="http://www.marchjpa.com/documents/docs_forms/joint_land_use_2010.pdf">http://www.marchjpa.com/documents/docs_forms/joint_land_use_2010.pdf</a> , accessed December 11, 2015.)
NRCS Web Soil Survey	Natural Resources Conservation Service, U.S. Department of Agriculture, <i>Soil Web Survey Website</i> , (Available at <a href="http://websoilsurvey.nrcs.usda.gov/app/">http://websoilsurvey.nrcs.usda.gov/app/</a> , accessed March 23, 2016)
Ord. No. 460	Riverside County Ordinance No. 460, An Ordinance of the County of Riverside Regulating the Division of Land, as amended effective August 14, 2014. (Available at <a href="http://www.rivcocob.org/ords/400/460.pdf">http://www.rivcocob.org/ords/400/460.pdf</a> , accessed March 2016)
Ord. No. 655	Riverside County Ordinance No. 655, An Ordinance of the County of Riverside Regulating Light Pollution, adopted June 7, 1988. (Available at <a href="http://www.rivcocob.org/ords/600/655.htm">http://www.rivcocob.org/ords/600/655.htm</a> , accessed March 28, 2016.)
Ord. No. 659	Riverside County Ordinance No. 659, An Ordinance of the County of Riverside Establishing Development Impact Fees, as amended through November 12, 2006. (Available at <a href="http://www.rivcocob.org/ords/600/659.7.pdf">http://www.rivcocob.org/ords/600/659.7.pdf</a> , accessed March 2016).

P-WQMP	Albert A. Webb Associates, Project Specific Water Quality Management Plan, Preliminary, prepared January 5, 2016. (Appendix H)
Perris GP LU Map	City of Perris, General Plan Land Use Map, updated on January 3, 2013. (Available at <a href="http://www.cityofperris.org/city-hall/general-plan/Land_Use_Map.pdf">http://www.cityofperris.org/city-hall/general-plan/Land_Use_Map.pdf</a> , accessed December 11, 2015.)
PVCC SP	City of Perris, Perris Valley Commerce Center Specific Plan, approved January 10, 2012. (Available at <a href="http://www.cityofperris.org/city-hall/specific-plans/PVCC/PVCC-SpecificPlan_01-10-12.pdf">http://www.cityofperris.org/city-hall/specific-plans/PVCC/PVCC-SpecificPlan_01-10-12.pdf</a> , accessed December 11, 2015.)
RCALUCP	Riverside County Airport Land Use Commission, <i>March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan</i> , adopted November 13, 2014. (Available at <a href="http://www.rcaluc.org/plan_new.asp">http://www.rcaluc.org/plan_new.asp</a> , accessed December 11, 2015.)
RC GIS	County of Riverside, Riverside County Geographic Information System, Map My County – Riverside County. (Available at <a href="http://mmc.rivcoit.org/MMC_Public/Viewer.html?Viewer=MMC_Public">http://mmc.rivcoit.org/MMC_Public/Viewer.html?Viewer=MMC_Public</a> , accessed June 14, 2016.)
Res 2005-461	County of Riverside, <i>Resolution No. 2005-461 Adopting Specific Plan No. 341 (Majestic Freeway Business Center)</i> , dated August 22, 2005.
Riverside County CAP	County of Riverside, <i>Climate Action Plan</i> , dated February 2016. (Available at <a href="http://planning.rctlma.org/Portals/0/genplan/general_plan_2015/CAP/CAP%202015-02.pdf">http://planning.rctlma.org/Portals/0/genplan/general_plan_2015/CAP/CAP%202015-02.pdf</a> , accessed on March 29, 2016)
CAP Screening Tables	County of Riverside, <i>Climate Action Plan Screening Tables</i> . Prepared by WEBB March 2016. (Appendix F)
SCAQMD AQMP	South Coast Air Quality Management District, Air Quality Management Plan, adopted December 7, 2012. (Available at <a href="http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan">http://www.aqmd.gov/home/library/clean-air-plans/air-quality-mgt-plan</a> , accessed on December 14, 2015.)
SCAQMD CEQA AQ Handbook	South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993 Update.
TIA	Albert A. Webb Associates, Traffic Impact Analysis Report, Nandina Business Center Industrial Building, County of Riverside, CA (PP25954), May 26, 2016. (Appendix I)

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

INEFFECT

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 2 SP - Definitions

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 341 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 341.

EIR = Environmental Impact Report No. 466.

10. EVERY. 3 SP - SP Document

INEFFECT

Specific Plan No. 341 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution and all resolutions for prior amendments to the Specific Plan.
2. Conditions of Approval.
3. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
4. Specific Plan text.
5. Descriptions of each Planning Area in both graphical and narrative formats.

b. Environmental Impact Report No. 466 Document, which

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10. GENERAL CONDITIONS

10. EVERY. 3                    SP - SP Document (cont.)                    INEFFECT

must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).
5. Comments on the NOC.
6. Final EIR, including the responses to comments on the NOC.
7. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4                    SP - Ordinance Requirements                    INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 5                    SP - Limits of SP DOCUMENT                    INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

10. EVERY. 6                    USE - PROJECT DESCRIPTION                    RECOMMND

The use hereby permitted is for a 767,410 square foot industrial warehouse building including 10,000 square feet of office area on 40.6 gross acres.

10. EVERY. 7                    USE - HOLD HARMLESS                    RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of

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10. GENERAL CONDITIONS

10. EVERY. 7 USE - HOLD HARMLESS (cont.)

RECOMMND

Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 8 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan Permit No.25954 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25954, Exhibit A, Amended No.2, Sheets 1-3, dated 6/7/16

APPROVED EXHIBIT B = Plot Plan No. 25954, Exhibit B, Amended No. 2, Sheets 1-2, dated 6/7/16

APPROVED EXHIBIT C = Plot Plan No. 25954, Exhibit C, Amended No. 2, dated 6/7/16



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10. GENERAL CONDITIONS

10. EVERY. 8 USE - DEFINITIONS (cont.) RECOMMND

APPROVED EXHIBIT L = Plot Plan No. 25954, Exhibit L,  
Amended No. 3, Sheets 1-2, dated 6/27/16

APPROVED EXHIBIT P = Plot Plan No. 25954, Exhibit P,  
Amended No. 2, Sheets 1-2, dated 6/7/16

10. EVERY. 9 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 2 SP-GSP-1 ORD. NOT SUPERSEDED INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

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

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

10.BS GRADE. 3 SP-GSP-2 GEO/SOIL TO BE OBEYED INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved-

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10. GENERAL CONDITIONS

10.BS GRADE. 3                    SP-GSP-2 GEO/SOIL TO BE OBEYED (cont.)                    INEFFECT

geotechnical/soils reports for this Specific Plan.

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

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

10.BS GRADE. 4                    SP-ALL CLEARNC'S REQ'D B-4 PMT                    INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 5                    SP-NO GRADING & SUBDIVIDING                    INEFFECT

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

10.BS GRADE. 6                    USE - NPDES INSPECTIONS                    RECOMMND

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

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than

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10. GENERAL CONDITIONS

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

RECOMMND

1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

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

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

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

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

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10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1                    SP - COMMENTS ON SP                    INEFFECT

The Department of Environmental Health (DEH) has received and reviewed the Specific Plan and has no objections.  
The Specific Plan will be required to have sanitary sewer and potable drinking water for all its inhabitable structures.  
The purveyor in the area is Eastern Municipal Water District. DEH will require the water and sewer availability will serve letters at the time the applicant's make submittal to the Planning Department for regular processing for a SAN 53.  
The DEH will also strongly suggest EMWD to supply recycled water to all landscaped areas and greenbelts in the specific planned areas.  
All food facilities will be required to have food plans checked by DEH.

10.E HEALTH. 2                    USE - ECP COMMENTS                    RECOMMND

Non-hazardous debris observed at the Site shall be removed and properly disposed of in accordance with appropriate regulations.  
  
If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

10.E HEALTH. 3                    USE - WATER AND SEWER SERVICE                    RECOMMND

PP25954 is proposing potable water service from and sanitary sewer service from EMWD (Eastern Municipal Water District). 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.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 2 USE-#01A - SHELL/FPE/COMM.

RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.

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

10.FIRE. 3 USE-#04-HIGH PILE/RACK STORAGE

RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval. Complete information regarding all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with sprinkler plans and/or high-pile storage plans for review.

10.FIRE. 4 USE-#50-BLUE DOT REFLECTOR

RECOMMND

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

10.FIRE. 5 USE\*-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be based on California Fire Code and California Building Code, 2013 edition and must be available before any combustibile material is placed on the job site.

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10. GENERAL CONDITIONS

10.FIRE. 6 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be installed along approved vehicular travel ways and spaced according to the California Fire Code, 2013 edition and Riverside County Fire Department standards.

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

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

10.FIRE. 8 USE-#89-RAPID HAZMAT BOX RECOMMND

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

10.FIRE. 9 USE-#25-GATE ENTRANCES RECOMMND

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

10.FIRE. 10 USE-#88A-AUTO/MAN GATES RECOMMND

Gates shall be automatically 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

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10. GENERAL CONDITIONS

10.FIRE. 10 USE-#88A-AUTO/MAN GATES (cont.) RECOMMND

shall remain open until closed by the rapid entry system.

10.FIRE. 13 SP-#85-FINAL FIRE REQUIRE INEFFECT

Final fire protection requirements and impact mitigation measures will be determined when specific project design and/or construction plans are submitted.

10.FIRE. 14 SP\*-#100-FIRE STATION INEFFECT

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire stations may be needed to meet anticipated service demands, given project densities.

10.FIRE. 15 SP-#47 SECONDARY ACCESS INEFFECT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

10.FIRE. 16 SP-#71-ADVERSE IMPACTS INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of industrial and commercial structures and population. The project proponents/developers shall participate in either a separate Development Agreement or Developer Impact Fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

10.FIRE. 17 SP-#86-WATER MAINS INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed, installed and operable in



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10. GENERAL CONDITIONS

10.FIRE. 17                      SP-#86-WATER MAINS (cont.)                      INEFFECT

accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      SP-FLOOD HAZARD REPORT                      INEFFECT

SP 341 is a proposal to construct approximately 5.9 million square feet of light industrial buildings ranging in size from 25,000-125,000 square feet to be used for manufacturing distribution and warehousing. The project consists of contiguous and non-contiguous parcels located in the unincorporated community of Mead Valley in Riverside County. The site is located north of Cajalco expressway, south of Nandina Ave, west of Interstate 215 Freeway and east of Decker Road and Seaton Road.

SP 341 has addressed the drainage infrastructure constructed in this area in the early-1990's by Community Facilities District (CFD) No. 88-8. The CFD constructed storm drains conforming to the Flood Control District's Perris Valley Master Drainage Plan. SP 341 also acknowledges the lack of an adequate conveyance between the three culvert outfalls (located east of the site at I-215) and the Perris Valley Storm Drain Channel.

The development located north of Old Oleander would drain to a recently constructed RCB built by Cal Trans at the I-215 and Oleander. This facility conveys storm flows to the District's Lateral B to Perris Valley Storm Drain, which is considered to be an adequate outlet. No increased runoff mitigation will be required for the development in the area. However, water quality mitigation will still be required.

The development located between Markham St and Old Oleander would drain to existing facilities upstream of the detention basin constructed as part of CFD 88-8. This basin was constructed to mitigate storm flows to an undersized culvert located underneath the ATSF Rail Road between Perry and Commerce Center Dr. The development within the area tributary to this basin will not require increased runoff mitigation. However, water quality mitigation will still be required. The District currently maintains the basin and will not allow the basin to be

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 SP-FLOOD HAZARD REPORT (cont.)

INEFFECT

altered to incorporate a water quality feature to mitigate the impacts of this development proposal.

The development located in the area between the Cajalco Expressway and Commerce Center Drive shall mitigate for increased runoff as well as water quality before draining to the existing facilities constructed as part of CFD 88-8.

Despite the construction of ultimate facilities onsite under CFD 88-8, undersized culverts under the railroad may be a limiting factor. Unless these crossings are upgraded, it may be necessary to elevate buildings proposed adjacent to the tracks to assure that they will not be flooded in major storm events.

This site is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. The underlying community facilities District 88-8 constructed sufficient local drainage infrastructure to fulfill the local portion of the ADP obligation. The ADP fee due will be only that portion of the fee earmarked for construction of the mainstem "Perris Valley Channel" (currently, the mainstem portion is \$1,070 per acre). The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT

RECOMMND

BB Session ID: 306-700-917  
Plot Plan (PP) 25954 is a proposal to construct an industrial warehouse building on a 35.77-acre site in the Mead Valley Area. The site is located on the southeast corner of Nandina Avenue and Decker Road. Harley Knox Road bounds the site to the south and Blanding Way bounds the site to the east. Parcel Map (PM) 37054, which is a proposal to merge thirteen contiguous parcels into a single parcel, is being processed concurrently for the site.

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10. GENERAL CONDITIONS

10.FLOOD RI. 2

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

This site receives runoff from a tributary offsite drainage area of approximately 35 acres from the hills to the west while an additional drainage area of approximately 45 acres is tributary to the southern portion of the site. This site lies within the Perris Valley Master Drainage Plan (MDP) where some of the drainage infrastructure nearby was constructed in 2013. The Perris Valley MDP Interim Line B and Lateral B-9 (project number 4-0-00459 and drawing number 4-1061) were constructed along Nandina Avenue and collect the 35-acre offsite watershed as well as the onsite runoff while providing an adequate outlet for this proposed development. The Perris Valley MDP Lateral B-8 (project number 4-0-00457 and drawing number 4-1060) is another existing facility in Harley Knox Road that collects the 45-acre offsite watershed. The exhibit shows extension of these facilities in order to provide flood protection for the site. Underground facilities require an emergency escape in the event the inlets for these facilities become blocked by debris. All drainage facilities must be designed and constructed to the District's standards. The final design of these proposed extensions can be worked out in the improvement plan check phase of development.

In order to protect the proposed building from the tributary offsite stormwater runoff from the west, the finished floor of new buildings shall be constructed a minimum of 18 inches above the highest adjacent ground. New construction should comply with all applicable ordinances. These floodproofing measures will protect the improvements from flooding. However, a storm of unusual magnitude may still cause some damage.

The project site is also within Specific Plan 341, which contains several District maintained drainage facilities that were constructed by Community Facilities District (CFD) 88-8. The CFD constructed storm drains to conform to the Perris Valley MDP. The portion of the SP development that is north of Old Oleander would drain to the Caltrans RCB culvert under I-215 and ultimately to the District's Lateral B Channel and Perris Valley Channel, which is considered an adequate outlet. No increased runoff mitigation will be required for this development, however water quality and hydrologic condition of concern (HCOC) mitigation is still required. The exhibit and water quality manage plan (WQMP) propose a bioretention basin to

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

mitigate these impacts. To adequately mitigate the impact of the proposed development, the basin must be sized to accommodate the sum of the design capture volume and the hydromodification volume. The tentative exhibit shows a basin inlet for the water quality basin that resembles a bifurcation inlet. Information for the basin inlet design was not included in the WQMP. The District typically discourages the use of bifurcation devices because of the complexity of their design to function adequately. The preferred design for the inlet is to route all onsite flows only through the basin for mitigation. If the applicant chooses to use a bifurcation inlet device, then it must be shown that the inflow hydrograph of the mainline (onsite storm drain) that is routed through the bifurcation weir orifice must be equal to the sum of the BMP volume and the HCOC volume.

This site is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. The underlying Community Facilities District 88-8 constructed sufficient local drainage infrastructure to fulfill the local portion of the ADP obligation. The ADP fee due will be only that portion of the fee earmarked for construction of the mainstem "Perris Valley Channel" (currently, the mainstem portion is \$1,070 per acre). The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 5 USE 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided for all inlets in the event the inlets for these facilities become blocked by debris.

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10. GENERAL CONDITIONS

10.FLOOD RI. 6 USE PERP DRAINAGE PATTERNS RECOMMND

The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions.

10.FLOOD RI. 8 USE ELEVATE FINISH FLOOR RECOMMND

The finished floor of new structures shall be constructed 18 inches above the highest adjacent ground.

10.FLOOD RI. 9 USE MAJOR FACILITIES - ADP RECOMMND

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Perris Valley Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and conditions of design, construction, inspection, transfer of rights of way, project credit in lieu of charges (only for storm drains 48 inches in diameter or larger) and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

10.FLOOD RI. 16 USE SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:  
[www.rcflood.org](http://www.rcflood.org) under Programs and Services, Stormwater

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10. GENERAL CONDITIONS

10.FLOOD RI. 16 USE SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

PARKS DEPARTMENT

10.PARKS. 1 SP - CULTURAL RESOURCES INEFFECT

According to a written agreement, an extension to this Specific Plan proposes an additional mitigation measure be included;

MM Cultural 3: A qualified archeologist and a a tribal monitor from the Pechanga Tribe shall be present during all grading activities involving initial ground disturbance and excavation in Planning Area 6 and 7.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

origin. Specific actions must take place pursuant to CEQA Guidelines 15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) 5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

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

i)A County Official is contacted.

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

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

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

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

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

i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.

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

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

10.PLANNING. 1 SP - MAINTAIN AREAS & PHASES INEFFECT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 2 USE - UNANTICIPATED RESOURCES RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

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

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

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

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

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as



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10. GENERAL CONDITIONS

10. PLANNING. 4 USE - FEES FOR REVIEW (cont.) RECOMMND

required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10. PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10. PLANNING. 6 USE- COLORS & MATERIALS RECOMMND

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

10. PLANNING. 7 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10. PLANNING. 9 USE- BASIS FOR PARKING RECOMMND

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

10. PLANNING. 11 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10. PLANNING. 17 USE - RECLAIMED WATER RECOMMND

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

10. PLANNING. 19 USE- NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE- NO RESIDENT OCCUPANCY (cont.) RECOMMND

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

10.PLANNING. 21 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 22 USE - NOISE MONITORING REPORTS RECOMMND

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

10.PLANNING. 24 USE - CAUSES FOR REVOCATION RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 24 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 25 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 26 USE - IND OCCUPANT CHANGE RECOMMND

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

10.PLANNING. 29 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized. Any other type of light fixture proposed shall receive authorization from the Mt. Palomar Observatory and from the Planning Director

10.PLANNING. 30 USE - ORD 810 O S FEE (1) RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 31 USE- PERMIT SIGNS RECOMMND

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

10.PLANNING. 34 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 36 USE - ALUC (Cond. No. 1) RECOMMND

As set forth by the Airport Land Use Commission (ALUC), Plot Plan No. 25954 is subject to the following condition:

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

10.PLANNING. 37 USE - ALUC (Cond. No. 2) RECOMMND

As set forth by the Airport Land Use Commission (ALUC), Plot Plan No. 25954 is subject to the following condition:

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 a sunlight to be reflected towards an aircraft engaged in an initial straight climb

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - ALUC (Cond. No. 2) (cont.) RECOMMND

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.

10.PLANNING. 38 USE - ALUC (Cond. No. 3) RECOMMND

As set forth by the Airport Land Use Commission (ALUC), Plot Plan No. 25954 is subject to the following condition:

The Notice of Airport in Vicinity shall be given to all prospective purchasers of the property and tenants of the buildings, and shall be recorded as a deed notice.

10.PLANNING. 39 USE - ALUC (Cond. No. 4) RECOMMND

As set forth by the Airport Land Use Commission (ALUC), Plot Plan No. 25954 is subject to the following condition:

The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

10.PLANNING. 40 USE - ALUC (Cond. No. 5) RECOMMND

As set forth by the Airport Land Use Commission (ALUC), Plot Plan No. 25954 is subject to the following condition:

The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; and incinerators.

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10. GENERAL CONDITIONS

10.PLANNING. 41 USE - ALUC (Cond. No. 6)

RECOMMND

As set forth by the Airport Land Use Commission (ALUC), Plot Plan No. 25954 is subject to the following condition:

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.

10.PLANNING. 42 USE - ALUC (Cond. No. 7)

RECOMMND

As set forth by the Airport Land Use Commission (ALUC), Plot Plan No. 25954 is subject to the following condition:

The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2016-AWP-1239-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.

10.PLANNING. 43 USE - ALUC (Cond. No. 8)

RECOMMND

As set forth by the Airport Land Use Commission (ALUC), Plot Plan No. 25954 is subject to the following condition:

The maximum height of the proposed structure not exceed 50 feet above ground level, and the maximum elevation of the proposed structure (including all roof-mounted equipment, if any) at top point shall not exceed 1609 feet above mean sea level or as otherwise approved by ALUC and/or FAA.

10.PLANNING. 44 USE - ALUC (Cond. No. 9)

RECOMMND

As set forth by the Airport Land Use Commission (ALUC), Plot Plan No. 25954 is subject to the following condition:

The specific coordinates, height, and top point elevation of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the

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10. GENERAL CONDITIONS

10.PLANNING. 44 USE - ALUC (Cond. No. 9) (cont.) RECOMMND

Federal Aviation Administration: provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

10.PLANNING. 45 USE - ALUC (Cond. No. 10) RECOMMND

As set forth by the Airport Land Use Commission (ALUC), Plot Plan No. 25954 is subject to the following condition:

Temporary construction equipment used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

10.PLANNING. 46 USE - ALUC (Cond. No. 11) RECOMMND

As set forth by the Airport Land Use Commission (ALUC), Plot Plan No. 25954 is subject to the following condition:

Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) this requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure.

10.PLANNING. 47 USE - ALUC (Cond. No. 12) RECOMMND

As set forth by the Airport Land Use Commission (ALUC), Plot Plan No. 25954 is subject to the following condition:

This determination and these conditions of approval are based on the building being used for warehousing, manufacturing, and/or office uses. No authorization for uses designated as mercantile or assembly uses pursuant to the Uniform Building Code is granted by this determination.

10.PLANNING. 48 MAP - PDA04979 ACCEPTED RECOMMND

County Archaeological Report (PDA) No 4979, submitted for this project (PP25954, PM37054) was prepared by Brian F. Smith and Associates and is entitled: "An Updated Phase I Cultural Resources Assessment for the Nandina Business

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10. GENERAL CONDITIONS

10.PLANNING. 48

MAP - PDA04979 ACCEPTED (cont.)

RECOMMND

Center Project, Riverside County, California," dated April 7, 2016.

PDA04979 concludes: The updated cultural resources study of the proposed project resulted in the relocation of eight prehistoric sites. The cultural resources (RIV-5386/5387, RIV-5389, RIV-5390, RIV-5391, RIV-5392, RIV-5393, and RIV-7466) were observed to be in the same condition in 2016 as when they were recorded in 2004 (Hogan et al. 2004a; Hogan et al. 2004b). In 2004, CRM Tech evaluated all of the sites as non-significant cultural resources (Hogan et al. 2004b); BFSAs concurs with these evaluations, as the sites clearly have no research potential following the documentation of the milling surfaces and the archaeological testing program conducted by CRM Tech. These sites are classified as prehistoric resource collection and food processing sites with no subsurface components and reduced integrity due to agricultural use of the surrounding land; therefore, the sites retain no further archaeological research potential. Based upon CEQA criteria listed in Section 15064.5, RIV-5386/5387, RIV-5389, RIV-5390, RIV-391, RIV-5392, RIV-5393, and RIV-7466 are not currently listed in or eligible for listing in the California Register (Criteria 1 and 2). The sites also do not meet the criteria to be deemed important under Criterion 3, because the sites are not associated with any events or individuals important to the historic use of this location or region.

PDA04979 recommends: Given the prior disturbance within the project that might mask archaeological deposits and the moderate frequency of cultural resources in and around the property, there is a potential that buried archaeological materials may be present. Therefore, a Cultural Resources Mitigation and Monitoring Program (CRMMP) will be included as a condition of approval for this property

10.PLANNING. 49

MAP - GEO02473 APPROVED

INEFFECT

County Geologic Report GEO No. 2473, submitted for the project at the southeast corner of Nandina Avenue and Decker Road, APN 295-310-036 (PP25954), was prepared by Southern California Geotechnical. The report is titled; "Response Report and Plan Review, Nandina Business Park - Building 5, Southeast Corner of Nandina avenue and Decker Road, Riverside County, California," dated May 19, 2016. In addition, Southern California Geotechnical has submitted the following reports:



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10. GENERAL CONDITIONS

10.PLANNING. 49

MAP - GEO02473 APPROVED (cont.)

INEFFECT

"Change of Engineer of Record, Nandina Business Park - Building 5, SEC of Nandina Avenue and Decker Road, Riverside County, California," prepared by Southern California Geotechnical, Inc. (SCG) for Trammell Crow Company, dated May 4, 2016.

"Geotechnical Investigation, Infiltration Study, and Rock Rippability Report for the Proposed Nandina Business Park Industrial Site, Located at the Southeast Corner of Nandina Avenue and Decker Road, County of Riverside, California," prepared by Matrix Geotechnical Consulting, Inc., dated January 21, 2016.

These documents are hereby incorporated in GEO02473.

GEO02473 concluded:

1.The site is not located within a State of California Earthquake Fault Zone, and active or potentially active faults were not identified to exist on or project toward the site.

2.The potential for liquefaction to occur is considered negligible. The total and differential settlements are estimated to be less than 1.0 inch or 0.5 inches, respectively.

3.Known landslides do not occur on, or have the potential to impact the site.

4.Laboratory test results of the near surface soil indicate a very low expansion potential.

GEO02473 recommended:

1.Within the cut areas, it is recommended that blasting be performed to remove a portion of the bedrock and provide a uniform layer of compacted fill below the new floor-slab and new foundation elements.

2.Removals are recommended to extend to a depth of 3 feet below pad grade, and overexcavation should provide at least 2 feet of compacted fill below the proposed foundation bearing grades.

3.Stripping should be conducted in all areas of existing improvements to remove surface vegetation and root systems.

4.Soils suitable to serve as the structural fill subgrade within the building area should consist of either bedrock or very dense alluvial soils that possess an in-situ dry density equal to at least 85 percent of the ASTM D-1557 maximum dry density.

GEO No. 2473 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2473 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not

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10. GENERAL CONDITIONS

10.PLANNING. 49            MAP - GEO02473 APPROVED (cont.) (cont.)            INEFFECT

included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 50            USE - CONST/OPERATE MEASURES            RECOMMND

The proposed project shall comply with the following construction and operational measures:

a.All Heavy-Heavy Duty Haul Trucks (HHD) accessing the Project site shall use year 2010 or newer engines during all construction activities to the extent such HHD are commercially available.

b.Construction equipment maintenance records and data sheets of equipment design specifications (including the emission control tier of the equipment) shall be kept onsite during construction and subject to inspection by the County.

c.Onsite electrical hook ups to a power grid shall be provided for electric construction tools including saws, drills, and compressors, where feasible, to reduce the need for diesel powered electric generators.

d.Developer, all successors to the Developer, and any tenant of the Project shall implement the following to reduce emissions from onsite heavy duty trucks within six months of occupancy:

(1)Post signs informing truck drivers about the health effects of diesel particulates, the California Air Resources Board diesel idling regulations, and the importance of being a good neighbor by not parking in residential areas.

(2)Post signs in all dock and delivery areas containing the following: truck drivers shall turn off engines when not in use; trucks shall not idle for more than five minutes; telephone numbers of the building facilities manager and the California Air Resources Board to report violations.

(3)Owner users and tenants of the Project shall maintain

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10. GENERAL CONDITIONS

10.PLANNING. 50

USE - CONST/OPERATE MEASURES (cont.)

RECOMMND

records on its fleet equipment and vehicle engine maintenance to ensure that its HHD fleet serving the warehouses within the Project are in good condition, and in proper tune pursuant to manufacturer's specifications. Owner users and tenants shall ensure that all HHD accessing the Project site shall comply with 13 California Code of Regulations section 2025, as may be amended (the "Regulations"), and that all HHD accessing the Project site shall comply with the required registration and reporting provisions of the Regulations. Developer and all successors shall include the provisions of the requirements of these obligations in all leases of all buildings of the Project so that all Tenants shall fulfill the terms and conditions of this condition of approval.

(4)Developer, all successors to the Developer and all tenants of the Project will ensure that site enforcement staff in charge of monitoring for excess idling will be trained/certified in diesel health effects and technologies, for example, by requiring attendance at California Air Resources Board approved courses (such as the free, one-day Course #512).

(5)Developer and all successors shall include the provisions of this condition of approval in all leases of buildings at the Project so that all tenants shall fulfill the terms and conditions of this condition of approval.

(6)Developer is advised that the County intends to study cumulative traffic impacts related to logistic warehouses being built within the County. This study may be conducted in partnership with other regional transportation agencies, and either separately or as part of an overall Regional Transportation Plan.

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

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 SP - SP341/TS/CONDITION

INEFFECT

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 Comprehensive General Plan circulation policies require a minimum of Level of Service "C", except that Level of Service "D" may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

I-215 Freeway Southbound Ramps (NS)  
at:Ramona Expressway (EW)  
Oleander Avenue (EW)

I-215 Freeway Northbound Ramps (NS)  
at:Ramona Expressway (EW)  
Oleander Avenue (EW)

Harvill Avenue (NS)  
at:Stratta Street/Oleander Avenue (EW)  
Old Oleander Avenue (EW)  
Nance Street (EW)  
Markham Street (EW)  
Commerce Center Drive (EW)  
Perry Street (EW)  
Martin Street (EW)  
Messenia Lane (EW)  
Cajalco Road (EW)

Seaton Avenue (NS)  
at:Cajalco Road (EW)  
Markham Street (EW)  
Commerce Center (EW)  
Perry Street (EW)

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10. GENERAL CONDITIONS

10.TRANS. 1                    SP - SP341/TS/CONDITION (cont.)                    INEFFECT

Martin Street (EW)

Day Street (NS)  
at:Markham Street (EW)  
Cajalco Road (EW)

Perris Boulevard (NS)  
at:Ramona Expressway (EW)  
Markham Street (EW)

Webster Avenue (NS)  
at:Ramona Expressway (EW)

Indian Avenue (NS)  
at:Ramona Expressway (EW)

10.TRANS. 2                    SP - SP341/IMPROVEMENTS                    INEFFECT

All roads shall be improved per the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

10.TRANS. 3                    SP - SP341/WRCOG TUMF                    INEFFECT

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

10.TRANS. 4                    USE - STD INTRO (ORD 461)                    RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - STD INTRO (ORD 461) (cont.) RECOMMND

Transportation Department.

10.TRANS. 5 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 6 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

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

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

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10. GENERAL CONDITIONS

10.TRANS. 7 USE - TS/CONDITIONS

RECOMMND

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 a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Driveway 1 (NS) at:  
Harley Knox Boulevard (EW)

Driveway 2 (NS) at:  
Nandina Avenue (EW)

Driveway 3 (NS) at:  
Harley Knox Boulevard (EW)

Driveway 4 (NS) at:  
Nandina Avenue (EW)

Truck Driveway 5 (NS) at:  
Harley Knox Boulevard (EW)

Harvill Avenue (NS) at:  
Harley Knox Boulevard (EW)

I-215 Southbound Ramps (NS) at:  
Harley Knox Boulevard (EW)

I-215 Northbound Ramps (NS) at:  
Harley Knox Boulevard (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

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10. GENERAL CONDITIONS

10.TRANS. 7 USE - TS/CONDITIONS (cont.) RECOMMND

are necessary to achieve or maintain the required level of service.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

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

10.WASTE. 2 USE - AB 341 RECOMMND

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

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

-Subscribe to a recycling service with waste hauler.

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

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

For more information, please visit:  
[www.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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10. GENERAL CONDITIONS

10.WASTE. 3 USE - AB 1826 RECOMMND

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

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

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

10.WASTE. 4 USE - LANDSCAPE PRACTICES RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST INEFFECT

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

20.PLANNING. 8 USE - EXPIRATION DATE-USE CASE RECOMMND

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her, discretion, may grant

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 8 USE - EXPIRATION DATE-USE CASE (cont.) RECOMMND

additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL) MET

prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP - DURATION OF SP VALIDITY

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 5 SP - PROJECT LOCATION EXHIBIT

MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 12 SP - EA REQUIRED

MET

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12            SP - EA REQUIRED (cont.)            MET

Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 16            SP - COMPLETE CASE APPROVALS            MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 17            SP - AMENDMENT REQUIRED            NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17            SP - AMENDMENT REQUIRED (cont.)            NOTAPPLY

PLAN (i.e. proposing a residential use within a commercially designated area); or

3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

30.PLANNING. 24            SP - ARCHAEO M/M PROGRAM            DEFERRED

Prior to the approval of any implementing project within Planning Areas 6 or 7 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with."

30.PLANNING. 26            SP - GENERIC M/M PROGRAM            NOTAPPLY

Prior to the approval of any implementing project within Specific Plan No. 256 shall remain valid for 10 years as the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, indicated in the Phasing portion of the specific plan text, plot plan, etc.), the following condition shall be placed Should the entire project not be built out in that period on the implementing project:

of time, a specific plan amendment will be required for

any portion for which implementing development applications

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26                    SP - GENERIC M/M PROGRAM (cont.)                    NOTAPPLY

have not been approved within 8 years.  
"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 27                    SP - F&G CLEARANCE                    NOTAPPLY

Prior to the approval of any implementing project within Planning Area 2 or 5 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 28                    SP - ACOE CLEARANCE                    NOTAPPLY

Prior to the approval of any implementing project within Planning Area 2 or 5 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construcion within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - ACOE CLEARANCE (cont.)

NOTAPPLY

improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 29 SP - SKR FEE CONDITION

DEFERRED

Prior to the approval of any implementing project within any planing area of the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 279.23 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 31 SP - POST GRADING REPORT

DEFERRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31 SP - POST GRADING REPORT (cont.) DEFERRED

and pre-grading agreement with the qualified archaeologist were complied with."

30.PLANNING. 33 SP - GEOLOGIC REPORT MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

A liquefaction report to determine the seismic hazard of liquefaction, in accordance with the Recommended Procedures for Implementation of DMG Special Publication 117: Guidelines for Analyzing and Mitigating Liquefaction in California. The report shall be reviewed and approved by the County Engineering Geologist, prior to scheduling the case for a public hearing.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP341/TS REQUIRED MET

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 341 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

30.TRANS. 2 SP - SP341/TS INSTALLATION DEFERRED

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections:

I-215 SB Ramps/Cajalco Rd (modification)

(with no fee credit)

I-215 NB Ramps/Cajalco Rd (modification)

(with no fee credit)



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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2                      SP - SP341/TS INSTALLATION (cont.)                      DEFERRED

Harvill Ave/Cajalco Rd (modification)

(with no fee credit)

Harvill Ave/Old Oleander Ave

(with no fee credit)

Harvill Ave/Nance St

(with no fee credit)

Harvill Ave/Martin St

(with no fee credit)

Harvill Ave/Messenia Lane

(with no fee credit)

I-215 SB Ramps/Oleander Ave (modification)

(with no fee credit)

I-215 NB Ramps/Oleander Ave (modification)

(with no fee credit)

Harvill Ave/Oleander Ave/Stratta Rd

(with fee credit)

Harvill Ave/Markham St

(with fee credit)

Seaton Ave/Cajalco Rd

(with fee credit)

or as approved by the Transportation Department.

Alternative and/or additional locations may require signalization based on project specific studies to be done for each tract map or use case within this Specific Plan and as required by the Transportation Department.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3

SP- SP341/TS GEOMETRICS

DEFERRED

Prior the final building inspection (first occupancy) of Phase I of the Specific Plan as identified in Figure III-12, the following improvements shall be constructed:

-The intersection of Harvill Avenue (NS) / Messenia Lane (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane, one through lane, and one shared through/right-turn lane

Southbound: One left-turn lane, one through lane, and one shared through/right-turn lane

Eastbound: One left-turn lane, one through lane, and one right-turn lane

West bound: One left-turn lane and one shared through/right-turn lane

-The intersection of Harvill Avenue (NS) / Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane, two through lanes, and one right-turn lane

Southbound: Two left-turn lanes, two through lanes, and one right-turn lane

Eastbound: One left-turn lane, two through lanes, and one right-turn lane

West bound: Two left-turn lanes, two through lanes, and one right-turn lane

or as approved by County Transportation. These improvements require right-of-way and pavement widening beyond the typical general plan cross section. The project is responsible for funding, acquiring or dedicating right-of-way, and construction the improvements.

30.TRANS. 5

SP - SP341/MID C0.PKWY CORR

NOTAPPLY

No development shall be approved in the portion of Planning Areas II and V (as identified in the Specific Plan) that is impacted by the northern alignment of the Mid-County

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5                      SP - SP341/MID CO.PKWY CORR (cont.)                      NOTAPPLY

Parkway corridor as identified by RCTC until such time an alignment is selected.

If an alignment is selected that impacts the Specific Plan, the applicant shall enter into an agreement with the County to obtain the required property through TUMF fee credit.

30.TRANS. 7                      SP-SP341/CAJ./RAMONA/I-215 INT                      MET

Prior to final inspection of the first phase within the Specific Plan:

-The intersection of I-215 Southbound Ramps (NS) / Cajalco/Ramona Expressway (EW) shall be improved to provide the following geometrics:

Southbound:One left-turn lane, one shared left/through/right lane, one right-turn lane  
Eastbound:Two through lanes, one right turn lane  
Westbound:Two left turn lanes, two through lanes;

-The intersection of I-215 Northbound Ramps (NS) / Ramona Expressway (EW) shall be improved to provide the following geometrics:

Northbound:One left-turn lane, one shared left/through/right lane, one right-turn lane  
Eastbound:Two left turn lanes, two through lanes  
Westbound:Two through lanes, one right turn lane

or as approved by County Transportation and Caltrans.

30.TRANS. 8                      SP - SP341/I-215/OLEANDER INT                      DEFERRED

Prior to approval of any project beyond 17,000 passenger car equivalent vehicles per day generated by the Specific Plan the interchange shall be improved to provide the following geometrics:

-I-215 Southbound Ramps (N-S) / Oleander Avenue (E-W)

Southbound: One left-turn lane and one shared through/right-turn lane

Eastbound: Two through lanes and one right-turn lane  
West bound:One left-turn lane and two through

07/11/16  
12:26

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 8 SP - SP341/I-215/OLEANDER INT (cont.) DEFERRED

lanes

-I-215 Northbound Ramps (N-S) / Oleander Avenue (E-W)

Northbound: One left-turn lane and one shared  
through/right-turn lane

Eastbound: One left-turn lane and two through lanes

West bound: Two through lanes and one right-turn lane

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3                   USE - IMPORT / EXPORT                   RECOMMND

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

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

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

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

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

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

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

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

60.BS GRADE. 11                   USE - APPROVED WQMP                   RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

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

RECOMMND

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

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

RECOMMND

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

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 - NESTING BIRD SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during

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60.EPD. 1 - NESTING BIRD SURVEY (cont.)

RECOMMND

the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

60.EPD. 2 - BUOW 30-DAY SURVEY

RECOMMND

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - BUOW 30-DAY SURVEY (cont.)

RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

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

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD

RECOMMND

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

60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The 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.

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to



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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 USE 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

60.FLOOD RI. 8 USE MITCHARGE RECOMMND

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

Plot Plan 25954 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 35.77 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.

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP RECOMMND

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

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PLANNING DEPARTMENT

60.PLANNING. 7 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40.6 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 16 MAP - PALEO PRIMP/MONITOR

INEFFECT

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.

07/11/16  
12:26

Riverside County LMS  
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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16

MAP - PALEO PRIMP/MONITOR (cont.)

INEFFECT

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 MAP - PALEO PRIMP/MONITOR (cont.) (cont.) INEFFECT

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)

60.PLANNING. 17 MAP - CRMMP REQUIRED RECOMMND

A Cultural Resource Mitigation and Monitoring Program to mitigate potential impacts to undiscovered, buried cultural resources within the project shall be implemented to the satisfaction of the lead agency. This program shall include, but not be limited to, the following actions:

- 1) Prior to issuance of a grading permit, the applicant shall provide written verification that a certified archaeologist has been retained to implement the monitoring program. This verification shall be presented in a letter from the project archaeologist to the lead agency.
- 2) The project applicant shall enter into an agreement with

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP - CRMMP REQUIRED (cont.)

RECOMMND

the appropriate Tribe to provide Native American monitoring during grading. The Native American monitor shall work in concert with the archaeological monitor to observe ground disturbances and search for cultural materials.

3) The certified archaeologist shall attend the pre-grading meeting with the contractors

4) Prior to the start of grading, prehistoric milling features within the grading envelope shall be reviewed to identify which features can be relocated and preserved. The grading of the project will include direct impacts to prehistoric sites RIV-5386/5387, RIV-5389, RIV-5390, RIV-5391, RIV-5392, RIV-5393, and RIV-7466. Within each of these sites, prehistoric milling features have been recorded. Although these features are not evaluated under CEQA as significant, the Native American tribal groups from this area consider these features as important links to their ancestors. Therefore, an attempt shall be made to relocate as many features as reasonably possible during the grading process.

5) During the original cutting of previously undisturbed deposits, the archaeological monitor(s) and tribal representative shall be on-site, as determined by the consulting archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be less than anticipated.

6) Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.

7) In the event that previously unidentified cultural resources are discovered, the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17

MAP - CRMMP REQUIRED (cont.) (cont.)

RECOMMND

archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.

8) Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The archaeological monitor(s) shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

9) All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.

10) A report documenting the field and analysis results and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP - CRMMP REQUIRED (cont.) (cont.) (cont.) RECOMMND

interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms

60.PLANNING. 18 MAP - FEATURE RELOCATION RECOMMND

Sites RIV-5386/5387, RIV-5389, RIV-5390, RIV-391, RIV-5392, RIV-5393, and RIV-7466 cannot be avoided through Project redesign. Hence, at least 30 days prior to any ground disturbance in these areas, the Project Supervisor, Project Archaeologist and the Tribe shall determine the feasibility of relocating the milling features to an area where they can be preserved undisturbed in open space in perpetuity. The Tribe shall work in concert with the Project Archaeologist and the Project Supervisor to identify the features to be relocated prior to any disturbance or grading within 100 feet of the archaeological site area, and relocate the features to a location chosen in coordination with the Tribe and on which the parties reasonable believe, with adequate measures, will be preserved and remain undisturbed in the future. Before construction activities are allowed to start, any visible artifacts shall be recovered and the features recorded using professional archaeological methods.

The current Department of Parks and Recreation forms for the sites shall be updated. Specifically: 1.The forms should include records of any artifacts associated with those sites; 2.The forms should state which features were relocated (if any), which were destroyed, capped, collected (i.e. the ultimate status of the features); 3.The forms should indicated how the features were relocated or destroyed; 4.The forms should include updated maps indicating to where the features were moved (as appropriate).

For all bedrock milling features that cannot be moved and will be destroyed, residue samples will be collected and be stored for future research and analysis.

60.PLANNING. 19 MAP - CULTURAL PROFESSIONAL RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 MAP - CULTURAL PROFESSIONAL (cont.)

RECOMMND

monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors.

A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 20 MAP - NATIVE MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 MAP - NATIVE MONITOR (cont.)

RECOMMND

available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts.

Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

60.PLANNING. 21 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25954, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 22 USE - PM-NO GRADING PERMIT

RECOMMND

No grading permit or building permit shall be issued prior to the Board of Supervisors' consideration and approval of the reversion to acreage associated with Plot Plan No.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22                   USE - PM-NO GRADING PERMIT (cont.)                   RECOMMND

25954. In the event the Board of Supervisors deny the reversion to acreage, Plot Plan No. 25954 shall become null and void as of the date of the Board's denial.

TRANS DEPARTMENT

60.TRANS. 1                   USE - PRIOR TO ROAD CONSTRUCT                   RECOMMND

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

60.TRANS. 2                   USE - FILE L&LMD APPLICATION                   RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.6 and 90.TRANS.10.

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

60.TRANS. 3                   USE - SUBMIT GRADING PLAN                   RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - SUBMIT GRADING PLAN (cont.) RECOMMND

Standard plan check turnaround time is 10 working days.

60.TRANS. 4 USE - CREDIT/REIMURSEMENT RECOMMND

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

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

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

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 3 MAP - PHASE IV ARCH REPORT RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE\* - PLAN SUBMISSION REQ

INEFFECT

PLAN SUBMISSION REQUIREMENTS:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE\* - PLAN SUBMISSION REQ (cont.)

INEFFECT

Per 2013 CBC 11B-Table 208.2 - Based upon 433 parking spaces provided, at least 9 must be accessible. Of these 9, at least 2 must be designated as "Van Accessible".

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

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

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER/SEWER WILL SERVE

RECOMMND

A "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health along with the filing fee in effect at the time of submittal.

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80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1 PPA - NESTING BIRD SURVEY

RECOMMND

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

80.EPD. 2 PPA - BUOW 30-DAY SURVEY

RECOMMND

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 2 PPA - BUOW 30-DAY SURVEY (cont.)

RECOMMND

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. A grading permit may be issued once the species has been relocated.

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

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 3 USE 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The 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.

If the District is willing to maintain the proposed facility three items must be accomplished prior to the issuance of a building permit or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to



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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 USE 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

the District's Inspection section before a pre-construction meeting can be scheduled.

80.FLOOD RI. 4 USE MITCHARGE RECOMMND

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

Plot Plan 25954 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 35.77 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.

80.FLOOD RI. 5 USE SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 3 USE- CONFORM TO ELEVATIONS RECOMMND

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 9 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable. Fence and wall design shall substantially comply with approved Exhibit B.

80.PLANNING. 13 USE - REQD APPLICATIONS RECOMMND

No building permits shall be issued until Tentative Parcel Map No. 37054 has been approved and the final map recorded. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

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

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

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

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

Impacts to the Valverde United School District shall be mitigated in accordance with California State law.

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 USE - LIGHTING PLANS (cont.) RECOMMND  
approved exhibit P.

80.PLANNING. 19 USE- FEE STATUS RECOMMND  
Prior to issuance of building permits for Plot Plan No.25954, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 20 USE - POST GRADING REPORT RECOMMND  
PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement with the qualified archaeologist were complied with.

This condition implements Specific Plan condition 30.PLANNING.31

80.PLANNING. 21 USE - PLANS SHOWING BIKE RACKS RECOMMND  
Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 22 USE - PM-NO BUILDING PERMIT RECOMMND  
No grading permit or building permit shall be issued prior to the Board of Supervisors' consideration and approval of the reversion to acreage associated with Plot Plan No. 25954. In the event the Board of Supervisors deny the reversion to acreage, Plot Plan No. 25954 shall become null and void as of the date of the Board's denial.

SURVEY DEPARTMENT

80.SURVEY. 1 USE - ACCESS RESTRICTION RECOMMND  
By the project's design, access on Decker Road and Blanding Way shall be restricted.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.SURVEY. 2 USE - VACATION

RECOMMND

The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Diablo Drive. The project proponent shall apply under a separate application with the County Surveyor for a conditional vacation of Diablo Drive, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

TRANS DEPARTMENT

80.TRANS. 1 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

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

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

When applicable, plans shall include the following components:

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

NOTE:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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

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

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.TRANS. 2 USE - LC LANDSCAPE SECURITIES

RECOMMND

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

NOTE:

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

NOTE:

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

80.TRANS. 3 USE - LC LNDSCPNG PROJ SPECIFC RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. \_\_\_\_\_
- b. \_\_\_\_\_
- c. \_\_\_\_\_
- d. \_\_\_\_\_
- e. \_\_\_\_\_
- f. \_\_\_\_\_

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

Sufficient public street right-of-way along Harley Knox Boulevard shall be conveyed for public use to provide for a 76 foot half-width right-of-way per Standard No. 91, Ordinance 461.

Sufficient public street right-of-way along Decker Road shall be conveyed for public use to provide for a 50 foot half-width right-of-way per Standard No. 94, Ordinance 461.

Sufficient public street right-of-way along Nandina Avenue shall be conveyed for public use to provide for a 39 foot half-width right-of-way per Standard No. 111, Ordinance 461.

Sufficient public street right-of-way along Blanding Way shall be conveyed for public use to provide for a 45 foot

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80. PRIOR TO BLDG PRMT ISSUANCE

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

part-width right-of-way including standard corner cutback per Standard No. 105, Section "C", Ordinance 461.

80.TRANS. 5 USE - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

80.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping along Harley Knox Boulevard, Decker Road, Nandina Avenue and Blanding Way.
- (2) Streetlights.
- (3) Traffic signals located on Harley Knox Boulevard at intersection of Harvill Avenue.
- (4) Graffiti abatement of walls and other permanent structure.
- (5) Street sweeping.
- (6) Bio-swales and/or fossil filters within Decker Road.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(3) (2) sets of street lighting plans approved by Transportation Department.

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

80.TRANS. 7 USE - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461.

80.TRANS. 8 USE - LANDSCAPING RECOMMND

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

Landscaping plans shall be designed within Harley Knox Boulevard, Decker Road, Nandina Avenue and Blanding Way and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 9 USE - UTILITY PLAN RECOMMND

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



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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 10 USE - TS/DESIGN

RECOMMND

In the event left-turns are required at the intersection of the east project access and Harley Knox Boulevard, the project shall be responsible for the design and construction of a traffic signal at this location. The project shall bear the full cost for the traffic signal.

or as approved by the Director of Transportation.

80.TRANS. 11 USE - TS/GEOMETRICS

RECOMMND

The intersection of I-215 Southbound Ramps (NS) at Harley Knox Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one shared left-turn/through, one right-turn lane

Eastbound: one through lane, one shared through/right-turn lane

Westbound: one left-turn lane, one through lane

NOTE: The project shall restripe the westbound approach to provide a 200-foot left-turn lane and one through lane.

The intersection of I-215 Northbound Ramps (NS) at Harley Knox Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through lane, one right-turn lane

Southbound: N/A

Eastbound: one left-turn lane, two through lanes

Westbound: one through lane, one shared through/right-turn lane

NOTE: The project shall restripe the eastbound approach to provide a 200-foot left-turn lane and two through lanes.

The intersection of West Project Access (NS) at Harley Knox Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one shared left-turn/right-turn lane - stop controlled

Eastbound: one left-turn lane, one through lane

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 11 USE - TS/GEOMETRICS (cont.)

RECOMMND

Westbound: one through lane, one shared  
through/right-turn lane

NOTE: In the future the project access will be restricted to right-in/right-out access upon ultimate improvements to Harley Knox Boulevard. A future median is required on Harley Knox Boulevard, whereby the project will contribute its half towards the design and construction.

The intersection of Central Project Access (NS) at Harley Knox Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one shared left-turn/right-turn lane - stop controlled

Eastbound: one left-turn lane; one through lane

Westbound: one through lane, one shared  
through/right-turn lane

NOTE: In the future the project access will be restricted to right-in/right-out access upon ultimate improvements to Harley Knox Boulevard. A future median is required on Harley Knox Boulevard, whereby the project will contribute its half towards the design and construction.

The intersection of East Project Access (NS) at Harley Knox Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane  
- stop controlled

Southbound: one shared left-turn/through/right-turn lane  
- stop controlled

Eastbound: one left-turn lane, one shared  
through/right-turn lane

Westbound: one left-turn lane, one through lane, one  
shared through/right-turn lane

NOTE: In the future the project access will be restricted to right-in/right-out access upon ultimate improvements to Harley Knox Boulevard. A future median is required on Harley Knox Boulevard, whereby the project will contribute its half towards the design and construction.

In the event left-turns are required at this

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 11 USE - TS/GEOMETRICS (cont.) (cont.) RECOMMND

intersection, the project shall be responsible for the design and construction of a traffic signal at this location. The project shall bear the full cost for the traffic signal.

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.

80.TRANS. 12 USE - TS/FAIR SHARE RECOMMND

The project shall pay an estimated fair share fee of \$16,200 and \$13,600 for cumulative impacts to Harley Knox Boulevard at the I-215 Southbound Ramps and I-215 Northbound Ramps, respectively. The project's traffic study prepared by Albert A. Webb Associates, dated May 2016 estimated this fee by utilizing the 2003 SANBAG Congestion Management Plan. The fee to be paid shall be adjusted using the construction cost index from the most updated WRCOG TUMF Nexus Study.

or as approved by the Director of Transportation.

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) (cont.) RECOMMND

Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN RECOMMND

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

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

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

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2                   USE - WQMP BMP CERT REQ'D (cont.)                   RECOMMND

treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3                   USE - BMP GPS COORDINATES                   RECOMMND

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

90.BS GRADE. 4                   USE - BMP REGISTRATION                   RECOMMND

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

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

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

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
  - a.Inspection of Final Paving
  - b.Precise Grade Inspection
  - c.Inspection of completed onsite storm drain facilities
  - d.Inspection of the WQMP treatment control BMPs

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6                      USE - PRECISE GRDG APPROVAL (cont.)                      RECOMMND

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

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

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

90.BS GRADE. 7                      USE - WQMP ANNUAL INSP FEE                      RECOMMND

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

E HEALTH DEPARTMENT

90.E HEALTH. 1                      USE - HAZMAT REVIEW                      RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 1 USE - HAZMAT REVIEW (cont.)

RECOMMND

Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 2 USE - HAZMAT BUS PLAN

RECOMMND

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

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

Install a complete fire sprinkler system per NFPA 13, 2013 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of an approved roadway, within 200 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 4 USE-#27-EXTINGUISHERS RECOMMND

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

90.FIRE. 5 USE\* - FIRE COMMAND CENTER RECOMMND

Buildings greater than 300,000 square feet shall have a Fire Command Center in accordance with Riverside County Fire Department Ordinance 787.7

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.floodcontrol.co.riverside.ca.us](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.



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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

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

90.FLOOD RI. 4 USE FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any commercial lot within the map prior to the District's acceptance of the drainage system for operation and maintenance.

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL

RECOMMND

A minimum of three hundred eighty four(384) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE- ACCESSIBLE PARKING

RECOMMND

A minimum of eight (8) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches,

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE- ACCESSIBLE PARKING (cont.) RECOMMND

clearly and conspicuously stating the following:

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

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

90.PLANNING. 6 USE- LOADING SPACES RECOMMND

A minimum of twelve (12) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 10 USE INSTALL BIKE RACKS RECOMMND

Bicycle racks with a minimum of sixteen (16) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

void with respect to that utility.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 15 USE- TRASH ENCLOSURES RECOMMND

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

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

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

90.PLANNING. 23 USE- SKR FEE CONDITION RECOMMND

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40.6 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

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

90.PLANNING. 26 USE- MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No.42869. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 27 USE- ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No.25954 is calculated to be 34.85 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No.

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90.PLANNING. 27 USE- ORD 810 O S FEE (2) (cont.)

RECOMMND

810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No.25954 has been calculated to be 34.85 net acres.

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

90.PLANNING. 29 USE- EXTENDED TRUCK IDLING

RECOMMND

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

The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29 USE- EXTENDED TRUCK IDLING (cont.) RECOMMND

If refrigeration trailers are utilized, electrical hook-ups will be provided for trailer that need to be on-site for more 15 minutes.

TRANS DEPARTMENT

90.TRANS. 1 USE - LC LNDSKP INSPCT DEPOST RECOMMND

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

90.TRANS. 2 USE - LNDSKPE INSPCTN RQRMNTS RECOMMND

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

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

90.TRANS. 4 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with PM37054.

90.TRANS. 5 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 6 USE STREETLIGHT AUTHORIZATION RECOMMND

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

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

90.TRANS. 7 USE - STREETLIGHTS INSTALL RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE - STREETLIGHTS INSTALL (cont.)

RECOMMND

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

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

90.TRANS. 8 USE - PART-WIDTH

RECOMMND

Harley Knox Boulevard along project boundary is a paved County maintained road designated URBAN ARTERIAL HIGHWAY and shall be improved with 76' part-width AC pavement (55' on the project side and 21' on the opposite side of the centerline), 8" concrete curb and gutter (project side), and raised curbed landscape median and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 106' part-width (76' project side and 30' on the other side of the centerline) dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461.

- NOTE2: 1. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404, Ordinance 461.
2. The driveway(s) shall be constructed per County Standard No. 207A, Ordinance 461a and as approved by the Director of Transportation.
3. A cash-in-lieu fee for the half-width raised curbed median improvement (per Standard No. 91, Ordinance 461) shall be paid as determined by the Director of Transportation.

Decker Road along project boundary is designated SECONDARY HIGHWAY and shall be improved with 48' part-width AC pavement (32' on the project side and 16' on the opposite side of the centerline), 6" concrete curb and gutter (project side), within the 94' part-width (50' project side and 44' on the other side of the centerline) dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461.

NOTES: 1. A 5' sidewalk shall be constructed 9' from curb



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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - PART-WIDTH (cont.) RECOMMND

line within the 18' parkway.

2. No access shall be allowed from Decker Road.

90.TRANS. 9 USE - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 10 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Harley Knox Boulevard, Decker Road, Nandina Avenue and Blaning Way.
- (2) Streetlights.
- (3) Traffic signals located on Harley Knox Boulevard at intersection of Harvill Avenue.
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.
- (6) Bio-swales and/or fossil filters within Decker Road.

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90.TRANS. 11 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

90.TRANS. 12 USE - LANDSCAPING COMM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Harley Knox Boulevard, Decker Road, Nandina Avenue, and Blanding Way.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 13 USE - CONSTRUCT RAMP

RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461.

90.TRANS. 14 USE - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Harley Knox Boulevard, Decker Road, Nandina Avenue, and Blanding Way.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 15 USE - SIGNING & STRIPING RECOMMND

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

90.TRANS. 16 USE - TS/INSTALLATION RECOMMND

In the event left-turns are required at the intersection of the east project access and Harley Knox Boulevard, the project shall be responsible for the design and construction of a traffic signal at this location. The project shall bear the full cost for the traffic signal.

or as approved by the Director of Transportation.

90.TRANS. 17 USE - DEDICATION RECOMMND

Nandina Avenue along project boundary is designated INDUSTRIAL COLLECTOR and shall be improved with 48-56' full-width AC pavement, 6" concrete curb and gutter (both sides), and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 69' part-width (39' project side and 30' on the other side of the centerline) dedicated right-of-way in accordance with County Standard No. 111, Ordinance 461.

NOTE: 1. A 6' sidewalk (project side) shall be constructed adjacent to the curb line within the 11' parkway.

2. The driveway(s) shall be constructed per County Standard No. 207A, Ordinance 461.

3. A two-way left-turn lane shall be striped.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the

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

amount of waste disposed and Construction and Demolition  
(C&D) materials recycled.

90.WASTE. 2                   USE - RECYCLNG COLLECTION AREA                   RECOMMND

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

**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: February 4, 2016

TO:

Riv. Co. Geologist	Riv. Co. Building & Safety-Grading	City of Riverside
Riv. Co. Environmental Health Dept.	1st District Supervisor	Eastern Municipal Water District
Riv. Co. Regional Parks	1st District Planning Commissioner	Southern California Edison
Riv. Co. Archaeologist	Riv. Co. Surveyor	Southern California Gas
Riv. Co. Environmental Programs Div.	Riverside Transit Agency	Cal Trans District #8
Riv. Co. Fire Dept.	Riv. Co. Sheriff's Department	Santa Ana Regional Water Quality Control
Riv. Co. Transportation	Riv. Co. Waste Resources Management	South Coast Air Quality Management District
Riv. Co. Flood	Riv. Co. Airport Land Use Commission	
Riv. Co. Fire Department	March Airport Reserve Base	

**PLOT PLAN NO. 25954 AND TENTATIVE PARCEL MAP NO. 37054** – EA42869 – Applicant: Trammel Crow Company – Representative: Webb & Associates – First Supervisorial District – March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial – Location: south of Nandina Avenue, east of Decker Road, north of Oleander Avenue, west of Blanding Way – 35.12 acres – Zoning: Manufacturing – Medium and Industrial Park – **REQUEST: Plot Plan No. 25954** proposes to construct a 767,410 square foot industrial warehouse building including 10,000 square feet of office area on 35.12 gross acres. **Tentative Parcel Map No. 37054** proposes to consolidate the existing thirteen (13) parcels into one parcel. – APNs: 295-310-022, 295-310-025, 295-310-026, 295-310-027, 295-310-028, 295-310-029, 295-310-030, 295-310-031, 295-310-032, 295-310-033, 295-310-034, 295-310-035, 295-310-036

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 an LDC meeting on February 25, 2016. 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. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Russell Brady, (951) 955-3025, Contract Planner**, or e-mail at [RBrady@rctlma.org](mailto:RBrady@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.*

**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: April 21, 2016

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Fire Dept.  
Riv. Co. Flood Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Building & Safety-Grading  
Riv. Co. Regional Parks & Open Space  
Riv. Co. Environmental Programs Division  
Riv. Co. Geology Dept.  
Riv. Co. Landscape Dept.

Riv. Co. Waste Resources Management Dept.  
Riv. Co. Airport Land Use Commission  
Riv. Co. Archaeology  
Riv. Co. Surveyor  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
March Air Reserve Base  
Southern California Edison  
Southern California Gas Co.

City Of Riverside  
Eastern Municipal Water District  
Cal Trans #8  
Regional Water Quality Control Board  
South Coast Air Quality Management District  
1st District Supervisor  
1st District Planning Commissioner

**PLOT PLAN NO. 25954 AND TENTATIVE PARCEL MAP NO. 37054** – EA42869 – Applicant: Trammel Crow Company – Representative: Webb & Associates – First Supervisorial District – March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial – Location: south of Nandina Avenue, east of Decker Road, north of Oleander Avenue, west of Blanding Way – 35.12 acres – Zoning: Manufacturing – Medium and Industrial Park – **REQUEST: Plot Plan No. 25954** proposes to construct a 767,410 square foot industrial warehouse building including 10,000 square feet of office area on 35.12 gross acres. **Tentative Parcel Map No. 37054** proposes to consolidate the existing thirteen (13) parcels into one parcel. – APNs: 295-310-022, 295-310-025, 295-310-026, 295-310-027, 295-310-028, 295-310-029, 295-310-030, 295-310-031, 295-310-032, 295-310-033, 295-310-034, 295-310-035, 295-310-036

**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 as an **LDC 'Comment' item on May 19, 2016**. 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. Please go the Department's webpage at: <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx>  
Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Russell Brady, (951) 955-0549, Contract Planner**, or e-mail at [RBrady@rctlma.org](mailto:RBrady@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.*

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

DATE: June 7, 2016

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Division  
P.D. Geology Section  
P.D. Landscaping Section

P.D. Archaeology Section  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
1st District Supervisor  
1st District Planning Commissioner  
Southern California Edison  
Southern California Gas Co.  
Riverside Transit Agency  
ALUC

March Air Force Base  
City of Riverside  
EMWD  
CALTRANS Dist. #8  
Regional Water Quality Board: Santa Ana  
Air Quality Management: South Coast

**PLOT PLAN NO. 25954 AND TENTATIVE PARCEL MAP NO. 37054 AMENDED NO. 2 – EA42869 – Applicant:** Trammel Crow Company – Representative: Webb & Associates – First Supervisorial District – March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial – Location: south of Nandina Avenue, east of Decker Road, north of Oleander Avenue, west of Blanding Way – 35.12 acres – Zoning: Manufacturing – Medium and Industrial Park – **REQUEST: Plot Plan No. 25954** proposes to construct a 767,410 square foot industrial warehouse building including 10,000 square feet of office area on 35.12 gross acres. **Tentative Parcel Map No. 37054** proposes to consolidate the existing thirteen (13) parcels into one parcel. – APNs: 295-310-022, 295-310-025, 295-310-026, 295-310-027, 295-310-028, 295-310-029, 295-310-030, 295-310-031, 295-310-032, 295-310-033, 295-310-034, 295-310-035, 295-310-036. **BBID: 306-700-917**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC comment on June 16, 2016**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Russell Brady**, Project Planner, at (951) 955-3025 or email at [rbrady@rctfma.org](mailto:rbrady@rctfma.org) / **MAILSTOP# 1070**.

Public Hearing Path:    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.*



South Coast  
Air Quality Management District  
21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • www.aqmd.gov

February 19, 2016

[rbrady@rctlma.org](mailto:rbrady@rctlma.org)

Russell Brady, Contract Planner  
Riverside County Planning Department  
PO BOX 1409  
Riverside, CA 92502-1409

### Initial Project Consultation for the Plot Plan No. 25954

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned project. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the CEQA document. Please forward a copy of the CEQA document directly to SCAQMD at the address in our letterhead. **In addition, please send with the CEQA document all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

#### Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the Lead Agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the Lead Agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the Lead Agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing



dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the Lead Agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

### **Mitigation Measures**

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf>.

### **Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact Jack Cheng at [jcheng@aqmd.gov](mailto:jcheng@aqmd.gov) or at (909) 396-2448.

Sincerely,

*Jillian Wong*

Jillian Wong, Ph.D.  
Program Supervisor  
Planning, Rule Development & Area Sources



*Serious drought  
Help save water!*

**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](http://www.dot.ca.gov/dist8)

February 24, 2016

County of Riverside  
Land Development Committee  
Initial Case Transmittal  
Russell Brady – MS 1070  
P.O. Box 1409  
Riverside, CA 92502-1409

Trammell Crown Company Nandina Business Center (Riv 215 PM R32.59)

Mr. Brady,

We have completed our initial review of the Initial Case Transmittal Plot Plan #25954 and Tentative Parcel Map #37054. The project proposes to develop a 767,410 square foot industrial warehouse building, including 10,000 square feet of office area on 35.12 gross acres. The proposed project will have significant impacts on I-215 and Harley Knox Avenue interchange cooperation with the County of Riverside, appropriate road improvements must be planned to mitigate increased in traffic as a result of proposed and other developments in the area.

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.

Our areas of concern, pertaining to State facilities, include hydrology/flooding and transportation/traffic issues in which the initial study identifies as having potentially significant impacts. Due to these potentially significant impacts and because the south portion of the Project area directly abuts I-215 we recommend the following to be analyzed in the preceding DEIR:

**Traffic Operations:**

- To accurately evaluate the extent of potential impact to the operational characteristics of the existing highway, a traffic study should be prepared for review.
- A traffic impact study is necessary to determine this proposed project's near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures. The study should use as a guideline the *Caltrans Guide for the Preparation of Traffic Impact Studies*, which is located at the following website: <http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's economy and livability"*

Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

- All state facilities, including intersections, impacted by the Project area, which include Interstate 215 (I-215), should be analyzed in the traffic study. Where applicable, such as signalized intersections and ramp interchanges, a synchro analysis, merge/diverge analysis, and a queuing analysis is recommended.
- 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 are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Mitigation measures to State facilities should be included in the traffic impact analysis. Mitigation identified in the traffic study, subsequent environmental documents, and mitigation monitoring reports, should be coordinated with Caltrans to identify and implement the appropriate mitigation, as well as the appropriate timing of the mitigation. Mitigation improvements should be compatible with Caltrans concepts.
- The lead agency should monitor impacts to insure that roadway segments and intersections remain at an acceptable Level of Service (LOS). Should the LOS reach unacceptable levels, the lead agency should delay the issuance of building permits for any project until the appropriate impact mitigation is implemented.
- The data used in the TIS should not be more than 2 years old.
- 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.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + ambient growth, and existing + project + ambient growth + cumulative.
- Clearly indicate LOS with and without improvements.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

*"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"*

Mr. Brady  
February 24, 2016  
Page 3

Additionally, we recommend the Traffic Study be submitted prior to the circulation of the DEIR to ensure timely review of the submitted materials and a preliminary scoping meeting to discuss any potential issues.

Thank you for providing us this opportunity to review this project and for your consideration of these and future comments. These recommendations are preliminary and summarize our review of materials provided for our evaluation. If this proposal is revised in any way, please forward appropriate information to this Office so that updated recommendations for impact mitigation may be provided. If you have questions concerning these comments, or would like to meet to discuss our concerns, please contact Talvin Dennis (909) 383-7017 or myself at (909) 383-4557.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Roberts", written in a cursive style.

MARK ROBERTS  
Office Chief  
Intergovernmental Review, Community and Regional Planning



March 1, 2016

*Board of Directors*

*President*  
Randy A. Record

*Vice President*  
David J. Shanson

*Directors*  
Joseph J. Kuebler, CPA  
Phillip E. Paule  
Ronald W. Sullivan

*General Manager*  
Paul D. Jones II, P.E.

*Treasurer*  
Joseph J. Kuebler, CPA

*Chairmen of the Board,  
The Metropolitan Water  
District of So. Calif.*  
Randy A. Record

*Legal Counsel*  
Lemicux & O'Neill

Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

Attention: Russell Brady

**Subject: Nandina Business Center - Plot Plan No. 25954 and TPM 37054  
APNS: 295-310-022, and -025 thru -036**

The subject project requires water and sewer services from EMWD. The details of said service connection points will be further detailed in a separate document, known as EMWD's Plan of Service (POS), to be developed by the project proponent and approved by EMWD.

The project requires on-site and offsite facilities, such as water and sewer pipelines, and other possible improvements yet to be identified in the POS evaluation (such as facilities relocation related to conflicts with existing facilities, street realignments, street vacations, additional soil imports and proposed medians), as well as associated easements and/or Right-of-Way Permits to adequately serve the project demands.

On December 29, 2015, the subject project was reviewed for Due Diligence with EMWD's New Business Department, with a Project Number WS2015-1028.

To date, EMWD has not received a Work Order deposit to develop the POS, to identify on-site and offsite facilities required to serve this project.

If you have questions or concerns, please do not hesitate to contact me.

Sincerely

Maroun El-Hage, M.S., P.E.  
Senior Civil Engineer  
New Business Development  
(951) 928-3777 x4468  
[El-hagem@emwd.org](mailto:El-hagem@emwd.org)

ME:emn

Attachment

RCVD  
2-11-16  
MAIL

**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: February 4, 2016

TO:

Riv. Co. Geologist	Riv. Co. Building & Safety-Grading	City of Riverside
Riv. Co. Environmental Health Dept.	1st District Supervisor	Eastern Municipal Water District
Riv. Co. Regional Parks	1st District Planning Commissioner	Southern California Edison
Riv. Co. Archaeologist	Riv. Co. Surveyor	Southern California Gas
Riv. Co. Environmental Programs Div.	Riverside Transit Agency	Cal Trans District #8
Riv. Co. Fire Dept.	Riv. Co. Sheriff's Department	Santa Ana Regional Water Quality Control
Riv. Co. Transportation	Riv. Co. Waste Resources Management	South Coast Air Quality Management District
Riv. Co. Flood	Riv. Co. Airport Land Use Commission	
Riv. Co. Fire Department	March Airport Reserve Base	

**PLOT PLAN NO. 25954 AND TENTATIVE PARCEL MAP NO. 37054** – EA42869 – Applicant: Trammel Crow Company – Representative: Webb & Associates – First Supervisorial District – March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial – Location: south of Nandina Avenue, east of Decker Road, north of Oleander Avenue, west of Blanding Way – 35.12 acres – Zoning: Manufacturing – Medium and Industrial Park – **REQUEST: Plot Plan No. 25954** proposes to construct a 767,410 square foot industrial warehouse building including 10,000 square feet of office area on 35.12 gross acres. **Tentative Parcel Map No. 37054** proposes to consolidate the existing thirteen (13) parcels into one parcel. – APNs: 295-310-022, 295-310-025, 295-310-026, 295-310-027, 295-310-028, 295-310-029, 295-310-030, 295-310-031, 295-310-032, 295-310-033, 295-310-034, 295-310-035, 295-310-036

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 an LDC meeting on February 25, 2016. 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. Please go to the Department's webpage at: <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>  
Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Russell Brady, (951) 955-3025, Contract Planner**, or e-mail at [RBrady@rctlma.org](mailto:RBrady@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.*



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR March 14, 2016

Simon Housman  
Rancho Mirage

Mr. Matt Straite, Contract Planner Supervisor

VICE CHAIRMAN  
Rod Ballance  
Riverside

County of Riverside Planning Department

4080 Lemon Street, 12<sup>th</sup> Floor

Riverside CA 92501

(VIA HAND DELIVERY)

COMMISSIONERS

Arthur Butler  
Riverside

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1175MA16

John Lyon  
Riverside

Related File No.: PP25954 (Plot Plan) [associated case: PM37054 (Tentative Parcel Map), which would merge the parcels listed below into one parcel]

Glen Holmes  
Hemet

APNs: 295-310-025 through 295-310-036

Greg Pettis  
Cathedral City

Dear Mr. Straite:

Steve Manos  
Lake Elsinore

On March 10, 2016, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PP25954 (Plot Plan), a proposal to develop an industrial (predominantly warehousing) building totaling 767,410 square feet on 35.12 gross acres located southerly of Nandina Avenue, easterly of Decker Road, northerly of Oleander Avenue and a westerly extension of Harley Knox Boulevard, and westerly of Harvill Avenue, within the unincorporated community of Mead Valley, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

STAFF

Director  
Ed Cooper

John Guerin  
Paul Rull  
Russell Brady  
Barbara Santos

**CONDITIONS:**

County Administrative Center  
4080 Lemon St., 14<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-5132

1. Any outdoor lighting installed shall be hooded or shielded 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.

[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 attached notice shall be given to all prospective purchasers of the property and tenants of the buildings, and shall be recorded as a deed notice.
  4. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
  5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; and incinerators.
  6. 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.
  7. **The Federal Aviation Administration has conducted an aeronautical study of the proposed structure (Aeronautical Study No. 2016-AWP-1239-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project.**
  8. **The maximum height of the proposed structure shall not exceed 50 feet above ground level, and the maximum elevation of the proposed structure (including all roof-mounted equipment, if any) at top point shall not exceed 1609 feet above mean sea level.**
  9. **The specific coordinates, height, and top point elevation of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration: provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.**
  10. **Temporary construction equipment used during actual construction of the structure shall not exceed the height of the structure, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
  11. **Within five (5) days after construction of the structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure.**



12. This determination and these conditions of approval are based on the building being used for warehousing, manufacturing, and/or office uses. No authorization for uses designated as mercantile or assembly uses pursuant to the Uniform Building Code is granted by this determination.

**Conditions Nos. 7 through 11 were added at the Airport Land Use Commission meeting. Previous Draft Condition No. 7 was deleted, and Previous Draft Condition No. 8 became Condition No. 12.**

If you have any questions, please contact Paul Rull, Urban Regional Planner IV, at (951) 955-6893, or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

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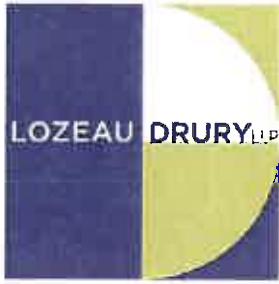
Edward C. Cooper, ALUC Director

PR/JG

Attachment: Notice of Airport in Vicinity  
Aeronautical Study No. 2016-AWP-1239-OE

cc: Trammell Crow Company (applicant)  
Albert A. Webb Associates, Nicole Torstvet (representative)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser or Sonia Pierce, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1175MA16\ZAP1175MA16.LTR.doc



T 510.836.4200  
F 510.836.4203

410 12th Street, Suite 250  
Oakland, Ca 94607

[www.lozeaudrury.com](http://www.lozeaudrury.com)  
[richard@lozeaudrury.com](mailto:richard@lozeaudrury.com)

*Via Email and U.S. Mail*

February 24, 2016

Desiree Bowie, Clerk  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409  
[dbowie@rctlma.org](mailto:dbowie@rctlma.org)

Steve Weiss, AICP Planning Director  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

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)

Mary Stark, Planning Commission Secretary  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409  
[mcstark@rctlma.org](mailto:mcstark@rctlma.org)

Russell Brady, Contract Planner  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409  
[RBrady@rctlma.org](mailto:RBrady@rctlma.org)

**Re: CEQA and Land Use Notice Request for the Project Name-Nandina  
Business Center-aka EA42869, PM37054**

Dear All:

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 Nandina Business Center Project (aka EA42869, PM37054, and PP25954), including all actions related or referring to the construction of a 767,410 square foot industrial warehouse building and 10,000 square feet of office area on 35.12 gross acres located on parcel numbers APNs: 295-310-022 and 295-310-025 thru 295-310-036. ("Project").

February 24, 2016

CEQA and Land Use Notice Request for the Nandina Business Center Project-aka  
EA42869

Page 2 of 3

We hereby request that the County of Riverside ("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.
- 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.

February 24, 2016  
CEQA and Land Use Notice Request for the Nandina Business Center Project-aka  
EA42869  
Page 3 of 3

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*

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.**

PP25954

*Project Title/Case Numbers*

Russell Brady

*County Contact Person*

(951) 955-3025

*Phone Number*

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Trammell Crow Company

*Project Applicant*

3501 Jamboree Road, Suite 230, Newport Beach, CA 92660

*Address*

The Project is located in the Mead Valley Area Plan, more specifically northerly of Harley Knox Boulevard, westerly of Blanding Way, southerly of Nandina Avenue, and easterly of Decker Road.

*Project Location*

The Plot Plan proposes to construct a 767,410 square foot industrial warehouse building including 10,000 square feet of office area on 40.6 gross acres as part of build out of Specific Plan No. 341 (Majestic Freeway Business Center)

*Project Description*

This is to advise that the Riverside County Planning Commission, 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. An Environmental Impact Report was previously prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflects 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 previously adopted.
5. A statement of Overriding Considerations WAS previously adopted.
6. Findings were made previously pursuant to the provisions of CEQA.

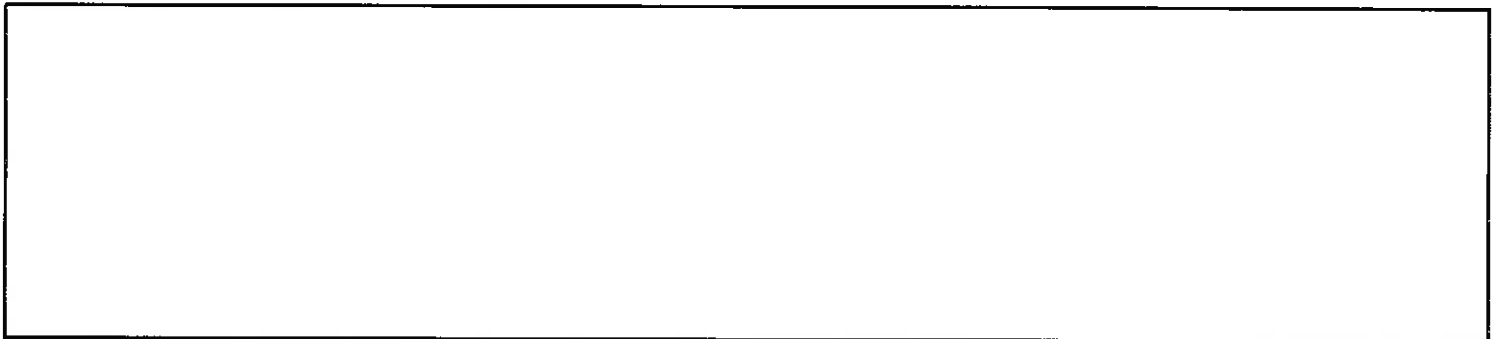
This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

Project Planner  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1601010

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: TRAMMELL CROW COMPANY \$2,260.25  
paid by: CK 0017883  
EA42869  
paid towards: CFG06242 CALIF FISH & GAME - NEG DECL  
at parcel:  
appl type: CFG1

By \_\_\_\_\_ Jan 29, 2016 15:43  
MGARDNER posting date Jan 29, 2016

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.25
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R0410383

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: REDEVELOPMENT AGENCY FOR RIV CO \$914.00  
paid by: JV 0000651679  
FISH & GAME FOR EIR00466 (SP00341/EA39537)  
paid towards: CFG03016 CALIF FISH & GAME: EIR  
at parcel:  
appl type: CFG2

By \_\_\_\_\_ May 17, 2004 11:39  
DFOGLE posting date May 17, 2004

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$850.00
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CONSIDER AN ADDENDUM TO AN  
ENVIRONMENTAL IMPACT REPORT (EIR)**

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

**PLOT PLAN NO. 25954** – Consider Addendum to Certified EIR – Applicant: Trammel Crow Company – Representative: Webb & Associates – First Supervisorial District – March Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial – Location: south of Nandina Avenue, east of Decker Road, north of Harley Knox Boulevard, west of Blanding Way – 40.6 gross acres – Zoning: Manufacturing – Medium and Industrial Park – **REQUEST:** Plot Plan No. 25954 proposes to construct a 767,410 sq. ft. industrial warehouse building including 10,000 sq. ft. of office area on 35.12 gross acres.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: July 20, 2016  
PLACE OF HEARING: County Administrative Center  
First Floor Board Chamber  
4080 Lemon Street  
Riverside, CA 92501

For further information regarding this project, please contact project planner, Russell Brady at (951) 955-3025 or e-mail [rbrady@rctlma.org](mailto:rbrady@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may 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 Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Russell Brady  
P.O. Box 1409, Riverside, CA 92502-1409



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/1/2016.

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

APN (s) or case numbers PP 25954 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

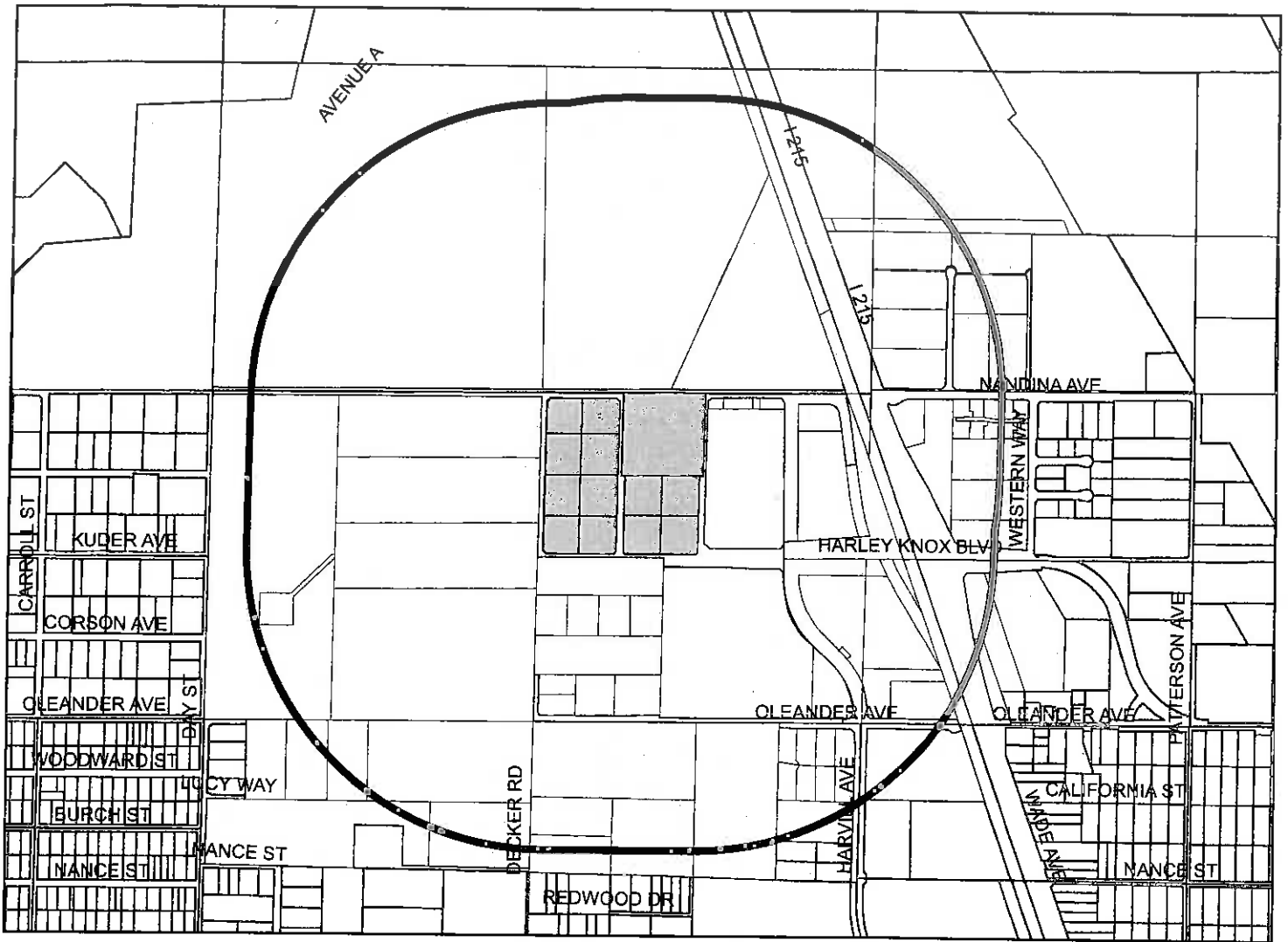
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

**PP25954 (2400 feet buffer)**



**Selected Parcels**

294-190-038	294-210-048	295-310-049	314-100-074	314-040-027	314-040-002	294-210-052	294-210-057	314-020-010	314-020-019
294-210-042	295-310-029	295-310-030	295-310-031	295-310-032	294-190-069	294-190-070	294-190-071	294-190-074	294-190-075
294-190-076	294-180-034	314-040-001	314-040-003	294-190-066	294-180-033	294-180-032	295-310-016	295-310-037	295-310-038
295-310-039	295-310-040	295-310-058	295-310-065	314-020-017	294-190-079	294-190-072	314-040-029	294-180-031	314-040-028
295-310-022	295-310-025	295-310-026	295-310-027	295-310-028	295-310-033	295-310-034	295-310-035	295-310-036	295-310-054
295-310-055	295-310-056	295-310-059	295-310-061	295-310-062	314-040-008	295-310-001	295-310-002	295-310-018	295-310-041
295-310-042	295-310-043	295-310-044	314-040-004	314-040-013	314-040-014	314-040-015	314-040-024	314-040-031	294-180-038
295-300-008	294-180-013	294-180-028	294-180-029	294-180-030	295-300-005	295-300-007	295-300-009	294-190-073	294-210-046
294-210-056	294-190-078	294-180-039	295-310-063	295-310-064	294-190-008	294-210-003	295-300-003	295-300-006	295-310-006
294-190-037	314-020-008	314-020-009	295-310-012	295-310-013	295-310-014	295-310-015	294-210-049	294-210-050	294-210-051
295-310-047	295-310-050	295-310-051	314-040-030	295-300-011	295-300-012	294-190-080	295-300-014		



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

ASMT: 294180030, APN: 294180030  
MARK ZIMMER  
2518 BREENEN WAY  
FULLERTON CA 92835

ASMT: 294190038, APN: 294190038  
63 WESTERN PARTNERSHIP  
C/O INVESTMENT BUILDING GROUP  
5100 CAMPUS DR NO 300  
NEWPORT BEACH CA 92660

ASMT: 294180031, APN: 294180031  
JPR PROP INC  
1530 NANDINA AVE  
PERRIS CA 92571

ASMT: 294190066, APN: 294190066  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

ASMT: 294180032, APN: 294180032  
JEANNE CHRISTENSEN, ETAL  
C/O RUDY MACIAS  
P O BOX 3806  
SO EL MONTE CA 91733

ASMT: 294190072, APN: 294190072  
JOSEF JOHS, ETAL  
C/O JEFF JOHS  
5178 WESTERN WAY  
PERRIS, CA. 92571

ASMT: 294180033, APN: 294180033  
GLENN KIM  
6175 NATWAR LN  
PERRIS, CA. 92570

ASMT: 294190073, APN: 294190073  
NEMR EID  
5168 WESTERN WAY  
PERRIS, CA. 92571

ASMT: 294180034, APN: 294180034  
DMP ENTERPRISES  
1480 NANDINA AVE  
PERRIS, CA. 92571

ASMT: 294190078, APN: 294190078  
PERRIS RANCH BUSINESS PARK OWNERS AS  
C/O JOE POON  
515 S FIGUEROA ST NO 1028  
LOS ANGELES CA 90071

ASMT: 294180039, APN: 294180039  
KRISTEN HOLT, ETAL  
33851 BLUE LANTERN  
DANA POINT CA 92629

ASMT: 294190079, APN: 294190079  
NANCY PULLIAM, ETAL  
36535 OAK RIDGE DR  
YUCAIPA CA 92399

ASMT: 294190037, APN: 294190037  
ROBERT SCHWARTZ  
13530 FIFTH ST  
CHINO CA 91710

ASMT: 294190080, APN: 294190080  
WHATEVER PROP  
1535 NANDINA AVE  
PERRIS, CA. 92571



ASMT: 294210042, APN: 294210042  
KYMBERLY SISLER, ETAL  
21155 BOX SPRINGS RD  
MORENO VALLEY CA 92557

ASMT: 295310015, APN: 295310015  
SRG PERRIS  
C/O BRAD H NIELSEN  
18802 BARDEEN AVE  
IRVINE CA 92612

ASMT: 294210056, APN: 294210056  
NIC OLEANDER  
C/O MARK E NICOL  
12555 HIGH BLUFF STE 333  
SAN DIEGO CA 92130

ASMT: 295310035, APN: 295310035  
KNOX LOGISTICS V  
3501 JAMBOREE RD NO 230  
NEWPORT BEACH CA 92660

ASMT: 295300008, APN: 295300008  
MARCH JOINT POWERS AUTHORITY  
C/O GRACE WILLIAMS MGMT ANALYST  
14205 MERIDIAN PKY  
RIVERSIDE CA 92518

ASMT: 295310036, APN: 295310036  
KNOX LOGISTICS V  
C/O TRAMMELL CROW SO CAL DEV  
3501 JAMBOREE RD STE 230  
NEWPORT BEACH CA 92660

ASMT: 295300009, APN: 295300009  
MARK ZIMMER  
2518 BRENNEN WAY  
FULLERTON CA 92835

ASMT: 295310047, APN: 295310047  
STATE OF CALIF  
C/O DEPARTMENT OF TRANSPORTATION  
P O BOX 231  
SAN BERNARDINO CA 92402

ASMT: 295300014, APN: 295300014  
WMWD  
C/O GENERAL MANAGER  
P O BOX 5286  
RIVERSIDE CA 92517

ASMT: 295310049, APN: 295310049  
ADJ HOLDINGS  
C/O TINA LOVATO WOODS  
807 E MISSION RD  
SAN MARCOS CA 92069

ASMT: 295310002, APN: 295310002  
LILLIAN ALTEMUS  
402 S MAIN ST  
HUNTERVILLE NC 28078

ASMT: 295310051, APN: 295310051  
STATE OF CALIF  
DEPT OF TRANSPORTATION  
464 W FOURTH ST 6TH FL  
SAN BERNARDINO CA 92401

ASMT: 295310006, APN: 295310006  
RIVERSIDE COUNTY TRANSPORTATION COM  
PO BOX 12008  
RIVERSIDE CA 92502

ASMT: 295310059, APN: 295310059  
KNOX LOGISTICS  
C/O STACEY MAGEE  
1717 MCKINNEY AVE NO 1900  
DALLAS TX 75202



ASMT: 295310062, APN: 295310062  
KNOX LOGISTICS  
C/O CLARION PARTNERS  
1717 MCKINNEY STE 1900  
DALLAS TX 75202

ASMT: 314040002, APN: 314040002  
LUCY LOPEZ, ETAL  
3000 TYLER AVE  
RIVERSIDE CA 92503

ASMT: 295310064, APN: 295310064  
RIVERSIDE COUNTY FLOOD CONTROL  
1995 MARKET ST  
RIVERSIDE CA 92501

ASMT: 314040003, APN: 314040003  
RALPH THOMAS, ETAL  
43910 FLORES DR  
TEMECULA CA 92592

ASMT: 295310065, APN: 295310065  
HGN HARLEY LOGISTICS  
C/O NEWCASTLE PARTNERS  
1 MARITIME PLZ STE 1665  
SAN FRANCISCO CA 94111

ASMT: 314040008, APN: 314040008  
DIANE VERDUGO, ETAL  
16589 ARABIAN AVE  
WOODCREST CA 92504

ASMT: 314020009, APN: 314020009  
CLAUDINE FROEHE, ETAL  
7151 PERALTA PL  
RIVERSIDE CA 92509

ASMT: 314040027, APN: 314040027  
ELVIRA SANSOTA, ETAL  
22980 PEREGRINE WAY  
PERRIS, CA. 92570

ASMT: 314020010, APN: 314020010  
HARRY MURANAKA, ETAL  
P O BOX 8360  
PORTER RANCH CA 91327

ASMT: 314040028, APN: 314040028  
KIM TRAN  
46121 SHARON ST  
TEMECULA CA 92592

ASMT: 314020017, APN: 314020017  
JACK RECH  
2447 ALAMO HEIGHTS DR  
DIAMOND BAR CA 91765

ASMT: 314040029, APN: 314040029  
JORGE NAVARRO  
8973 COYOTE BUSH RD  
RIVERSIDE CA 92508

ASMT: 314020019, APN: 314020019  
DONALD ECKER, ETAL  
6350 HAWARDEN  
RIVERSIDE CA 92506

ASMT: 314040030, APN: 314040030  
TIMOTHY TAYLOR, ETAL  
P O BOX 6170  
MORENO VALLEY CA 92554

ASMT: 314040031, APN: 314040031  
MAJESTIC FREEWAY BUSINESS CENTER  
C/O LINDA J CASEY  
13191 CROSSROADS N 6TH FL  
CITY OF INDUSTRY CA 91746

ASMT: 314100074, APN: 314100074  
ALPHA OWENS CORNING CO  
C/O STEVE JAMESON  
950 HIGHWAY 57 E  
COLLIERVILLE TN 38017



**Val Verde Unified School District  
975 West Morgan Street  
Perris, CA 92571**

**City of Perris – Planning Division  
101 N. D Street  
Perris ,CA 92570**

**Eastern Municipal Water District  
2270 Trumble Road  
Perris, CA 92570**

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

**Pechanga Cultural Resource Dept.  
P.O. Box 1583  
Temecula, CA 92593**

**South Coast Air Quality Mngmt. Dist.,  
Program Supervisor - CEQA IGR  
ATTN: Jillian Baker, Ph. D  
21865 E. Copley Dr.  
Diamond Bar, CA 91765**

**Reg. Water Quality Control Board #8  
Santa Ana  
3737 Main Street, Suite 500  
Riverside, CA 92501-3348**

**Soboba Band of Luiseno Indians  
P.O. Box 487  
San Jacinto, CA 92581**

**Richard Drury  
Theresa Rettinghouse  
Lozeau Drury LLP  
410 12<sup>th</sup> Street, Suite 250  
Oakland, CA 94607**

**Applicant:**

**Knox Logistics V, LLC  
3501 Jamboree Road, Suite 230  
Newport Beach, CA 92660**

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3501 Jamboree Road, Suite 230  
Newport Beach, CA 92660**

**Engineer:**

**Albert A. Webb Associates  
3788 McCray Street  
Riverside, CA 92506**

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**Albert A. Webb Associates  
3788 McCray Street  
Riverside, CA 92506**



# IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

## NANDINA BUSINESS CENTER - PLOT PLAN NO. 25954

**OWNER/APPLICANT:**  
KNOX LOGISTICS V, LLC  
DAVE DRAKE  
3501 JANSKOREE ROAD, SUITE 230  
NORFOLK BEACH, CA 92660  
PHONE: (414) 471-4731

**ENGINEER:**  
ALBERT A. WEBB ASSOCIATES  
BERNIE BERNDT  
3780 MCGRAY STREET  
RIVERSIDE, CA 92506  
PHONE: (951) 686-1070  
FAX: (951) 768-1256

**ARCHITECT:**  
RISA OFFICE OF ARCHITECTURAL DESIGN  
MIKE BILL  
15251 ALTON PARKWAY, SUITE 100  
IRVINE, CA 92618  
(949) 341-0420  
(949) 341-0422

**ASSESSOR'S PARCEL NUMBER(S):**  
245-310-022, -025 THRU -028  
245-310-024 THRU -032  
245-310-033 THRU -036

**ACREAGE:**  
GROSS AREA: 34.4 ACRES  
VACATION: DIABLO DRIVE +1.25 ACRES  
NANDINA AVENUE +0.14 ACRES  
DEDICATION: LOT A -0.64 ACRES  
LOT B -0.65 ACRES  
DECKER ROAD -0.11 ACRES  
NET AREA: 34.85 ACRES

**LAND USE/ZONING:**  
EXISTING LAND USE: VACANT  
PROPOSED LAND USE: INDUSTRIAL FACILITY  
EXISTING & PROPOSED ZONING: M-M #1-P  
EXISTING & PROPOSED GENERAL PLAN LAND USE: L-1  
RIVERSIDE COUNTY SPECIFIC PLAN: 154-I

**TOPOGRAPHY:**  
INLAND AERIAL SURVEYS, INC.  
7111 ARLINGTON AVE. SUITE A  
RIVERSIDE, CA 92503  
TEL: (951) 687-4252  
DATED: OCTOBER 20, 2015

**UTILITY COMPANIES:**  
WATER: EASTERN MUNICIPAL WATER DISTRICT  
SEWER: EASTERN MUNICIPAL WATER DISTRICT  
ELECTRIC: SOUTHERN CALIFORNIA EDISON  
TELEPHONE: VERIZON  
GAS: SOUTHERN CALIFORNIA GAS COMPANY

**SITE ADDRESS:**  
ON THE CORNER OF NANDINA AVENUE AND BLANDING WAY,  
UNINCORPORATED AREA OF RIVERSIDE COUNTY, CALIFORNIA 92570

**SCHOOL DISTRICT:**  
VAL VERDE UNIFIED SCHOOL DISTRICT

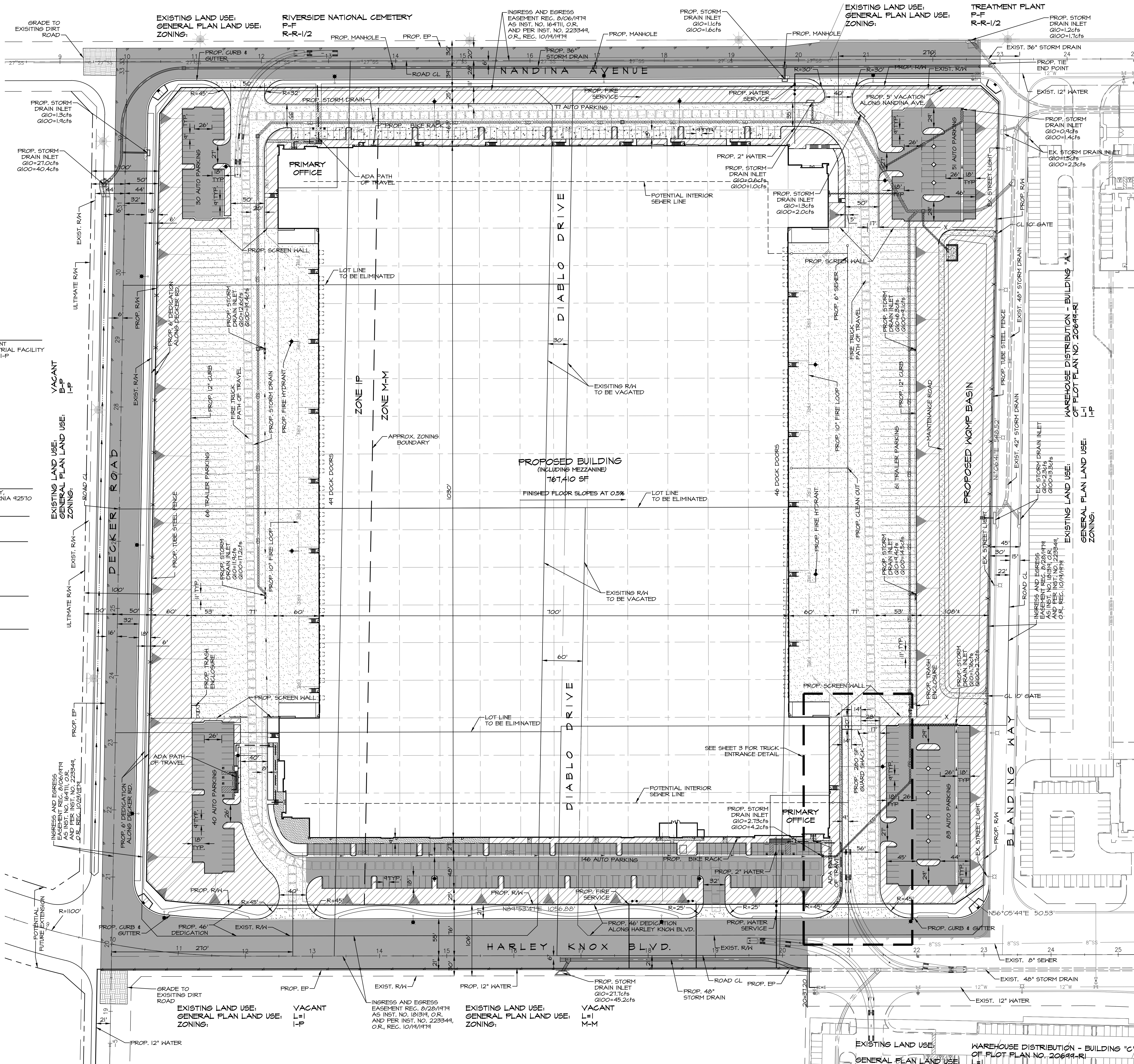
**EARTHWORK ESTIMATE:**  
CUT: 10,000 CY  
FILL: 160,000 CY  
SHRINKAGE/SUBSIDENCE: 30,000 CY  
NET: BALANCE

**SEE SHEET 2 FOR:**  
1. CONCEPTUAL GRADING

**SEE SHEET 3 FOR:**  
1. TYPICAL ROAD CROSS-SECTIONS  
2. ON-SITE CROSS SECTIONS

**LEGEND**

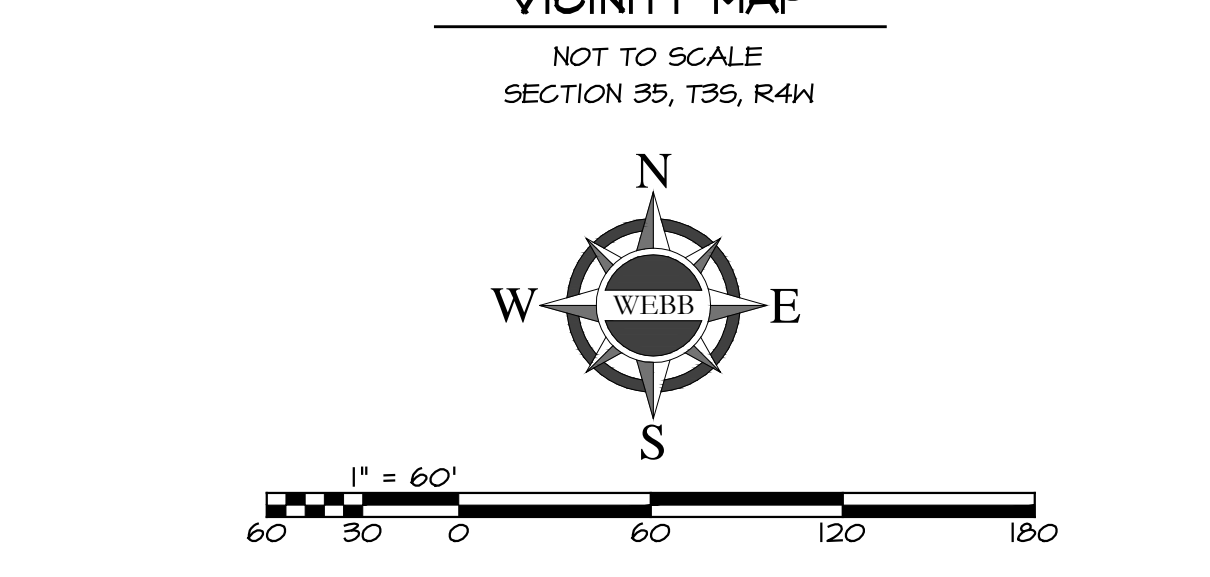
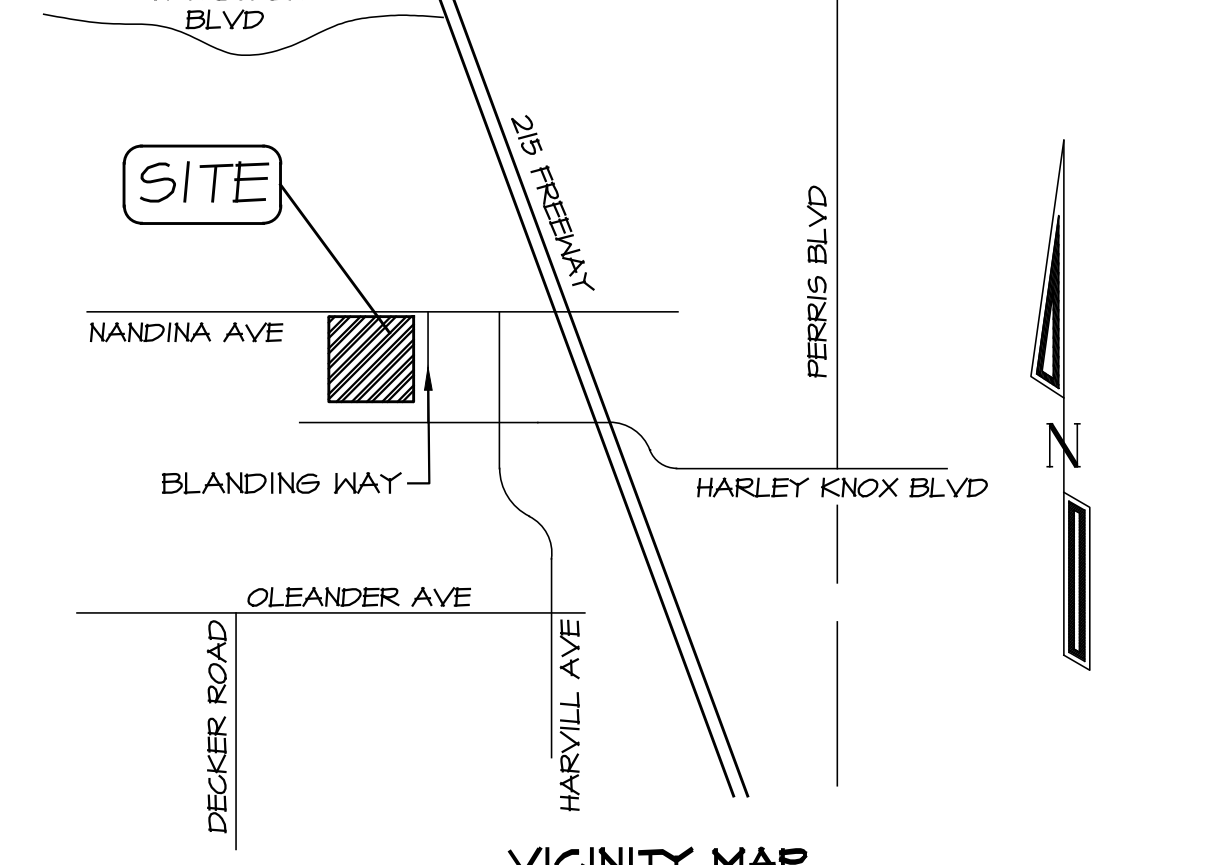
- PROPOSED CONCRETE PAVEMENT
- PROPOSED AC PAVEMENT
- PROPOSED LANDSCAPE AREA
- PROPOSED FIRE ACCESS
- PROPOSED ADA ACCESS
- PROPOSED CHAINLINK FENCE
- PROPOSED STORM DRAIN
- GRADEBREAK/RIDGELINE
- FLOWLINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN
- EXISTING GAS LINE
- EXISTING ELECTRICAL LINE
- FLOW LINE
- GRADE BREAK
- GROUND
- INVERT
- LANDSCAPE AREA
- LOW POINT
- MAX
- PROPERTY LINE
- ROUGH GRADE
- RIGHT OF WAY
- R/W
- TYP
- CENTER LINE
- EDGE OF PAVEMENT



**PROJECT DESCRIPTION:**  
CONSTRUCT SINGLE 167,400 SF LOGISTICS BUILDING ON 35+ ACRES WITH 45 DOCK DOORS AND PARKING FOR AUTOMOBILES AND TRUCKS.

**LEGAL DESCRIPTION:**  
THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, PARCEL 2 OF PARCEL MAP NO. 11755, PARCEL 1, 2, 3, AND 4 OF PARCEL MAP NO. 15694, PARCEL 1, 2, 3, AND 4 OF PARCEL MAP NO. 15788, PARCEL 1, 2, 3, AND 4 OF PARCEL MAP NO. 15844. FOR A MORE DETAILED DESCRIPTION REFER TO TITLE REPORT.

- NOTES:**
1. 2008 THOMAS BROS. MAP-PAGE 147, GRID C6
  2. THIS AREA IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARDS NOTED WITHIN ANY SPECIAL STUDIES ZONE.
  3. FEMA COMMUNITY PANEL NO. 06065C4105, ZONE X (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), COUNTY OF RIVERSIDE
  4. THIS PROJECT IS WITHIN A SPECIFIC PLAN, MAJESTIC FREEWAY BUSINESS PLAN, #341 PLANNING AREA-PAT
  5. THIS PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
  6. SUBSURFACE SEPTIC SEWAGE IS NOT INTENDED FOR THIS SITE.
  7. EXISTING AND PROPOSED EASEMENTS ARE AS SHOWN ON THIS SITE.
  8. ALL EXISTING UTILITIES ON THIS PLAN ARE APPROXIMATE IN LOCATION AND SIZE.
  9. PARKING STALLS ARE: STANDARD, 9'x18' (CONFACT, 8.5'x16' (20% MAX))
  10. END AISLE PARKING STALLS ARE 11' WIDE PER COUNTY ORD. 348, SECTION 18.12
  11. PROJECT COVERS A PORTION OF THE APPLICANT'S OWNERSHIP.
  12. THERE ARE NO OPEN CHANNELS PROPOSED ON THIS SITE.
  13. THERE ARE NO EXISTING BUILDINGS ON THIS SITE.
  14. THERE ARE NO MOBILEHOMES OR RECREATIONAL VEHICLES ON THIS SITE.
  15. PARKING LOT SHALL BE AC PAVED WITH CONCRETE CURB AND GUTTERS. MINIMUM GRADE FOR CONCRETE IS 0.25% AND FOR ALL OTHER SURFACES IS 1.0%.
  16. REFER TO APPROVED ARCHITECTURAL ELEVATIONS FOR WALL & FENCING DETAILS.
  17. ALL DRIVEWAYS ARE PER COUNTY STANDARD NO. 207A.
  18. ALL GATES SHALL BE PROVIDED WITH KNOX BOX ENTRY FOR FIRE DEPARTMENT.
  19. THERE ARE NO OUTDOOR STORAGE OR SERVICE AREAS BEING PROPOSED.
  20. THERE ARE NO EXISTING UTILITIES WITHIN THE R/W TO BE VACATED.
  21. PROJECT IS LOCATED WITHIN CSA-152
  22. THERE ARE NO OVERHEAD ELECTRICAL LINES THAT REQUIRE UNDERGROUNDING



SITE TABULATION:	PARCEL 1
PROPOSED PARCEL GROSS AREA	1524228 SF (35.12 AC)
BUILDING FOOTPRINT	153,230 SF
MEZZANINE AREA	14,180 SF
TOTAL BUILDING AREA	167,410 SF
LOT COVERAGE	44.23 %
LANDSCAPING REQUIRED (15%)	229,174 SF
LANDSCAPING PROVIDED (16%)	243,485 SF
F.A.R. COVERAGE	50.2%
PARKING REQUIRED:	
20K AND ABOVE (1/2,000 SF)	384 STALLS
TOTAL REQUIRED PARKING	384 STALLS
PARKING PROVIDED:	
STANDARD PARKING (9'x18')	421 STALLS
BI-CYCLE PARKING	21 STALLS
TOTAL PARKING PROVIDED:	421 STALLS

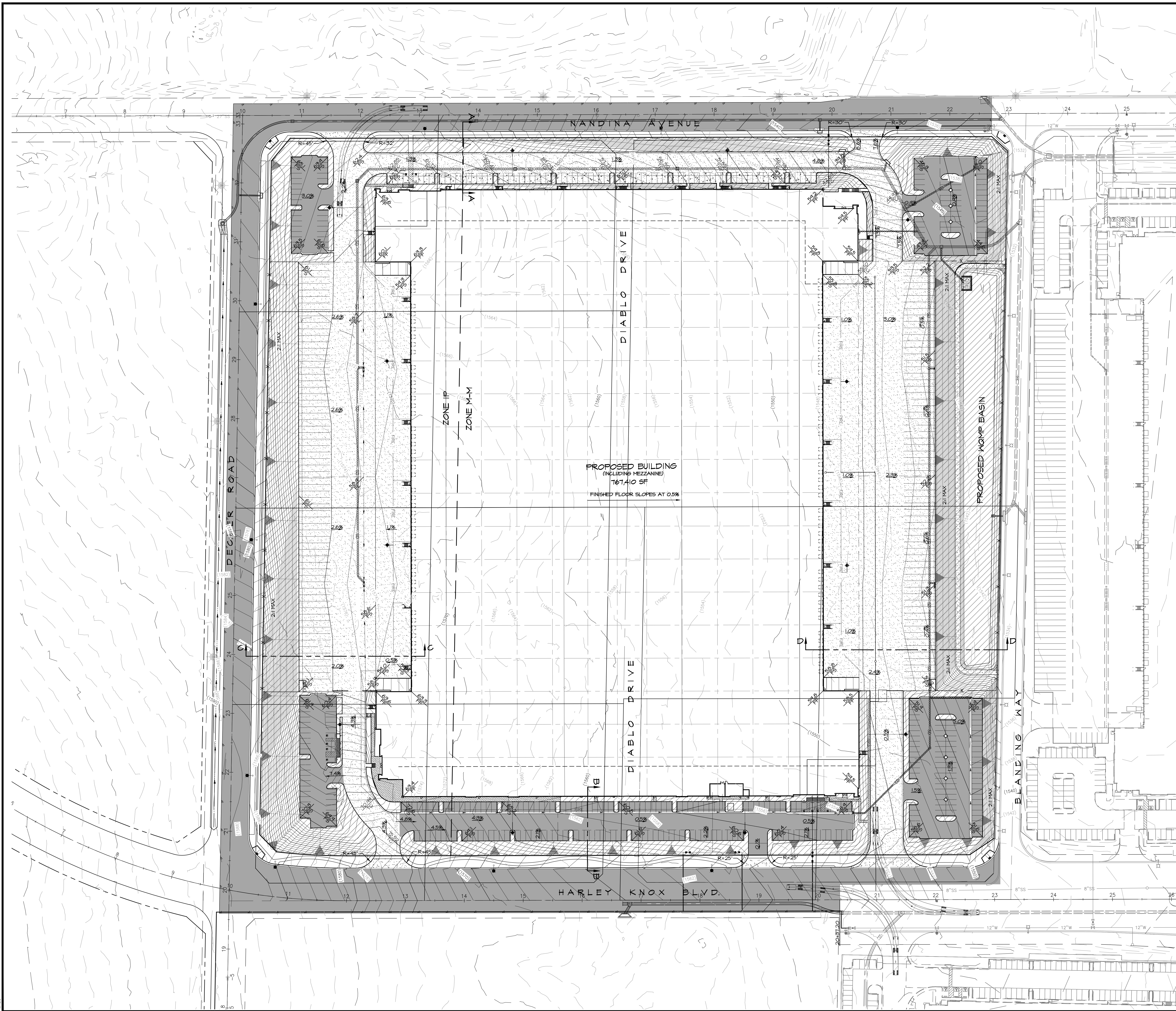
REVISIONS	DATE	BY

**COUNTY OF RIVERSIDE**

**TRAMMELL CROW COMPANY**  
**NANDINA BUSINESS CENTER**  
**PLOT PLAN**  
**PP NO. 25954**

SCALE: 1"=60'	ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS	H.O. 2015-0324
DATE: 12/28/15	3780 MCGRAY STREET	SHEET 1
DESIGNED: DJ	RIVERSIDE, CA 92506	OF 3 SHEETS
CHECKED: BB	PH: (951) 686-1070	DATE: 12/28/15
PLN. CK. REF:	FAX: (951) 768-1256	DWG. NO.
FB:		

S:\2015\15-0324\Drawings\Nandina\15-0324-Crow-Comp-25954.dwg 5/26/2016 11:25:26 AM



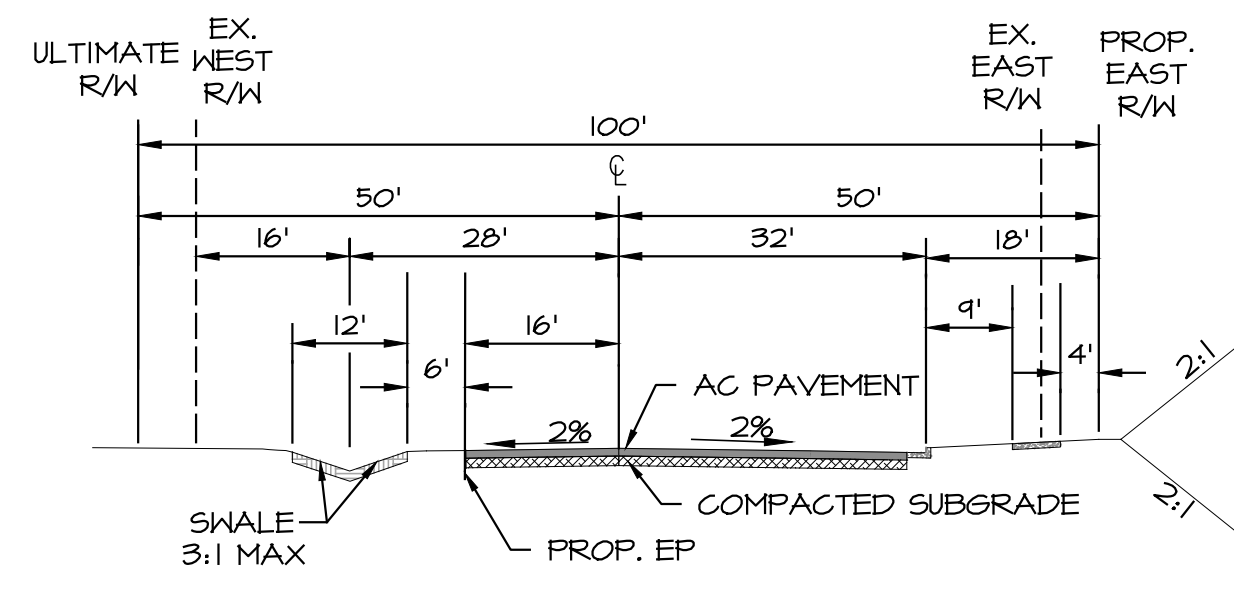
NO.	REVISIONS	DATE	BY

**COUNTY OF RIVERSIDE**

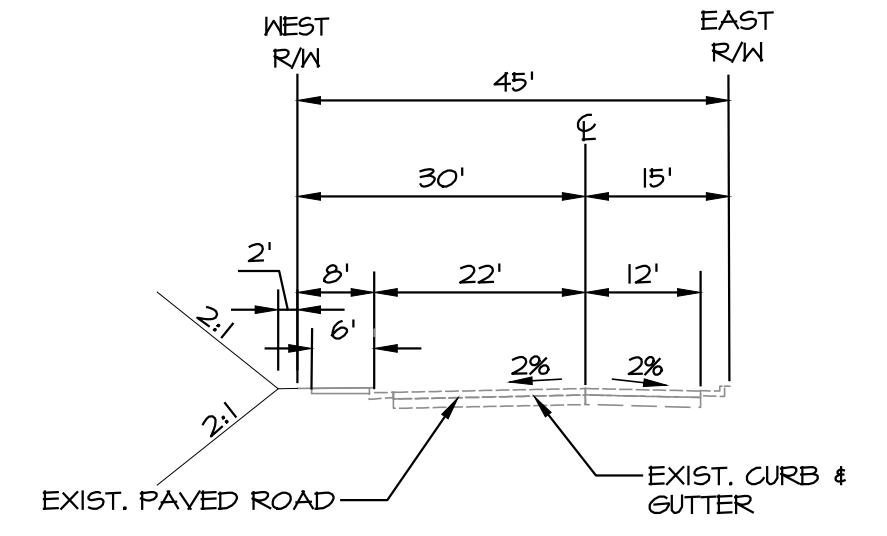
**TRAMMELL CROW COMPANY**  
**NANDINA BUSINESS CENTER**  
**CONCEPTUAL GRADING PLAN**  
**PP NO. 25954**

SCALE: 1"=60'	ALBERT A. ENGINEERING CONSULTANTS 3700 MCGRAY STREET RIVERSIDE, CA 92506 PH: (951) 606-1070	H.O. 2015-0324
DATE: 12/28/15	<b>WEBB</b> <b>ASSOCIATES</b>	SHEET <b>2</b>
DESIGNED: DJ		OF <b>3</b> SHEETS
CHECKED: BB	PAX (951) 768-1256	DMS. NO.
PLN. C.K. REF.		
F.B.		

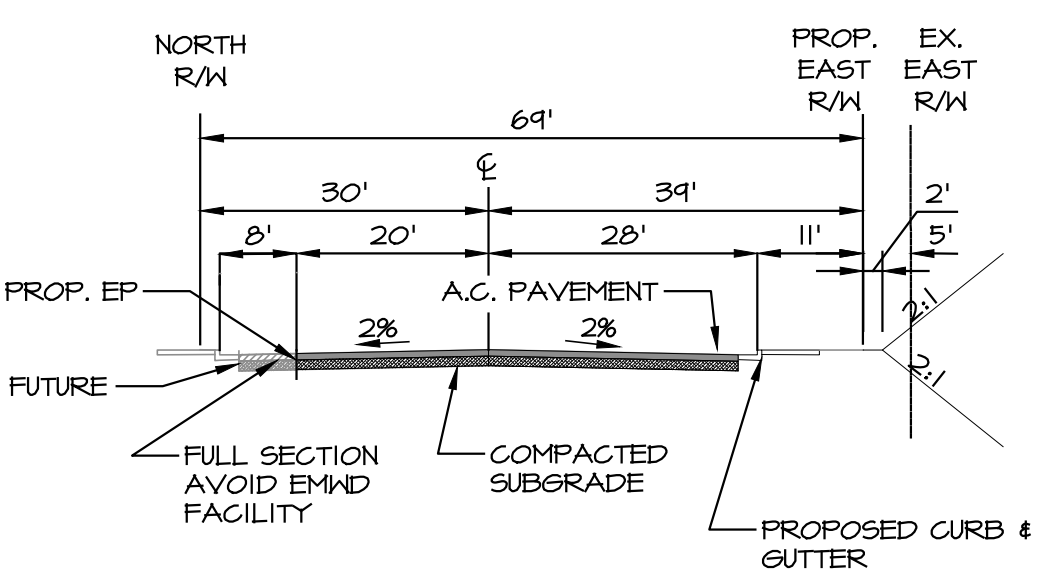
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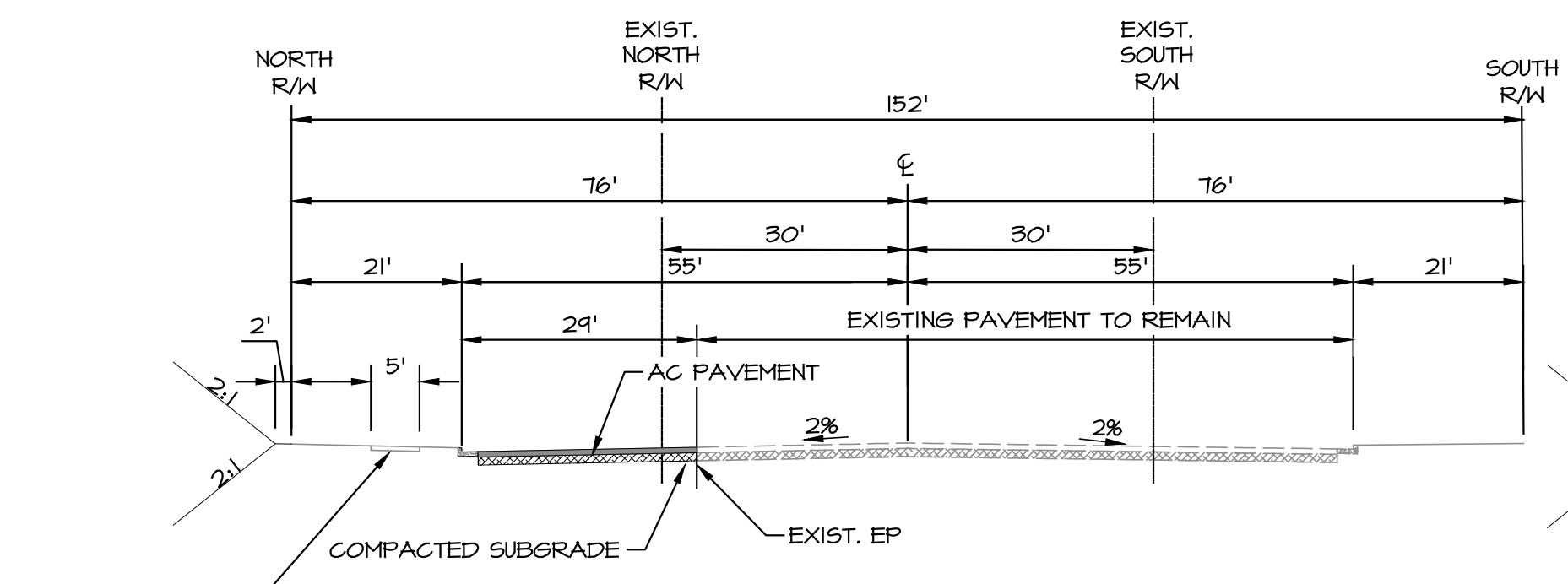
**TYPICAL SECTION DECKER ROAD**  
SECONDARY HIGHWAY - STD. NO. 44  
NOT TO SCALE T1+0.5



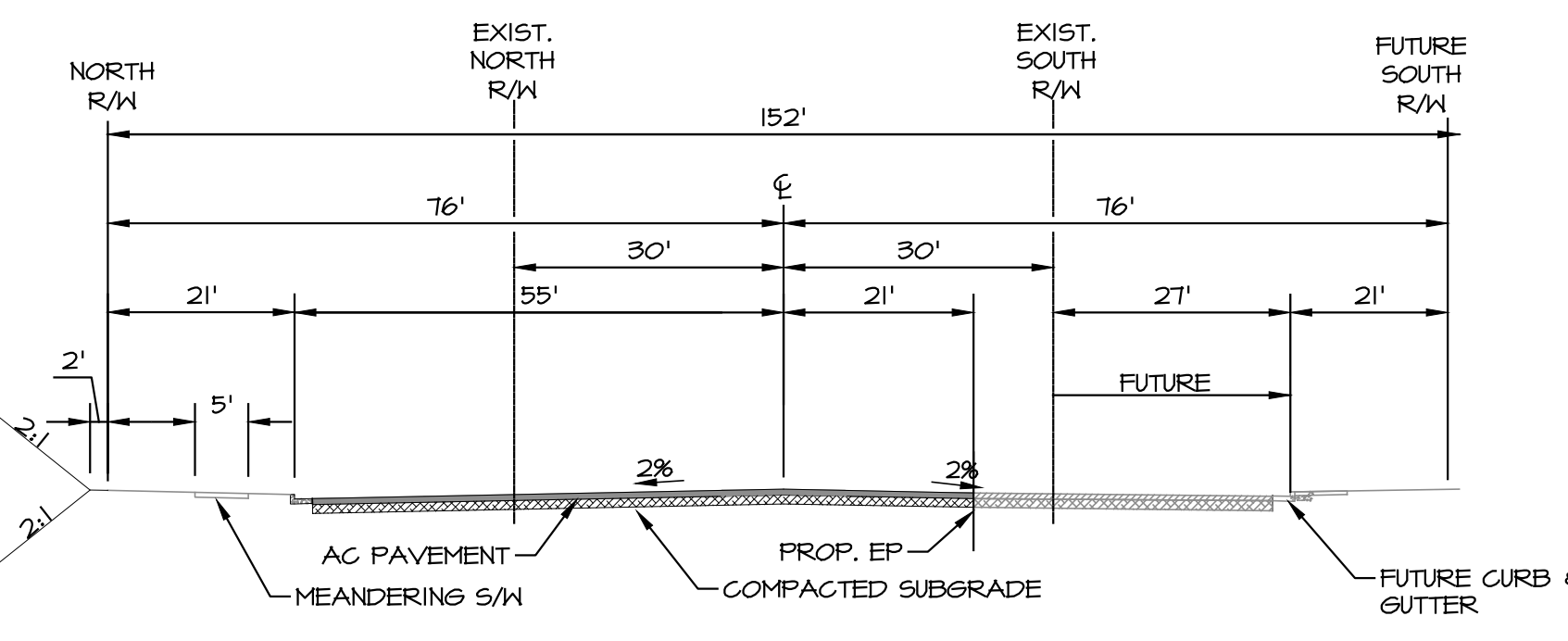
**TYPICAL SECTION BLANDING WAY**  
COLLECTOR FRONTAGE ROAD - STD. NO. 107A  
NOT TO SCALE T1+0.5



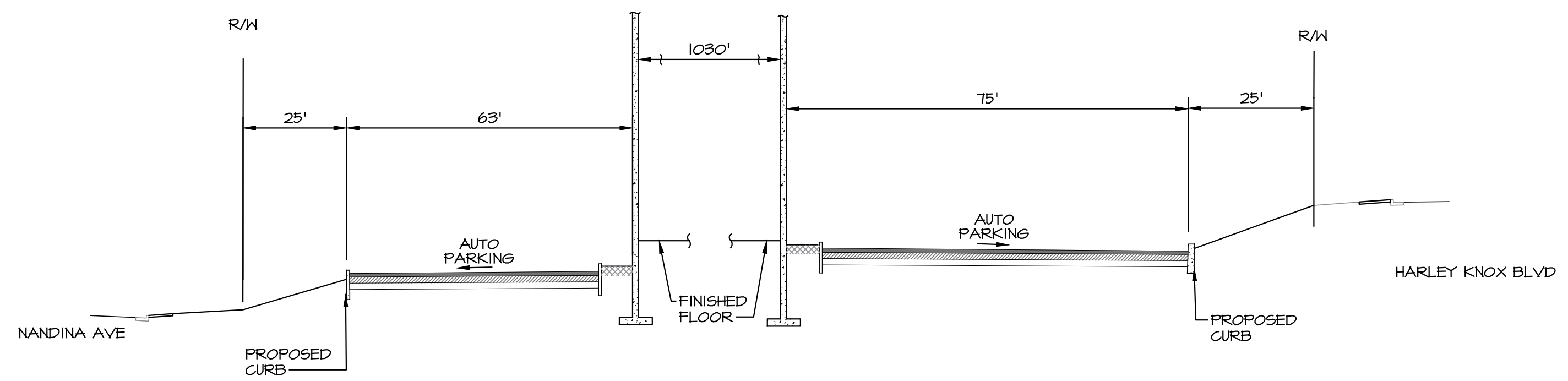
**TYPICAL SECTION NANDINA AVENUE**  
INDUSTRIAL COLLECTOR ROAD - STD. NO. III  
NOT TO SCALE T1+0.0



**TYPICAL SECTION HARLEY KNOX BLVD.**  
URBAN ARTERIAL HIGHWAY - STD. NO. 41  
STA. 20+91.20 TO STA. 22+62.64  
NOT TO SCALE T1+0.0

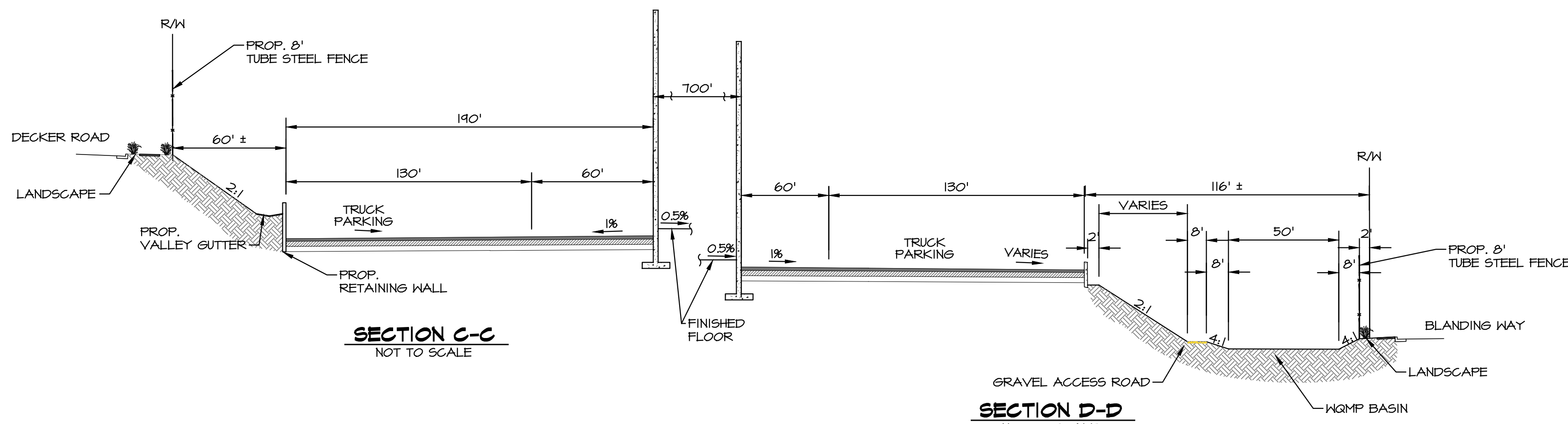


**TYPICAL SECTION HARLEY KNOX BLVD.**  
URBAN ARTERIAL HIGHWAY - STD. NO. 41  
STA. 10+61.91 TO STA. 20+91.20  
NOT TO SCALE T1+0.0



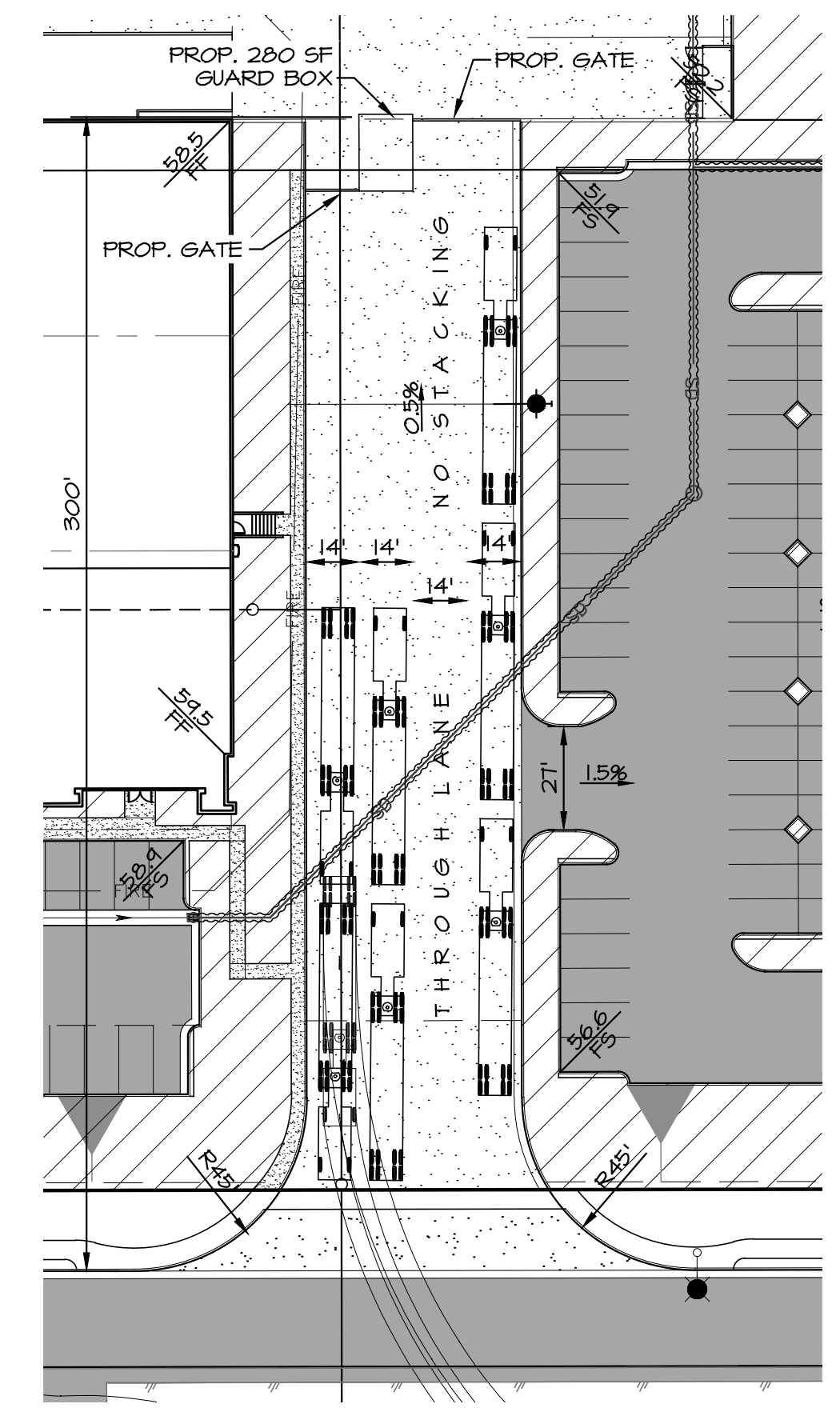
**SECTION A-A**  
NOT TO SCALE

**SECTION B-B**  
NOT TO SCALE

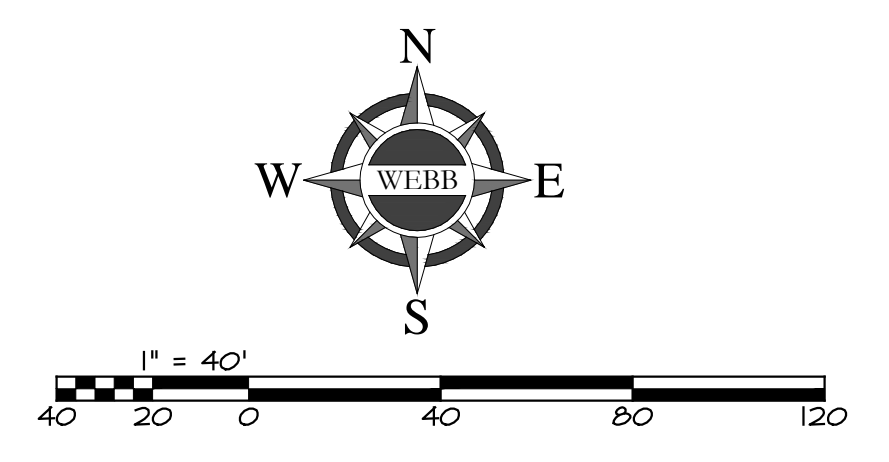


**SECTION C-C**  
NOT TO SCALE

**SECTION D-D**  
NOT TO SCALE



**TRUCK ENTRANCE DETAIL**  
1" = 40'



REVISIONS	DATE	BY

**COUNTY OF RIVERSIDE**

**TRAMMELL CROW COMPANY**  
**NANDINA BUSINESS CENTER**  
**SECTIONS AND DETAILS**  
**PP NO. 25954**

SCALE: AS SHOWN	ALBERT A. ENGINEERING CONSULTANTS	H.O. 2015-0324
DATE: 12/28/15	3780 MCGRAY STREET	SHEET 3
DESIGNED: DJ	RIVERSIDE, CA 92506	OF 3 SHEETS
CHECKED: BB	PH. (951) 686-1070	DWG. NO.
PLN. CK. REF.	ASSOCIATES PAX (951) 768-1256	
F.B.		

15/25

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CONSULTANT

PROFESSIONAL SEALS

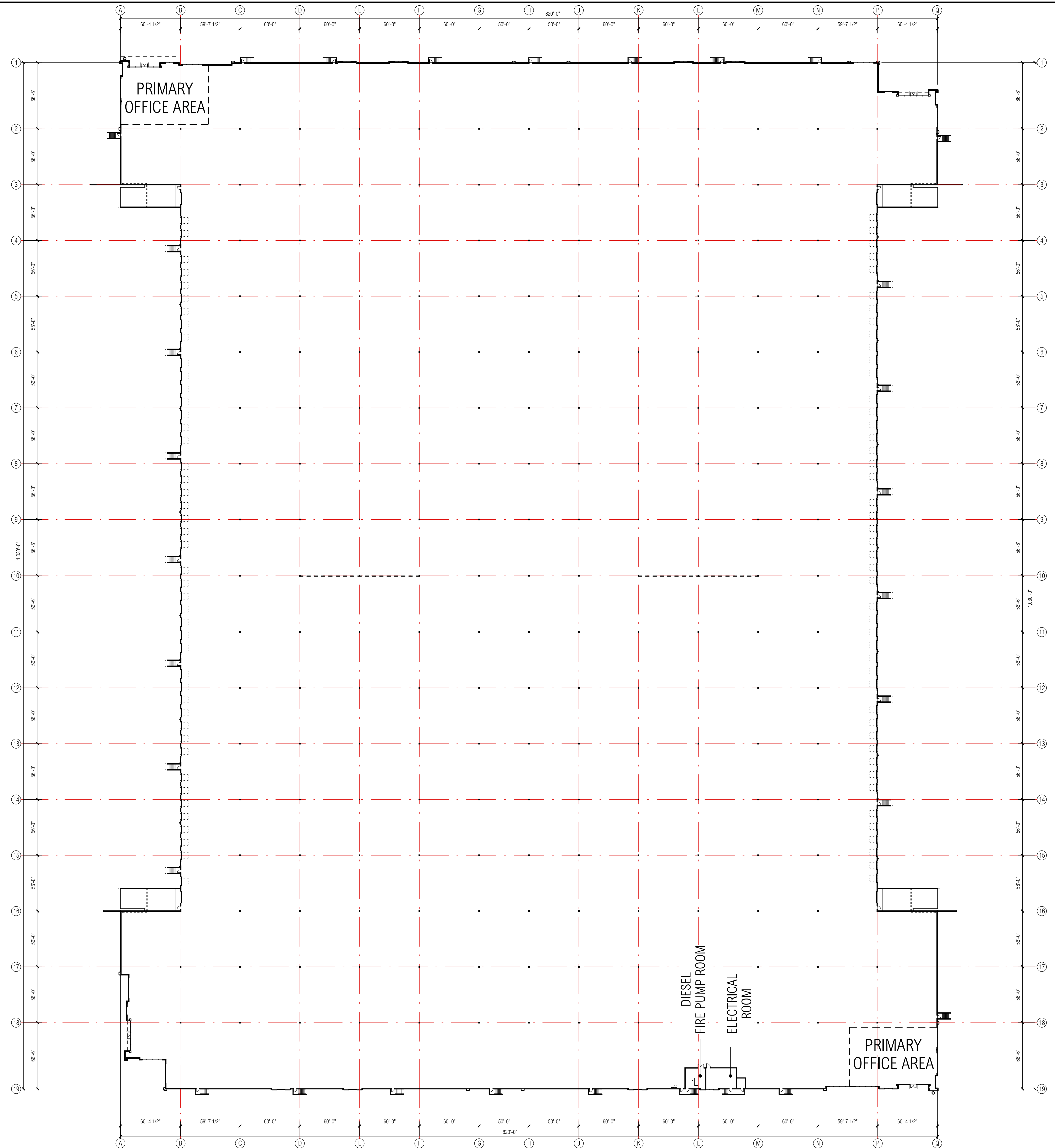
**KNOX BUSINESS PARK  
BUILDING V**  
00000 HARLEY KNOX BLVD.  
COUNTY OF RIVERSIDE, CA

**Trammell Crow Company**  
3501 JAMBOREE ROAD  
NEWPORT BEACH, CA 92660

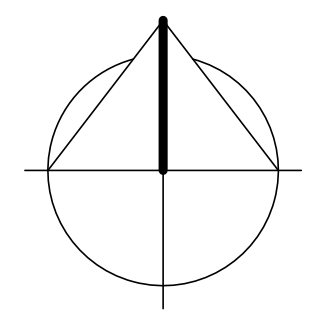
MARK	DATE	DESCRIPTION
CD		
BID		
FC		
DD		
SD	3/7/16	SCHEMATIC DESIGN

RG PROJECT NO:	15139-00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	15139-00-A2-1P
DRAWN BY:	MG
CHK'D BY:	DR
COPYRIGHT:	RG, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE:	

FLOOR PLAN



FLOOR PLAN  
SCALE: 1" = 40'-0"









Project: \_\_\_\_\_  
 Location: \_\_\_\_\_  
 Cat.No: \_\_\_\_\_  
 Type: \_\_\_\_\_  
 Qty: \_\_\_\_\_  
 Notes: \_\_\_\_\_



EcoForm combines economy with performance in an LED area luminaire. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

**Ordering guide**

example: ECF-APD-MRO-1-4-75LA-NW-120-NP-LF

Prefix	Controls	Mounting	Optics	LED Wattage	Color Temp	Voltage	Finish	Options
ECF								
ECF EcoForm	<p>— Standard luminaire (leave blank)</p> <p><b>DIM</b> 0-10V Dimming</p> <p><b>APD</b><sup>1</sup> Auto Profile Dimming</p> <p><b>APD-MRO</b><sup>2</sup> Auto Profile Dimming and Motion Response Override pole mounted motion sensor</p> <p><b>APD-MRI</b><sup>2,3</sup> APD with Motion Response Override luminaire sensor</p> <p><b>MRI</b><sup>2,3</sup> Motion Response at 50% low luminaire sensor</p> <p><b>MR50</b><sup>2</sup> Motion Response at 50% low, pole mounted sensor</p> <p><b>LimeLight Wireless Controls</b></p> <p><b>LLC2</b><sup>1,5</sup> #2 lens for 8-15' mounted heights</p> <p><b>LLC3</b><sup>1,5</sup> #3 lens for 15-25' mounted heights</p> <p><b>LLC4</b><sup>1,5</sup> #4 lens for 25-40' mounted heights</p>	<p><b>1</b> Standard</p> <p><b>2</b> 2@180</p> <p><b>2@90</b> 2@90</p> <p><b>3</b> 3@90</p> <p><b>3@120</b> 3@120</p> <p><b>4</b> 4@90</p> <p><b>WS</b> Wall mount including surface conduit rear entry permitted</p> <p><b>MA</b> Mast Arm Fitter (requires 2-3/8" O.D. Mast Arm)</p>	<p><b>2</b> Type 2</p> <p><b>3</b> Type 3</p> <p><b>4</b> Type 4</p> <p><b>5</b> Type 5</p>	<p><b>530 mA</b></p> <p><b>55LA-3253</b><sup>1</sup></p> <p><b>75LA-4853</b></p> <p><b>100LA-6453</b></p> <p><b>700mA</b></p> <p><b>70LA-3270</b></p> <p><b>105LA-4870</b></p> <p><b>135LA-6470</b></p> <p><b>1050mA</b></p> <p><b>105LA-321A</b><sup>1</sup></p> <p><b>160LA-481A</b></p> <p><b>215LA-641A</b></p>	<p><b>CW</b> Cool White 5,700 K 70 CRI (nominal)</p> <p><b>NW</b> Neutral White 4,000 K 70 CRI (nominal)</p> <p><b>WW</b><sup>4</sup> Warm White 3,000 K 70 CRI (nominal)</p>	<p><b>120</b> 120V</p> <p><b>208</b> 208V</p> <p><b>240</b> 240V</p> <p><b>277</b> 277V</p> <p><b>347</b> 347V</p> <p><b>480</b> 480V</p> <p><b>UNV</b> 120-277V 50hz/60hz</p> <p><b>HVU</b> 347-480V 50hz/60hz</p>	<p><b>BRP</b> Bronze Paint</p> <p><b>BLP</b> Black Paint</p> <p><b>WP</b> White Paint</p> <p><b>NP</b> Natural Paint</p> <p><b>OC</b> Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024)</p> <p><b>SC</b> Special color Specify, must supply color chip. Requires factory quote.</p>	<p><b>TL</b> Tool-Less entry and driver removal hardware</p> <p><b>TB</b><sup>3</sup> Terminal Block</p> <p><b>IS</b><sup>6</sup> Internal Shield</p> <p><b>LF</b><sup>7</sup> Line Fusing</p> <p><b>LFC</b><sup>7</sup> Line Fusing for Canada</p> <p><b>PC</b><sup>5,7,8</sup> Receptacle with Photocell (Includes PCR5)</p> <p><b>PCB</b><sup>5,7,8</sup> Photocell Button</p> <p><b>PCRS</b><sup>5,11,13</sup> Photocell Receptacle only with 2 dimming connections</p> <p><b>PCR7</b><sup>5,12,13</sup> Photocell Receptacle only with 2 dimming and 2 auxiliary connections</p> <p><b>RAM</b> Retrofit Arm Mount kit</p> <p><b>PTF3</b><sup>9</sup> Pole Top Fitter for 2 3/8" - 3" Tenon</p> <p><b>PTF3</b><sup>9</sup> Pole Top Fitter for 3" - 3 1/2" Tenon</p> <p><b>PTF4</b><sup>9</sup> Pole Top Fitter for 3 1/2" - 4" Tenon</p> <p><b>RPA</b><sup>10</sup> Round Pole Adapter for 3" - 3.9" O.D.</p> <p><b>BD</b> Bird Deterrent (field installed only)</p>

- Available in 120V-277V Voltages only (UNV, 120, 208, 240 & 277).
- MR50 and APD-MRO luminaires require one motion sensor per pole, ordered separately. See page 2 for Accessories. Available in 120V or 277V only.
- ECF-MRI requires outboarded sensor when used with Terminal Block (TB) Option.
- Contact factory for lead times on warm white.
- LLC2/LLC3/LLC4 Wireless Controls are not configurable with PC/PCB/PCR5/PCR7 Options. See page 7-8 for more info.
- Not configurable with Type 5 (5) Optics.
- Not configurable with 120-277V (UNV) Voltage. Voltage must be specified.
- Not configurable with 480V (480) Voltage.
- Not configurable with 3@120 (3@120) Mounting.
- No adaptor required for 4" round poles. RPAs provided with Black Paint standard.
- Works with 3-pin or 5-pin NEMA photocell/dimming device.
- Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).
- If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to NEMA receptacle.



# ECF EcoForm

## Site & Area

### EcoForm Accessories (order separately)

#### FS1R-100

MR hand held programmer

For use with 'MRI' motion response when field programming is required. If desired, only one is needed per job.

#### MS-A-120V

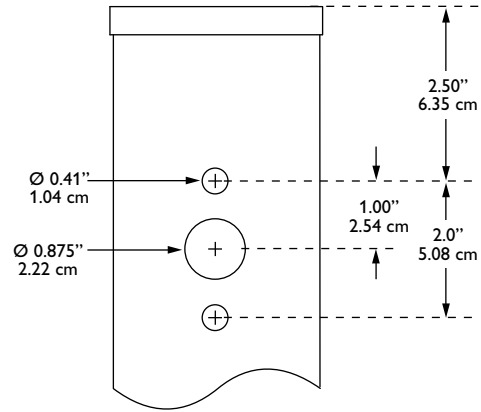
120V Input Area Motion Sensor  
For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

#### MS-A-277V

277V Input Area Motion Sensor  
For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

**Note:** Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for MR50 or APD-MRO luminaires. See Luminaire Configuration Information on page 5 for more details. Area motion sensor color is Arctic White. MRI and APD-MRI luminaires include an integral motion sensor.

### EcoForm Drill Template (standard arm mount)



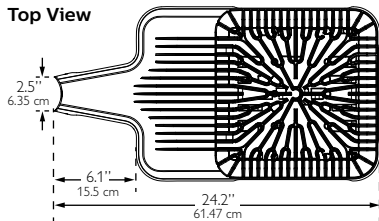
### LED Wattage and Lumen Values (standard EcoForm luminaire)

Order Code (standard units)	Array Quantity	Total LEDs	LED Current (mA)	Average System Watts <sup>1</sup>	LED Selection	Initial Lumens <sup>2</sup>			
						2 Type 2	3 Type 3	4 Type 4	5 Type 5
55LA-3253	2	32	530	52	NW	5,994 (s)	5,895 (s)	5,823 (s)	5,588 (s)
75LA-4853	3	48	530	77	NW	8,899 (s)	8,753 (s)	8,646 (s)	8,297 (s)
100LA-6453	4	64	530	103	NW	11,896 (s)	11,700	11,558	11,091
70LA-3270	2	32	700	69	NW	7,385 (s)	7,576 (s)	7,293 (s)	7,068 (s)
105LA-4870	3	48	700	104	NW	10,965 (s)	11,249 (s)	10,828 (s)	10,494 (s)
135LA-6470	4	64	700	139	NW	14,657 (s)	15,037	14,475 (s)	14,028
105LA-321A	2	32	1050	107	NW	10,199 (s)	10,458	10,072 (s)	9,767
160LA-481A	3	48	1050	158	NW	15,144 (s)	15,565	14,955 (s)	14,465
215LA-641A	4	64	1050	211	NW	20,243	20,252	19,991	19,880

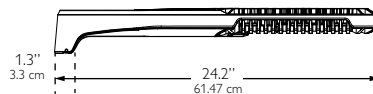
1. System input wattage may vary based on input voltage, by up to +/- 10% , and based on manufacturer forward voltage, by up to +/- 8%.
  2. Lumen values based on photometric tests performed in compliance with IESNA LM-79.
- (s). Data is scaled based on tests of similar, but not identical, luminaires.

### Dimensions – Standard EcoForm luminaire

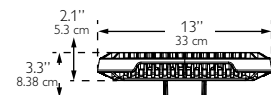
Top View



Side View



End View



#### EPA (ft<sup>2</sup>/m<sup>2</sup>)

Single	Twin (2@180)	3/4@90
0.2 / 0.019	0.5 / 0.046	0.5 / 0.046

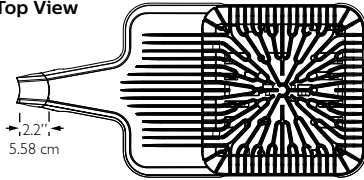
Approximate Luminaire Weight:  
20 Lbs (9.07 Kg)

# ECF EcoForm

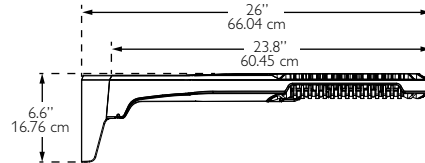
## Site & Area

### Dimensions – EcoForm with Retrofit Arm Mount (RAM)

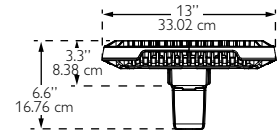
Top View



Side View



End View



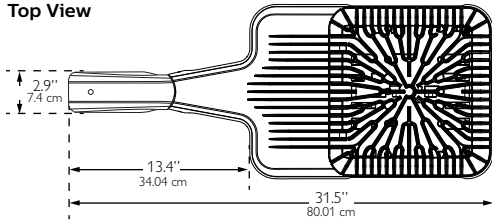
EPA (ft<sup>2</sup>/m<sup>2</sup>)

Single	Twin (2@180)	3/4@90
0.3 / 0.028	0.6 / 0.056	0.7 / 0.065

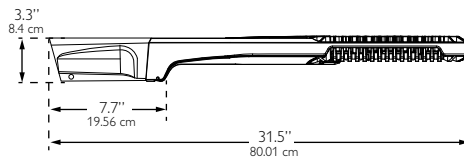
Approximate Luminaire Weight:  
21 Lbs (9.53 Kg)

### Dimensions – EcoForm with Mast Arm Fitter (MA)

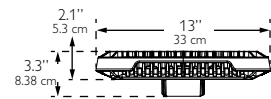
Top View



Side View



End View



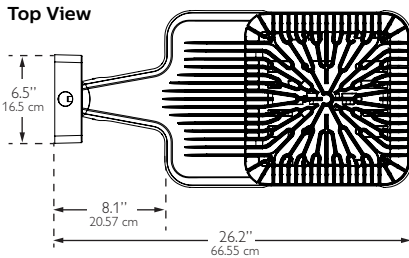
EPA (ft<sup>2</sup>/m<sup>2</sup>)

Single
0.51 / 0.047

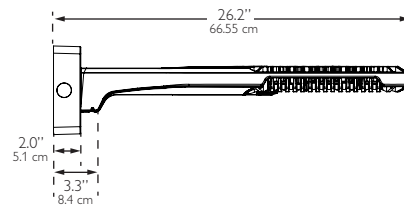
Approximate Luminaire Weight:  
21.5 Lbs (9.77 Kg)

### Dimensions – EcoForm with Wall Mount (WS)

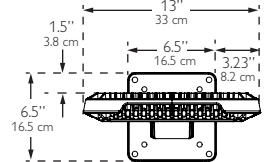
Top View



Side View



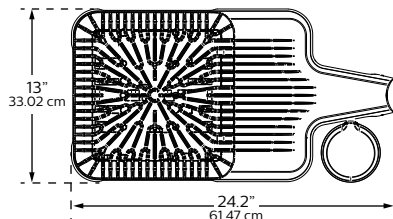
End View



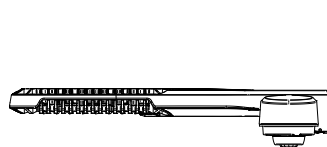
Approximate Luminaire Weight:  
23.36 Lbs (10.6 Kg)

### Dimensions – EcoForm with LimeLight Luminaire mounted controller

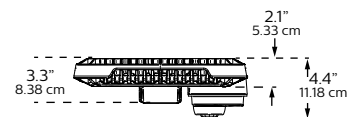
Top View



Side View



End View



# ECF EcoForm

## Site & Area

### Luminaire Configuration Information

#### ECF

Philips Gardco EcoForm LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

#### ECF-DIM

Philips Gardco EcoForm LED luminaire provided with 0-10V dimming for connection to a control system provided by others.

#### ECF-APD

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming. Luminaire is provided with a Philips DynaDimmer module, programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the Philips DynaDimmer module based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

ECF-APD is available in 120V–277V input only.

ECF-APD Dimming Profile:

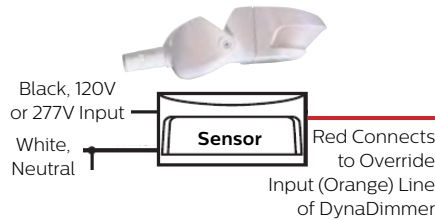
100%	2 hours 50%	6 hours 50%	100%
Power On	Mid Point	Power Off	

#### ECF-MR50

Philips Gardco EcoForm LED luminaire with motion response, providing a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

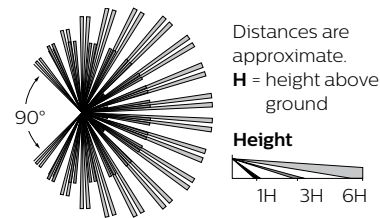
ECF-MR50 is available in 120V–277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.

The Area PIR motion sensor is the WattStopper EW-200-120-W (120V Input – MSA-120V) or the WattStopper EW-200-277-W (277V Input – MSA-277V.) One motion sensor per pole is required and is ordered separately. Area sensors require single voltage 120V or 277V input.



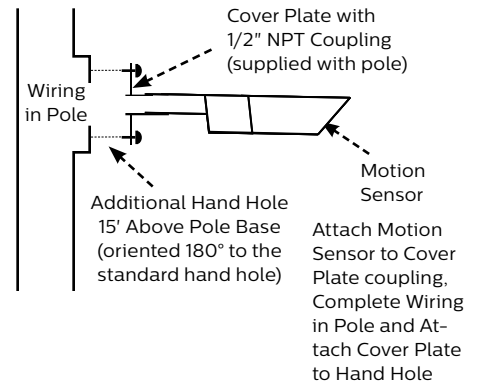
The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

#### Area PIR Motion Sensor Coverage Pattern:



Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.

#### Mounting to a Philips Gardco Pole:



#### ECF-APD-MRO

Philips Gardco EcoForm LED luminaire with Automatic Profile Dimming, with Motion Response Override. The ECF-APD-MRO combines the benefits of both automatic profile dimming and motion response, using the Philips DynaDimmer module. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for the ECF-APD. If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

#### Notes:

ECF-APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

The ECF-APD-MRO has the same pole requirements and utilizes the same motion sensors as the ECF-MR50. The motion sensor mounts and wires identically as well. The ECF-APD-MRO utilizes the identical dimming profile as shown for the ECF-APD.

By combining the benefits of automatic profile dimming and motion response, the ECF-APD-MRO assures maximum energy savings, and insures that adequate light is present if motion is detected.

All motion sensors utilized consume 0.0 watts in the off state.

# ECF EcoForm

## Site & Area

### Luminaire Configuration Information (Continued)

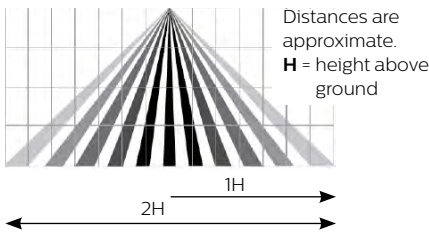
#### ECF-MRI

Luminaires with Motion Response include a LED driver and an integral programmable motion sensor. The motion sensor is set to a constant 50%. When motion is detected, the luminaire goes to 100%. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes. Available with 120V or 277V only.

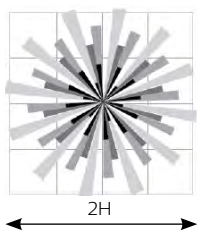
Luminaires include a passive infrared (PIR) motion sensor, WattStopper® FSP-211 equipped with an FSP-L3 lens, capable of detecting motion within 20 feet of the sensor, 180° around the luminaire, when placed at a 20 foot mounting height, or mounted on a wall. Available in 120V or 277V input only. Motion sensor off state power is 0.0 watts.

The approximate motion sensor coverage pattern is as shown below.

#### Side Coverage Pattern



#### Top Coverage Pattern



#### ECF-APD-MRI



Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. APD-MRI luminaires utilize Philips DynaDimmer. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 4). If motion is detected during the time that the luminaire is operating at 50%, the luminaire goes to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes.

APD-MRI luminaires are available with 120V or 277V input voltages only.

APD-MRI luminaires use the identical motion sensor as MRI luminaires. See motion sensor details for ECF-MRI.

#### FS1R-100 Wireless Remote Programming Tool

The FS1R-100 Remote Programming Tool accessory permits adjustment of ECF-MRI and ECF-APD-MRI sensor settings, including duration and dimming level on low, without the need to connect any wires to the luminaire.

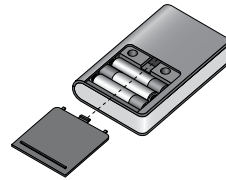
The FS1R-100 Wireless IR Programming Tool is a handheld tool for setup and testing of WattStopper FSP-211. It provides wireless access to the FSP-211 sensors for setup and parameter changes.

The FS1R-100 display shows menus and prompts to lead you through each process. The navigation pad provides a familiar way to navigate through the customization fields.

Within a certain mounting height of the sensor, the FS1R-100 allows modification of the system without requiring ladders or tools simply with a touch of a few buttons.

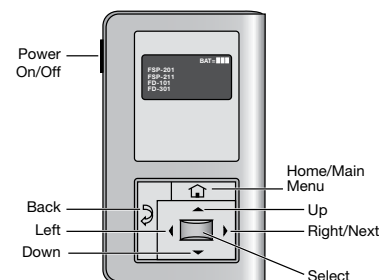
The FS1R-100 IR transceiver allows bi-directional communication between the FSP-211 and the FS1R-100 programming tool. Simple menu screens let you see the current status of the system and make changes. It can change FSP-211 sensor parameters such as high/low mode, sensitivity, time delay, cut off and more. With the FS1R-100 you can also establish and store FSP-211 parameter profiles.

The FS1R-100 operates on three standard 1.5V AAA Alkaline batteries or three rechargeable AAA NiMH batteries. The battery status displays in the upper right corner of the display. Three bars next to BAT= indicates a full battery charge. A warning appears on the display when the battery level falls below a minimum acceptable level. To conserve battery power, the FS1R-100 automatically shuts off 10 minutes after the last key press.



You navigate from one field to another using (up) or (down) arrow keys. The active field is indicated by flashing (alternates between yellow text on black background and black text on yellow background.)

Once active, use the Select button to move to a menu or function within the active field. Value fields are used to adjust parameter settings. They are shown in "less-than/greater-than" symbols: <value>. Once active, change them using (left) and (right) arrow keys. In general the up key increments and the down key decrements a value. Selections wrap-around if you continue to press the key beyond maximum or minimum values. Moving away from the value field overwrites the original value. The Home button takes you to the main menu. The Back button can be thought of as an undo function. It takes you back one screen. Changes that were in process prior to pressing the key are lost. More information on the FS1R-100 Remote Programming Tool is available at [wattstopper.com](http://wattstopper.com).



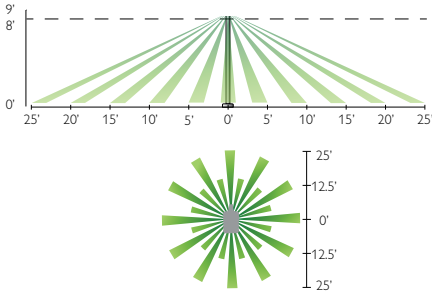
# ECF EcoForm

## Site & Area

### Luminaire Configuration Information – EcoForm with Limelight

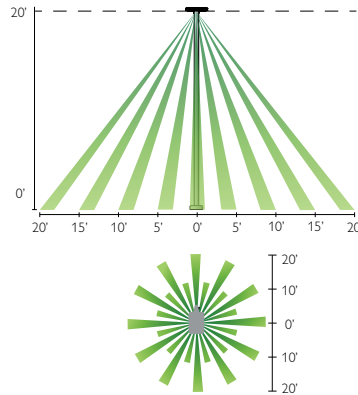
#### ECF-LLC2

EcoForm with Limelight wireless technology  
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #2 lens for 8-15' mounting heights.



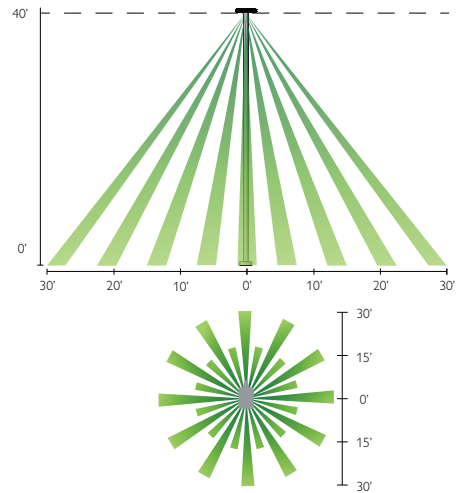
#### ECF-LLC3

EcoForm with Limelight wireless technology  
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #3 lens for 15-25' mounting heights.



#### ECF-LLC4

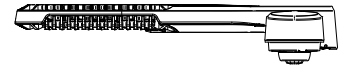
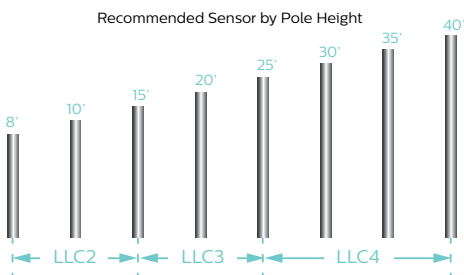
EcoForm with Limelight wireless technology  
Controller pod attached to luminaire arm and includes radio, photocell and motion sensor with #4 lens for 25-40' mounting heights.



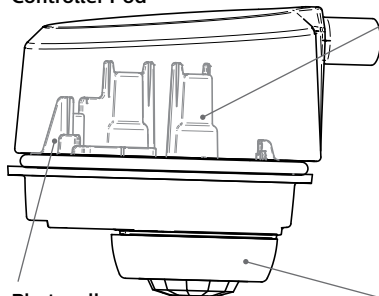
### Luminaire Configuration Information – EcoForm with Limelight

#### ECF-LLC(#)

With this configuration, the controller pod is mounted to the luminaire arm. One controller is required per luminaire. There are three different motion sensor configurations available. Each one corresponds to the desired mounting height that for your specific application. See motion response detection ranges below.



#### Controller Pod



#### Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 102-277V RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from gateway
- Reports internal PCB temperature
- Transmission Systems Operating within the band 2400-2483.5Mhz. IEEE 802.15.4
- ROHS Compliant

#### Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

#### Motion Response

- Three different lens configurations
- Detects motion through passive InfraRed sensing technology
- Connects directly to radio through modular jack
- Three different mounting heights and detection ranges available

# ECF EcoForm

## Site & Area

### Luminaire Configuration Information – EcoForm with LimeLight (Continued)

#### Gateway

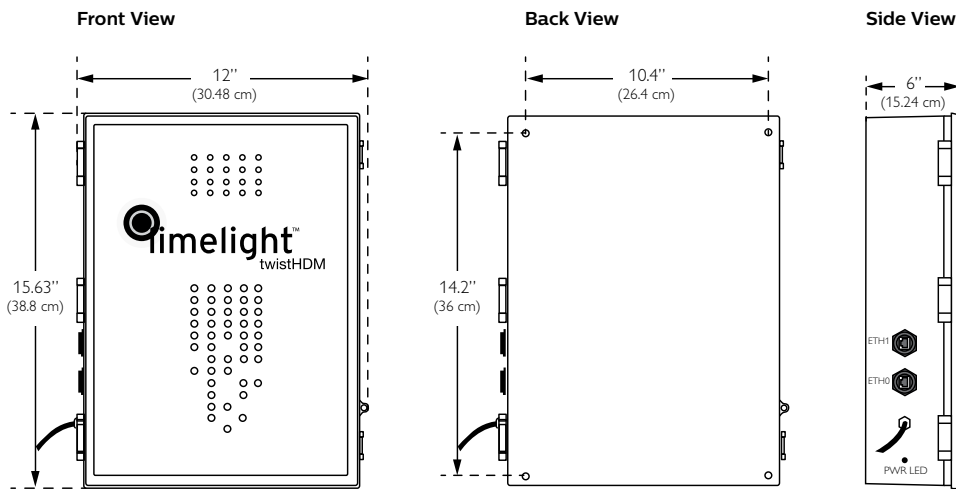
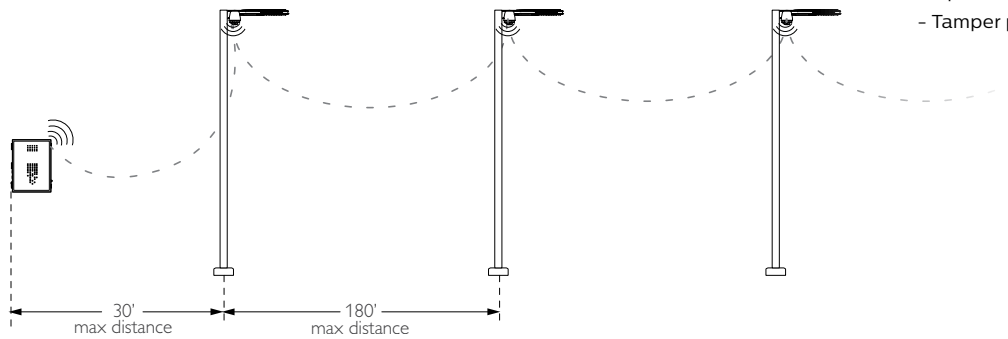
**Overview:** One gateway is included with the wireless controls system. The gateway opens up communication with the wireless radios installed with the EcoForm luminaires (or pole), allowing you to control your fixtures straight from the web. One LimeLight gateway can communicate with up to 800 fixtures. Typically one unit is required per parking lot.

**Installation:** Gateway has 4 blind threaded holes on the back side that accept 10-32 screws. Mount spacing is 10.41" across and 14.19" vertical.

**Requirements:** The gateway must be mounted in a secure on-site location. The gateway requires 120V. Distance of gateway to the first radio varies upon application; contact factory. Strong internet connection required.

#### Specifications:

- High density RF Mesh coordinator
- Ethernet or wireless internet connection to LimeLight server
- Proprietor of software "rules of operation"
- Watertight Ethernet connections
- Highly protected, long life ac/dc power supply
- Single board, ARM compliant 520Mhz Intel computer.
- Operating Temperature -20°C to 55°C
- Tamper proof housing



### Specifications

#### Housing

One piece die cast aluminum housing with integral arm and separate, self retained hinged, one piece die cast door frame.

#### IP Rating

LED light engine rated IP66.

#### Vibration Resistance

EcoForm with Standard Arm carries a 3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in three axes, all performed on the same luminaire.

#### Electrical

Driver efficiency (>90% standard). 120-480V available (restrictions apply). Open/short circuit protection. Optional 0-10V dimming to 10% power. RoHS compliant. Surge protector standard. 10KA per ANSI/IEEE C62.41.2.

#### LED Board and Array

32, 48, or 64 LEDs. Color temperatures: 3000K, 4000K, 5700K +/- 250K. Minimum CRI of 70. Aluminum metal clad board. RoHS compliant.

#### LED Thermal Management

The housing design allows the one piece housing to provide excellent thermal management critical to long LED system life.

#### Energy Saving Benefits

System efficacy up to 95 lms/W with significant energy savings over Pulse Start Metal Halide luminaires. Optional control options provide added energy savings during unoccupied periods.

#### LED Performance

Predicted Lumen Depreciation Data<sup>1</sup>

Ambient Temperature °C	Driver (mA)	Calculated L <sub>70</sub> Hours <sup>1,2</sup>	L <sub>70</sub> Per TM-21 <sup>2,3</sup>	Lumen Maintenance % @ 60,000 hours
Up to 40 °C	Up to 1050 mA	> 350,000 hours	> 60,000 hours	97%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L<sub>70</sub> is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L<sub>70</sub> hours limited to 6 times actual LED test hours.

#### Wireless Controls

The LimeLight wireless Controls System includes: gateway, controller pod (with wireless radio, motion response, and photocell), and commissioning/training. LimeLight is an intelligent web-based system that operates through a high density mesh (HDM) wireless technology. Wireless radios with motion response and photocell sensors are integrated with PureForm luminaires, and enable the fixtures to communicate via the ZigBee protocol. The gateway is a mini computer that connects to the internet, and is located in a secure location. The central LimeLight database channels communication to and from the gateway, allowing data to be viewed or managed through the web-based graphical user interface (GUI). See LimeLight pages for details and technical information.

#### Motion Sensors

ECF-MR50, ECF-APD-MRO, ECF-MRI, ECF-APD-MRI luminaires may be specified for additional energy savings during unoccupied periods. See pages 4-6 for complete details.

#### Optical Systems

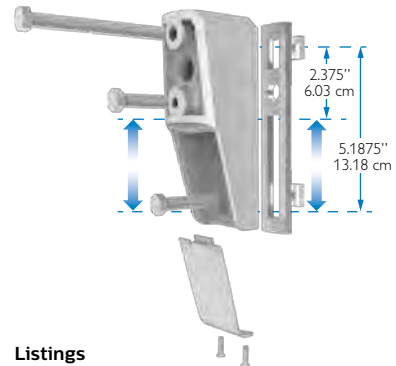
Type 2, 3, 4, and 5 distributions available. Internal Shield option mounts to LED optics and is available with Type 2, 3, and 4 distributions to control backlight.

#### Mounting

Standard luminaire arm mounts to 4" round poles. Square pole adapter included with every luminaire. Round Pole Adapter (RPA) required for 3-3.9" poles.

#### Retrofit Arm Mount

EcoForm features an innovative retrofit arm kit. When specified with the retrofit arm (RAM) option, EcoForm seamlessly simplifies site conversions to LED by eliminating the need for additional pole drilling on most existing poles. RAM will be boxed separately.



#### Listings

ETL/cETL listed to the UL 1598 standard, suitable for Wet Locations. Suitable for use in ambients from -40° to 40°C (-40° to 104°F). The quality systems of this facility have been registered by UL to the ISO 9001 series standards. All EcoForm luminaires equipped with NW and CW are DesignLights Consortium® qualified.

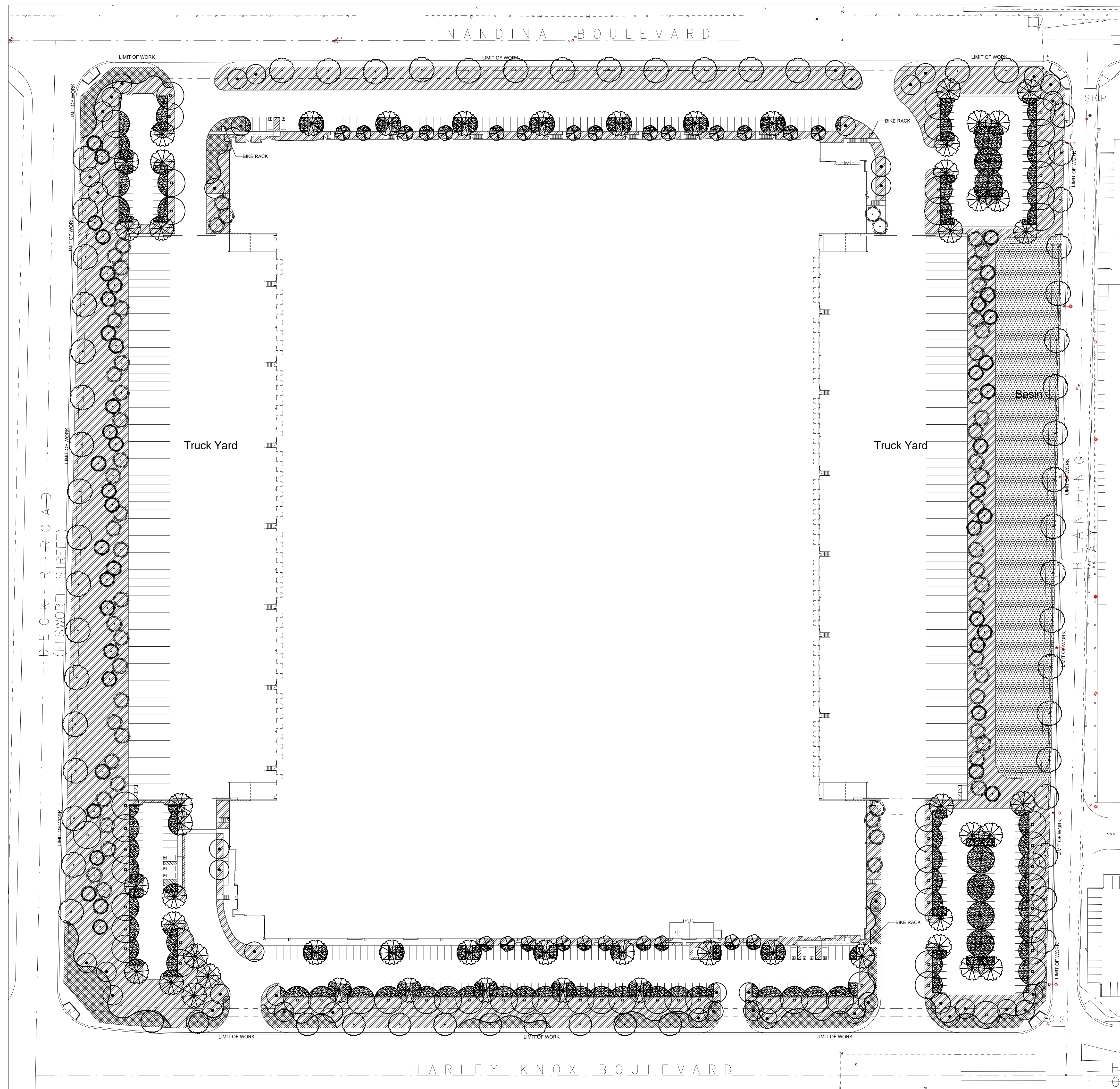
#### Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

#### Warranty

EcoForm luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED Drivers also carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer.





**PLANTING LEGEND**

TREES	SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
●		Acacia stenophylla	24" Box	64	L	Standard
○		Shoe String Acacia				
●		Cercidium 'Desert Museum'	24" Box	40	L	Multi
○		Blue Palo Verde				
●		Chilopsis linearis	24" Box	45	L	Multi
○		Desert Willow				
●		Chilopsis leucostachya	24" Box	50	L	Standard
○		Chilopsis				
●		Crataegus californica	24" Box	63	M	Standard
○		Camphor Tree				
●		Rhus laricina	24" Box	72	L	Standard
○		African Sunkie				
●		Trochodendron	15 Gal	30	M	Standard
○		Brisbane Box				

SHRUBS	SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
●		Acanthus mollis	5 Gal	5'	M	
○		Bear's Bunch				
●		Acacia salicifolia	5 Gal	5'	M	
○		Pinapple Guava				
●		Artemisia 'Pavilion Castle'	5 Gal	5'	L	
○		Artemisia				
●		Buxus 'Green Beauty'	5 Gal	5'	M	Hedge
○		Japanese Boxwood				
●		Calligonum 'Little John'	5 Gal	5'	M	
○		Dwarf Bottle Brush				
●		Carissa macrocarpa 'Tutti'	5 Gal	5'	M	
○		Neela Plum				
●		Catalpa 'Sunset Pink'	5 Gal	5'	M	
○		Santa Fe Rockrose				
●		Daniella 'Little Red'	5 Gal	5'	M	
○		Dwarf Daniella				
●		Daniella laevigata	5 Gal	5'	M	
○		Daniella				
●		Dodonaea viscosa 'Purpurea'	5 Gal	5'	M	
○		Hopwood Bush				
●		Elaeagnus pungens	5 Gal	5'	M	
○		Shiny Elm				
●		Leucophyllum 'Green Cloud'	5 Gal	5'	L	
○		Texas Ranger				
●		Leucophyllum 'Tocanum'	5 Gal	5'	M	
○		Texas Pink				
●		Pittosporum tobira 'Viregata'	5 Gal	5'	M	Hedge
○		Variiegated Mock Orange				
●		Pittosporum 'Whiteleaf'	5 Gal	5'	M	
○		Whewler's Dwarf				
●		Phoradendron 'Cane'	5 Gal	5'	M	Hedge
○		Indian Hawthorn				
●		Rhoicarpus 'Sightings'	5 Gal	5'	M	Hedge
○		Indian Hawthorn				
●		Rhamnus californica	5 Gal	5'	L	
○		Coffeeberry				
●		Rhamnus 'Mound San Bruno'	5 Gal	5'	L	
○		Dwarf Coffeeberry				
●		Rhamnus 'Tuscan Blue'	5 Gal	5'	L	
○		Rosemary				
●		Salvia 'Alan Cheekway'	5 Gal	5'	L	
○		Alan Cheekway Sage				
●		Salvia greggii	5 Gal	5'	L	
○		Autumn Sage				
●		Salvia leucantha	5 Gal	5'	L	
○		Mexican Sage				
●		Senecio amplexicaulis	5 Gal	5'	L	
○		Feather Yucca				
●		Warrigoba Indicaea	5 Gal	5'	L	
○		Crest Rosemary				
●		Xyrisma oppositifolia	5 Gal	5'	M	Hedge
○		Shiny Xyrisma				

ACCENTS	SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
●		Agave americana	5 Gal	5'	L	
○		Century Plant				
●		Agave 'Blue Flame'	5 Gal	5'	L	
○		Blue Flame Agave				
●		Agave 'Blue Glow'	5 Gal	5'	L	
○		Blue Glow Agave				
●		Agave 'Seminole'	5 Gal	5'	L	
○		Smooth Agave				
●		Agave 'Knap Star Var.'	5 Gal	5'	L	
○		Lucky Crown Agave				
●		Agave 'Vittoria Regina'	5 Gal	5'	L	
○		Agave				
●		Agave 'Vittoria Regina'	5 Gal	5'	L	
○		Agave				
●		Agave 'Majestica'	5 Gal	5'	L	
○		Stone Aloe				
●		Aloe 'perfoliata'	1 Gal	5'	L	
○		Stone Aloe				
●		Aloe 'pseudostriata'	1 Gal	5'	L	
○		Spiral Aloe				
●		Aloe 'strata'	1 Gal	5'	L	
○		Coral Aloe				
●		Dawsonia wheeleri	5 Gal	5'	L	
○		Desert Spoon				
●		Echinospora thurberii	5 Gal	5'	L	
○		Ruffles Echeveria				
●		Hesperaloe parviflora	5 Gal	5'	L	
○		Red Yucca				
●		Larrea 'Gold Mound'	5 Gal	5'	L	
○		Yellow Larrea				

NOTE: ACCENT PLANT IN DECORATIVE GRAVEL OR DECOMPOSED GRANITE

GROUNDCOVER	SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
●		Senecio 'Yellow Boy'	1 Gal	6" O.C.	L	
○		Dwarf Acacia				
●		Baccharis 'Pigeon Point'	1 Gal	6" O.C.	L	
○		Dwarf Coyote Bush				
●		Baccharis 'Crested'	1 Gal	48" O.C.	L	
○		Coyote Bush				
●		Carex jamesii	4" Pots	12" O.C.	M	Grass
○		California Meadow Sedge				
●		Carex tumulosa	1 Gal	18" O.C.	M	Grass
○		Footfall Sedge				
●		Festuca miniata	1 Gal	24" O.C.	M	Grass
○		Alex Fescue				
●		Festuca 'Clayton'	1 Gal	12" O.C.	M	Grass
○		Blue Fescue				
●		Hemerocallis 'Hybrid Yellow'	1 Gal	24" O.C.	M	
○		Yellow Day Lily				
●		Juniperus 'Spartea'	1 Gal	36" O.C.	M	Grass
○		California Juniper				
●		Larrea 'Gold Mound'	1 Gal	36" O.C.	L	
○		Yellow Larrea				
●		Liriodendron giganteum	1 Gal	24" O.C.	L	
○		Big Blue Lily Turf				
●		Lonicera 'Haltina'	1 Gal	48" O.C.	L	
○		White Honeysuckle				
●		Muhlenbergia capillaris	1 Gal	36" O.C.	L	Grass
○		Pink Muhly				
●		Rosa 'Flower Carpet Red'	1 Gal	30" O.C.	L	
○		Red Flower Carpet Rose				
●		Rosemaring 'Huntington Carpet'	1 Gal	48" O.C.	L	
○		Prostrate Rosemary				
●		Salvia 'Blue Bliss'	1 Gal	48" O.C.	L	
○		Blue Bliss Sage				
●		Senecio 'mandarinica'	4" Pots	12" O.C.	M	
○		Blue Fingers				
●		Yucca arborescens	1 Gal	18" O.C.	M	Grass
○		Mojo Grass				
●		Yucca arborescens 'variegata'	1 Gal	24" O.C.	M	
○		Star Jasmine				
●		Tubiglossa violacea	1 Gal	24" O.C.	M	
○		Society Garlic				

Basin Seed Mix  
 2000 bags: Wood cellulose fiber  
 800 bags: 7-2" forest organic mulch  
 150 bags: Stabilizing binder  
 20 bags: Erosion control matting  
 1 bag: Anise hyssop  
 1 bag: Echinacea caespitosa  
 1 bag: Juniperus horizontalis  
 1 bag: Leymus trichodes Rio  
 1 bag: Desmodium illinoense  
 20 bags: Festuca rubra 'Molau'  
 8 bags: Hordeum jubatum  
 1 bag: Muhlenbergia rigens  
 3 bags: Muhlenbergia microperma  
 3 bags: Hordeum jubatum

Parking Lot Shading  
 Required: 34,587 SQ. FT. (50% of stalls)  
 Provided: 37,857 SQ. FT. (54%)

Estimated shrub and groundcover quantities  
 5 Gal shrubs - 1,821 - 2'-4"  
 1 Gal groundcover - 17,000 average 48" oc  
 Hydro-seed area - 64,250 sq ft

GENERAL NOTES  
 ALL LANDSCAPE AND IRRIGATION SHALL COMPLY WITH THE RIVERSIDE COUNTY ORDINANCE #859  
 ALL LANDSCAPE PLANTERS ADJACENT TO PARKING STALLS SHALL HAVE A 1" WIRE CONCRETE STEEPER.  
 ALL TREES SHALL BE PLANTED WITH A LINEAR ROOT BARRIER WHEN LOCATED WITHIN 6 FEET OF ANY HARDSCAPE.

CONSTRUCTION CONSERVATION STATEMENT  
 THE IRRIGATION SYSTEM WILL BE DESIGNED UTILIZING STATE OF THE ART IRRIGATION EQUIPMENT SUCH AS SMART CONTROLLERS, MAIN SHUT OFF DEVICES, MASTER VALVES AND FLOW SENSORS AND WATER EFFICIENT IRRIGATION HEADS.

PLANT MATERIAL IS SEPARATED BY HYDROZONES  
 3" MULCH LAYER  
 ALL IRRIGATION SYSTEMS WILL BE DESIGNED TO COMPLY WITH THE COUNTY OF RIVERSIDE'S ORDINANCE #859

GENERAL PARKING LOT SHADING CRITERIA  
 ALL PARKING AREAS EXCLUDING DRIVE AISLES SHALL RECEIVE A MIN. 50% SHADING UTILIZING AN ASSORTMENT OF EVERGREEN AND DECIDUOUS TREES. (CANOPY OF TREES WITH 15 YEARS OF AGE)

3' boulders  
 4' boulders

NOTES  
 1. ALL TREES WITHIN 6' OF HARDSCAPE SHALL BE IN A SHADTOWN OR EQUAL ROOTBARRIER.  
 2. CONTRACTOR TO INSTALL CONCRETE MOW CURB BETWEEN PLANTERS AND TURF AREAS. SEE PLANTING DETAIL SHEET.  
 3. ALL PLANTER AREAS TO RECEIVE A 1" LAYER OF MEDIUM WALK ON BARK 3/4" - 1 1/2" IN SHRUB AREAS AND 1 1/2" IN GROUNDCOVER AREAS.  
 4. PROJECT TO BE MAINTAINED BY OWNER.  
 5. PER ORDINANCE NO. 348, SECTION 18.12, 50% OF PARKING AREA SHALL BE SHADED.  
 6. IRRIGATION AND PLANTING TO BE IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE NO. 859.  
 7. SLOPES OVER 3% TO BE PLANTED WITH GROUNDCOVER FROM FLATS 12" OC.  
 8. SLOPES OVER 15% IN ELEVATION SHALL BE PLANTED WITH 1 GAL SHRUBS AT MAX 10' OC.  
 9. ALL ABOVE GROUND EQUIPMENT SHALL BE SCREENED BY PLANT MATERIAL.  
 10. LANDSCAPE PLAN TO CONFORM TO ORDINANCE NO. 859 AND COUNTY OF RIVERSIDE GUIDE TO CA FRIENDLY LANDSCAPING.  
 11. ALL ABOVE GROUND UTILITIES TO BE SCREENED WITH PLANT MATERIAL.  
 12. HYDROZONES WILL BE PROPERLY DESIGNATED AND METHODS OF IRRIGATION IDENTIFIED.  
 13. NO OVERHEAD IRRIGATION ALLOWED WITHIN 24" OF NON-PERMEABLE SURFACES.

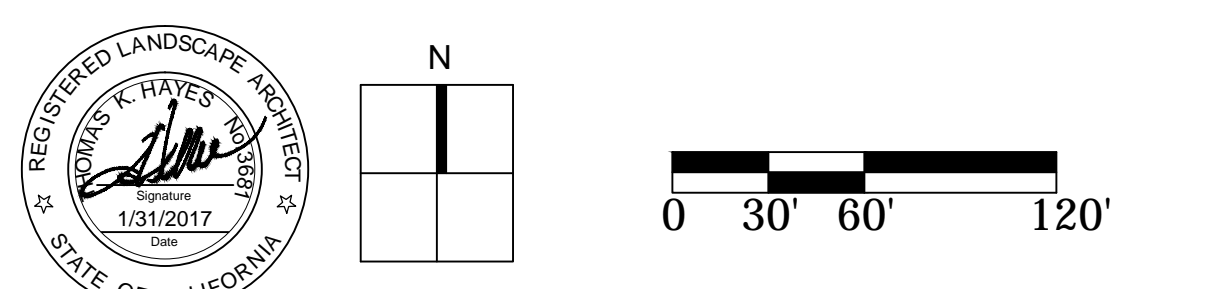
AB1981 CALCULATIONS  
 MAWU = 86.37' X 45 X 309.253 S.F. X .62 = 4,863,893 GAL /748 = 6,502 CFYR  
 HYDROZONE 1 (LOW WATER USE)  
 EMWU = 59.37' X 45 X 309.253 S.F. X .62 = 4,863,893 GAL /748 = 6,502 CFYR  
 TOTAL WATER USE = 6,502 + 6,502 = 0 CFYR

PLANT FACTOR  
 VERY LOW <0.1  
 LOW 0.1-0.3  
 MODERATE 0.4-0.8  
 HIGH 0.7-0.9

LANDSCAPE WITHIN THE R.O.W AND MEDIAN DESIGN WILL COMPLY WITH COUNTY OF RIVERSIDE STANDARDS INCLUDING HARDSCAPE.

LEGEND	
●	DESIGN - BUILDING & SAFETY DEPARTMENT COMMENTS
○	PLANNING - PLANNING DEPARTMENT COMMENTS
■	DESIGN - ENVIRONMENTAL PROGRAM DEPARTMENT COMMENTS
■	DESIGN - TRANSPORTATION DEPARTMENT COMMENTS
■	DESIGN - LAND DEVELOPMENT DEPARTMENT COMMENTS
■	DESIGN - GENERAL PUBLIC & OTHER SPECIAL DISTRICT COMMENTS
■	DESIGN - FIRE DEPARTMENT COMMENTS
■	DESIGN - ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
■	DESIGN - BUILDING & SAFETY PLANNING DEPARTMENT COMMENTS
■	DESIGN - HEALTH MANAGEMENT DEPARTMENT COMMENTS

CASE: PP25954/PM37054 AMD. NO. 2  
 EXHIBIT: L(SHEETS 1-2)  
 DATE: 6-7-2016  
 PLANNER: R. Brady

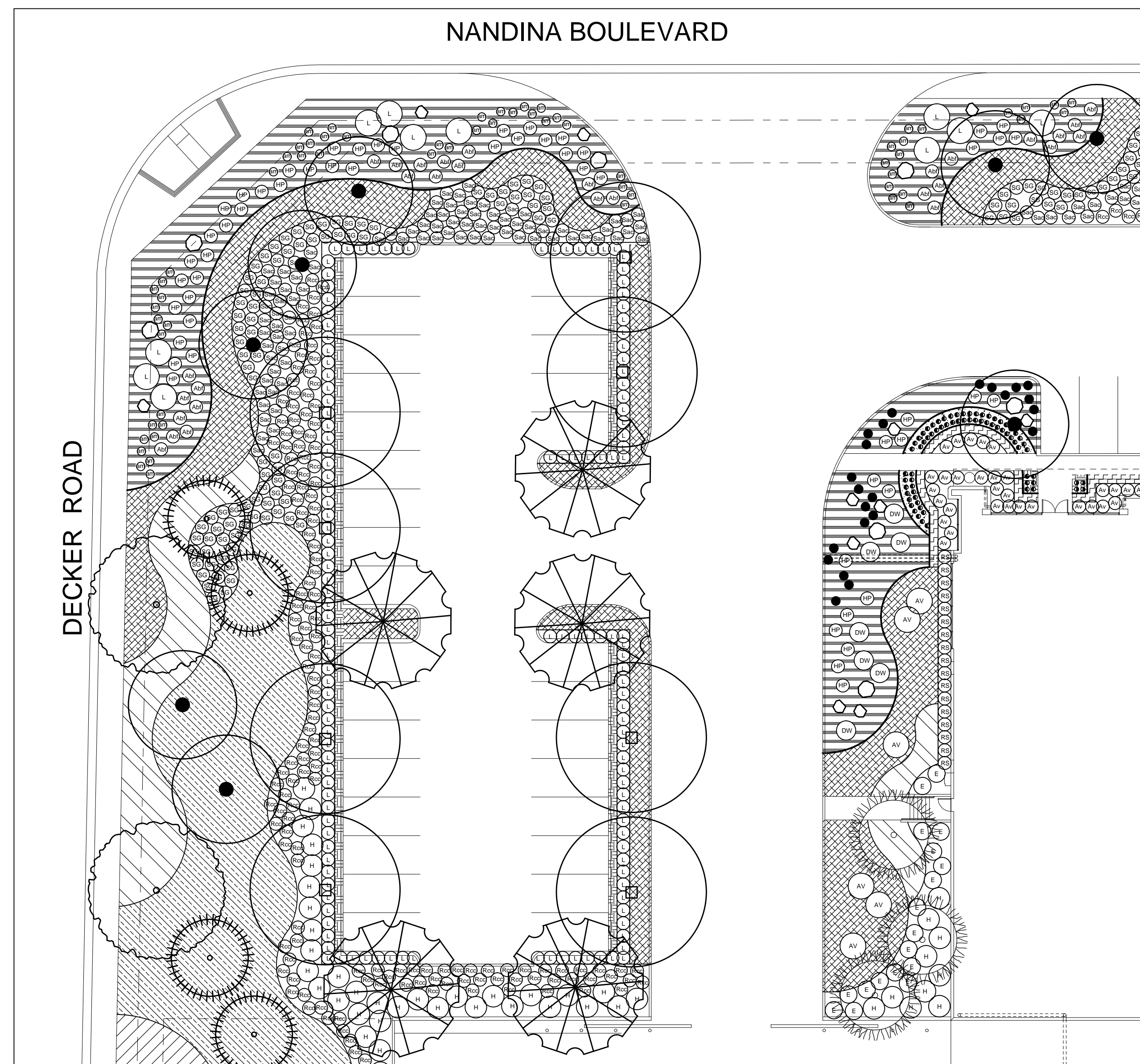


Nandina Business Center  
 Trammell Crow Company

Conceptual Landscape Plan  
 Majestic Freeway Business Plan #341, Planning Area PA 7Riverside County, California

HUNTER LANDSCAPE  
 711 FEE ANA STREET PLACENTIA, CA 92870  
 714.986.2400 FAX 714.986.2408  
 16-008  
 02.16.16  
 05.26.16





Enlargement of Typical Landscape

**PLANTING LEGEND**

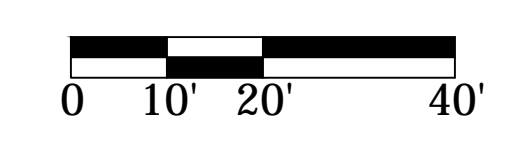
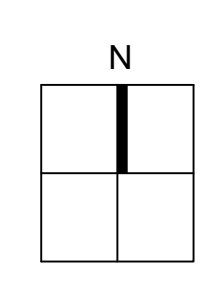
TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Acacia stenophylla	24" Box	26	L	Standard
	Shoe String Acacia				
	Cercidium 'Desert Museum'	24" Box	0	L	Multi
	Blue Palo Verde				
	Chilopsis linearis	24" Box	0	L	Multi
	Desert Willow				
	Chitalpa tashkentensis	24" Box	0	L	Standard
	Chitalpa				
	Cinnamomum camphora	24" Box	0	M	Standard
	Camphor Tree				
	Rhus lancea	24" Box	0	L	Standard
	African Sumac				
	Tristramia conferta	15 Gal	68	M	Standard
	Brisbane Box				

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Eriogonum purpureum	5 Gal	5'	L	
	Silverberry				
	Heteromeles arbutifolia	5 Gal	5'	M	
	Toyon				
	Eriogonum l. Tenuatum	5 Gal	5'	M	
	Fescue Plant				
	Rhamnus californica	5 Gal	5'	M	Hedge
	Indian Hawthorn				
	Rhamnus c. Mound San Bruno	5 Gal	5'	L	
	Dwarf Coffeeberry	5 Gal	5'	L	
	Salvia c. Allen Chickering	5 Gal	5'	L	
	Allen Chickering Sage				
	Salvia Greggii	5 Gal	5'	L	
	Autumn Sage				

ACCENTS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Blue Flame Agave	5 Gal	5'	L	
	Blue Flame Agave				
	Agave utiformis	5 Gal	5'	L	
	Agave				
	Aloe maculata	5 Gal	5'	L	
	Aloe maculata				
	Aloe arborescens	1 Gal	5'	L	
	Aloe arborescens				
	Coral Aloe				
	Euphorbia wheeleri	5 Gal	5'	L	
	Desert Spoon				
	Echeveria Ruffels	5 Gal	5'	L	
	Ruffels Echeveria				
	Mesquite	5 Gal	5'	L	
	Mesquite				
	Red Yucca	5 Gal	5'	L	
	Red Yucca				
	Yucca Gold Mound	5 Gal	5'	L	
	Yucca Gold Mound				
	Yellow Lantern				

GROUNDCOVER					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Acacia redolens Low Boy	1 Gal	6" O.C.	L	
	Dwarf Acacia				
	Bouteloua eriopoda	Hydro-seed		L	
	Blue Gram Grass				
	Bromerinus s. 'Humboldt Carpet'	1 Gal	48" O.C.	L	
	Prostrate Rosemary				
	Salvia 'Bea's Bliss'	1 Gal	48" O.C.	L	
	Bea's Bliss Sage				
	Ranunculus auricomus	4" Pots	12" O.C.	M	
	Blue Fingers				

- 3' layer shredded organic mulch
- 3/4' crushed rock decorative rock - Desert Gold. 3' layer over filter fabric.
- 3' boulders Desert Gold, available from Southwest Boulder. Bury 1/2 of boulder in ground - 18 total
- 4' boulders Desert Gold, available from Southwest Boulder. Bury 1/2 of boulder in ground - 20 total
- Concrete curb, see Planting Detail sheet
- 3' layer decomposed granite over filter fabric.



SHEET 2 OF 2

