



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

AUGUST 7, 2019

**Planning  
Commissioners  
2019**

**1<sup>st</sup> District**  
Carl Bruce  
Shaffer

**2<sup>nd</sup> District**  
Aaron Hake

**3<sup>rd</sup> District**  
Ruthanne Taylor-  
Berger

**4<sup>th</sup> District**  
Bill Sanchez  
Chairman

**5<sup>th</sup> District**  
Eric Kroencke  
Vice-Chairman

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

**Legal Counsel**  
Michelle Clack  
Deputy  
County Counsel

## AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER

First Floor Board Chambers

4080 Lemon Street, Riverside, CA 92501

Teleconference Location: 7908 NE Loowit Loop #52, Vancouver, WA 98662

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit 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 provide your name and address and state that you agree with the previous speaker(s).

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

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

### CALL TO ORDER:

#### **SALUTE TO THE FLAG – ROLL CALL**

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

**NONE**

**2.0** GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

**NONE**

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

**3.1** **CONDITIONAL USE PERMIT NO. 3789 and VARIANCE NO. 1907 – Intent to Adopt a Mitigated Negative Declaration** – EA43090 – Applicant: Vincent Cox/Superior ComSites, LLC – Engineer/Representative: Lena Hoffmeyer Aspectus, Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area southerly of the 60 Freeway and westerly of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST:** The Conditional Use Permit proposes to construct a 119 foot H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two (2) 25Kw diesel generators, an emergency backup generator with one (1) 500 gallon propane tank, with eventual permanent power provided through power poles located within the access right-of-way. Variance No. 1907 is a request to allow a 119 foot high lattice tower in an area where the maximum of 105 ft. is permitted. Continued from June 5, 2019 and July 17, 2019. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

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

**4.1** **CONDITIONAL USE PERMIT NO. 3763 – Intent to Adopt a Mitigated Negative Declaration** – EA42965 – Intent to Approve a Determination of Public Convenience and Necessity – Applicant: Khurana Family, LLC – Engineer/Representative: CJC Design, Inc. – Owner: Khurana Family, LLC – Second Supervisorial District – North Riverside Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of Stephens Avenue, southerly of Center Street, easterly of Stephens Avenue, and westerly of the La Cadena Drive – .48 Gross Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The Conditional Use Permit for the construction and the 24 hour 7 days a week operation of a gasoline service station with a 1,960 sq. ft. convenience store that will include the sale of beer and wine for off-site consumption, subject to an

Alcoholic Beverage Control (ABC) License Type 20. The gasoline service station will have three (3) underground fuel storage tanks, six (6) pumps, and a 3,258.5 sq. ft. canopy. The project will provide six (6) standard parking spaces, 12 fueling parking spaces, and one (1) accessible parking space. Project Planner: Dionne Harris at (951) 955-6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).

- 4.2 **TENTATIVE TRACT MAP NO. 36549 – Intent to Adopt a Mitigated Negative Declaration** – EA42622 – Applicant: Kenneth Kai Chang/Beresford Properties, LLC – Engineer/Representative: Bobbette Biddulph: Environmental Science Associates – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous – Open Space: Recreation (20 acre minimum) – Location: Northerly of Calle Nuevo Road, easterly of Carancho Road, southerly of Terren Drive, and westerly of Via Vaquero Road – 70.3 gross acres – Zoning: Residential Agricultural (R-A-5)(5 acre minimum) – **REQUEST:** Schedule “D” subdivision to create 13 single family residential lots on 70.3 gross acres. The project also includes approximately 4.5 acres of open space to be conveyed to the Western Riverside Conservation Authority. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).
- 4.3 **SURFACE MINING PERMIT NO. 00194, REVISION NO. 1 – Intent to Adopt a Mitigated Negative Declaration** – EA42690 – Applicant: Skanska – Engineer/Representative: Lilburn Corporation – Fourth Supervisorial District – Lower Berdoo Canyon Zoning District – Western Coachella Valley Area Plan – General Plan: Open Space – Mineral Resources (OS-Min) – Location: Northerly of of Interstate 10 (I-10) and Berdoo Canyon Road, easterly of Dillon Road, and southeasterly of Sky Valley – 95.2 Gross Acres – Zoning: Mineral Resources & Related Manufacturing (M-R-A) – **REQUEST:** Surface Mining Permit No 194, Revision No. 1 proposes a revision to the existing Riverside County approved 58-acres Dillon Road Mine (SMP 194). The property encompasses approximately 95.2 acres within eastern Riverside County and is located northeast of the City of Indio, approximately seven (7) miles north of I-10. The proposed revision is requesting to add approximately 6.6 acres that were scraped for mining outside the 1995 approved mine limits but within their property boundary in the south-central portion for a revised total mine site of approximately 64.6 acres; extend the length of time for the mining permit for an additional 25 years until December 31, 2044, to allow future utilization of the construction aggregate resources (sand and gravel) for local construction projects; and eliminate the future use of an approved asphalt plant from long-term plans. Approximately 41 acres of the planned 64.6-acre site are currently disturbed by past mining activities. No changes to production rates are requested. Planned production will remain at an average of 100,000 tons per year (tpy) and occasionally a maximum of 200,000 (tpy) as previously approved. Skanska also submitted an Interim Management Plan (IMP) as the mine site had been operated only on an intermittent basis and had no reported production for a one (1) year period. The mine is anticipated to remain in an idle state for the near future. Project Planner: Dionne Harris at (951) 955- 6836 or email at [dharris@rivco.org](mailto:dharris@rivco.org).
- 4.4 **APPEAL of the PLANNING DIRECTOR’S DECISION TO APPROVE PLOT PLAN NO. 180023 – Intent to Adopt a Mitigated Negative Declaration** – CEQ180088 – Applicant: CHI/Acquisitions CA, L.P./Jared Riemer – Engineer/Representative: EPD Solutions, Inc./Andrea Arcilla – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD-BP) – Location: Northerly of Rider Street, southerly of Cajalco Road, easterly of Patterson Avenue, and westerly of Harvill Avenue – 9.58 Acres – Zoning: Industrial Park (I-P) – **REQUEST:** Appeal of July 8, 2019 Planning Director’s decision to adopt a Mitigated Negative Declaration (CEQ180088) and approved Plot Plan No. 180023, which proposes to construct a 203,445 sq. ft., single-story concrete tilt up building with a maximum height of 44 ft. Approximately 7,000 sq. ft. of office space would be proposed at ground level and on a mezzanine in the northwest and northeast corner of the building. In addition, a gated truck cover is proposed along the northern area of the site that would provide access to 28 loading docks on the north side of the building. A total of 126 parking stalls are proposed for the 9.58 site. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

**STAFF RECOMMENDS THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF THE APPEAL.**

- 4.5 **CHANGE OF ZONE NO. 1900008 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** Change of Zone No. 1900008 is an amendment to the County’s Land Use Ordinance, Ordinance No. 348, to amend and reorganize Section 18.45 – Kennels and Catteries, Section 21.20 – Catteries and Section 21.40a – Kennel. The amendment updates definitions for dog kennels and catteries, removes Class II through Class IV dog kennels from being permitted within residential zones, and clarifies that dog kennels and catteries are permitted in certain industrial and commercial zones. Project Planner: John Hildebrand at (951) 955-1888 or email at [jhildebr@rivco.org](mailto:jhildebr@rivco.org).
- 4.6 **Public Use Permit No. 190001 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to the State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and 15301 (Existing Facilities) – Applicant: American Charter Development – Third Supervisorial District – San Jacinto Valley Area Plan – Little Lake Zoning District – General Plan: Commercial Retail (CR) – Zoning: Scenic Highway Commercial (C-P-S) – Zone – Location: Southerly of

Florida Avenue/State Highway 74, easterly of Soboba Street, and westerly of Lake Street – 12.19 acres – **REQUEST:** A Public Use Permit proposes to utilize an existing church and accessory buildings for an early-primary-grades charter school on a 12.19 acre site. The school will consist of 190 students, from TK-1<sup>st</sup> Grade and the school would operate from 8:00 a.m. to 3:00 p.m. The buildings will no longer be utilized for church or daycare uses. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

- 4.7 **PLOT PLAN NO. 180028 (PPT180028) – Intent to Consider an Addendum to Environmental Impact Report No. 466 (EIR466)** – CEQ180105 – Applicant: Majestic Realty Co. – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Cajalco Expressway, westerly of Harvill Avenue, southerly of Martin Street, and easterly of Seaton Avenue – 72.5 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Industrial Park (I-P) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a total of 1,185,400 sq. ft. warehouse/distribution/manufacturing development consisting of three (3) buildings on 72.5 acres (gross). The three (3) buildings consist of a 1,138,800 sq. ft. building (identified as Building 1), a 31,408 sq. ft. building (identified as Building 3), and a 15,192 sq. ft. building (identified as Building 4). Project Planner: Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org).

5.0 WORKSHOPS:

**NONE**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS




**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**301**

Planning Commission Hearing: August 7, 2019

**PROPOSED PROJECT**

<b>Case Number(s):</b>	CUP03789 VAR01907	<b>Applicant(s):</b>	Vincent Cox
<b>Select Environ. Type</b>	Mitigated Negative Declaration		
<b>Area Plan:</b>	The Pass	<b>Representative(s):</b>	Lena Hoffmeyer
<b>Zoning Area/District:</b>	Edgemont-Sunnymead District		Aspectus Inc.
<b>Supervisory District:</b>	Fifth District		
<b>Project Planner:</b>	Brett Dawson	 Charissa Leach, P.E. Assistant TLMA Director	
<b>Project APN(s):</b>	422-060-002		
<b>Continued From:</b>			

**PROJECT DESCRIPTION AND LOCATION**

Conditional Use Permit No. 3789 proposes to construct a 119 foot high H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two 25Kw diesel generators, an emergency backup generator with one 500 gallon propane tank, with eventual permanent power provided. The facility will exist within a 6,000 square foot lease area.

Variance No. 1907 is a request to allow the tower to exceed the maximum height allowed. The maximum height for co-located wireless communication facilities within the W-2 zone is 105 feet. The proposed tower is requesting a height of 119 feet.

The above discretionary action is herein identified as the "project".

The project is located at 12965 Jack Rabbit Trail, within the undeveloped area south of the 60- Freeway, west of Jack Rabbit Trail.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**CONTINUE** to September 4, 2019 Planning Commission Meeting

Or if the lease agreement is provided prior to hearing and deemed acceptable by Staff,

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43090**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE VARIANCE NO. 1907**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3789**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PROJECT DATA**

<b>Land Use and Zoning:</b>	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Mountainous (RM)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	The Pass
Surrounding General Plan Land Uses	
North:	Open Space Recreation
East:	Rural Mountainous an Open Space Recreation
South:	Conservation Habitat and Rural Mountainous
West:	Open Space Rural
Existing Zoning Classification:	Controlled Development Area (W-2-20) 20-Acre Minimum
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Controlled Development Area (W-2)
East:	Controlled Development Area (W-2)
South:	Controlled Development Area (W-2)
West:	Controlled Development Area (W-2)
Existing Use:	Open Space
Surrounding Uses	
North:	Open Space and 60 Freeway
South:	Open Space
East:	Open Space
West:	Open Space

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.138 acre leased of 193 total acres	N/A
Proposed Building Area (SQFT):	6000 sq ft (guy wire area included)	N/A
Building Height (FT):	119 ft tower	105 Feet

**Located Within:**

City's Sphere of Influence:	Yes – Beaumont
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	Yes – Western Riverside County
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**

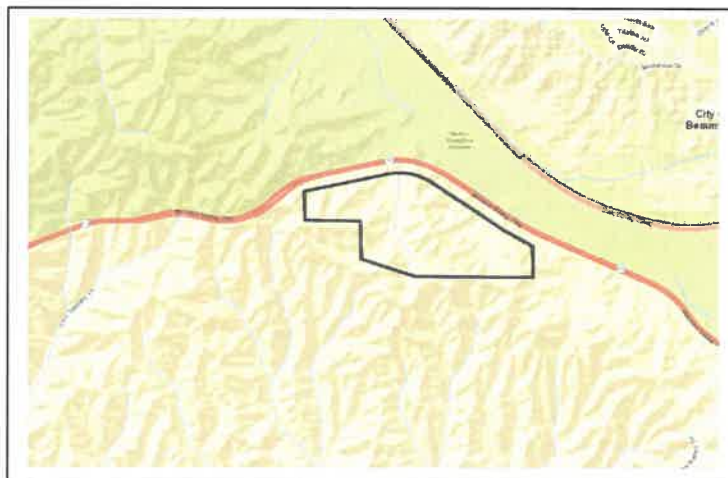


Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### **Background:**

The project location is an area of vast open space bounded by hilly terrain. There is a major freeway that winds through this area, and is known for car accidents. There is little to no cellular service for this area, the tower will also contain public safety transmitters, providing a public safety benefit for a cellular tower of this type. Due to the hilly terrain of the area and the necessary size required needed to reach the needed coverage, the tower will need to be taller than a standard tower. Because of the remote location and unique nature of the tower and the public safety benefit, staff will not require the tower to be disguised.

The project is located within the Western Riverside County Multi-Species Habitat Area. To reduce any impacts that may occur, staff will not require standard amenities such as landscaping, irrigation, parking etc. as to reduce the footprint of the project to a minimum to the core. Staff is permitting the six foot high block wall to be used for fire prevention measures as opposed to clearing the property within a 100 foot perimeter. The block wall will be a neutral area to blend in with the surrounding area. The project will require minimal or no grading for the construction of telecommunications equipment area. The access route will utilize the existing access roads. Any safety lights are conditioned to be set that they automatically turn off and be fully shielded. The project has been conditioned that no noise shall exceed 60 dBa.

The tower will be powered by two (2) 25kw diesel generators, and solar panels, with commercial power potentially brought to the site at a later date. When the generators are being used, one generator will be working alternating every 300 hours. There will be a backup generator to be used only when permanent power is out. The facility will be enclosed with a decorative block wall 6 feet high. The blocks will be a neutral color to blend in with the surrounding area. The wall will provide fire prevention measures and spill containment where the clearing of 100 feet is not necessary. This will further reduce the impact to the surrounding area. The project will require minimal or no grading for the construction of telecommunications equipment area, and will not incorporate landscaping, to reduce the project site's footprint and reduce the impacts to the area. The safety lights have been conditioned that they automatically turn off, to reduce any wildlife disturbance to the area. It has been conditioned that the noise shall not exceed 60 dBA. Access to the facility will utilize existing roads, and these roads will be covered with an all-weather surface. The solar panels are proposed to be located on the adjacent Bureau of Land Management (BLM) land. Because they are located on BLM land, they are not within the County of Riverside's jurisdiction. This aspect of the project will be evaluated environmentally and the project approved by the BLM and is not under consideration by the County of Riverside.

The project site is located within a Criteria Cell of the Multiple Species Habitat Conservation Proposed Core #3. As such, the project went through a Habitat Acquisition and Negotiation Strategy (HANS) review (HANS2352). The HANS was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR). The RCA/JPR review concurred with the County that no conservation is described or required for the proposed project.

File No(s). CUP03789 VAR1907 was submitted to the County of Riverside on November 17, 2017.

The case went before the Planning Commission on June 5, 2019, whereby the project was continued to July 15, 2019 because a Lease Agreement was not completed between the applicant and the property owner. As of writing the staff report staff has not received the requested Lease Agreement. At this time

staff recommends continuance to a later date if the lease agreement has not been provided by this Planning Commission date. In the event the lease agreement has been provided before this public hearing, Staff may be recommending approval.

### **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review pursuant to State CEQA Guidelines Section 15105. To date no comments have been received.

### **FINDINGS AND CONCLUSIONS**

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

#### **Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Rural: Rural Mountainous (RM) and the project is consistent with the goals and policies of the RM land use designation.

The project site has a Zoning Classification of Controlled Development Zone (W-2-20), which is consistent with the Riverside County General Plan. The proposed use, a wireless communication facility is a permitted use in that zoning classification, subject to approval of a conditional use permit.

2. The project site is located within the Pass Area Plan.
3. The project site is currently vacant open space land, and surrounded by vacant open space land and the 60 freeway to the north. These areas are all zoned Controlled Development Areas (W-2-20).

#### **Entitlement Findings:**

Conditional Use Permit Findings:

5. The application has met the requirements for approval as set forth in Section 18.28 of Ordinance No. 348. The overall development of the land shall be designed for the protection of the public health, safety and general welfare of the community, because the area contains a main thoroughfare that is known for accidents. Cellular service along this area is spotty and does not exist in certain areas. The purpose of the proposed project is to construct a new communication tower to support telecommunications service for private and public entities as well as public safety transmitters for police, fire etc. The proposed project will improve cellular service on this stretch of the freeway, improving communications for emergency response. The site is required to obtain new building construction and fire prevention permits for the proposed wireless facility and accessory equipment in conformance with the California Building Code and Riverside County Ordinance No. 787.

1. Per section 19.406 c;



- a. The facility is not located within a sensitive viewshed. The site of the project is located a significant distance from public view, and the location has been chosen to minimize the view to the maximum extent feasible while maintaining the coverage needed. While the project is in the hills, it will not be visible from the surrounding community and will only be partially visible from the 60 Freeway.
  - b. The supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area and is screened from view, due to the remote location.
  - c. The application has met the processing requirements set forth in this article.
  - d. The application has met the location and development standards set forth in this article.
  - e. The application has met the requirements for approval set forth in Section 18.29 of Ordinance No. 348.
2. A fully executed copy of the lease or other agreement has been entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.

Variance Findings:

1. Variance No. 1907 is a request to permit a 119 foot high tower where 105 feet is permitted. The variance is necessary due to the special circumstances of the open space topography, and the area generally consisting of prominent peaks, and valleys of the surrounding site and range. As stated previously, the area is a major traffic thoroughfare that is known for car accidents. There is little to no cellular service through the area. By implementing this tower, it will provide a public safety benefit to the area.
2. That special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings. The project location is an area of vast open space bounded by hilly terrain. There is a major freeway that winds through this area, and is known for car accidents. There is little to no cellular service for this area, the tower will also contain public safety transmitters, providing a public safety benefit for a cellular tower of this type. The entire badlands area consists of hilly terrain, which is unique from the surrounding properties on the valley floor near the cities of Moreno Valley and Beaumont, where the additional height requirements would not be required. Furthermore, much of the surrounding immediate parcels are called out for conservation under the Western Riverside County Multiple Species Habitat Conservation Plan, greatly limiting the available parcels that could support such a facility. At 119', there is the potential to not only cover the 60 Freeway with much needed wireless services, but also the potential for future co-location opportunities. Due to the hilly terrain of the area and the necessary size required needed to reach the needed coverage, the tower will need to be taller than a standard tower.
3. That the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.

The strict application of this ordinance would not permit the tower to be utilized to reach the necessary distances to provide adequate coverage for safety purposes within the area. Given the site's topography, limiting the tower to 105' would provide limited wireless coverage along the 60 Freeway, negating the exact purpose of the facility.

4. That a variance shall not be granted for a parcel of property which authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but shall be limited to modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements.

The proposed use, a wireless communication facility is a permitted use in the Controlled Development Zone (W-2-20), subject to approval of a conditional use permit. Furthermore, the variance is exclusively related to the height of the wireless facility, which is a property development standard.

#### **Development Standards Findings:**

1. Disturbance to the natural landscape shall be minimized. Disturbed areas shall be remediated immediately after construction. Remediation techniques may vary depending on the site.

The project is specifically designed to disturb as little natural land as possible. It has been conditioned that the materials must match the natural color of the landscape, and the lighting shall automatically shut off, and be surrounded by a 6 foot high block wall to prevent more land being disked for fire suppression.

2. All wireless communication facilities shall be enclosed within a decorative block wall, wrought iron fence, or other screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director.

The wireless communication facilities are proposed to be enclosed by a six (6) foot high block wall.

3. Wireless communication facilities are subject to the height limitations of the zone classification in which they are located. The project is located in the Controlled Development Areas (W-2) zone, a non-residential zone. Wireless communication facilities or other structures in non-residential zoning classifications shall not exceed 105-feet. .

The project consists of a variance to permit a 119 foot high tower. As discussed in the variance findings, the facility is required to go above 105' due to the unique features at the project site. With the approval of the variance, the project will comply.

4. All wireless communication facilities shall be sited so as to minimize adverse impacts to the surrounding community and biological resources.

As stated above, the project is specifically designed to disturb as little natural land as possible. As demonstrated in the Initial Study, the proposed project meets this development standard because the facility will result in no significant environmental impacts and will not conflict with any local policies or ordinances protecting biological resources. It has been conditioned that the materials must match the natural color of the landscape, and the lighting shall automatically shut off, and be surrounded by a 6 foot high block wall to prevent more land being disked for fire suppression.

5. All wireless facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. If landscaping is deemed necessary in native habitats, only native plant species shall be used in order to avoid introduction of exotic invasive species. If a water source is unavailable, indigenous plants shall be used and manually watered until established.

Because the project is located within a MSHCP area, the project is required to create the smallest footprint possible to further prevent any additional impact to the surrounding area. The equipment enclosure is not visible to the surrounding community. Therefore, additional landscaping would not be warranted for this site.

6. Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant. The project has been conditioned that if a warning light is required to comply with FAA regulations, it shall use the minimum amount possible. All security lighting shall meet the requirements of Ordinance No. 655. Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting. The lights must have a system that automatically turns them off so as not to create a nuisance for surrounding property owners or a wildlife attractant.
7. All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. The project has been conditioned that noise will not exceed 60 dB. The project is not located near any habitable dwellings.
8. Temporary parking for service vehicles may be permitted on site which is accommodated adjacent to the equipment shelter. Temporary parking will be the only parking onsite and no off-site parking for service vehicles would occur. There will be no off-site parking. It has been conditioned that parking may only be on a temporary basis, no vehicles are permitted overnight.
9. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. The project is not located within a residential area. However the access will be covered by an all weather surface.
10. Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facility is below the ridgeline as viewed from any direction. The site of the project is located a significant distance from public view, and the location has been chosen to minimize the view to the maximum extent feasible while maintaining the coverage needed. While the project is in the hills, it will not be visible from the surrounding community and will only be partially visible from the 60 Freeway.
11. Other wireless communication facilities shall meet the setback requirements of the zone classification in which they are located. This project meets the development standard because the wireless communication facility is located within the W-2 zone, which requires a minimum setback from a habitable dwelling of 1,000 feet for other wireless communication facilities, as there are no habitable residences anywhere near that 1,000 setback..

12. Due to the specific natural nature of the area surrounding the site, undergrounding power lines would result in substantial environmental impacts. The tower will be powered by two (2) 25kw diesel generators, and solar panels, with commercial power potentially brought to the site at a later date. This commercial power may be required to remain above ground, due to the sensitive environmental nature of the area.
13. This proposal does not include a roofline.
14. There are no structures located within the immediate vicinity. The equipment closures shall be painted a similar color to the surrounding area to blend in. Because of the sensitive nature of the surrounding area, requiring landscaping would require irrigation and maintenance which would cause a further disturbance to the area. Because of these special circumstances, staff is not requiring landscaping for this project.
15. There is no surrounding architecture around the project site. The project is designed to blend in with the surrounding area as much as possible.

**Other Findings:**

16. The project site is located within Criteria Cell 933 of the Western Riverside County Multiple Species Habitat Conservation Plan. Given the Project site's location within a criteria cell and within Proposed Core Area 3, the Project is subject to Regional Conservation Authority ("RCA") review. A Habitat Acquisition and Negotiation Strategy (HANS - No. HANS02352) was submitted and has gone through the RCA review process, which determined no portion of the Project site is required to be conserved.
17. The site is located within the City of Beaumont Sphere of Influence. During the initial review process, the County provided a notice to the City of Beaumont, whereby they provided comments stating that it is recommended that the cellular tower be disguised. Because of the public safety benefit of this particular tower, and the necessary height to reach the needed coverage, staff will not recommend that this tower be disguised.
18. The project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.
19. In compliance with Assembly Bill 52 (AB52), on March 28, 2019, 11 notices were sent to Native American Tribes pursuant to AB 52. The notices informed the Tribes of the proposed project's location and scope. The San Manuel and Morongo Tribes both requested additional information, which was provided to the Tribes. No further action or consultation was requested, and the AB 52 notification period closed.

Additionally, on February 8, 2018, Environmental Assessment Specialists, Inc. sent notification letters to 34 tribes as part of the review under Section 106 of the National Historic Preservation Act. No Tribe provided information or concern regarding the proposed project and on May 30, 2018, the SHPO closed the Section 106 review.

20. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655. The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
21. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).
22. The Riverside County Information Technology Department (RCIT) has reviewed the necessary documents for FAA clearances. No further documentation or letter is needed.
23. Project site has been determined for having high sensitivity for paleontological resources. Duke CRM conducted a records search and determined no paleontological resources have been recorded on the Project site or within a 1-mile radius. Therefore, the project has been conditioned to require the presence of a qualified paleontologist to monitor all ground disturbing activities.

**Fire Findings:**

24. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
  - a. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 via an all-weather access road. A 6 foot high block wall around the equipment enclosure lease area will meet fire protection standards and provide buffering from both sides of the wall to prevent fire damage and protect the project site.
  - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

**Conclusion:**

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

This project was advertised in the Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls.

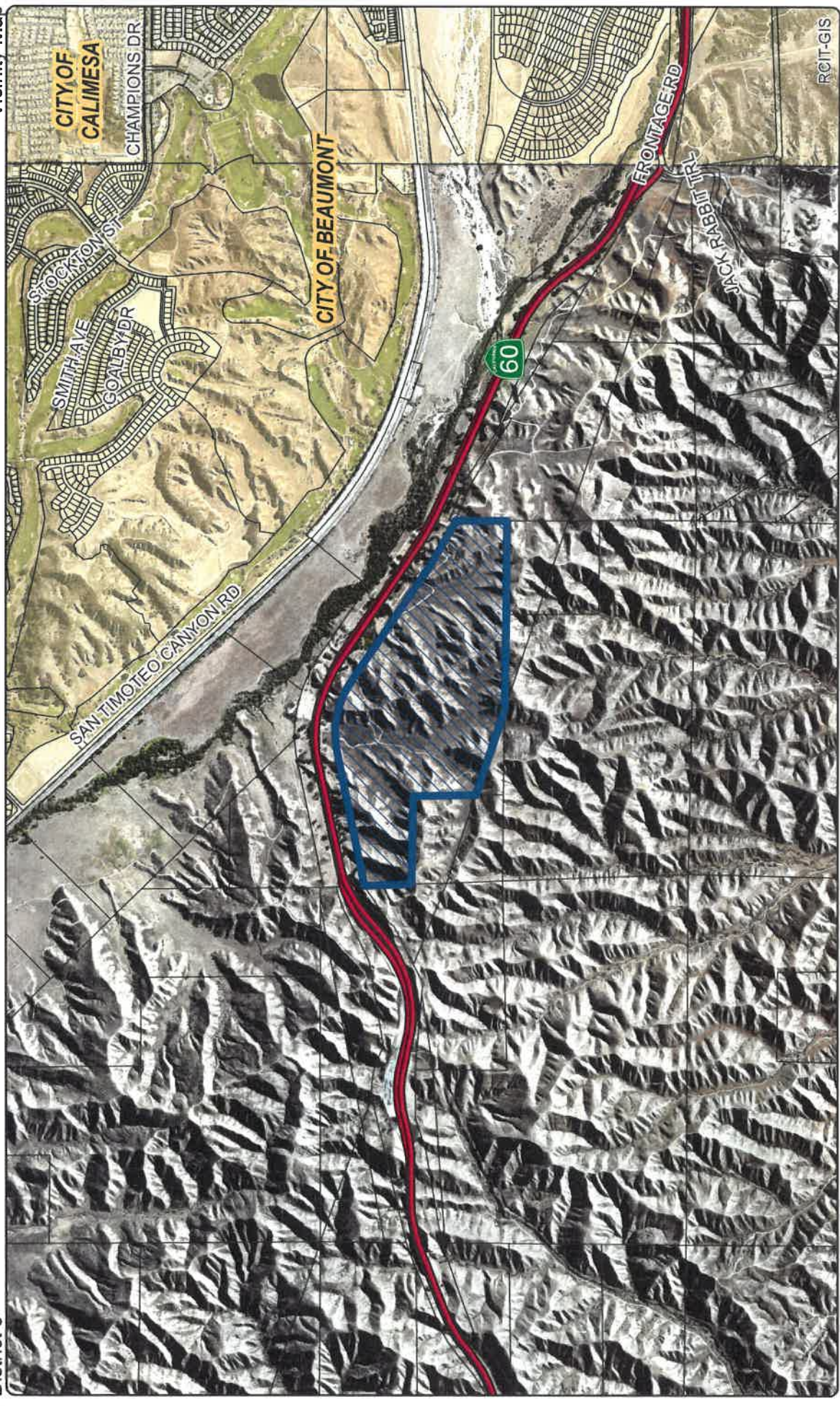
**APPEAL INFORMATION**

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

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP03789 VAR01907  
VICINITY/POLICY AREAS**

Supervisor: Hewitt  
District 5

Date Drawn: 03/14/2019  
Vicinity Map



Zoning Area: Edgemont-Sunnymead

Author: Vinnie Nguyen

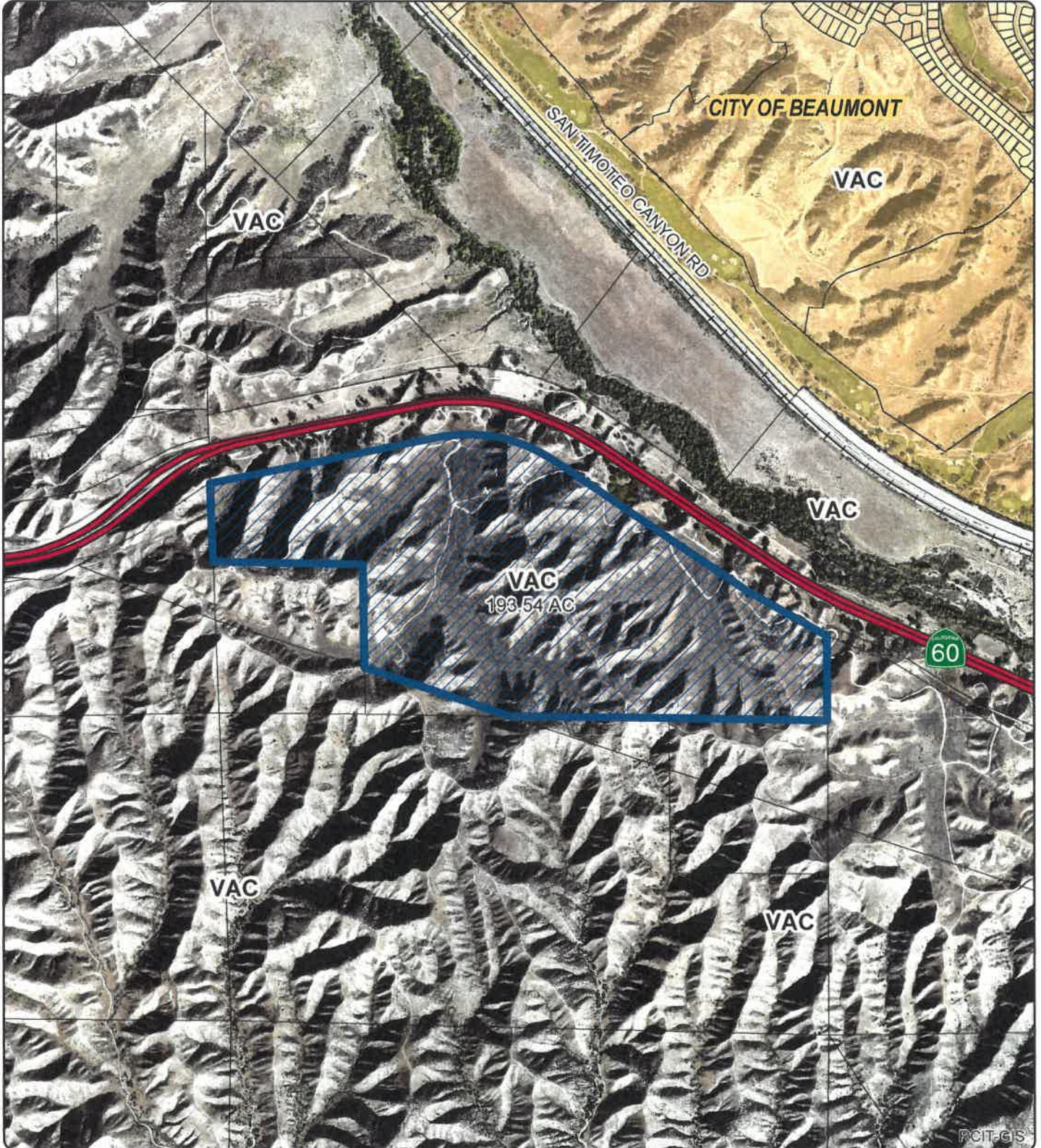
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided in the previous General Plan. The Planning Department of Riverside County Planning Department is located at 9515565, 9500 West of County of Riverside, Palm Desert at (760)863-8077 (Riverside County) or Website: <http://planning.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP03789 VAR01907

Supervisor: Hewitt  
District 5

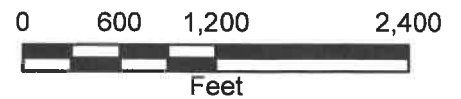
Date Drawn: 03/14/2019  
Exhibit 1

LAND USE



Zoning Area: Edgemont-Sunnymead

Author: Vinnie Nguyen



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



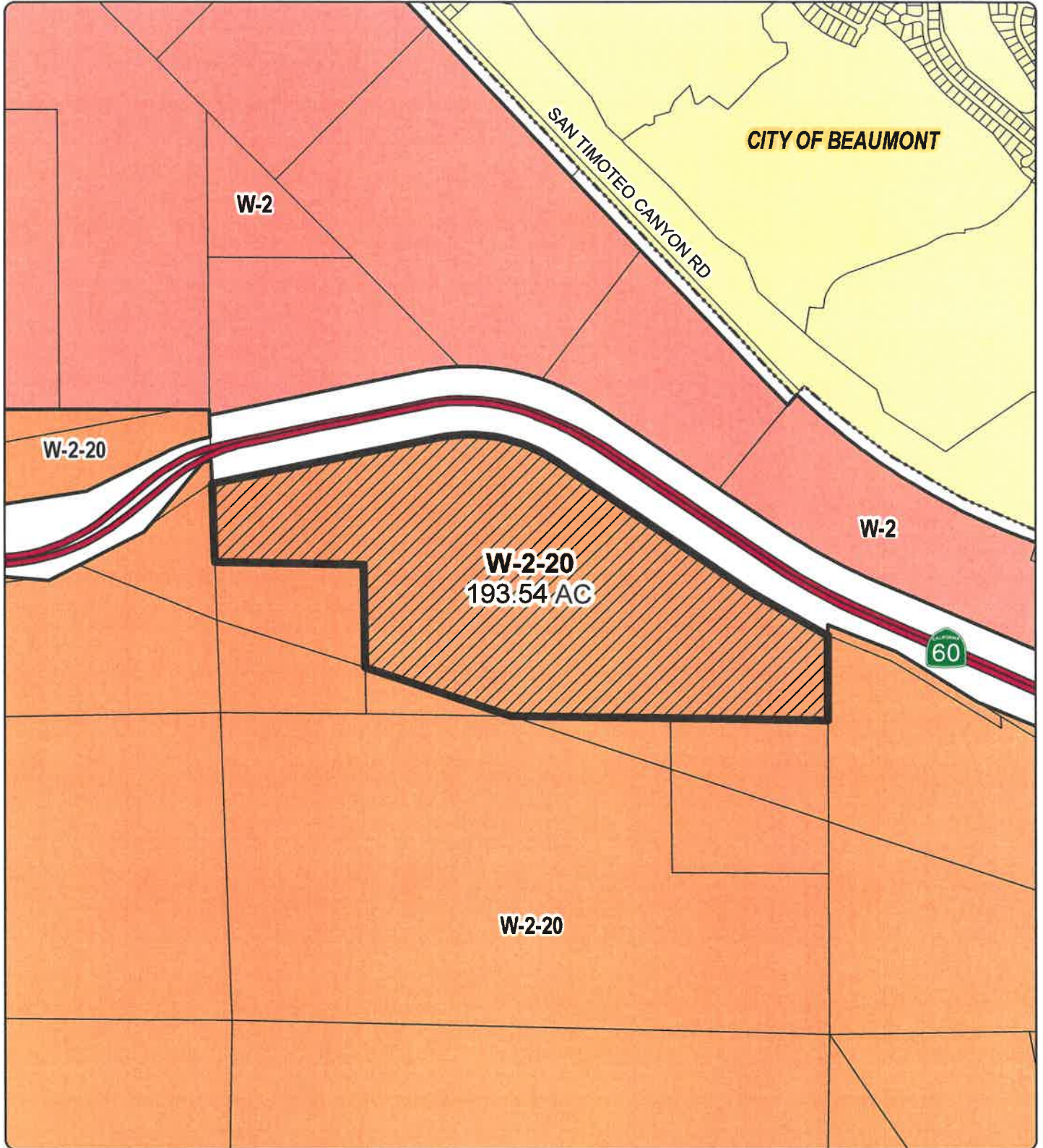
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03789 VAR01907

Supervisor: Hewitt  
District 5

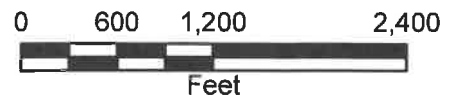
Date Drawn: 03/14/2019  
Exhibit 2

EXISTING ZONING



Zoning Area: Edgemont-Sunnymead

Author: Vinnie Nguyen



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

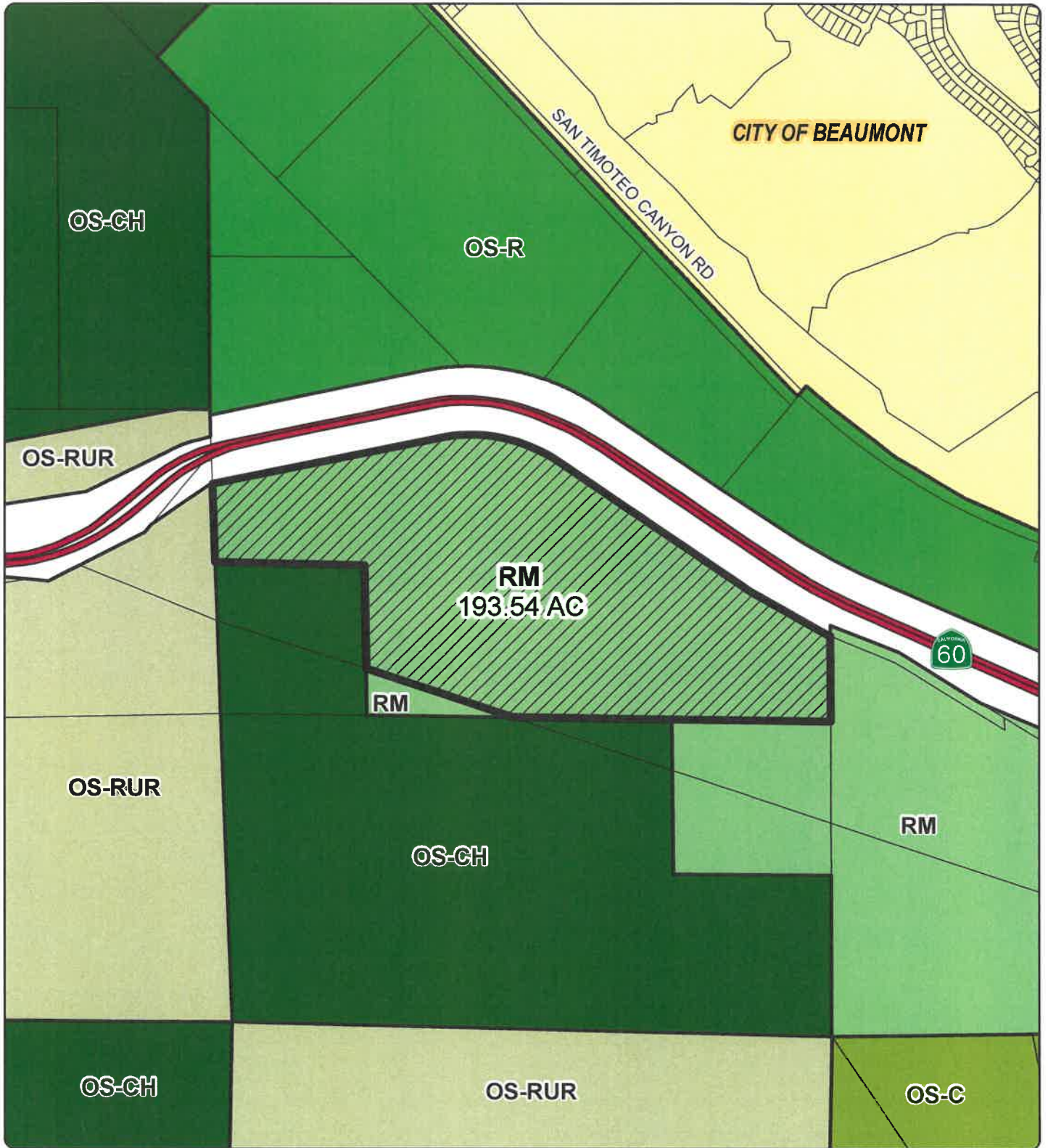
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03789 VAR01907

EXISTING GENERAL PLAN

Supervisor: Hewitt  
District 5

Date Drawn: 03/14/2019  
Exhibit 5



Zoning Area: Edgemont-Sunnymead

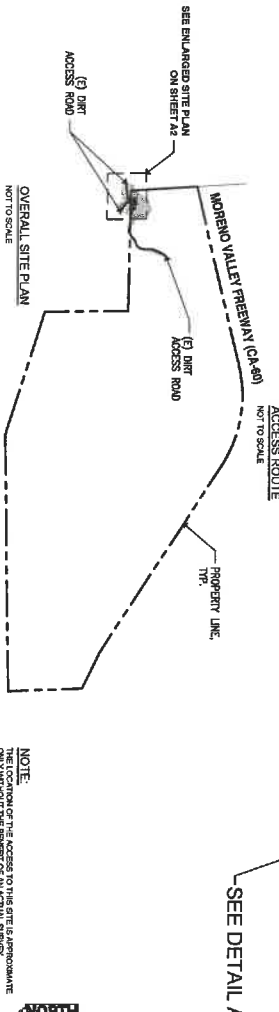
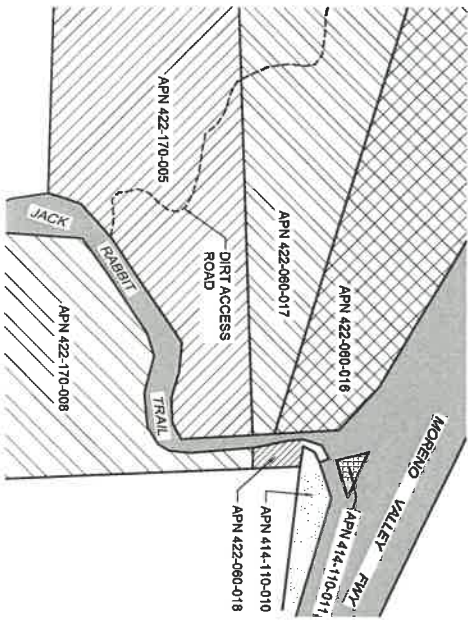
Author: Vinnie Nguyen



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







NOTE:  
THE LOCATION OF THE ACCESS TO THIS SITE IS APPROXIMATE  
ONLY AND NOT THE BASIS OF AN ACTUAL SURVEY.

OVERALL SITE PLAN 1'-0"=200' 1

1	UNREVISED	10/20/18
2	UNREVISED	10/20/18
3	UNREVISED	10/20/18
4	UNREVISED	10/20/18
5	UNREVISED	10/20/18
6	UNREVISED	10/20/18
7	UNREVISED	10/20/18
8	UNREVISED	10/20/18
9	UNREVISED	10/20/18
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14	UNREVISED	10/20/18
15	UNREVISED	10/20/18
16	UNREVISED	10/20/18
17	UNREVISED	10/20/18
18	UNREVISED	10/20/18
19	UNREVISED	10/20/18
20	UNREVISED	10/20/18

**SUPERIOR COM SITES, LLC**  
SUPERIORCOMSITES, LLC  
1450 SOUTH COMMERCIAL  
BLYTHE, CA 92225

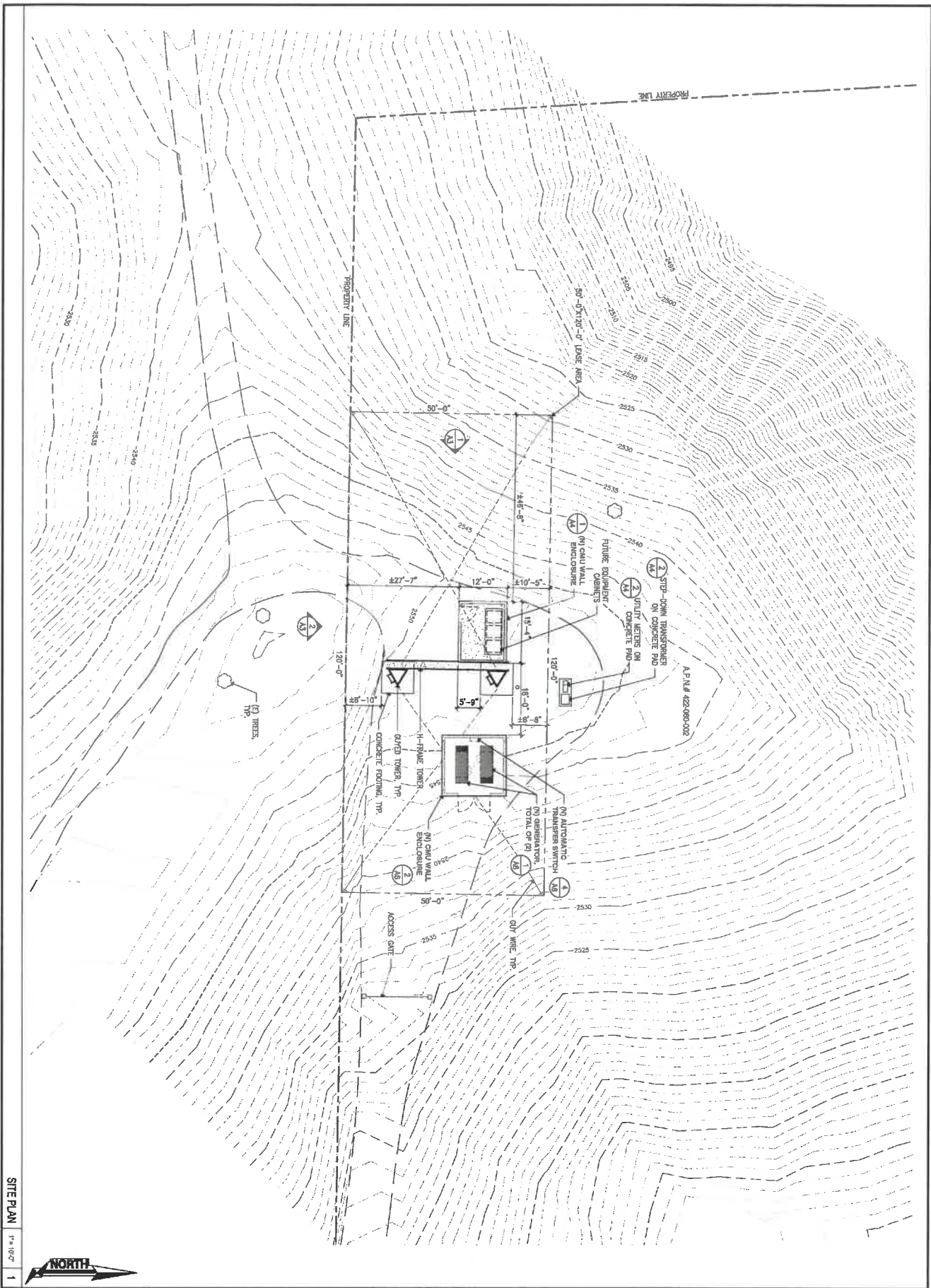
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**OVERALL SITE PLAN  
AND ACCESS  
ROUTE PLAN**

SCS2089  
HAMMER HILLS  
12997 JACKRABBIT TRAIL  
BEAUMONT, CA 92223

**TELECOM**  
MANAGEMENT & GROUP  
*Solutions Power Style*

Professional Engineer  
JACK RABBIT TRAIL  
SUPERIOR COM SITES, LLC  
1450 SOUTH COMMERCIAL  
BLYTHE, CA 92225

Drawn By: ERG/MS  
Checked By: ERG  
Scale: A1



SITE PLAN  
1" = 16'-0"  
1



**A2**

Owner: EDO/MP  
Contractor: EDO  
Scale: 1" = 16'-0"

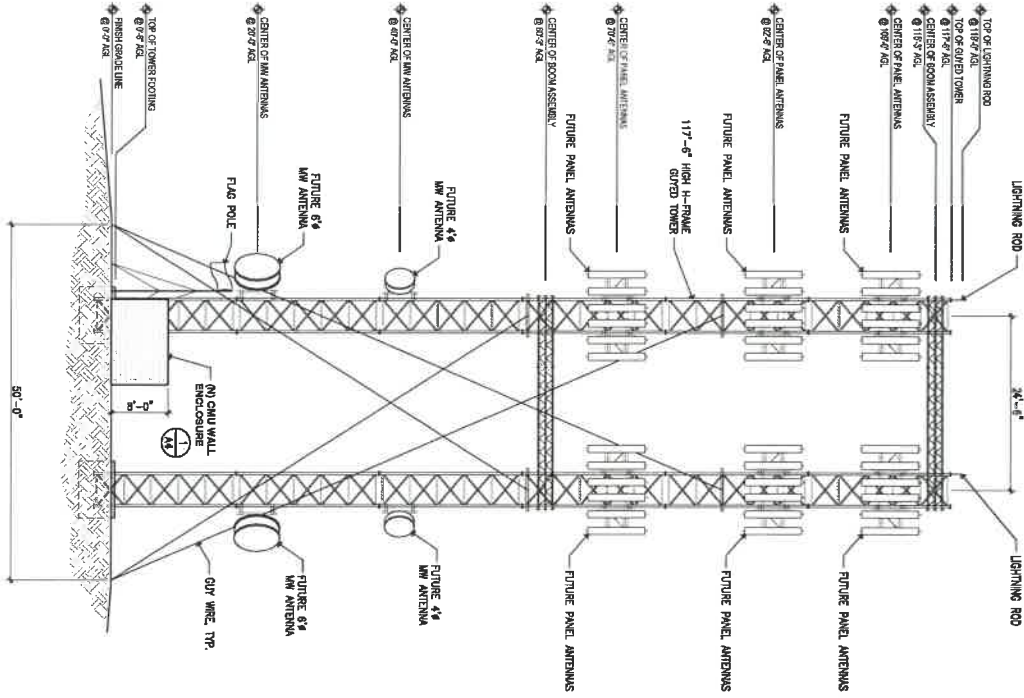


SCS2089  
HAMMER HILLS  
12997 JACKRABBIT TRAIL  
BEAUMONT, CA 92223

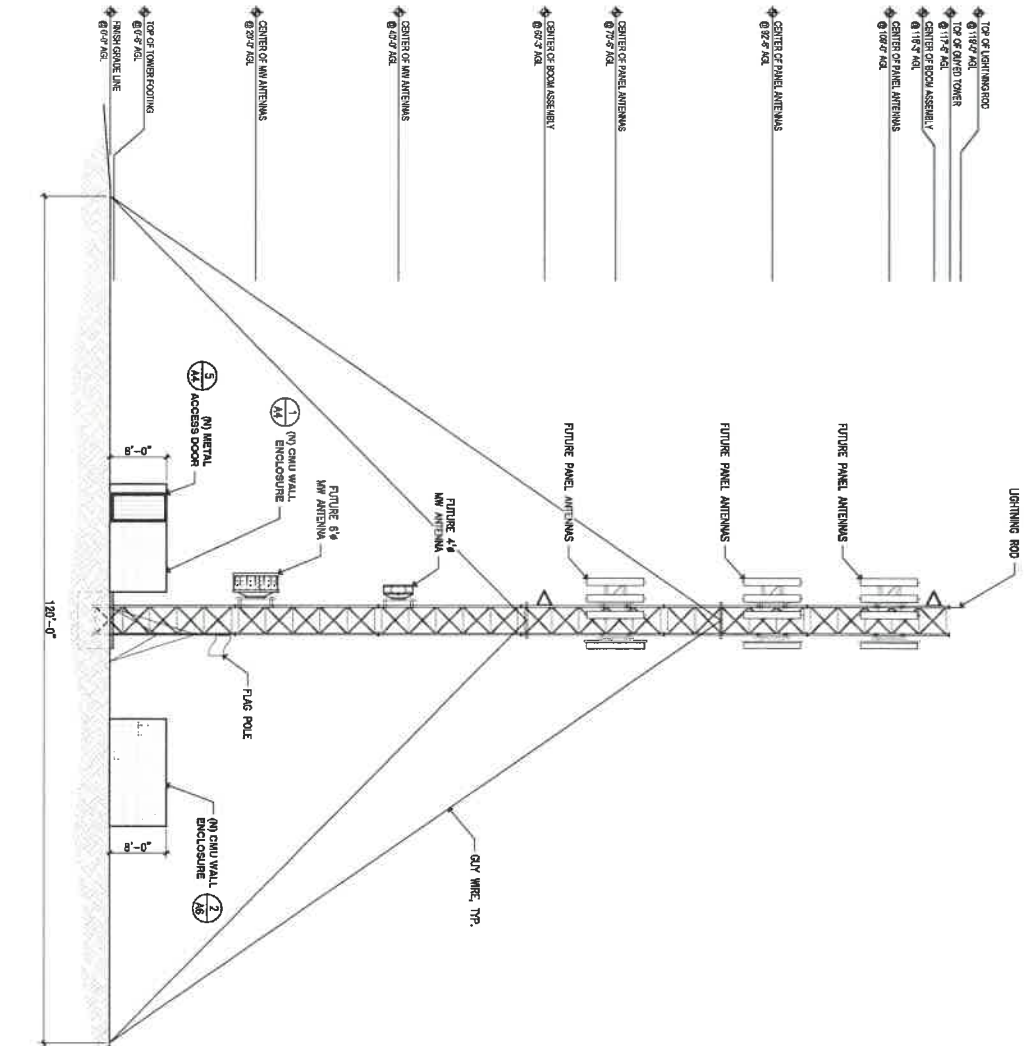
Sheet Title:  
**SITE PLAN**



Rev	Description	Date
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2	ISSUED FOR PERMITS	10/20/18
3	ISSUED FOR PERMITS	10/20/18
4	ISSUED FOR PERMITS	10/20/18
5	ISSUED FOR PERMITS	10/20/18
6	ISSUED FOR PERMITS	10/20/18
7	ISSUED FOR PERMITS	10/20/18
8	ISSUED FOR PERMITS	10/20/18
9	ISSUED FOR PERMITS	10/20/18
10	ISSUED FOR PERMITS	10/20/18



(N) WEST ELEVATION 1/8" = 1'-0" 1



(N) SOUTH ELEVATION 1/8" = 1'-0" 2

1	REVISED	NOV 12	10:00 AM
2	REVISED	NOV 12	10:00 AM
3	REVISED	NOV 12	10:00 AM
4	REVISED	NOV 12	10:00 AM
5	REVISED	NOV 12	10:00 AM
6	REVISED	NOV 12	10:00 AM
7	REVISED	NOV 12	10:00 AM
8	REVISED	NOV 12	10:00 AM
9	REVISED	NOV 12	10:00 AM
10	REVISED	NOV 12	10:00 AM

**SUPERIOR COM SITES, LLC**  
 SUPERIORCOMSITES, LLC  
 1430 SOUTH COMMERCIAL  
 BLYTHE, CA 92225

Sheet Title:  
**SITE ELEVATIONS**

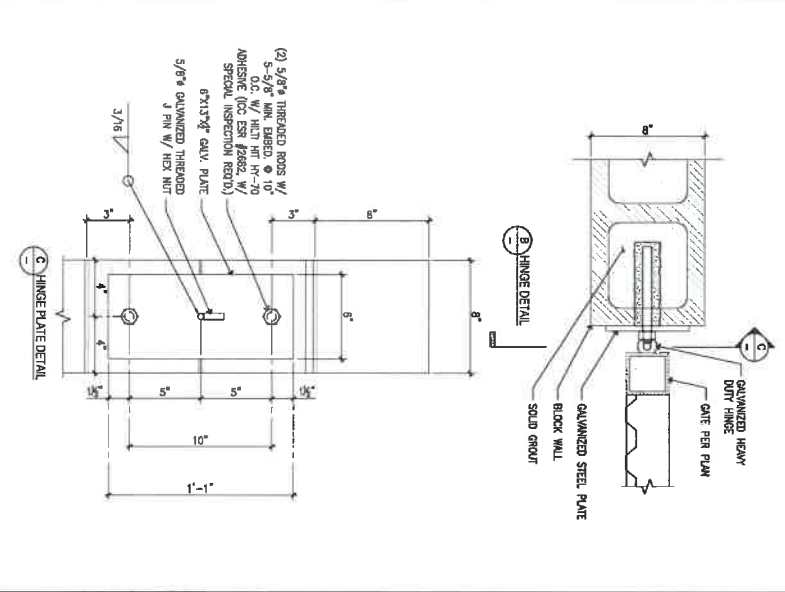
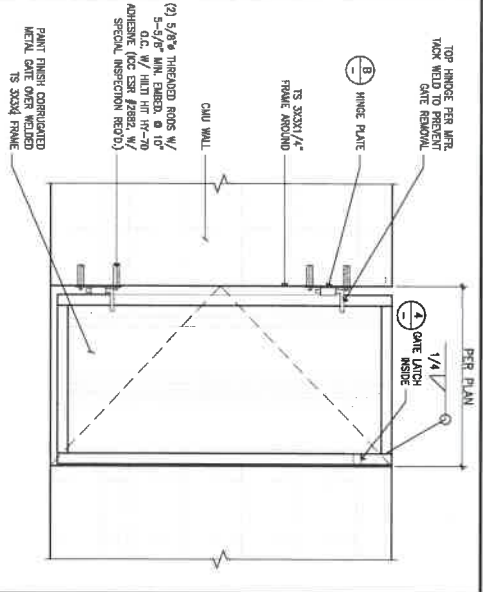
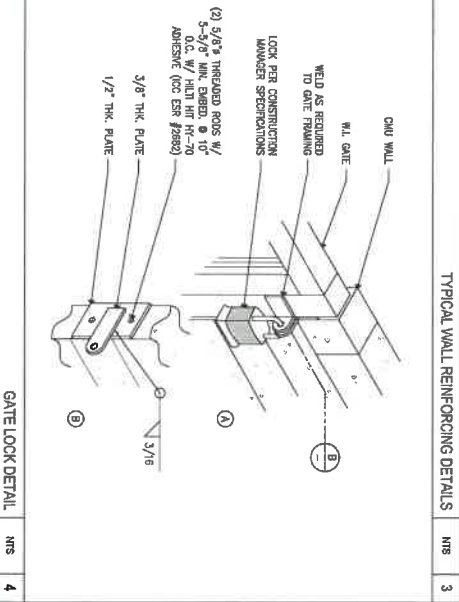
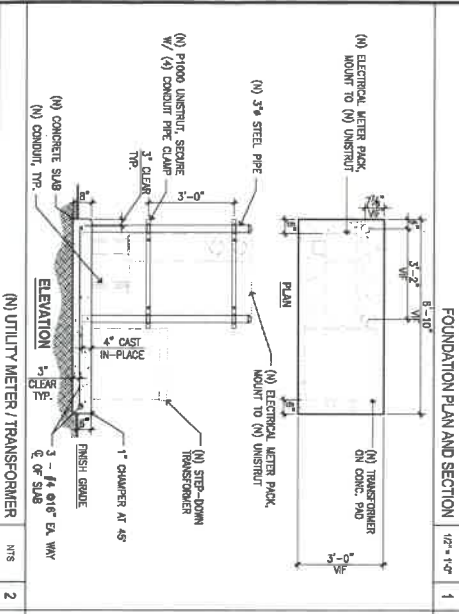
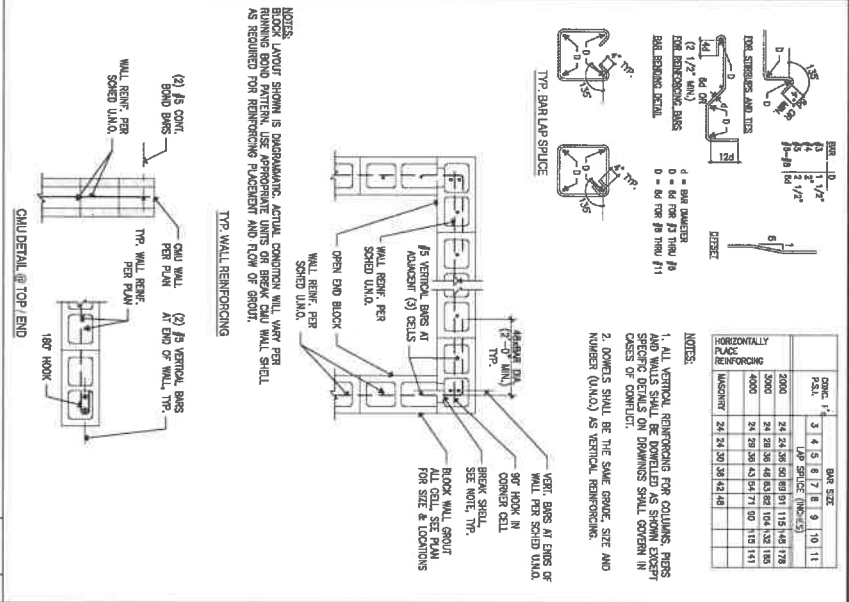
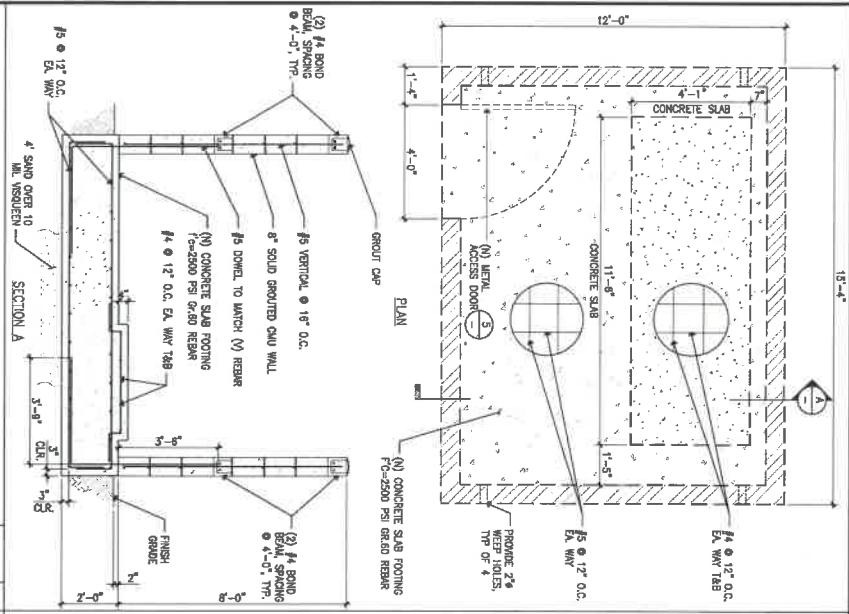
SCS2089  
 HAMMER HILLS  
 12997 JACKRABBIT TRAIL  
 BEAUMONT, CA 92223

**TELECOM**  
 MANAGEMENT GROUP  
*Solutions Done Right*

Professional Engineer  
 License No. 50367  
 State of California  
 Electrical Engineering

Project Name:  
 Drawn By: ENO/JPB  
 Checked By: ENO  
 Date: 11/12/12  
 Scale: 1/8" = 1'-0"

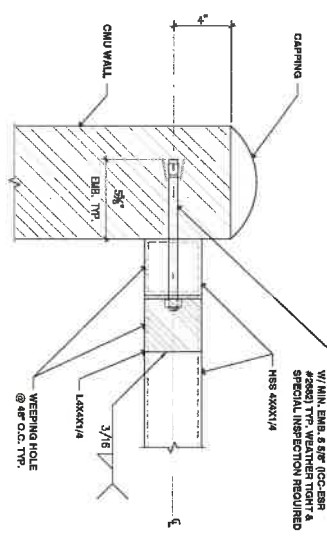
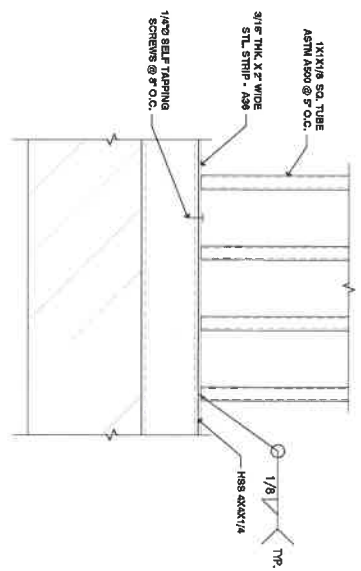
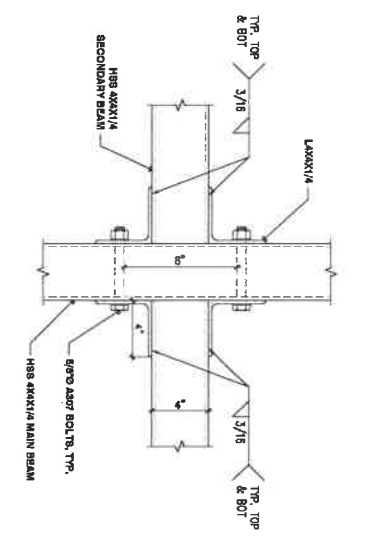
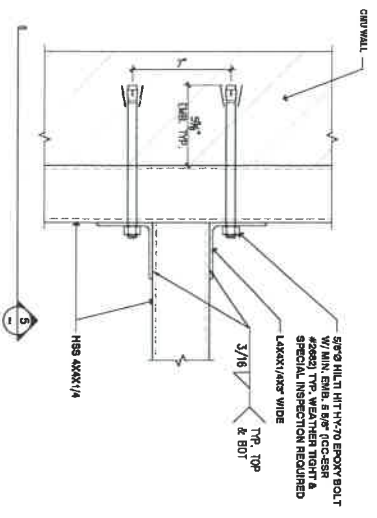
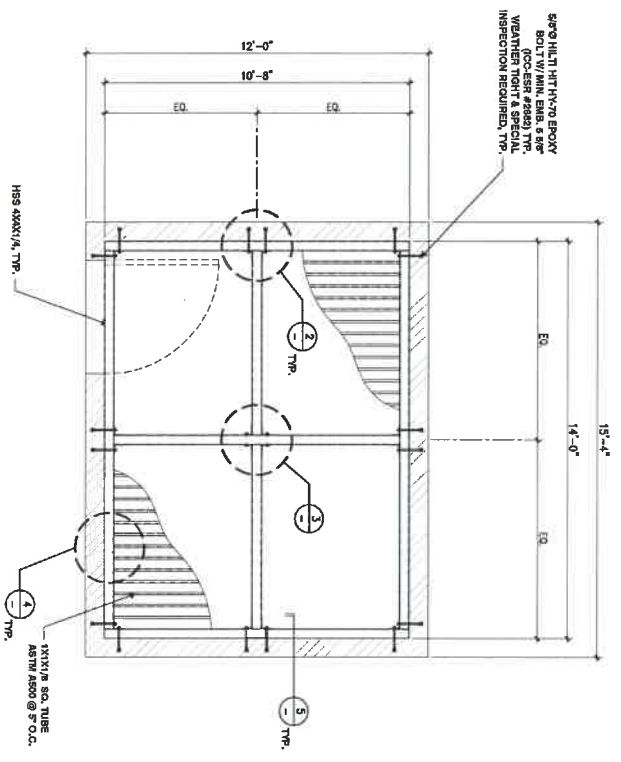
**A3**



<p><b>SUPERIOR COM SITES, LLC</b> SUPERIORCOMSITES.LLC 1430 SOUTH COMMERCIAL BLYTHE, CA 92225</p>	<p>Sheet Title</p> <p><b>SITE DETAILS</b></p>	<p>SCS2069 <b>HAMMER HILLS 12997 JACKRABBIT TRAIL BEAUMONT, CA 92223</b></p>	<p><b>TELECOM MANAGEMENT GROUP</b> Solutions Done Right</p>	<p><b>UTILITY SERVICES</b></p>	<p>Drawn By: <b>ERD/JP</b> Checked By: <b>TRD</b> Scale: <b>AS SHOWN</b></p> <p>Project Number: <b>A4</b></p>
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- NOTES:**
1. HSS 30X1 1/4 REQUIRES
  2. 1/8" WEEPING HOLE @ 4" O.C.
  3. GALVANIZED CORRUGATION RESISTANT



HSS SECURITY LID PLAN 1/2" = 1'-0" 1

WROUGHT IRON LID ANCHOR 3" = 1'-0" 5

DETAIL 5" = 1'-0" 2

DETAIL NTS 3

NOT USED NTS 6


**SUPERIOR COM SITES, LLC**  
 SUPERIORCOMSITES, LLC  
 1453 SOUTH COMMERCIAL  
 BLYTHE, CA 92225

**SITE DETAILS**

**TELECOM**  
 MANAGEMENT GROUP  
 Solutions Done Right

SCS2089  
 HAMMER HILLS  
 12897 JACKRABBIT TRAIL  
 BEAUMONT, CA 92223

**UNIVERSITY OF CALIFORNIA**  
 SPRINGFIELD  
 CENTER FOR  
 COMMUNITY  
 DEVELOPMENT

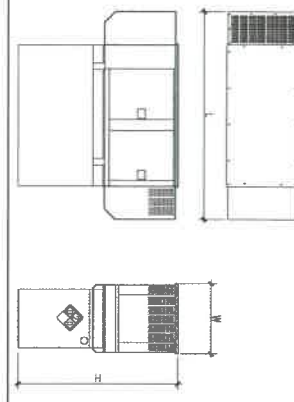
**A5**

Printed Under:

Drawn By: EDO/JP  
 Checked: EDO  
 Date: 10/20/20

LEVEL 1 ACOUSTIC ENCLOSURE  
 RUN TIME: 48 HOURS  
 USABLE CAPACITY: 2837.65x281.98 mm  
 DIMENSIONS, LxWxH: (112.5'x35'x8.3')  
 150 lbs (STEEL)  
 150 lbs (ALUMINUM)

NOTE: TYPICAL ANCHORAGE 1/2" x 3-1/4" EMBEDDED TO 8" THK CONCRETE. HULLING-TZ EXPANSION JOINTS (TYP. AT 8 LOCATIONS). VERIFY LOCATIONS AS PER MANUFACTURER.



**GENERAC Industrial**

**Model 1.3dL | 10 kW**  
 10,000 WATT AC GENERATOR SET  
 10,000 WATT AC GENERATOR SET  
 10,000 WATT AC GENERATOR SET

**Features and Benefits:**

- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET

**Applications:**

- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET

**Specifications:**

- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET

**GENERAC Industrial**

**Model 1.3dL | 10 kW**  
 10,000 WATT AC GENERATOR SET  
 10,000 WATT AC GENERATOR SET  
 10,000 WATT AC GENERATOR SET

**Features and Benefits:**

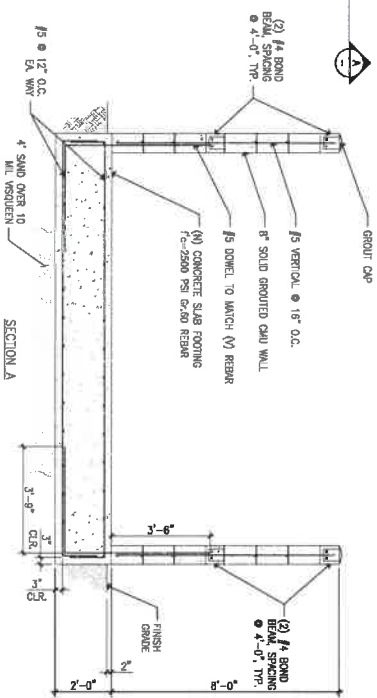
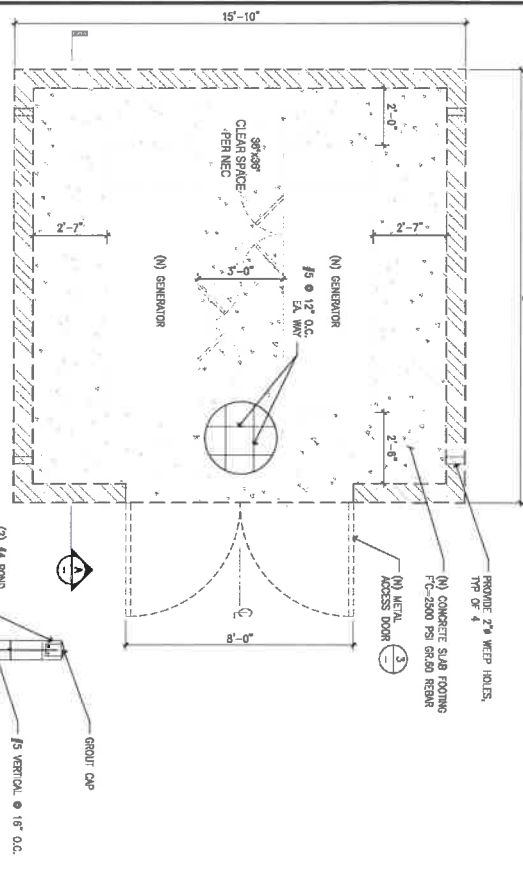
- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET

**Applications:**

- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET

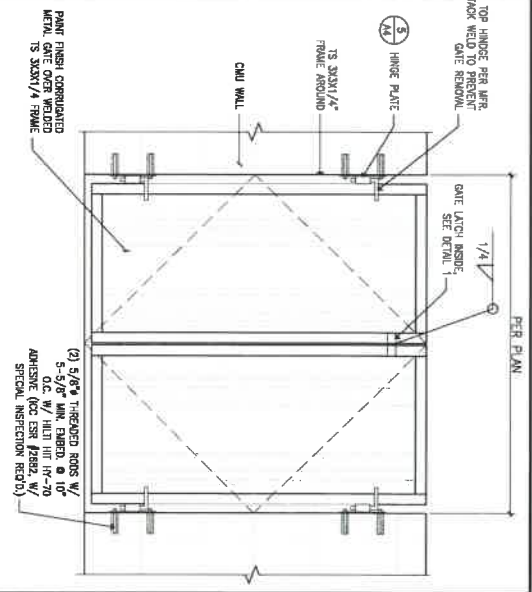
**Specifications:**

- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET



(N) GENERATOR SPECIFICATIONS NTS 1

FOUNDATION PLAN AND SECTION NTS 2



**GENERAC Industrial**

**Automatic Transfer Switch**

**Specifications:**

- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET

**Applications:**

- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET

**Specifications:**

- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET

CORRUGATED METAL GATE @ CMU NTS 3

**GENERAC Industrial**

**Automatic Transfer Switch Specifications**

**Specifications:**

- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET

**Applications:**

- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET

**Specifications:**

- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET
- 10,000 WATT AC GENERATOR SET

AUTOMATIC TRANSFER SWITCH SPECIFICATIONS NTS 4

1	100% CD	10/1/20
2	100% CD	10/1/20
3	100% CD	10/1/20
4	100% CD	10/1/20
5	100% CD	10/1/20
6	100% CD	10/1/20
7	100% CD	10/1/20
8	100% CD	10/1/20
9	100% CD	10/1/20
10	100% CD	10/1/20

**SUPERIOR COM SITES, LLC**  
 SUPERIORCOMSITES.LLC  
 1430 SOUTH COMMERCIAL  
 BLYTHE, CA 92225

**SITE DETAILS**

**SCS2089**  
**HAMMER HILLS**  
 12997 JACKRABBIT TRAIL  
 BEAUMONT, CA 92223

**TELECOM**  
 MANAGEMENT GROUP  
 Solutions Done Right

**REGISTERED PROFESSIONAL ENGINEER**  
 STATE OF CALIFORNIA  
 No. 120729P  
 Date: 12/07/20

**A6**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: CUP03789 VAR01907

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

**CONDITIONAL USE PERMIT NO. 3789, VARIANCE NO. 1907**– EA: 43090 – Applicant: Vincent Cox. Superior ComSites LLC.– Engineer/Representative: Lena Hoffmeyer Aspectus Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area south of the 60- Freeway, west of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST:** The Conditional Use Permit proposes to construct a 119 foot H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two 25Kw diesel generators, an emergency backup generator with one 500 gallon propane tank, with eventual permanent power provided. Variance No. 1907 is a request to allow a 119 foot high lattice tower in an area where the maximum of 105 feet is permitted. – APN: 422-060-002 – Related Cases: HANS02352

**COMPLETED/REVIEWED BY:**

By: Brett Dawson Title: Project Planner Date: April 25, 2019

Applicant/Project Sponsor: Lena Hoffmeyer Date Submitted: November 17, 2017

**ADOPTED BY:** Board of Supervisors

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

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

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

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

Revised: 04/11/19

Y:\Planning Case Files-Riverside office\TR37169\DH-PC-BOS Hearings\Cover\_Sheet\_Mitigated\_Negative\_Declaration.docx



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

**Environmental Assessment (CEQ / EA) Number:**  
**Project Case Type (s) and Number(s):** Conditional Use Permit No. 3789  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Brett Dawson  
**Telephone Number:** 951-955-0972  
**Applicant's Name:** SuperiorComSites, LLC, c/o Lena Hoffmeyer  
**Applicant's Address:** 17595 Harvard Ave, C3000, Irvine, CA 92614

**I. PROJECT INFORMATION**

**Project Description:** SuperiorComSites (SCS) proposes the construction of a new wireless communications tower on an approximately 0.14-acre site. The Project consists of an approximately 119' tall H-frame communications tower and telecommunications equipment cabinets within a six-foot high concrete masonry enclosure. Four guy wires will tether the tower. The Project will be powered by either two 25 kW generators enclosed within a 6-foot high masonry enclosure or a solar power array on approximately 0.2 acres, or a combination of both. One of the wireless users of the proposed communications tower, Verizon, would provide and maintain its own back-up 15 kW diesel generator, also enclosed within a 6-foot high block wall enclosure.

An existing dirt access road extends from Jackrabbit Trail through several parcels to the proposed tower site; however, no improvements to the dirt access road are planned as part of construction. The facility will be placed on the property owned by Beaumont 600, LLC (APN 422-060-002). A 0.44-acre staging area is proposed immediately south of the project lease area on BLM land (APN 422-060-025), of which approximately 0.2 acre will house the solar array, provided the Applicant is able to secure approvals and an easement from BLM.

The purpose of the proposed project is to construct a new communication tower to support telecommunications service for private and public entities as well as public safety transmitters for police, fire, etc. Cellular service is spotty along State Route 60 and in certain areas cellular service does not exist. The lack of cellular service has created a potential public safety hazard. According to California Highway Patrol (CHP) data, between mile marker 22 and mile marker 26 on SR 60, there have been four fatalities since 2016. In order to improve cellular service on this stretch of freeway, a new communications tower is necessary. The location and height of the tower have been designed to improve signal propagation given the surrounding terrain and reduce, if not eliminate, zones of no cellular service on State Route 60.

Attachment 1 includes a project vicinity map and Attachment 2 includes the proposed site plans.

Construction access would occur on approximately 2.2 miles of existing dirt access roads, the majority of which coincides with a SCE easement. SCE routinely maintains this route. Depending on road conditions at the start of construction, additional maintenance of the existing dirt roads might be necessary to facilitate transport of construction materials, equipment, and personnel to the Project site.

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

**B. Total Project Area:** 0.14 acre

**C. Assessor's Parcel No(s):** 422-060-002

**Street References:** South of State Route 60 and west of Jack Rabbit Trail interchange

- D. Section, Township & Range Description:** Section 2, Township 3, South and Range 2 West
- E. Brief description of the existing environmental setting of the project site and its surroundings:** The Project Site and surrounding areas consists of vacant land. The topography consists of rolling hills associated with the eastern portion of the Badlands along State Route 60.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

- 1. Land Use:** The proposed Project is consistent with the Rural Mountainous land use designation and the other applicable land use policies within the General Plan.
- 2. Circulation:** The proposed Project will not alter or impact the surrounding circulation system. Access to the Project site occurs by way of a dirt access road from Jack Rabbit Trail. Following construction of the communications tower, minimal maintenance is required. Therefore, the proposed Project is consistent with the circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this Project. The proposed Project is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). The proposed communications tower is located within Cell number 933. A Habitat Acquisition & Negotiation Strategy case (HANS 02352) was created and approved with no conservation required. The proposed Project satisfies all other applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed Project is not located within a State of California mapped earthquake fault zone or County of Riverside fault hazard zone. The proposed Project is located within a Very High Fire Hazard Severity Zone; however, the Project does not include habitable structures and minimal combustible material. Therefore, the Project does not place people in a dangerous setting. The proposed Project is consistent with applicable Safety element policies.
- 5. Noise:** The Project site is located within a rural undeveloped portion of the County. No sensitive noise receptors are located nearby. Furthermore, operation of the communications tower under normal circumstances would not generate any noise. If the communications tower were to lose power, a back-up diesel generator would take over power supply. The generator is surrounded by an 6-foot CMU block wall and no sensitive receptors are located nearby, therefore, noise levels would not exceed standards established in the General Plan or noise ordinance. The Project is consistent with all other applicable Noise Element policies.
- 6. Housing:** The proposed Project is a communications tower, which would neither displace nor create housing. Therefore, the Housing Element policies do not apply.
- 7. Air Quality:** Construction of the proposed Project would require minimal amount of dirt movement. Compliance with South Coast Air Quality Management District Rule 403 would minimize the release of fugitive dust during construction. During normal operation, the communications tower would generate minimal amounts from air emissions from a 25 kW

diesel generator when in use. The proposed Project meets all applicable Air Quality element policies.

**8. Healthy Communities:** The proposed Project is located in a rural undeveloped portion of the County. Since the Project is not located within an existing community or provides new housing, the Healthy Communities Element does not apply.

**9. Environmental Justice (After Element is Adopted):** The proposed Project is located in a rural undeveloped portion of the County. Since the Project is not located within an existing community or provides new housing, the Environmental Justice Element does not apply.

**B. General Plan Area Plan(s):** The Pass

**C. Foundation Component(s):** Rural

**D. Land Use Designation(s):** Rural Mountainous (RM)

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

**F. Policy Area(s), if any:** N/A

**G. Adjacent and Surrounding:**

**1. General Plan Area Plan(s):** Reche Canyon/Badlands

**2. Foundation Component(s):** Open Space

**3. Land Use Designation(s):** Conservation

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

**5. Policy Area(s), if any:** N/A

**H. Adopted Specific Plan Information**

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

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

**I. Existing Zoning:** W-2-20

**J. Proposed Zoning, if any:** N/A

**K. Adjacent and Surrounding Zoning:** W-2-20

### **III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

#### IV. DETERMINATION

On the basis of this initial evaluation:

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

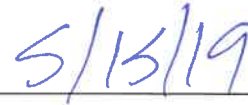
<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An <b>ADDENDUM</b> to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a <b>SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT</b> is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a <b>SUBSEQUENT ENVIRONMENTAL IMPACT REPORT</b> is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;



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



Signature



Date

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

Printed Name

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project:				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure 9 in The Pass Area Plan “Scenic Highways” and “Chapter 3, Characteristics of the Driver, the Vehicle and the Road” at [facstaff.cbu.edu](http://facstaff.cbu.edu)

### Findings of Fact:

(a) The Pass Area Plan Figure 9, “Scenic Highways” identifies two County-eligible scenic highways in the vicinity of the Project site: State Route 60 west of the Project site and San Timoteo Canyon Road/Oak Valley Parkway north of the Project site. No State designated Scenic Highways are located within the vicinity of the Project site. The portion of State Route 60 designated as County eligible is approximately 1 mile west of the Project site and substantial topography would likely block an eastbound motorist’s view of the proposed communication tower.

Drivers on San Timoteo Canyon Road/Oak Valley Parkway could have a view of the communications tower in both directions. Research has shown that most people see clearly within a conical angle of 3° to 5°. For a driver, this occurs directly in front of the vehicle and as speed increases, the breadth of clear vision narrows. Drivers see fairly clearly within a conical angle of 10° to 12° and vision beyond that

range is typically blurred<sup>1</sup>. While traveling eastbound on San Timoteo Canyon Road/Oak Valley Parkway, the proposed communications tower would be primarily perpendicular to the driver's view. A driver at the intersection of Palmer Avenue and San Timoteo Canyon Road/Oak Valley Parkway could have a view of the tower. However, based on Google Earth estimates, the tower would be approximately 1.1 miles away from that intersection. Traveling westbound, the tower would be in the driver's cone of vision, but farther way. Where Oak Valley Parkway curves to the north and the tower leaves the driver's cone of vision is approximately 1.6 miles from the Project site. While the communications tower is tall, approximately 119 feet, the structure is not wide and therefore has limited visual mass. Given the distance from the driver and the limited visual mass of the structure, the proposed communication tower would not dominate or disrupt the views of the hills in the distance. Therefore, the proposed communications tower would not cause a substantial effect on a scenic highway corridor.

(b) The Project site is located in an undeveloped area of rolling and steep hills known as the Badlands. The Project site itself is not unique and does not contain a scenic resource. The Project site does not have any large rock outcroppings, or unique features. It is also located on private property and therefore not a public vista. Furthermore, there are no public vistas of the Project site. Tall electrical transmission lines are located along State Route 60 and other communications towers are located in the area. While the tower will be visible, it would not damage scenic resources or create an aesthetically offensive view from public places.

(c) The proposed communication tower would change the character of the Project site; however, the proposed communication tower would not change the overall character and aesthetics of the topography of the Badlands. Furthermore, the only public views of the site are from surrounding roadways as discussed in Section (a) and no significant aesthetic impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. Mt. Palomar Observatory</b>				
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"/>

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

Findings of Fact:

(a) The lack of lighting, as shown on the project plans, ensures compliance with the Mt. Palomar Observatory lighting requirements. No lighting would occur on the lattice tower, except for warning lights as required by the Federal Aviation Administration (FAA). FAA warning lights tend to be red and would affect the night sky. The ground equipment is also not lighted per the Project plans. Any nighttime maintenance would be temporary and confined to the area around the generator and equipment enclosures. No impact would occur.

Mitigation: No mitigation is required.

1

<http://facstaff.cbu.edu/~gmcginni/classes/CE%20318%20Highway%20Engineering/PowerPoint/Characteristics%20of%20the%20Driver,%20the%20Vehicle%20and%20Road.pdf>

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3. Other Lighting Issues</b>				
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"/>

Source(s): On-site Inspection, Project Application Description, Project Plans

Findings of Fact:

(a, b) No lighting would occur on the lattice tower, except for warning lights as required by the Federal Aviation Administration (FAA). FAA warning lights tend to be red and would affect the night sky or create substantial light or glare. The ground equipment is also not lighted per the Project plans. Any nighttime maintenance would be temporary and confined to the area around the generator and equipment enclosures. Furthermore, no residential properties are located in close proximity to the Project site. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AGRICULTURE &amp; FOREST RESOURCES</b> Would the project:				
<b>4. Agriculture</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials; The Pass Area Plan

**Findings of Fact:**

(a) Pursuant to the Riverside County General Plan Figure OS-2 "Agricultural Resources" exhibit, the Project site is located within an area designated as "Not Mapped". Furthermore, according to The Pass Area Plan Figure 3, the Project site is designated Rural Mountainous, not agriculture. The Project site has substantial topography, which would make commercial farming very difficult. Given the lack of farming activity, no mapped designation on Figure OS-2, and no agriculture land use designation, impacts would be less than significant.

(b) The Project site is designated Rural Mountainous on The Pass Area Plan Figure 3 land use map. No agricultural zoning occurs on the Project site. Furthermore, the site is not under a Williamson Act contract. No impact would occur.

(c, d) The properties surrounding the Project site are designated Rural Mountainous and Conservation. No farming takes place within close proximity to the Project site. The proposed communications tower would not change the environment such that farming operations could be impacted. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,"

**Findings of Fact:**

(a - c) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" exhibit, the Project site is not located within any designated forest land area. Furthermore, the Project site does not contain any trees or other physical elements of a forest or timber producing area. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook, AQMD Off-Road Emissions Factors

**Findings of Fact:**

(a) The Project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). Currently, the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) are exceeded in most parts of the South Coast Air Basin for PM10, PM2.5, and ozone. In response, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. The Final 2016 AQMP is the most current and applicable to the project.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD’s CEQA Air Quality Handbook (1993). These indicators are discussed below:

- **Consistency Criterion No. 1:** The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

AQMD has set the following emissions thresholds (regional and local) for construction and operations.

<b>TABLE 1 MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)</b>		
<b>Pollutant</b>	<b>Construction</b>	<b>Operational</b>
No <sub>x</sub>	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM <sub>10</sub>	150 lbs/day	150 lbs/day
PM <sub>2.5</sub>	55 lbs/day	55 lbs/day
SO <sub>x</sub>	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day

<b>TABLE 2. MAXIMUM DAILY EMISSIONS THRESHOLDS (LOCAL THRESHOLDS)</b>		
<b>Pollutant</b>	<b>Construction</b>	<b>Operational</b>
No <sub>x</sub>	200 lbs/day (Site Prep) 237 lbs/day (Grading)	N/A
CO	1,230 lbs/day (Site Prep) 1,346 lbs/day (Grading)	N/A
PM <sub>10</sub>	10 lbs/day (Site Prep) 11 lbs/day (Grading)	N/A
PM <sub>2.5</sub>	6 lbs/day (Grading) 7 lbs/day (Site Prep)	N/A

#### Construction Emissions

Construction of the proposed Project will occur by a limited amount of construction equipment. Given the site access over a rough dirt road, construction equipment will be limited to pickup trucks and other small equipment. The proposed Project does not require grading or earth movement. A small tractor loader/backhoe will likely be used to clear the Project site of any ruderal vegetation. Holes for footings will be dug either by hand or with a small backhoe. Concrete for the footings will be brought in by pickup truck and mixed on-site. A small crane will be used to erect the communications tower. Given the design of the Project and its location, the construction activities would occur sequentially instead of overlapping.

AQMD provides typical emissions factors for off-road equipment. Four pieces of equipment were selected that could be used on the Project site: bore/drill rig, crane, tractor/loader/backhoe, rubber tire loader. Table 3 below summarizes the emissions for each of these pieces of equipment. Even if these four pieces of equipment were used at the same time for 8 hours per day, which is highly unlikely, the emissions are negligible compared to the thresholds of significance. Therefore, construction impacts are less than significant.

**TABLE 3. EQUIPEMENT EMISSIONS**

Equipment	MaxHP	(lb/hr) ROG	(lb/hr) CO	(lb/hr) NOX	(lb/hr) SOX	(lb/hr) PM
<b>Bore/Drill Rigs</b>	250	0.050	0.343	0.200	0.002	0.005
hrs per day		8	8	8	8	8
Total emissions per day		0.402	2.741	1.600	0.017	0.043
<b>Cranes</b>	250	0.074	0.248	0.554	0.001	0.019
hrs per day		8	8	8	8	8
Total emissions per day		0.596	1.982	4.432	0.010	0.152
<b>Tractors/Loaders/Backhoes</b>	120	0.040	0.341	0.269	0.001	0.015
hrs per day		8	8	8	8	8
Total emissions per day		0.318	2.730	2.149	0.005	0.123
<b>Rubber Tired Loaders</b>	120	0.061	0.400	0.381	0.001	0.027
hrs per day		8	8	8	8	8
Total emissions per day		0.487	3.196	3.050	0.006	0.216
<b>Total Emissions per 8 hour day</b>		1.80	10.65	11.23	0.04	0.53
<b>Threshold of Significance (lbs/day)</b>		75	550	100	150	150
<b>Significant?</b>		<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

Source: <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/off-road-mobile-source-emission-factors>

Operational Emissions

Since the communications tower itself would not generate emissions, the potential for operational emissions occurs from maintenance activities and the diesel generators. Maintenance activities are anticipated to be minimal following construction of the tower, estimated to occur two times per month. Maintenance activities would generally entail a maintenance crew in one or two pickup trucks driving to the site. This level of activity would generate negligible air emissions.

The proposed communications tower would be powered by either two 25 kW diesel generators, a solar array, or a combination of both. Since the solar array would not generate air emissions, the potential for an air impact would occur if the communications tower were to be solely powered by diesel generators. The Project includes two 25 kW diesel generators that would supply power to a battery bank. Only one diesel generator is planned to operate at a time. The assumption is the generator would run the entire day (24 hours), which is conservative since the generator would charge a bank of batteries with a planned 6 hour run time. As shown in Table 4, the emissions represent a fraction of the thresholds of significance. Therefore, impacts are less than significant.



**Table 4. GENERATOR EMISSIONS**

Equipment	MaxHP	(lb/hr) ROG	(lb/hr) CO	(lb/hr) NOX	(lb/hr) SOX	(lb/hr) PM
Generator Set	25	0.023	0.078	0.143	0.000	0.007
hrs per day		24	24	24	24	24
Total emissions per day		0.552	1.87	3.43	0.00	0.168
Thresholds of Significance (lbs/day)		55	550	55	150	150
Two 25kW gen sets		1.104	3.744	6.864	0.00	0.336
<b>Significant?</b>		<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>	<b>NO</b>

Source: <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/off-road-mobile-source-emission-factors>

The Project also includes a back-up diesel generator supplied and maintained by Verizon that would only be used in emergencies when no other power source is available. Since this generator is for emergencies only and not planned for normal operations, the potential impact from air emissions is less than significant.

- Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.

The assumptions in the AQMP are based on General Plan land use data provided by counties and cities. The land use data is used to estimate vehicle trip generation, which is then converted into Projected emissions. The Pass Area Plan designates the Project site as Rural Mountainous, which among other uses permits one single family dwelling per 10 acres. The proposed Project is an unmanned communications tower, which has no daily trip generation. Vehicle trips to the Project site would occur for maintenance only, which is estimated to be two times per month. Therefore, the traffic generated by the proposed project would be less than permitted by the RM land use designation. Thus, the proposed communications tower would not exceed the growth projections in the County of Riverside’s General Plan and is therefore determined to be consistent with the AQMP.

As indicated above, the Project would not result in or cause NAAQS or CAAQS violations. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant.

(b, c) As shown in Tables 3 and 4 above, the proposed Project would not exceed regional or local emissions thresholds established by AQMD for construction and operations. SCAQMD, in CEQA documents for which it is the lead agency, uses a zone of influence of 1 mile from the proposed Project for ambient pollutants and 500 feet for toxic air contaminants to identify cumulatively relevant projects. This represents a likely worst-case scenario and is more restrictive than most other lead agencies. Given the location of the Project site, no cumulatively relevant projects have been identified.

State CEQA Guidelines §15064(h)(4) states that “The mere existence of cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed Project’s incremental effects are cumulatively considerable.” SCAQMD has developed a policy to address the cumulative impacts of CEQA projects. The policy holds that proposed Project impacts would be cumulatively considerable if they were to exceed the project-specific air quality significance thresholds. Tables 3 and 4 above shows that the proposed Project would be below all SCAQMD CEQA thresholds related to air quality. Therefore, since no cumulatively relevant projects occur and the proposed Project’s emissions are well below significance thresholds, the proposed Project’s contribution would not be cumulatively considerable.

d) No sensitive receptors are located within one mile of the Project site. The closest residential use is located north of Oak Valley Parkway approximately 1.1 miles from the Project site. Furthermore, as shown in Tables 3 and 4, both construction and operational emissions would not exceed, and are well below, regional and local thresholds. Therefore, impacts to sensitive receptors would be less than significant.

e) The proposed Project does not include construction of a sensitive receptor; therefore, this threshold of significance does not apply. Furthermore, no point source emitters are located within one mile of the Project site. No impacts would occur.

f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. The potential for the project to generate odors would be associated with construction activities and operation of the generator. Since no sensitive receptors are located within one mile of the Project site, odors associated with the proposed project construction and operations would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES</b> Would the project:				
<b>7. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

corridors, or impede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** GIS database, WRCMSHCP, On-site Inspection, Biological Resource Assessment and MSHCP Consistency Analysis by Cooper Ecological Monitoring, Inc. dated November 30, 2017, and Updated BRA Memo by Carlson Strategic Land Solutions, dated March 13, 2019

**Findings of Fact:**

(a) The Project site is located within the Western Riverside County Multi-Species Habitat Conservation Plan (“MSHCP”). The overall Project APN falls into Criteria Cells 931, 933, and 936, Area Plan “The Pass,” Sub Unit 1: Potrero/Badlands of the MSHCP. Specifically, the Project site falls within Criteria Cell 933.

The Project site also contains the Burrowing Owl (*Athene cunicularia*) overlay. No burrows were observed on the Project site during the field survey. Furthermore, no California ground squirrel (*Otospermophilus beecheyi*) were observed, which are often found in association with Burrowing Owl, on the Project site. No debris piles that could be used by Burrowing Owl were observed.

Furthermore, no MSHCP defined Riparian/Riverine and Vernal pools were observed.

Given the Project site’s location within a criteria cell and within Proposed Core Area 3, the Project is subject to Regional Conservation Authority (“RCA”) review. A Habitat Acquisition and Negotiation Strategy (“HANS” - No. HANS02352) was submitted and has gone through the RCA review process, which determined no portion of the Project site is required to be conserved. Therefore, impacts are less than significant.

(b, c) The proposed Project will result in permanent impacts of approximately 0.138 acres for the communications tower, approximately 0.2 acres for the solar array, and additional temporary impacts of approximately 0.24 acres for staging of materials and construction equipment. According to the BRA, both permanent and temporary impacts would occur to ruderal/disturbed vegetation. Therefore, no significant impacts to sensitive vegetation would occur.

The 2017 BRA identified two federally endangered wildlife species, Stephen’s Kangaroo rat (*Dipodomys stephensi*) and the coastal California gnatcatcher (*Polioptila californica californica*) that have the potential to occur in the Project area. The Project site does not support suitable habitat for Stephen’s Kangaroo rat or the coastal California gnatcatcher due to the elevation, lack of suitable vegetation, and steep incline of the surrounding hills. Furthermore, three field inspections in 2016, 2017 and 2019 did not reveal suitable habitat or indication of presence of sensitive species.

The vegetation on and adjacent to the Project site contains little suitable habitat for tree-, shrub-, and ground-nesting avian species protected under the Migratory Bird Treaty Act and California Department of Fish and Wildlife Code. However, if work is to be done during the avian breeding season (Mar. 15 - Aug. 31), the potential for impacts to nesting birds exists. As such, mitigation measure BIO-1 has been added to require either avoiding work during the nesting bird season or conducting pre-construction nesting bird surveys.

Therefore, impacts would be less than significant with mitigation.

(d) The Project site is not designated as a wildlife movement corridor, however the property to the south of the Project site is designated for conservation. Therefore, wildlife movement likely occurs across the Project site. The proposed communications tower would occupy only 0.138 acres and the solar array only 0.2 acres, which in context of the surrounding area is a very small footprint. Furthermore, the communications tower would be unmanned, and only visited sporadically for maintenance. Given the small footprint and lack of human occupation, impact to wildlife movement would be less than significant.

(e, f) According to the BRA and updated BRA memo, no riparian/riverine, jurisdictional waters of the U.S. or State, or vernal pools are located on the Project site. Therefore, no impact to those biological resources would occur.

(g) The proposed Project complies with local policies and ordinances to protect biological resources. The Project site is located within the MSHCP and has undergone HANS review, which determined the Project's consistency with the MSHCP. The Pass Area Plan includes Policy PAP 15.1 to protect viable oak woodlands, however no oak trees are present on the Project site. Therefore, less than significant impacts would occur.

Mitigation: The following mitigation measure is required to minimize potential impacts to nesting birds.

**Mitigation Measure BIO-1:**

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

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>CULTURAL RESOURCES</b> Would the project:				
<b>8. Historic Resources</b>				
a) Alter or destroy a 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, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** On-site Inspection, Project Application Materials, *Cultural Resource Records Search and Site Visit Results for Superior Com Sites, LLC, SCS2089, 12997 Jackrabbit Trail, Beaumont, Riverside County, California* prepared by Environmental Assessment Specialists, dated January 19, 2018

**Findings of Fact:**

(a, b) The Project site is currently vacant, with no structures present. Furthermore, a County-approved archaeologist has conducted a site visit and records search and determined no historic structures are present on the Project site. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**Source(s):** On-Site Inspection, Project Application Materials, *Cultural Resource Records Search and Site Visit Results for Superior Com Sites, LLC, SCS2089, 12997 Jackrabbit Trail, Beaumont, Riverside County, California* prepared by Environmental Assessment Specialists, dated January 19, 2018; SHPO clearance dated May 30, 2018

**Findings of Fact:**

(a, b, c) Environmental Assessment Specialists conducted a record search and field inspection in support of their report dated January 19, 2018. The results of the record search indicate no cultural resources have been recorded within the search radius. The results of the record search were confirmed by the field inspection, which determined no indicators of archaeological resources are present on the Project site.

In addition to a records search, Environmental Assessment Specialists notified the Native American Heritage Commission and notices were sent on February 8, 2018 to 34 Native American Tribes of the proposed project. Additionally, an application package was submitted to the State Historic Preservation

Officer on April 17, 2018. The SHPO responded on May 30, 2018 indicating no historic resources are located on the Project site, which concluded the Section 106 consultation with SHPO.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. Tribal Cultural Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:  Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Native American Consultation

Findings of Fact:

(a, b) On January 25, 2018, 11 notices were sent to Native American Tribes pursuant to AB 52. The notices informed the Tribes of the proposed project's location and scope. The San Manuel and Morongo Tribes both requested additional information, which was provided to the Tribes. No further action or consultation was requested, and the AB 52 notification period closed.

Additionally, on February 8, 2018, Environmental Assessment Specialists, Inc. sent notification letters to 34 tribes as part of the review under Section 106 of the National Historic Preservation Act. No Tribe provided information or concern regarding the proposed project and on May 30, 2018, the SHPO closed the Section 106 review. Given the lack of concern from the Tribes and results of record searches, the potential impacts to Native American resources are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>ENERGY</b> Would the project:				
<b>11. Energy Impacts</b>				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

**Findings of Fact:**

(a – b) The proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. The proposed communications tower will create a demand for electricity. The demand for power will be supplied by two 25 kW diesel generators (only one in operation at a time), a solar array, or a combination of both. One of the wireless users of the proposed communications tower, Verizon, would provide and maintain its own back-up 15 kW diesel generator, also enclosed within a 6-foot high block wall enclosure. As evidenced that a 25kW generator provides sufficient power, the energy demand for the communications tower is small, and able to be supplied by either a small generator and/or solar power. The benefit from this increase in energy demand is an improvement in wireless coverage along State Route 60, which could enhance emergency response in emergency situations. Unlike residential homes, energy efficiency standards do not apply to communications towers. However, the operator of the communications tower is economically incentivized to be as energy efficient as possible since electricity is the primary operating cost of the communications tower. Given the reliance on a small diesel generator and/or solar power, which would not place additional demands on the power grid, impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GEOLOGY AND SOILS</b> Would the project directly or indirectly:				
<b>12. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				

**Source(s):** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018.

**Findings of Fact:**

(a) The Project site is not located within an Alquist-Priolo Earthquake Fault Zone or a County mapped Fault Hazard Zone. The closest significant active fault is the San Jacinto Fault, located approximately 5.4 kilometers southwest of the Project site. Therefore, there is no potential for surface fault rupture. The proposed Project is unmanned and would not expose people, except during times of maintenance, to risk of loss, injury, or death. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>13. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

**Source(s):** Riverside County General Plan Figure S-3 "Generalized Liquefaction," *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018



Findings of Fact:

(a) The Project site is underlain by dense sedimentary bedrock not susceptible to liquefaction. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>14. Ground-shaking Zone</b>				
a) Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) The Project site is subject to strong ground shaking. The nearest major active fault is the San Jacinto Fault located approximately 5.4 miles southwest of the site. An estimated Peak Ground Acceleration (PGA) of 0.752g, with a 10% chance of exceedance within the design life of 50 years. Design of the structure is subject to the California Building Code (CBC) and its earthquake-resistant design formulas applied to low-rise structures. Furthermore, the *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, includes numerous design recommendations to offset the risk of strong ground-shaking. A less than significant impact would occur with implementation of Mitigation Measure GEO-1.

Mitigation:

**Mitigation Measure GEO-1:** Final Project design shall implement the design recommendations of the Project geotechnical engineer as specified in the report *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, prior to the issuance of building permits.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>15. Landslide Risk</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

**Findings of Fact:**

(a) No landslides have been mapped in the area of the Project site area and the low dip angle and orientation of bedding is generally favorable with respect to slope stability. Although surficial failures are common on slopes in the badlands area, the hilltop location of the site precludes potential hazards from surficial failures. The potential impact from landslides is less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. Ground Subsidence</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

**Findings of Fact:**

(a) Published geologic maps indicate that the site is underlain by non-marine sedimentary rocks of the San Timoteo Formation. The upper part of the formation, which underlies the site area, is generally described as sandstone, with subordinate conglomeratic beds and intervals of siltstone and claystone. In the Project site area, these beds strike northwesterly and dip at shallow inclinations (10-15 degrees) to the northeast, a generally favorable condition with respect to slope stability of the site. The site is stable and suitable for development of the proposed project. Less than significant impacts would occur.

**Mitigation:** No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. Other Geologic Hazards</b>				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** On-site Inspection, Project Application Materials, *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) The Project site is located more than 50 miles from the Pacific Ocean and no large bodies of water are located in close proximity to the Project site. Therefore, there is no threat of tsunamis or seiches. Furthermore, the Project site is not located near an active volcano. The geology of the Project site is generally described as sandstone, with subordinate conglomeratic beds and intervals of siltstone and claystone. There is no evidence of landslides within the project area. Given the bedrock formation of the Project site, there is minimal risk associated with mud flows. Therefore, potential impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. Slopes</b>				
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"/>

**Source(s):** Riv. Co. 800-Scale Slope Maps, Project Application Materials, *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) The proposed Project would not change the topography of the Project site. The base of the tower is located on the relatively flat portion of the Project site, which is the top of a hill. Guy wires would extend out, and partially downslope, however the installation of the guy wires would only require digging

of a footing and no topographic alternation of the site would occur. The solar array can also be installed on slopes without impact. The impact is less than significant.

(b) No grading is proposed with the Project and no cut or fill slopes would occur. The flat portion of the Project site will remain at the same general elevation after site preparation and pour of the pads for the communications tower, equipment room, and back-up generator. A less than significant impact would occur.

(c) No subsurface sewage disposal systems are located on the Project site or proposed as part of the project. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>19. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** U.S.D.A. Soil Conservation Service Soil Surveys, *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) The Project site is primarily underlain by non-marine sedimentary rocks of the San Timoteo Formation. While some loss of topsoil is possible, the primary geologic condition of the Project site is bedrock, which is not highly susceptible to soil erosion or loss of topsoil. During construction, the disturbance of topsoil could lead to localized erosion. However, due to the Project's limited scale, and with incorporation of Best Management Practices (BMP's), potential impacts resulting from erosion would be less than significant.

(b) The soils on the Project site have a low probability of expansiveness given the limited clay content of the soil. The Project site is underlain by non-marine sedimentary rocks of the San Timoteo Formation. The upper part of the formation, which underlies the site area, is generally described as sandstone, with subordinate conglomeratic beds and intervals of siltstone and claystone. Therefore, impacts would be less than significant.

(c) No septic systems are present on the Project site or proposed as part of the project. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

**Source(s):** Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484; *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) According to Riverside County General Plan Figure S-8, the Project site has a moderate susceptibility to wind erosion. However, according to the *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, the project site is underlain by non-marine sedimentary rocks of the San Timoteo Formation. The upper part of the formation, which underlies the Project site area, is generally described as sandstone, with subordinate conglomeratic beds and intervals of siltstone and claystone. While the sandstone formation is subject to wind and water erosion, it is not a geologic formation that generates windblown sand. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>21. Paleontological Resources</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?				

**Source:** Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"; *Paleontological Resource Impact Mitigation Program for the SCS2089/Hammer Hills Project, Beaumont, County of Riverside, California* prepared by Duke CRM, dated October 16, 2018

Findings of Fact:

(a) Riverside County General Plan Figure OS-8 identifies the Project site as having high sensitivity for paleontological resources. Duke CRM conducted a records search and determined no paleontological resources have been recorded on the Project site or within a 1-mile radius. However, based on on-site

geological materials, the Project site has a high sensitivity for paleontological resources. Therefore, Mitigation Measure GEO-2 requires the presence of a qualified paleontologist to monitor all ground disturbing activities. With implementation of Mitigation Measure GEO-2, impacts would be less than significant.

Mitigation:

**Mitigation Measure GEO-2:** All ground disturbing activities, including earth movement, shall be monitored by a qualified paleontological monitor. Monitoring will consist of visually inspecting freshly exposed rock and debris for fossil remains. The paleontological monitor shall have the authority to halt or relocate earth moving activities to a different location in case of an important paleontological find. Should an artifact be found on the Project site worthy of collection or curation, the paleontological monitor shall follow the protocol established in the report, *Paleontological Resource Impact Mitigation Program for the SCS2089/Hammer Hills Project, Beaumont, County of Riverside, California* prepared by Duke CRM, dated October 16, 2018.

Monitoring: Mitigation Measure GEO-2 includes a monitoring program. No further monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GREENHOUSE GAS EMISSIONS</b> Would the project:				
<b>22. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

(a) As evidenced in Table 3, construction of the proposed communications tower would result in minor emissions, equal to a fraction of the regional and local thresholds of significance. Table 4 demonstrates the emissions from the 25kW diesel generator would generate a fraction of the regional and local thresholds of significance. Operation of the proposed communications tower would primarily rely on solar power from a solar array adjacent to the project site. As evidenced by the fact the system can operate on a 25kW generator, the demand for power is minimal. The County of Riverside has established a screening threshold for of 3,000 MTCO<sub>2e</sub> per year to identify projects that require the use of Screening Tables in Appendix F of the CAP or a project-specific technical analysis to quantify and mitigate project emissions. Throughout the region, many projects of larger scale, both construction and operations, have demonstrated GHG emissions less than 3,000 MTCO<sub>2e</sub> per year. While the screening tables in Appendix F of the CAP are not applicable because the Project is not a typical residential, commercial, or industrial project, given the limited construction and operational scope of the proposed communication tower, and primary reliance on solar power, it is safe to conclude based on a comparison to much larger projects, that the proposed Project would not generate close to the 3,000 MTCO<sub>2e</sub> per year threshold. Therefore, impacts would be less than significant.

(b) The California Air Resources Board (CARB) prepared a 2008 and 2017 Scoping Plan that includes strategies to meet the goals of AB 32. Furthermore, the County of Riverside adopted a CAP, which

includes local strategies for consistency with AB 32. The CAP focuses on reducing GHG emissions through transportation solutions, land use objectives such as increasing density near transit, energy efficiency and conservation consistent with Title 24, and water conservation. While most policies do not apply, the proposed Project is consistent with the CAP and the goals of energy efficiency and conservation because the Project proposes to primarily rely on solar power. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project:				
<b>23. Hazards and Hazardous Materials</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials; Historical Aerial Photographs (Google Earth)

Findings of Fact:

(a, b) The construction and operation of a wireless communications tower is not associated with the need for routine transport, use or disposal of hazardous materials. The proposed Project includes diesel generators. Therefore, diesel fuel will be present on the Project site and diesel fuel will occasionally be transported to the Project site. However, the quantities of diesel fuel transported to the Project site will be limited given the location of the Project site and need to traverse a rough dirt road. As such, refueling of the diesel generator will likely take place by hand-held containers or from a fuel tank mounted in the back of a pick-up truck. Given the limited quantities and routine nature of transporting diesel fuel, the risk of release of hazardous materials is less than significant.

(c) The communications tower would not interfere with an emergency response plan because the Project site is not located on or near a paved road. Conversely, the proposed Project would provide a positive benefit to emergency response and evacuation plans. Currently, cellular service does not cover

all of State Route 60 through the Badlands area of Riverside County. The lack of cellular service has hindered emergency response resulting in delayed medical care to crash victims. The proposed Project would improve cellular coverage and therefore, improve emergency response. No impact would occur.

(d) The proposed Project site is not located within ¼ mile of a school. No impact would occur.

(e) Based on historical aerial photographs, there is no visible history of development on or adjacent to the Project site. Furthermore, the Project site is located on top of a hill, above canyons located below, and therefore not subjected to groundwater. Based on historical aeriels and the configuration of the Project site, there is no evidence of contamination on or near the Project site. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>24. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-20 “Airport Locations,” GIS database, The Pass Area Plan

Findings of Fact:

(a - d) The closest airport to the Project site is the Banning Municipal Airport. According to The Pass Area Plan, the Project site is located outside of the Airport Land Use Zone. The proposed cellular tower would extend approximately 119 feet above ground, which could cause a hazard to aircraft. Aircraft warning lights, subject to FAA review, would be placed on top of the tower. Therefore, impacts to air travel would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>25. Hazardous Fire Area</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," The Pass Area Plan Figure 12

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 "Wildfire Susceptibility" exhibit and The Pass Area Plan Figure 12, Wildfire Susceptibility, the Project site is located within a State Responsibility Area, Very High Fire Hazard Severity Zone. Furthermore, the Project site has a history of fire. In the fall of 2018, a small brush occurred within and adjacent to the Project site, burning a total of approximately 35 acres.

The proposed cellular tower is constructed of primarily non-combustible materials. The tower itself would be of metal lattice-work construction and the solar array would be constructed on metal framing. The equipment room, diesel generators, and back-up propane generator are all enclosed by 6-foot-high block walls and have metal gates/doors.

Since the communications tower is unmanned, except for maintenance work, people would not regularly be exposed to wildland fire.

Lastly, the communications tower will improve cellular coverage in the area. In case of an emergency, including a wildfire, the improvement in cellular coverage will facilitate emergency response and evacuation of people who could be in harm's way. Therefore, the Project would result in less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY</b> Would the project:				
<b>26. Water Quality Impacts</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database; The Pass Area Plan Figure 11 “Special Flood Hazard Areas”

**Findings of Fact:**

(a) The Project site is currently vacant undeveloped land. The proposed Project would add concrete impervious surface over a portion of the 0.14-acre project site. Additionally, the solar array would cover approximately 0.20 acres. Since both areas of new impervious surface combined are less than a half-acre and located at the top of a hill, the proposed Project would not alter site runoff or degrade the quality of water discharging from the Project site. Similarly, the guy wire footings and equipment structure would also not contribute to a water quality violation. The diesel generator has the potential to contribute to a water quality violation if diesel fuel or oil is spilled during the maintenance of the generator. Given the location of the Project site at the top of a hill and away from any drainage courses, it is highly unlikely spilled fuel or oil would reach a drainage course and be transported off site. While the Project is not subject to a water quality plan, Mitigation Measure HYD-1 is included to reduce the potential for off-site water quality impacts. With implementation of the mitigation measure, impacts would be less than significant.

(b) The Project site is located on non-marine sedimentary rocks of the San Timoteo Formation. The upper part of the formation, which underlies the site area, is generally described as sandstone, with subordinate conglomeratic beds and intervals of siltstone and claystone. This geologic formation may convey water through cracks and fissures, but the formation is not conducive to substantial groundwater recharge. Furthermore, the increase in impervious surface would be less than a half-acre. Given the small footprint of the proposed Project and the underlying geologic structure, impacts to groundwater recharge would be less than significant.

(c) The proposed Project located on the top of a hill with a small footprint (less than a half-acre) would not alter drainage patterns. The increase in impervious surface would cause a negligible increase in runoff. Given the location at the top of a hill, the site currently drains down existing natural slopes into low points created between two hillsides. The current drainage pattern would not change with the proposed Project. Impacts would be less than significant.

(d) The Project site is primarily underlain by non-marine sedimentary rocks of the San Timoteo Formation. While some loss of topsoil is possible, the primary geologic condition of the Project site is bedrock, which is not highly susceptible to soil erosion or loss of topsoil. During construction, the disturbance of topsoil could lead to localized erosion. However, due to the Project's limited scale, and with incorporation of Best Management Practices (BMP's), potential impacts resulting from erosion would be less than significant.

(e) The proposed communications tower's small footprint (less than a half-acre) would not cause a substantial increase in the amount or rate of runoff. While the increase in impervious surface would cause an increase in runoff, the amount of runoff would be minor and would continue to be conveyed by sheet flowing down the hillsides into low points created between two hillsides. No areas on or off-site would be at risk of flooding from construction of the communications tower. Impacts would be less than significant.

(f) Runoff from the Project site is not directly conveyed into a storm drain. The natural condition of the site results in runoff being conveyed from the site by sheet flowing down the existing vegetated hillsides into low points created between two hillsides. Further down the hillside, as the drainage area increases, the crease between hillsides transitions to a small drainage that conveys runoff off-site to the flatter valleys where runoff likely infiltrates. The change in impervious surface associated with the footings for the communications tower, equipment room, solar array and generator pads would not substantially increase the volume of runoff that could exceed the current capacity of the natural condition. Impacts would be less than significant.

(g) The proposed Project would not impede or redirect flows. The Project site currently sheet flows down the existing vegetated hillsides into low points created between two hillsides. That drainage pattern would remain with the proposed Project. Impacts would be less than significant.

(h) The Project site is located more than 50 miles from the Pacific Ocean and no large bodies of water are located in close proximity to the Project site. Therefore, there is no threat of tsunamis or seiches. As shown on the Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 and The Pass Area Plan Figure 11 "Special Flood Hazard Areas," the Project site is not mapped in a flood hazard area. The proposed communications tower would be located on top of a hill, at a high point, and not within an area subject to flooding. Therefore, potential impacts are less than significant.

(i) Please see the response provided in (a) above.

Mitigation:

**Mitigation Measure HYD-1:** The communications tower operator shall use caution while fueling and maintaining the generators to avoid spilling fuel and/or oil. Absorbent towels or pads shall be located on the project site to facilitate clean-up of any spilled fuel and/or oil.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**27. Floodplains**

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

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

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database; The Pass Area Plan

Findings of Fact:

(a-d) The Project site is not located within a 100-year floodplain or flood hazard zone. The proposed Project does not include habitable structures and would not place people at risk of flooding. Furthermore, no dams, levees, or bodies of water are located on or near the Project site that would pose a risk to the proposed Project. The proposed Project's small footprint (less than a half-acre) would not cause a substantial increase in the amount or rate of runoff. While the increase in impervious surface would cause an increase in runoff, the amount of runoff would be minor and would continue to be conveyed by sheet flowing down the hillsides into low points created between two hillsides. No areas on or off-site would be at risk of flooding from construction of the communications tower. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**LAND USE/PLANNING** Would the project:

**28. Land Use**

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

**Source(s):** Riverside County General Plan, GIS database, Project Application Materials; The Pass Area Plan

**Findings of Fact:**

(a) The Project site is undeveloped and located in an undeveloped area. The land use designation is RM – Rural Mountainous and the zoning is W-2-20. The proposed Project is consistent the land use designation and zoning with approval of a conditional use permit. Furthermore, as documented above, the proposed Project is consistent with County of Riverside General Plan policies. A less than significant impact would occur.

(b) The proposed Project would not disrupt or divide an established community because the Project site is located on undeveloped land with no adjoining land uses. The closest residential structure is located approximately one mile from the Project site. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>29. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

(a) Under existing conditions, the Project site is zoned for Controlled Development Areas (W-2) which allow for one-family dwelling, mobile homes, as well as broadcasting stations, antennas, cable installations, microwave relay stations, and towers. The proposed Project is consistent with the underlying zoning and therefore, impacts would be less than significant.

(b) The Project site is entirely surrounded by properties with a Controlled Development (W-2), 20-acre minimum, zoning. The land use designation of the Project site is Rural Mountainous and adjoining land is designated Conservation. The Project proposes a wireless communication facility. The proposed use would be fully compatible with W-2 zoning designations in the vicinity of the Project site. Therefore, the

proposed Project would be consistent with existing surrounding zoning, and impacts would be less than significant.

(c) All areas surrounding the Project site are currently undeveloped and there is no indication of future development plans. A large portion of the adjacent property is designated conservation and owned by the Bureau of Land Management (BLM), which will remain in open space in perpetuity. The proposed Project is compatible with the surrounding land uses and would not impact the conservation value of surrounding properties. The staging area for the proposed communication tower will occur on BLM land with the concurrence of BLM that neither the staging nor the construction of the communication tower conflicts with the conservation of the BLM property. Impacts would be less than significant.

(d) As stated above, the proposed Project is consistent with the RM land use designation and the policies included in the County of Riverside General Plan. No impact would occur.

(e) The proposed Project would not disrupt or divide an established community because the Project site is located on undeveloped land with no adjoining land uses. The closest residential structure is located approximately one mile from the Project site. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MINERAL RESOURCES</b> Would the project:				
<b>30. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

(a-c) The Project site is designated Mineral Resources Zone 3 (MRZ-3) on Figure OS-6 "Mineral Resources Area" of the County General Plan. MRZ-3 indicates the area is of undetermined mineral resource significance. The geology and geotechnical evaluation determined the Project site is comprised of non-marine sedimentary rocks of the San Timoteo Formation. The upper part of the formation, which underlies the site area, is generally described as sandstone, with subordinate conglomeratic beds and intervals of siltstone and claystone. There is no evidence the Project site contains mineral resources. No existing, proposed, or abandoned quarries or mines are located on or adjacent to the project site. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>NOISE</b> Would the project result in:				
<b>31. Airport Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

**Findings of Fact:**

(a – b) The closest airport to the Project site is the Banning Municipal Airport, over 11 miles from the Project site. According to The Pass Area Plan, the Project site is located outside of the Airport Land Use Zone. The proposed cellular tower would extend approximately 119 feet above ground, which could cause a hazard to aircraft. Aircraft warning lights, subject to FAA review, would be placed on top of the tower. Therefore, no noise impacts from an airport would occur on the project site.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>32. Noise Effects by the Project</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

(a) Noise can be generated during construction and operation of the proposed Project. Construction activities will be limited to small equipment given the access to the Project site over a rough dirt road. Anticipated equipment includes a small loader/backhoe for clearing the Project site and digging footings, and a small crane for handling materials to construct the tower. Construction activity will generally be sequential, with limited overlap of equipment. No sensitive receptors are located within close proximity to the Project site. The closest residence is located approximately 1 mile north of the Project site. While

construction activities will increase the noise levels on the Project site, construction noise is temporary, and no sensitive receptors are located close to the Project site.

Operation of the communications tower will generate minimal amounts of noise under normal operations. The only noise generation from operation of the communication tower would occur from maintenance activities and operation of the diesel generator. Maintenance activities are routine and would not cause significant noise generation. The diesel generators are located on a concrete pad enclosed by a 6-foot-high block (CMU) wall. While operating, the CMU wall will substantially attenuate noise from the generators. Furthermore, no sensitive receptors are located in close proximity to the project site.

Therefore, noise generated by construction and operation of the proposed Project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>POPULATION AND HOUSING</b> Would the project:				
<b>33. Housing</b>				
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

(a-c) The proposed communication tower would not displace existing housing or create new housing. The Project site is currently vacant, and no housing or other development exists on the Project site. Therefore, no housing would be removed. The proposed Project would also not create new housing or the demand for new housing. The proposed Project is unmanned and would receive periodic maintenance by one or two staff. Therefore, the proposed Project does not create a new workforce that would require new housing. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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



Mitigation Incorporated Significant Impact

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

**34. Fire Services**

**Source(s):** Riverside County General Plan Safety Element

Findings of Fact:

The proposed Project would not cause new or increased demand on the Riverside County Fire Department. The proposed Project is an unmanned communication tower primarily constructed of non-combustible material. Given its location approximately 2.2 miles on a rough dirt access road, Fire Department access is limited. However, access would still be available and the communications tower itself is not a likely source for fire related impacts. Impacts would be less than significant.

The proposed Project would, however, improve cellular coverage in the area, which would improve emergency responsiveness. Therefore, the project would provide a benefit to fire services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**35. Sheriff Services**

**Source(s):** Riverside County General Plan

Findings of Fact:

The proposed communication tower would not cause new or increased demand on the Riverside County Sheriff. The proposed Project is an unmanned communication tower primarily constructed of non-combustible material. Given its location approximately 2.2 miles on a rough dirt access road, Sheriff access is limited. It is possible the facilities could be vandalized given the remote location, however, vandalism would not increase high priority emergency calls that can have an effect on response times. Therefore, impacts would be less than significant.

The proposed project would, however, improve cellular coverage in the area, which would improve emergency responsiveness. Therefore, the project would provide a benefit to police services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>36. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** School District correspondence, GIS database

**Findings of Fact:**

The project proposes a communication facility. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, no impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>37. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan

**Findings of Fact:**

The Project proposes a communication facility. No housing, which could potentially increase the demand for library services, is being proposed. Therefore, no impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**Source(s):** Riverside County General Plan

**Findings of Fact:**

The Project proposes a communication facility. No housing, which could potentially increase the demand for health services, is being proposed. Therefore, no impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>RECREATION</b> Would the project:				
<b>39. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) 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) Increase 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) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

(a – c) The Project proposes a communication facility. No housing, which could potentially increase the demand for parks and recreation, is being proposed. The Project site is not located within a Community Service Area (CSA) and not subject to payment of Quimby Fees. Therefore, no impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>40. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure C-6 Trails and Bikeway System, The Pass Area Plan Figure 8, “Trails and Bikeway System”

**Findings of Fact:**

According to The Pass Area Plan Figure 8, “Trails and Bikeway System,” no designated trails are located on the Project site and no designated trails are anticipated to be constructed on the Project site. Therefore, impacts to existing and future trails would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION</b> Would the project:				
<b>41. Transportation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Project Application Materials

Findings of Fact:

(a-f) The proposed Project would not generate traffic. Following construction, the only traffic associated with operation of the communications tower would be routine maintenance, which likely entails one or two pick-up trucks accessing the site one or two times per month. That amount of traffic is negligible and would not conflict with transportation plans. Since the Project site takes access along a 2.2-mile rough dirt access road, no improvements to the circulation system would occur with the proposed Project. A portion of the dirt road is maintained by Southern California Edison (SCE) and other portions are privately maintained. No public maintenance of the dirt road would occur. Given access to the site is by dirt road and no development surrounds the Project site, the proposed Project would not inhibit or conflict with emergency access. Therefore, the proposed communication tower would have a less than significant impact on traffic.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>42. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

**Source(s):** Riverside County General Plan

Findings of Fact:

The proposed Project would not create a need for a new or expansion of a bike trail. Furthermore, no bike trails are located in the vicinity of the Project site. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>UTILITIES AND SERVICE SYSTEMS</b> Would the project:				
<b>43. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Project Application Materials, Water Company

Findings of Fact:

(a – b) The proposed Project would not generate a need for water facilities or supply. No permanent water source is available at the Project site and the Project does not propose extending water supply to the Project site. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>44. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Department of Environmental Health Review

**Findings of Fact:**

(a – b) The proposed Project would not generate a need for sewer facilities. No sewer or septic system is available at the Project site and the Project does not propose extending sewer or septic to the Project site. Therefore, no impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>45. Solid Waste</b>				
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Waste Management District correspondence

**Findings of Fact:**

(a – b) Currently, no solid waste service is provided to the Project site. The Project site is vacant and located over 2 miles from the nearest paved roadway. Construction of the proposed Project would generate limited amounts of construction trash. The components of the communication tower, including the metal lattice, would be fabricated off site and delivered to the Project site. Therefore, construction at the Project site only requires assembly and no fabrication. Operationally, the maintenance activities

would generate very little waste, all of which would be carried off-site and disposed of properly. Since the proposed Project would not generate solid waste, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>46. Utilities</b>				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

(a) The proposed communications tower would rely on electricity for operation. Electricity would be provided by two 25 kW diesel generators (one operating at a time), a solar array, or both. An emergency back-up diesel generator would supply power in case both the solar array and diesel generators were unavailable. The demand for electricity by the communications tower is minimal, as evidenced by reliance on a solar array and a 25 kW generator. Therefore, while additional electricity is necessary to operate the communications tower, it would not place a new demand on the electrical grid. Impacts would be less than significant.

(b, d, e, f) The proposed communication tower would not increase demand for natural gas, street lighting, public facilities, roadways, or governmental services. No impact would occur.

(c) The proposed Project is a communication facility. Currently wireless service is spotty through the Badlands with some areas along State Route 60 without cellular service. The lack of cellular services creates a hazard for emergency response. In case of emergency it may be impossible to call for emergency services, placing victims at risk. Since the Project would provide communication facilities, not impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>WILDFIRE</b> If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
<b>47. Wildfire Impacts</b>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials

**Findings of Fact:**

(a – e) Pursuant to the Riverside County General Plan Figure S-11 “Wildfire Susceptibility” exhibit and The Pass Area Plan Figure 12, Wildfire Susceptibility, the Project site is located within a State Responsibility Area, Very High Fire Hazard Severity Zone. Furthermore, the Project site has a history of fire. In the fall of 2018, a small brush occurred within and adjacent to the Project site, burning a total of approximately 35 acres.

The proposed cellular tower is constructed of primarily non-combustible materials. The tower itself would be of metal lattice-work construction. The equipment room and generators are all enclosed by block walls and have metal gates/doors.

Since the communications tower is unmanned, except for maintenance work, people would not regularly be exposed to wildland fire.

Lastly, the communications tower will improve cellular coverage in the area. In case of an emergency, including a wildfire, the improvement in cellular coverage will facilitate emergency response and evacuation of people who could be in harm’s way. Therefore, the project would result in less than significant impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MANDATORY FINDINGS OF SIGNIFICANCE</b> Does the Project:				
48. 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, substantially 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:**

Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. No biological or cultural resources are located on the Project site; therefore, impacts would be less than significant.

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

**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:**

Implementation of the proposed communication facility would not result in potentially significant or cumulative effects. The Project site is located in an area where no other development occurs within a one-mile radius. Furthermore, as discussed in the analysis prior, the project will only require minor construction processes and, once operational, only minimal impacts would occur focusing mainly on occasional servicing of the site. Therefore, no reasonably foreseeable projects would occur in the Project vicinity that could lead the Project to cause a cumulatively considerable impact. Impacts would be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
50. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Staff Review, Project Application Materials

Findings of Fact:

The proposed Project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly, as documented in this environmental assessment. Conversely, the purpose of the proposed Project is to enhance wireless coverage in an area that currently has areas of no service. State Route 60 through the Badlands area has spotty wireless coverage with areas that have no cell service. In cases of an emergency, such as an accident on State Route 60, having cell service can make the difference between life and death. The inability to call for emergency services because of the lack of wireless coverage can significantly delay medical attention. The proposed Project will improve wireless coverage along State Route 60 and enhance the ability to call for emergency services, resulting in direct benefit to human beings. Impacts would be less than significant.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

Location Where Earlier Analyses, if used, are available for review:

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

**VII. AUTHORITIES CITED**

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





**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez*  
*Agency Director*



05/24/19, 3:25 pm

CUP03789

## **ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP03789. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

### **Advisory Notification**

Advisory Notification. 1            AND - Business Liscensing

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 at [www.rctlma.org.buslic](http://www.rctlma.org.buslic).

Comments: RECOMMND BDAWSON

Advisory Notification. 2            AND - Causes for Revocation

In the event the use hereby permitted under this permit,  
a) is found to be in violation of the terms and conditions of this permit,  
b) is found to have been obtained by fraud or perjured testimony, or  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Comments: RECOMMND BDAWSON

Advisory Notification. 3            AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan CUP03789, VAR1907 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Comments: RECOMMND BDAWSON

Advisory Notification. 4            AND - Project Description & Operational Limits

The Conditional Use Permit is to construct a 119' H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of a backup generator three propane tanks and solar panels to provide power for the site.

The Variance is a request to allow a 119 foot high H frame tower, in an area where 105 feet is permitted.

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 4 AND - Project Description & Operational Limits (cont.)

Comments: RECOMMND BDAWSON

Advisory Notification. 5 AND - Lighting Hooded/Directed

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

Comments: RECOMMND BDAWSON

Advisory Notification. 6 AND - Site maintenance

The project site shall be kept in good repair. Graffiti shall be removed from any walls/structures within one week of observation and/or notification. The project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes around the project site.

Comments: RECOMMND BDAWSON

Advisory Notification. 7 AND - Ceased Operations

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.

Comments: RECOMMND BDAWSON

Advisory Notification. 8 AND - Co Location

The applicant/operator of the facility shall agree to allow the co location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

Comments: RECOMMND BDAWSON

Advisory Notification. 9 AND - Comply with Ord Codes

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.

Comments: RECOMMND BDAWSON

Advisory Notification. 10 AND - Definitions

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3789 shall be henceforth defined as follows:

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 10 AND - Definitions (cont.)

APPROVED EXHIBIT A = Conditional Use Permit No. 3789, dated September 2016

Comments: RECOMMND BDAWSON

Advisory Notification. 11 AND - Design Guidelines

Compliance with applicable Design Guidelines:

2. 3rd & 5th District Design Guidelines

Comments: RECOMMND BDAWSON

Advisory Notification. 12 AND - Equipment/Bldg Color

The equipment cabinet color shall be in earthtones, which will blend with the surrounding setting. The color of the lattice tower/antenna arrays shall be either galvanized steel grey, light grey, or light tan, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

Comments: RECOMMND BDAWSON

Advisory Notification. 13 AND - Exhibits

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 substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Comments: RECOMMND BDAWSON

Advisory Notification. 14 AND - Expiration Date

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

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

Comments: RECOMMND BDAWSON

Advisory Notification. 15 AND - Federal, State & Local Regulation Compliance

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 15      AND - Federal, State & Local Regulation Compliance (cont.)

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)
    - Government Code Section 66499.37 (Hold Harmless)
    - State Subdivision Map Act
    - Native American Cultural Resources, and Human Remains (Inadvertent Find)
    - School District Impact Compliance
    - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
    - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
  - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
  - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
  - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
  - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
  - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
  - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
  - Ord. No. 625 (Right to Farm) {Geographically based}
  - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
  - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
  - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
  - Ord. No. 671 (Consolidated Fees) {All case types}
  - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
  - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
  - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
  - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 15 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

#### 4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Comments: RECOMMND BDAWSON

Advisory Notification. 16 AND - Fees for review

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

Comments: RECOMMND BDAWSON

Advisory Notification. 17 AND - Future Inteerface

If the operation of the facilities authorized by this approved Conditional Use Permit (CUP03789) generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

Comments: RECOMMND BDAWSON

Advisory Notification. 18 AND - Hold Harmless

The applicant/permittee or any sucessor-in-interest shall defend, Indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (County) from the following;

(a) any claim, action, or proceeding against the County TO ATTACK, SET ASIDE,



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 18 AND - Hold Harmless (cont.)

VOID,, OR ANNUL AN APPROVAL OF THE county, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT 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 CONDITIONAL USE PERMIT, 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 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 incurs such expenses by providing legal services through its Office of County Counsel.

Comments: RECOMMND BDAWSON

Advisory Notification. 19 AND - Life of Permit

The lifespan of a wireless telecommunication facility shall be consistent with the County of Riverside's Development Code.

Comments: RECOMMND BDAWSON

Advisory Notification. 20 AND - Noise and Lighting

To reduce any impacts to the open space area. The safety lights will be set to automatically turn off. All lighting will be shielded. Noise shall not exceed 60 dB.

Comments: RECOMMND BDAWSON

Advisory Notification. 21 AND - PPW Collocation

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

Comments: RECOMMND BDAWSON

Advisory Notification. 22 MM BIO-1

The applicant shall initiate site disturbance activities outside of nesting bird season (March 15 through August 31) to the extent feasible. If site disturbance activities begin during the nesting bird season, a qualified biologist shall survey all potential nesting vegetation within and adjacent to the site for nesting birds, prior to commencing site

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 22 MM BIO-1 (cont.)

disturbance. Surveys shall be conducted at the appropriate time of day. If no nesting birds were observed, Project activities may begin. If an active bird nest is located, the nest site shall be fenced a minimum of 100 feet in all directions, and this area shall not be disturbed until after the nest becomes inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be impacted by the activities. Alternatively, a qualified biologist may determine that construction activities can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.).

#### Advisory Notification. 23 MM GEO-1

Final Project design shall implement the design recommendations of the Project geotechnical engineer as specified in the report Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California, prepared by Toro International dated August 15, 2018, prior to the issuance of building permits.

#### Advisory Notification. 24 MM GEO-2

All ground disturbing activities, including earth movement, shall be monitored by a qualified paleontological monitor. Monitoring will consist of visually inspecting freshly exposed rock and debris for fossil remains. The paleontological monitor shall have the authority to halt or relocate earth moving activities to a different location in case of an important paleontological find. Should an artifact be found on the Project site worthy of collection or curation, the paleontological monitor shall follow the protocol established in the report, Paleontological Resource Impact Mitigation Program for the SCS2089/Hammer Hills Project, Beaumont, County of Riverside, California prepared by Duke CRM, dated October 16, 2018.

#### Advisory Notification. 25 MM HYD-1

The communications tower operator shall use caution while fueling and maintaining the back-up diesel generator to avoid spilling fuel and/or oil. Absorbent towels or pads shall be located on the project site to facilitate clean-up of any spilled fuel and/or oil.

### Fire

#### Fire. 1 Fire

##### ACCESS

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

##### WATER

Fire Department water system(s) for fire protection shall be in accordance with the

## ADVISORY NOTIFICATION DOCUMENT

### Fire

#### Fire. 1 Fire (cont.)

California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

#### FIRE CONSTRUCTION PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Permits for propane tanks and generator shall be applied for.

### Planning

#### Planning. 1 Gen - Lease Removal

The lease or other agreement between the owner and the applicant shall include a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.

#### Planning. 2 Gen - Expiration Date

The approval of Conditional Use Permit No. 3789 shall become null and void June 5, 2028.

#### Planning. 3 Gen - Lighting

If a warning light is required to comply with FAA regulations, it shall use the minimum amount possible. All security lighting shall meet the requirements of Ordinance No. 655. Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting. The lights must have a system that automatically turns them off so as not to create a nuisance for surrounding property owners or a wildlife attractant.

#### Planning. 4 Gen - Ord 348

Per Ordinance 348 Section 19.409 C:

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if appropriate application is made to the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locaters permit expires.

Comments: RECOMMND BDAWSON

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 5                                  Gen - Parking (cont.)

Planning. 5                                  Gen - Parking

Parking may only be on a temporary basis, no vehicles are permitted overnight

### Planning-CUL

Planning-CUL. 1                              If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2                              PDA06096 accepted

County Archaeological Report (PDA) No. 6096 submitted for this project (CUP03789) was prepared by Duke CRM and is entitled: "Cultural Resource Assessment, SuperiorComSites, LLC Facility Number: SCS2089, Facility Name: Hammer Hills", dated October 15, 2018.

The records search and field survey did not identify cultural resources adjacent to SCS facility

SCS2089/Hammer Hills. The immediate area of the proposed project has never had much human occupation and given the steep and undulating terrain of the San Timoteo Badlands, the area may be too steep for any long-term human occupation. Further, the records search did not identify any built environment historic resources near or adjacent to the project, the nearest is almost one mile away.

Therefore there is little potential for direct or indirect impacts. No recommendations are made for further cultural resource efforts. If the project description changes additional studies may be warranted.

In the event that remnants from an archaeological site are discovered during ground disturbing activities, all work shall halt temporarily until a qualified archaeologist can be retained by the project proponent to assess the significance of the find. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of the origin and disposition of the remains pursuant to State Public Resources Code Section 5097.98. The County Coroner must be notified immediately. These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3                              Unanticipated Resources

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

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

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 3 Unanticipated Resources (cont.)

decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

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

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

### Planning-GEO

#### Planning-GEO. 1 GEO180034 ACCEPTED

County Geologic Report GEO No. 180034, submitted for the project CUP03789, APN 442-060-022, was prepared by Toro International, and is titled; "Geotechnical Investigation for Proposed H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California," dated August 15, 2018. In addition, Toro has submitted the following report:

"Geologic Hazard Evaluation for Proposed H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California," dated August 17, 2018.

GEO180034 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. The potential for surface fault rupture is considered nil.
2. The site is underlain by very dense San Timoteo Formation bedrock and is therefore not susceptible to liquefaction.
3. Based on site geologic mapping to assess slope stability and landsliding hazards, the sedimentary bedrock underlying the site exhibits very shallow dipping bedding, and in a favorable orientation for slope stability.
4. The proposed tower will be supported by mat foundations to a minimum depth of 5 feet, or caissons to a minimum depth of 20 feet.

GEO180034 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.
2. The extent of the removal should be within the proposed concrete slab footprint, and 3 feet beyond it, wherever possible.
3. All deleterious materials should be discarded offsite and the upper 18 inches of the subsurface materials should be removed and replaced with compacted fills.
4. The proposed tower may be supported by mat foundation provided the minimum depth of foundation is 5 feet and a minimum distance between the edge of the foundation and the face of the nearby descending slope is 15 feet.
5. Alternatively, the proposed tower may be founded on caisson that is embedded in the ground for a minimum of 20 feet. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                      GEO180034 ACCEPTED (cont.)

GEO No. 180034 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180034 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

Comments: RECOMMEDN DWALSH 20181015

### Transportation

Transportation. 1                      County Web Site

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

Transportation. 2                      Standard Introduction (Ord. 461)

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Plan: CUP03789

Parcel: 422060002

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      Cal Trans Clearance                      Not Satisfied

The applicant shall obtain clearance for access from Cal Trans District 8, and clearance from County of Riverside Transportation Department, Survey prior to grading permit issuance.

060 - Planning. 2                      MM BIO-1                      Not Satisfied

The applicant shall initiate site disturbance activities outside of nesting bird season (March 15 through August 31) to the extent feasible. If site disturbance activities begin during the nesting bird season, a qualified biologist shall survey all potential nesting vegetation within and adjacent to the site for nesting birds, prior to commencing site disturbance. Surveys shall be conducted at the appropriate time of day. If no nesting birds were observed, Project activities may begin. If an active bird nest is located, the nest site shall be fenced a minimum of 100 feet in all directions, and this area shall not be disturbed until after the nest becomes inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be impacted by the activities. Alternatively, a qualified biologist may determine that construction activities can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.).

060 - Planning. 3                      MM GEO-2                      Not Satisfied

All ground disturbing activities, including earth movement, shall be monitored by a qualified paleontological monitor. Monitoring will consist of visually inspecting freshly exposed rock and debris for fossil remains. The paleontological monitor shall have the authority to halt or relocate earth moving activities to a different location in case of an important paleontological find. Should an artifact be found on the Project site worthy of collection or curation, the paleontological monitor shall follow the protocol established in the report, Paleontological Resource Impact Mitigation Program for the SCS2089/Hammer Hills Project, Beaumont, County of Riverside, California prepared by Duke CRM, dated October 16, 2018.

Planning-EPD

060 - Planning-EPD. 1                      30-Day BUOW Precon Survey                      Not Satisfied

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

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

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2                      Nesting Bird Survey-MBTA                      Not Satisfied

Plan: CUP03789

Parcel: 422060002

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 Nesting Bird Survey-MBTA (cont.) Not Satisfied

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

060 - Planning-EPD. 3 Weed Abatement Not Satisfied

To minimize further biological degradation of MSHCP Core Reserve #3 the following avoidance and minimization measures and Best Management Practices (BMPs) to minimize the further introduction and spread of invasive plant species in Core 3:

1) The following BMPs will be included to ensure no additional spread of invasive species occurs within MSHCP conservation areas:

- a. Thoroughly clean the tires and undercarriage of vehicles entering or reentering the project site to remove potential weeds.
- b. Store project vehicles on site in designated areas to minimize the need for multiple washings whenever vehicles re-enter the project site.
- c. Closely monitor the types of materials brought onto the site to avoid the introduction of invasive weeds and non-native species.
- d. Monitor and quickly implement control measures to ensure early detection and eradication of weed invasions to avoid the spread of invasive weeds and non-native species on site and to adjacent off-site areas.
- e. Use certified weed-free mulch, straw, hay bales, or equivalent fabricated materials for installing sediment barriers, if needed.

2) The Project's staging area (temporary impact area) contains both road and non-road surfaces. Although disturbed, the staging area appears to contain remnant native shrubs. The Project's vehicles, laydown materials, and all other project equipment should try to avoid crushing the remnant native shrubs in the staging area where feasible. Vehicle parking, on-site equipment storage, and laydown materials should be placed in the grassy and barren (dirt) parts of the staging areas; all shrubs should be left in place and intact.

Planning-PAL



Plan: CUP03789

Parcel: 422060002

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1

PALEO PRIMP/MONITOR

Not Satisfied

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

HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County 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 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 approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
    1. Description of the proposed site and planned grading operations.
    2. Description of the level of monitoring required for all earth-moving activities in the project area.
    3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
    4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
    5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
    6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
    7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
    8. Procedures and protocol for collecting and processing of samples and specimens.
    9. Fossil identification and curation procedures to be employed.
    10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
    11. All pertinent exhibits, maps and references.
    12. Procedures for reporting of findings.
    13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
- All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, 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)

Plan: CUP03789

Parcel: 422060002

60. Prior To Grading Permit Issuance

Planning-PAL

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

Transportation

060 - Transportation. 1 Submit Grading Plans Not Satisfied

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080 BS Grade - USE - No Grading Verification Not Satisfied

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements. The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

Planning

080 - Planning. 1 Gen - Custom Not Satisfied

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 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. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

080 - Planning. 2 Use - Lighting Plans Solar (1) Not Satisfied

Building, structure, and wall elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A.

Any proposed outdoor lighting must 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 General Plan.

080 - Planning. 3 Use - Mitigation Monitoring Not Satisfied

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 43090 which must be satisfied prior to the issuance of a building permit. The Planning Director may require inspection or other monitoring to ensure such compliance.

080 - Planning. 4 USE Lighting Plans Not Satisfied

Plan: CUP03789

Parcel: 422060002

80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 USE Lighting Plans (cont.) Not Satisfied

Any proposed outdoor lighting must 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 General Plan.

Transportation

080 - Transportation. 1 Caltrans Encroachment Permit Not Satisfied

Prior to issuance of a building permit or any use allowed by this permit, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino prior to doing any work within the State highway right-of-way.

080 - Transportation. 2 Evidence of Legal Access Not Satisfied

Provide evidence of legal access to Survey Division located on the 8th Floor of the County Administrative Center, 4080 Lemon Street, Riverside, CA 92501.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat Contact/Review Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances. Please contact Hazardous Materials Management Division at (760) 863-8976.

Planning

090 - Planning. 1 Cal Trans Clearance Not Satisfied

The applicant shall obtain clearance for access from Cal Trans District 8, and clearance from County of Riverside Transportation Department, Survey prior to certificate of compliance.

090 - Planning. 2 Gen - Signage Requirement Not Satisfied

Prior to final inspection of any building permit, the permit holder, developer or successor in interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:  
Address of wireless communications facility and any internal site identification number or code; Name(s) of company who operates the wireless communications facility; Full company address, including mailing address and division name that will address problems; Telephone number of wireless communications facility company.  
If a co located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co located facility.

090 - Planning. 3 Use - Mitigation Monitoring Not Satisfied

The permittee shall prepare and submit a written report to the Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A.

Plan: CUP03789

Parcel: 422060002

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 Use - Mitigation Monitoring (cont.) Not Satisfied  
No. 43090. The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 4 Use - Ord No. 659 Not Satisfied

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 Conditional Use Permit No. 3789.

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.

090 - Planning. 5 Use - Site Inspection Not Satisfied

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of CUP3730 have been met; in accordance with the APPROVED EXHIBIT A

090 - Planning. 6 Use - Wall & Fence Locations Not Satisfied

Wall location(s) shall be in conformance with APPROVED EXHIBIT A, dated December 20, 2017.

Transportation

090 - Transportation. 1 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – PALM DESERT 77-588 El Duna Ct., Suite H Palm Desert, CA 92211

DATE: January 4, 2018

TO:

Riv. Co. Transportation Dept. (Palm Desert)  
Riv. Co. Env. Health Dept. (Palm Desert)  
Riv. Co. Public Health Dept.  
Riv. Co. Fire Department (Palm Desert)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Regional Parks & Open Space  
P.D. Environmental Programs Division

P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Surveyor  
Riv. Co. Sheriff’s Dept.  
Board of Supervisors - Supervisor: 5th District-  
Ashley  
Planning Commissioner: 5th District- Kroencke

Beaumont Sphere of Influence  
Santa Ana Watershed Project Authority  
Southern California Edison Co. (SCE)  
Southern California Gas Co.  
CALTRANS District # 8

**CONDITIONAL USE PERMIT NO. 3789, VARIANCE NO. 1907**– EA: 43090 – Applicant: Vincent Cox. Superior ComSites LLC.– Engineer/Representative: Lena Hoffmeyer Aspectus Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area south of the 60-Freeway, west of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST:** The Conditional Use Permit proposes to construct a 119’ H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of a backup generator three propane tanks and solar panels to provide power for the site. – APN: 422-060-002 – Related Cases: HANS02352. **BBID: 685-775-054**

**DAC 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 Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on January 18, 2018.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.*



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

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

Any questions regarding this project, should be directed to Brett Dawson, Project Planner at (951) 955-0972, or e-mail at [bdawson@rivco.org](mailto:bdawson@rivco.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.*

## Dawson, Brett

---

**From:** Rebecca Deming <rdeming@beaumont-ca.gov>  
**Sent:** Wednesday, January 17, 2018 12:47 PM  
**To:** Dawson, Brett  
**Subject:** RE: CUP03789 VAR01907

Brett,

The City of Beaumont would like to formally request that the Tower be disguised as it is very visible from the freeway.

Rebecca Deming  
Community Development Director  
City of Beaumont  
951-769-8518

---

**From:** Dawson, Brett [mailto:BDawson@RIVCO.ORG]  
**Sent:** Wednesday, January 10, 2018 2:40 PM  
**To:** Rebecca Deming  
**Subject:** CUP03789 VAR01907

Hi Rebecca,  
Attached are photosims, the site plan and a project description of the cell tower. If there are any additional items you would like to see, please let me know.  
Thanks,  
Brett

### Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.  
If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

[County of Riverside California](#)



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

January 25, 2018

Morongo Cultural Heritage Program  
Ray Huante, THPO  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by February 25, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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**Project Description:**

**CONDITIONAL USE PERMIT NO. 3789, VARIANCE NO. 1907**– EA: 43090 – Applicant: Vincent Cox. Superior ComSites LLC.– Engineer/Representative: Lena Hoffmeyer Aspectus Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area south of the 60- Freeway, west of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage.

**REQUEST:** The Conditional Use Permit proposes to construct a 119' H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of a backup generator three propane tanks and solar panels to provide power for the site. – APN: 422-060-002.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, [bdawson@rivco.org](mailto:bdawson@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

January 25, 2018

Pala Band of Mission Indians  
Shasta C. Gaughen, THPO  
PMB 50, 35008 Pala Temecula Rd.  
Pala, CA 92059

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)**

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

January 25, 2018

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)**

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PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

January 25, 2018

Quechan Indian Nation  
Keeny Escalanti, President  
P.O. Box 1899  
Yuma Ariz. 85366

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)**

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

January 25, 2018

Ramona Band of Cahuilla  
Joseph D. Hamilton, Chair  
56310 Highway 371, Suite B  
Anza, California 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)**

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

January 25, 2018

Rincon Band of Luiseño Indians  
Destiny Colocho, Cultural Resource Manager  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)**

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

January 25, 2018

San Manuel Band of Mission Indians  
Jessica Mauck, Cultural Resources Analyst  
26569 Community Center Drive  
Highland, CA 92346

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)**

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

January 25, 2018

Soboba Band of Luiseño Indians  
Joseph Ontiveros, Cultural Resource Director  
P.O. BOX 487  
San Jacinto, CA 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)**

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

January 25, 2018

Twenty- Nine Palms Band of Mission Indians  
Darrell Mike, Chair  
46-200 Harrison Place  
Coachella, CA 92236

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)**

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**CONDITIONAL USE PERMIT NO. 3789, VARIANCE NO. 1907**– EA: 43090 – Applicant: Vincent Cox. Superior ComSites LLC.– Engineer/Representative: Lena Hoffmeyer Aspectus Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area south of the 60- Freeway, west of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage.

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, [bdawson@rivco.org](mailto:bdawson@rivco.org)

Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040





# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

January 25, 2018

Cahuilla Band of Indians  
Anthony Madrigal, Cultural Director  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)**

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Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

January 25, 2018

Colorado River Indian Tribes (CRIT)  
Brian Etsitty, THPO  
26600 Mohave Road  
Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)**

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

January 25, 2018

Rincon Band of Luiseño Indians  
Destiny Colocho, Cultural Resource Manager  
1 West Tribal Road  
Valley Center, CA 92082

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

January 25, 2018

Ramona Band of Cahuilla  
Joseph D. Hamilton, Chair  
56310 Highway 371, Suite B  
Anza, California 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)**

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PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

January 25, 2018

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

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

January 25, 2018

Colorado River Indian Tribes (CRIT)  
Brian Etsitty, THPO  
26600 Mohave Road  
Parker, Arizona 85344

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

January 25, 2018

Morongo Cultural Heritage Program  
Ray Huaute, THPO  
12700 Pumarra Rd.  
Banning, CA 92220

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

January 25, 2018

Pala Band of Mission Indians  
Shasta C. Gaughen, THPO  
PMB 50, 35008 Pala Temecula Rd.  
Pala, CA 92059

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

January 25, 2018

Cahuilla Band of Indians  
Anthony Madrigal, Cultural Director  
52701 Highway 371  
Anza, CA 92539

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

January 25, 2018

Soboba Band of Luiseño Indians  
Joseph Ontiveros, Cultural Resource Director  
P.O. BOX 487  
San Jacinto, CA 92581

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

January 25, 2018

Twenty- Nine Palms Band of Mission Indians  
Darrell Mike, Chair  
46-200 Harrison Place  
Coachella, CA 92236

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)**

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- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3789, VARIANCE NO. 1907**– EA: 43090 – Applicant: Vincent Cox. Superior ComSites LLC.– Engineer/Representative: Lena Hoffmeyer Aspectus Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area south of the 60- Freeway, west of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage.

**REQUEST:** The Conditional Use Permit proposes to construct a 119' H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of a backup generator three propane tanks and solar panels to provide power for the site. – APN: 422-060-002.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, [bdawson@rivco.org](mailto:bdawson@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

January 25, 2018

Quechan Indian Nation  
Keeny Escalanti, President  
P.O. Box 1899  
Yuma Ariz. 85366

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)**

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Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Brett Dawson, [bdawson@rivco.org](mailto:bdawson@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

January 25, 2018

San Manuel Band of Mission Indians  
Jessica Mauck, Cultural Resources Analyst  
26569 Community Center Drive  
Highland, CA 92346

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)**

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Sincerely,

PLANNING DEPARTMENT

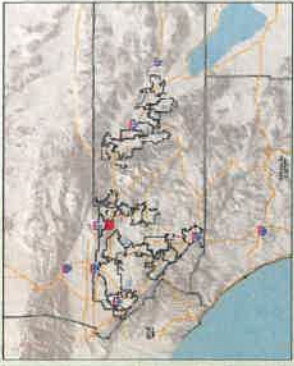
Heather Thomson, Archaeologist

Email CC: Brett Dawson, [bdawson@rivco.org](mailto:bdawson@rivco.org)  
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CUP03789



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

**Notes**

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

REPORT PRINTED ON... 1/25/2018 10:00:13 AM

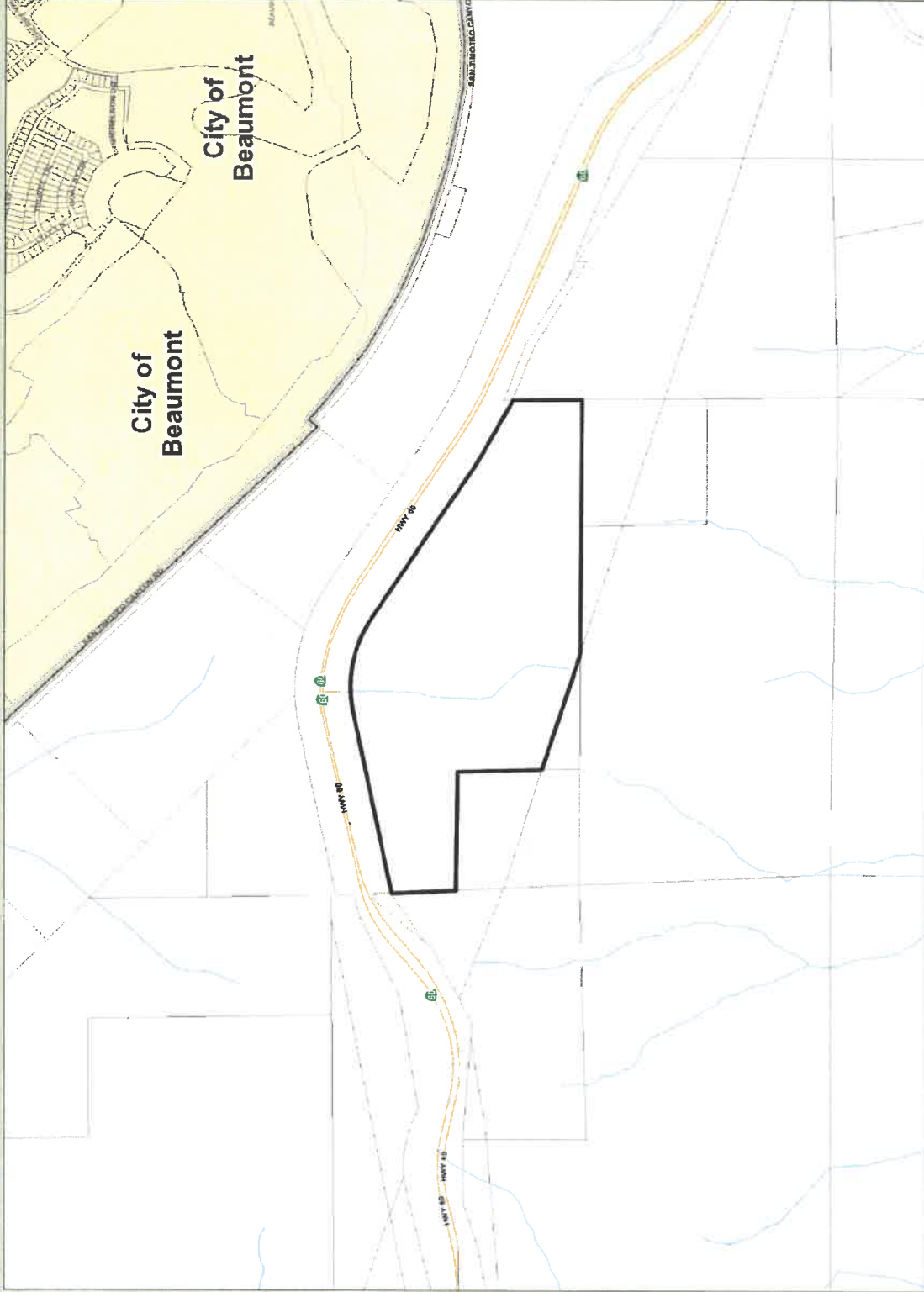
© Riverside County RCIT GIS



0 1,188 2,376 Feet



CUP03789



**Legend**

- City Boundaries
- Cities
- roads
- highways
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
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- hydrography lines
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**Notes**



0 2,000 4,000 Feet



REPORT PRINTED ON... 1/25/2018 10:00:58 AM

© Riverside County RCIT GIS

MORONGO  
BAND OF  
MISSION  
INDIANS



**MORONGO BAND OF MISSION INDIANS  
TRIBAL HISTORIC PRESERVATION OFFICE**

12700 PUMARRA RD BANNING, CA 92220

OFFICE 951-755-5025 FAX 951-572-6004

Date: 2/12/2018

Re:

AB 52 (ASSEMBLY BILL 52) NOTIFICATION (CUP03789, EA43090)

Dear,  
Heather Thomson  
County Archaeologist  
County of Riverside

Thank you for contacting the Morongo Band of Mission Indians (MBMI) Cultural Heritage Department regarding the above referenced project(s). After conducting a preliminary review of the project, the tribe would like to respectfully issue the following comments and/or requests:

- The project is located outside of the Tribe's aboriginal territory and is not within an area considered to be a traditional use area or one in which the Tribe has cultural ties. We recommend contacting the appropriate tribe(s) who may have cultural affiliations to the project area. We have no further comments at this time.
- The project is located within the Tribe's aboriginal territory or in an area considered to be a traditional use area or one in which the Tribe has cultural ties. In order to further evaluate the project for potential impacts to tribal cultural resources, we would like to formally request the following:
  - A thorough records search be conducted by contacting one of the California Historical Resources Information System (CHRIS) Archaeological Information Centers and a copy of the search results be provided to the tribe.
  - Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results of that study. In the event the pedestrian survey has already been conducted, MBMI requests a copy of the Phase I study be provided to the tribe as soon as it can be made available.
  - MBMI Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the project.
- The project is located with the current boundaries of the Morongo Indian Reservation. Please contact the Morongo Cultural Heritage Department for further details.



Please be aware that this letter is merely intended to notify your office that the tribe has received your letter requesting tribal consultation for the above mentioned project and is requesting to engage in consultation. Specific details regarding the tribe's involvement in the project must be discussed on a project by project basis during the tribal consultation process. This letter does not constitute "meaningful" tribal consultation nor does it conclude the consultation process. Under federal and state law, "meaningful" consultation is understood to be an ongoing government-to-government process and may involve requests for additional information, phone conferences and/or face-to-face meetings. If you have any further questions or concerns regarding this letter, please contact the Morongo Cultural Heritage office at (951) 755-5139.

Sincerely,

Raymond Huaute  
Tribal Historic Preservation Officer  
Morongo Band of Mission Indians  
Email: [rhuaute@morongo-nsn.gov](mailto:rhuaute@morongo-nsn.gov)  
Phone: (951) 755-5025

**PALA TRIBAL HISTORIC  
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road  
Pala, CA 92059  
760-891-3510 Office | 760-742-3189 Fax



February 6, 2018

Heather Thomson  
Riverside County  
4080 Lemon St.  
Riverside, CA 92502

Re: AB-52 Consultation: CUP03789, EA43090

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. Even though it is within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history, we decline AB-52 consultation at this time. However, we do not waive our right to request consultation under other applicable laws in the future.

We appreciate involvement with your initiative and look forward to working with you. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at [sgaughen@palatribe.com](mailto:sgaughen@palatribe.com).

Sincerely,

Shasta C. Gaughen, PhD  
Tribal Historic Preservation Officer  
Pala Band of Mission Indians



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: SuperiorComSites, LLC.

Contact Person: Vincent Cox E-Mail: Vince@SuperiorComSites.com

Mailing Address: 14530 South Commercial  
Blythe CA 92225  
City State ZIP

Daytime Phone No: (909 ) 795-7775 Fax No: (949 ) 258-5631

Engineer/Representative Name: Aspectus, Inc. - authorized SuperiorComSites representative

Contact Person: Lena Hoffmeyer E-Mail: lhoffmeyer@goaspectus.com

Mailing Address: 17595 Harvard Avenue C3000  
Irvine CA 92614  
City State ZIP

Daytime Phone No: (714 ) 608-5052 Fax No: (949 ) 258-5631

Property Owner Name: Beaumont 600, LLC

Contact Person: Wayne Lamb E-Mail: wdlamb08@gmail.com

Mailing Address: 2388 Lopez Drive  
Arroyo Grande CA 93420  
City State ZIP

Daytime Phone No: (805 ) 489-2153 Fax No: (949 ) 258-5631

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Wayne Lamb

PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 422-060-002

Approximate Gross Acreage: 0.138 acres (6,000 sq.ft) of leased project area of 193 total parcel acreage.

General location (nearby or cross streets): North of Undeveloped Area, South of Hwy 60, East of Undeveloped Area, West of Jack Rabbit Trail.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Applicant proposes to construct a new 117'-6" H-frame lattice tower intended to support public safety transmitters (for police, fire, 911, etc.), wireless antennas and equipment for other private and public entities.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): RM - Rural Mountainous

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>					
No.*	Square Feet	Height	Stories	Use/Function	
1	6,000	117'-6"	NA	Telecommunications tower	
2					
3					
4					
5					
6					
7					
8					
9					
10					

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

\* Match to Buildings/Structures/Outdoor Uses/Areas Identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

NA

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s).

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known)

EIR No. (if applicable):

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a signed copy(ies): Biological Assessment/Spring Survey

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 85944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer - then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)


[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: SuperiorComSites, LLC.  
Address: 14530 South Commercial, Blythe, CA 92225  
Phone number: 909-795-7775  
Address of site (street name and number if available, and ZIP Code): Near Hwy 60 on Jack Rabbit Trail, Beaumont, CA 92223. NW ¼ T3S, R2W, Sec. 2  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: Thomas 718-G1 & G2, APN 422-060-002  
Specify any list pursuant to Section 65962.5 of the Government Code: NA  
Regulatory Identification number: NA  
Date of list: NA  
Applicant:  Date 11-5-2017

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date 11-10-2017

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

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**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx  
Created: 04/29/2015 Revised: 06/06/2016



**INDEMNIFICATION AGREEMENT**

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”) and Superior Com Sites, LLC, a California Limited Liability Company (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

**WITNESSETH:**

**WHEREAS**, Superior Com Sites, LLC, a California Limited Liability Company has an easement interest, more particularly described in that Access Easement Agreement recorded on April 21, 2017 in the County of Riverside, Document No. 2017-0160522 for the certain real property described as APN 422-060-002 (“PROPERTY”); and,

**WHEREAS**, on November 17, 2017, PROPERTY OWNER filed an application for Conditional Use Permit No. 3789 and Variance No. 1907 (“PROJECT”); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Superior Com Sites, LLC  
Attn: Vincent Cox  
14530 South Commercial  
Blythe, CA 92225

With a copy to:  
Aspectus, Inc.  
Attn: Lena Hoffmeyer  
17595 Harvard Ave., Ste. C3000  
Irvine, CA 92614

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

By:   
Charissa Leach  
Assistant TLMA Director – Community Development

Dated: 4/12/19

**PROPERTY OWNER:**  
Superior Com Sites, LLC, a California Limited Liability Company

By:   
Dana B. Fisher, Jr.  
Manager

Dated: 5/04/18

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**CONDITIONAL USE PERMIT NO. 3789 and VARIANCE NO. 1907 – Intent to Adopt a Mitigated Negative Declaration** – EA43090 – Applicant: Vincent Cox/Superior ComSites, LLC – Engineer/Representative: Lena Hoffmeyer Aspectus Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area southerly of the 60- Freeway and westerly of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST:** The Conditional Use Permit proposes to construct a 119 foot H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two (2) 25Kw diesel generators, an emergency backup generator with one (1) 500 gallon propane tank, solar panels, with eventual permanent power provided through power poles located within the access right of way. Variance No. 1907 is a request to allow a 119 foot high lattice tower in an area where the maximum of 105 ft. is permitted.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **JUNE 5, 2019**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.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 project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning 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: Brett Dawson  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on March 14, 2019,

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

APN (s) or case numbers CUP03789 / VAR01907 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

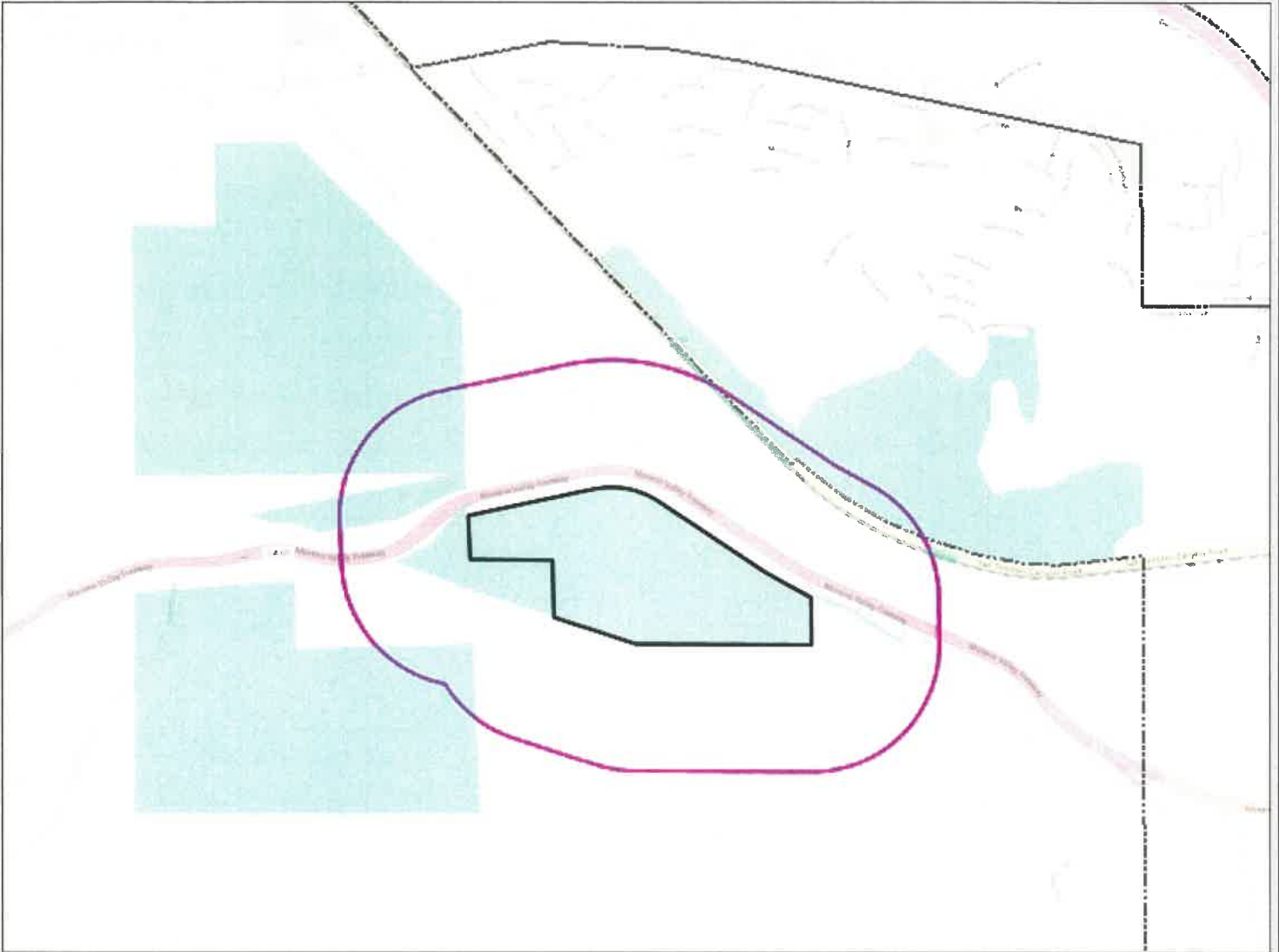
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502


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

# Riverside County GIS Mailing Labels

CUP03789 VAR01907 ( 2400 feet buffer )



## Legend

-  County Boundary
-  Cities

## Notes



0 3,009 6,019 Feet

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

REPORT PRINTED ON... 3/14/2019 12:58:04 PM

© Riverside County RCIT



422050026  
BADLANDS HOLDINGS  
11450 SHELDON ST  
SUN VALEY CA 91352

413790023  
MORONGO BAND OF MISSION INDIANS  
12700 PUMARRA RD  
BANNING CA 92220

422050017  
STATE OF CALIF  
1518 L ST  
SACRAMENTO CA 95814

413310013  
SOUTHERN PACIFIC TRANSPORTATION CO  
1700 FARNAM ST 10TH FL S  
OMAHA NE 68102

422060002  
BEAUMONT 600  
2388 LOPEZ DR  
ARROYO GRANDE CA 93420

413790042  
SDC FAIRWAY CANYON  
2392 MORSE AVE  
IRVINE CA 92614

413310012  
RIVERSIDE COUNTY REG PARK & OPEN SPACE  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

413310002  
RIVERSIDE COUNTY REGIONAL PARK & OPEN  
4600 CRESTMORE RD  
RIVERSIDE CA 92509

422050021  
STATE OF CALIF  
P O BOX 1799  
SACRAMENTO CA 95808

422060020  
STATE OF CALIF  
P O BOX 231  
SAN BERNARDINO CA 92402

422060024  
QUESTAR LINE 90 CO  
P O BOX 45360  
SALT LAKE CITY UT 84145

422050022  
BOB NAHMIAS  
EDNA MAE STCLAIR  
P O BOX 803  
REDLANDS CA 92373

422060025  
USA 422  
UNKNOWN  
CA. 0

Vincent Cox  
Superior Com Sites LLC  
14530 South Commercial  
Blythe CA 92225

Lena Hoffmeyer  
17595 Harvard Avenue C3000  
Irvine CA 92614

Wayne Lamb  
Beaumont 600 LLC  
2388 Lopez Drive  
Arroyo Grande CA 93420

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

**CONDITIONAL USE PERMIT NO. 3789, VARIANCE NO. 1907**– EA: 43090 – Applicant: Vincent Cox. Superior ComSites LLC.– Engineer/Representative: Lena Hoffmeyer Aspectus Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area south of the 60- Freeway, west of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST:** The Conditional Use Permit proposes to construct a 119’ H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of a backup generator three propane tanks and solar panels to provide power for the site. Variance No. 1907 is a request to allow a 119 foot high lattice tower in an area where the maximum of 105 feet is permitted. – APN: 422-060-002 – Related Cases: HANS02352

*Project Title/Case Numbers*

Brett Dawson (951) 955-0972  
*County Contact Person Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Rancon  
*Project Applicant Address*

Undeveloped area south of the 60- Freeway, west of Jack Rabbit Trail  
*Project Location*

See above  
*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 20, 2018, and has made the following determinations regarding that project:

1. The project Will have a significant effect on the environment.
2. A Mitigated Negative Declaration Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,280.00+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

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

\_\_\_\_\_  
*Signature Title Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

*Please charge deposit fee case#:* ZEA

ZCFG

**FOR COUNTY CLERK'S USE ONLY**

--

**INVOICE (PLAN-CFG06464)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**  
EnerGov Solutions  
EnerGov Conversion

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06464	11/17/2017	11/17/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06464	0452 - CF&G TRUST: RECORD FEES	\$50.00
<b>SUB TOTAL</b>		<b>\$50.00</b>

**TOTAL** **\$50.00**

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-7735

**For Questions Please Visit Us at the Following Locations:**

Riverside Permit Assistance Center  
4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste H  
Palm Desert, CA 92211

**INVOICE (INV-00072360)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

Superior Com Sites LLC  
14530 S Commercial  
Blythe, Ca 92225

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00072360	04/15/2019	04/15/2019	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06464	0451 - CF&W Trust ND/MND	\$2,354.75
<b>SUB TOTAL</b>		<b>\$2,354.75</b>

**TOTAL** **\$2,354.75**

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-7735

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Palm Desert, CA 92211

**INVOICE (INV-00072360)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

Superior Com Sites LLC  
14530 S Commercial  
Blythe, Ca 92225

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00072360	04/15/2019	04/15/2019	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06464	0451 - CF&W Trust ND/MND	\$2,354.75
<b>SUB TOTAL</b>		<b>\$2,354.75</b>

**TOTAL** **\$2,354.75**

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-7735

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77588 El Duna Ct., Ste H  
Palm Desert, CA 92211



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

401

Planning Commission Hearing: August 7, 2019

## PROPOSED PROJECT

Case Number(s): **CONDITIONAL USE PERMIT NO. 3763**

Applicant(s): Khurana Family LLC

EA No.: **Environmental Assessment No. 42965**

Area Plan: Highgrove

Representative(s): CJC Design Inc

Zoning Area/District: North Riverside District

Supervisory District: Second District

Project Planner: Dionne Harris

Project APN(s): 246-150-017

  
Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The project is a Conditional Use Permit for the construction and the 24 hour 7 days a week operation of a gasoline service station with a 1,960 square foot convenience store that will include the sale of beer and wine for off-site consumption, subject to an Alcoholic Beverage Control (ABC) License Type 20. The gasoline service station will have three (3) underground fuel storage tanks, six (6) pumps, and a 3,258.5 square foot canopy. The project will provide six (6) standard parking spaces, twelve (12) fueling parking spaces and one (1) accessible parking space.

### PROJECT LOCATION:

The project is located at the northwest corner of Stephens Avenue and westerly of the La Cadena Drive, more precisely at 333 La Cadena Dr., Riverside, CA 92507. The Project is within the Highgrove Area Plan.

## PROJECT RECOMMENDATION

### STAFF RECOMMENDATIONS:

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42965,** based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE the DETERMINATION OF PUBLIC CONVENIENCE AND NECESSITY,** so that a license to allow the sale of beer and wine for off-site consumption on the subject property may be issued by the California Department of Alcoholic Beverages Control, based upon the findings and conclusions incorporated in the staff report; and,



**APPROVE Conditional Use Permit No. 3763**, subject to the attached conditions of approval, advisory notification document, and based upon the findings and conclusions incorporated in the staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Commercial Retail (0.20-0.35 FAR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highgrove Community Policy Area
Surrounding General Plan Land Uses	
North:	Commercial Retail (0.20-0.35 FAR)
East:	Commercial Retail (0.20-0.35 FAR)
South:	Commercial Retail (0.20-0.35 FAR) and Light Industrial (0.25-0.60 FAR)
West:	Commercial Retail (0.20-0.35 FAR) and Medium Density Residential (MDR) (2-5 du/ac)
Existing Zoning Classification:	General Commercial (C-1/C-P)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Manufacturing-Service Commercial (M-SC)
East:	Scenic Highway Commercial (C-P-S) and General Residential (R-3)
South:	General Commercial (C-1/C-P) and Manufacturing-Service Commercial (M-SC)
West:	General Commercial (C-1/C-P)
Existing Use:	Auto sales facility with smog and repair services
Surrounding Uses	
North:	Commercial Uses
South:	Gas Station
East:	I-215 and Self-Storage Facility
West:	Liquor Store

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	.48	
Existing Building Area to be demolished (SQFT):	1, 695 square feet	
Proposed Building Area (SQFT):	1,960 square feet	
Floor Area Ratio:	.24	
Building Height (FT):	32 feet	
Total Proposed Number of Lots:	1	

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Convenience Store	1960 sf	1 / 200 sf, 1 ADA	9/1	19/1
<b>TOTAL:</b>				

**Located Within:**

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – CSA No. 126 and 156
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low/Moderate Potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

## PROJECT LOCATION MAP



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### **Background:**

The proposed project Conditional Use Permit No. 3763 was submitted to the County of Riverside on October 28, 2016.

The previous entitlement Conditional Use Permit No. 3452, approved on October 12, 2005, permitted the establishment of a joint smog service station and auto sales facility. A 1,695 sq. ft. building currently exists on site for that use. That project brought improvements to the lot including landscaping and striping of the parking area. The existing joint smog service station and auto sales facility will be demolished and replaced by this proposed convenience store and gas station.

### *Alcohol Sales and Public Convenience and Necessity*

Currently there are six (6) alcohol beverage control licenses permitted in Census Tract 423.00. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to six (6). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is three (3). In order to exceed the number of allowed licenses for a census tract, the ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of "Determination of Public Convenience and Necessity" in the recommendations.

The project site is located within the City of Riverside sphere of influence area and was submitted to the City for their review on November 2, 2016. The County received a comment letter from the City of Riverside's Public Works Department dated March 22, 2018, stating public sewer is not available to serve the property. There were no further comments regarding this proposed Conditional Use Permit.

### *AB 52 Tribal Consultation*

In accordance with AB 52, separate notices regarding the proposed Project were mailed to all requesting Tribes on November 15, 2016. Staff received notification from the Morongo Band of Mission Indians, the

San Manuel Band of Mission Indians and the Soboba Band of Luiseño Indians within the 30-day period, requesting to initiate consultation. Staff met with the Morongo Tribe on December 28, 2016. Staff sent conditions of approval for the project to the Morongo Tribe. The Morongo Tribe agreed the conditions of approval on January 11, 2017. The Morongo Tribe consultation was formally concluded on June 16, 2017. Staff met with the San Manuel Tribe on December 27, 2016 and sent conditions of approval for the project. The San Manuel Tribe consultation was formally concluded on January 17, 2017. Staff met with the Soboba Band of Luiseno Indians and they decided to monitor if other tribes want to monitor during the grading process January 16, 2017. The Soboba Tribe consultation was formally concluded on July 18, 2017. No tribal cultural resources were identified by any of the Tribes.

## **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the State CEQA Guidelines. Environmental Assessment No. 42965 identified potentially significant impacts in regards to traffic; however, with the incorporation of mitigation measures these impacts were reduced to less than significant. The IS and MND represent the independent judgment of Riverside County. The documents were circulated for public review on May 31, 2019 through June 30, 2019 per the State CEQA Guidelines Section 15105.

## **FINDINGS AND CONCLUSIONS**

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

### **General Plan Findings:**

1. The Project site has a General Plan Land Use Designation of Community Development: Commercial Retail (0.20-0.35 FAR). The Commercial Retail land use designation, states it encourages, "Local and regional serving retail and service uses" for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The Project is consistent with the Land Use Designation because the use is a gas station with convenience store, which will provide local and regional retail and services. The project's FAR is .24 and is consistent with the General Plan Land Use Designation. The Project is also located within the Highgrove Area Plan and within the Highgrove Community Policy Area.

General Plan Highgrove Area Plan, Policy HAP 1.2 (a) provides, "Wherever possible, the developer shall provide onsite amenities which will provide pedestrian, equestrian or bicycling options for making local trips of up to 2 miles one-way distance." The proposed project is compatible with this policy because it provides for the opportunity of pedestrian and bicycling options with the site plan depicting the pedestrian access throughout the site. A bicycle rack is also shown on the site plan, which will provide three (3) bicycle parking spaces.

2. The Project is consistent with the Community Development: Commercial Retail (0.20-0.35 FAR) land use designation. The Project complies with all the applicable General Plan polices for commercial uses (HAP 1.2, LU 28.2), the developer has provided onsite amenities which will provide pedestrian, and bicycling options for making local trips. This project is adjacent to essential transportation corridors and connected to regional trails via Center Street. This Project will accommodate higher intensity development by being a hub for fuel and transportation, offering an

employment and retail center for the community. The project has access via Stephens Avenue and La Cadena Drive.

3. The project is surrounded by properties which have a General Plan Land Use Designation of Commercial Retail (0.20-0.35 FAR) to the north, Commercial Retail (0.20-0.35 FAR) and Light Industrial (0.25-0.60 FAR) to the south, Commercial Retail (0.20-0.35 FAR) to the east and Commercial Retail (0.20-0.35 FAR) and Medium Density Residential (MDR) (2-5 du/ac) to the west.

**Entitlement Findings:**

4. The project site has a Zoning Classification of General Commercial (C-1/C-P).
5. The project site is surrounded by properties which have a Zoning Classification of Manufacturing-Service Commercial (M-SC) to the North, General Commercial (C-1/C-P) and Manufacturing-Service Commercial (M-SC) to the south, Scenic Highway Commercial (C-P-S) and General Residential (R-3) to the east and General Commercial (C-1/C-P) to the west.
6. The proposed use is permitted in the General Commercial (C-1/C-P) zone, pursuant to Ord. No 348, Article IX, section 9.1, subsection D, subsection 14 and 15, which states that any zoning classification provided a Conditional Use Permit. "Convenience store, including the sale of motor vehicles fuel" and "gasoline service stations with the current sale of beer and wine for off-premises consumption."

**Development Findings:**

7. The proposed project is consistent with the development standards set forth in Riverside County Ordinance No. 348, Section 9.4, and General Commercial (C-1/C-P) zone.
  - a. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. For the project, no minimum lot area is specifically required by a zone classification for the area, so there is no minimum lot area requirement.
  - b. There are no setback requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. For the project, the building is 32' 0" feet high at the highest roof pitch of the building, and is not in a specific plan, so no setback requirements apply.
  - c. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. The convenience store project building is only 32' 0" feet high at the highest roof pitch of the building, therefore the project complies with this requirement.
  - d. The parking standards for convenience stores requires one (1) parking space per every 200 square feet of the gross floor area. Pursuant to Ordinance No. 348, Section 18.12. A (2), subsection h.(1)(2) there may be a Special Review of Parking. The Planning Director may reduce the parking requirement otherwise prescribed for any use or combination of uses as part of the review of a development plan including, but not limited to, a plot plan, a conditional use permit, a public use permit, a surface mining permit, a

planned residential development or a specific plan, based on certain conditions, including that unusual conditions warrant a parking reduction.”

The applicant has sent a request for this Special Review and modification of the parking standards to the Planning Director. Due to the small size of the site, its single use being a gas station/convenience store and the proximity between the fueling stations and the convenience store, staff agrees with the applicant that fueling spaces should count towards the total parking requirement. Based upon this, the project will exceed the parking standards for convenience stores, which requires one (1) parking space per every 200 square feet of the gross floor area. The convenience store is 1,960 square feet and will have six (6) regular parking spaces, twelve (12) fueling parking spaces and one (1) handicap parking space. In total, the project proposes to provide nineteen (19) parking spaces, and a bicycle rack with three (3) spaces for bicycles. Therefore, the project complies with Section 18.12 of Ordinance No.348.

- e. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet as required by the Section 9.4, E of Ordinance No. 348. The existing building has roof edges that have been raised to cover the roof mounted equipment and this requirement is therefore met.

#### **Public Convenience and Necessity**

8. The project is located within Census Tract 423.00. The 2010 census population for Census Tract 423.00 was 1,860 persons according to the U.S. Census Bureau.
9. The maximum concentration level for General Alcohol License of beer, and wine (Type 20) is limited to four per 1,860 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code Section 23817.5).
10. Currently, there are six (6) alcohol beverage control licenses permitted in Census Tract 423.00. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to seven (7). This will further the impact of the six previously approved alcohol beverage control licenses. According to the California State Department of Alcohol Beverage Control the maximum number of licenses for this census tract is three (3). In order to exceed the number of allowed licenses for a census tract, the ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of “Determination of Public Convenience and Necessity” in the recommendations.
11. The California Alcoholic Beverage Control Board requires the local jurisdiction to make a finding of public convenience and necessity for the granting of a license when said granting would cause an over concentration of licenses within a census tract, or when an over concentration already exists.
12. According to ABC, over concentrations of existing licenses above those allocated for Census Tracts are common occurrences.
13. The proposed project does provide the public necessity and convenience for the residents of the surrounding community. The Project provides additional local retail services for the surrounding community in line with the General Plan. In addition, the Project will provide a convenience to local residents, jobs, and overall economic growth in the community. By providing fueling as well as

retail options, the Project will reduce the number of vehicle trips in the area, and the residents would gain the resulting cumulative benefits of those reduced vehicle trips such as less traffic congestion and lower total emissions.

14. The project site is consistent with the objectives and development standards of Section of No. 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 based on the following:
  - a. A conditional use permit is being processed for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.
  - b. A radius map buffering 2,400 feet from the subject site was prepared by Riverside County Geographic Information Systems (GIS) and concluded that no public elementary school or secondary school district is within 1,000 feet of the site.
  - c. A radius map buffering 1000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any playgrounds, parks, schools or nonprofit youth facilities within 600 feet the project site.
  - d. There are no schools, public parks, nonprofit youth facilities, or playgrounds located with 600 feet of the site. Therefore, vehicle traffic from the facility will not be a potential hazard to a school, public park, nonprofit youth facilities or playground.
- e. Condition of Approval (Planning. 3. 0010-Planning-USE - BEER & WINE RESTRICTIONS) has been added to ensure the project meets the development standards per Section 18.48.c.5. of Ordinance No. 348 for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.

**Other Findings:**

15. This project is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). This project is also not located within a Criteria Area of the WRCMSHCP.
16. The project site is located within the City of Riverside sphere of influence area and was submitted to the City for their review on November 2, 2016. The County received a comment letter from the City of Riverside's Public Works Department dated March 22, 2018, stating public sewer is not available to serve the property. There were no further comments regarding this proposed Conditional Use Permit. No comments were received either in favor or opposition of the project.
17. The project site is not located within a Cal Fire State Responsibility Area ("SRA") and is not located within a very high fire hazard severity zone. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to La Cadena Drive and Stephens Avenue. Adequate accessibility to the Project site will be available for all emergency service vehicles.
18. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review

process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

19. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
20. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the project site. As of the date of this report, Planning Staff has not received written communication or phone calls from anyone within the 1,000 foot radius who have indicated support or opposition to the proposed project.

**APPEAL INFORMATION**

The Planning Commission's decision may be appealed to the Board of Supervisors if within ten days after the notice of decision appears on the Board's agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in County Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), with the Clerk of the Board.

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**California Department of Alcoholic Beverage Control**

**Active Off-Sale Retail Licenses**
**For the County of RIVERSIDE and the Census Tract of 423.00**
**Report as of: 01/17/2019**

 Rows Per Page:  

Total Licenses: 6

Page 1 of 1

Click on column header to sort

	<u>License Number</u>	<u>Status</u>	<u>License Type</u>	<u>Orig. Iss. Date</u>	<u>Expir. Date</u>	<u>Primary Owner</u>	<u>Business Name</u>	<u>Premises Addr.</u>	<u>Geo Code</u>
1	<a href="#">23746</a>	ACTIVE	20	11/01/1971	06/30/2019	CIRCLE K STORES INC	CIRCLE K 633	3223 INTERCHANGE ST RIVERSIDE, CA 92501 Census Tract: 0423.00	3312
2	<a href="#">399697</a>	ACTIVE	21	05/27/2003	04/30/2019	JAKES LIQUOR INC	JAKES LIQUOR	330 STEPHENS AVE RIVERSIDE, CA 92501 Census Tract: 0423.00	3300
3	<a href="#">448342</a>	ACTIVE	21	01/12/2007	12/31/2019	HALAWI, GHATAS GERGES	GARDEN GROVE LIQUOR	365 IOWA AVE, STE A RIVERSIDE, CA 92507-1013 Census Tract: 0423.00	3312
4	<a href="#">474119</a>	ACTIVE	21	02/11/2009	01/31/2019	HOMS FOOD STORE INC	HIGHGROVE VILLAGE MEAT MARKET	1091 CENTER ST RIVERSIDE, CA 92507 Census Tract: 0423.00	3300
5	<a href="#">580286</a>	ACTIVE	21	05/17/2017	04/30/2019	SALEEM, AQSA	CENTER LIQUOR MARKET	285 IOWA AVE RIVERSIDE, CA 92507 Census Tract: 0423.00	3312
6	<a href="#">593776</a>	ACTIVE	20	09/11/2018	06/30/2019	7 ELEVEN INC	7-ELEVEN STORE 37140A	1155 W LA CADENA DR RIVERSIDE, CA 92501 Census Tract: 0423.00	3312

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP03763  
VICINITY / POLICY AREAS**

Supervisor: Spiegel  
District 2

Date Drawn: 02/13/2019  
Vicinity Map



Zoning Dist: North Riverside

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2002, the County of Riverside adopted a new General Plan providing for land use designations for unincorporated Riverside County parcels. This new General Plan may contain different types of land use than is provided for in the current General Plan. For more information, please contact the County Planning Department offices at Riverside at (951)955-3600 (Western County) or in Palm Desert at (760)963-2377 (Eastern County) or Website: <http://planning.riverside.ca.gov>

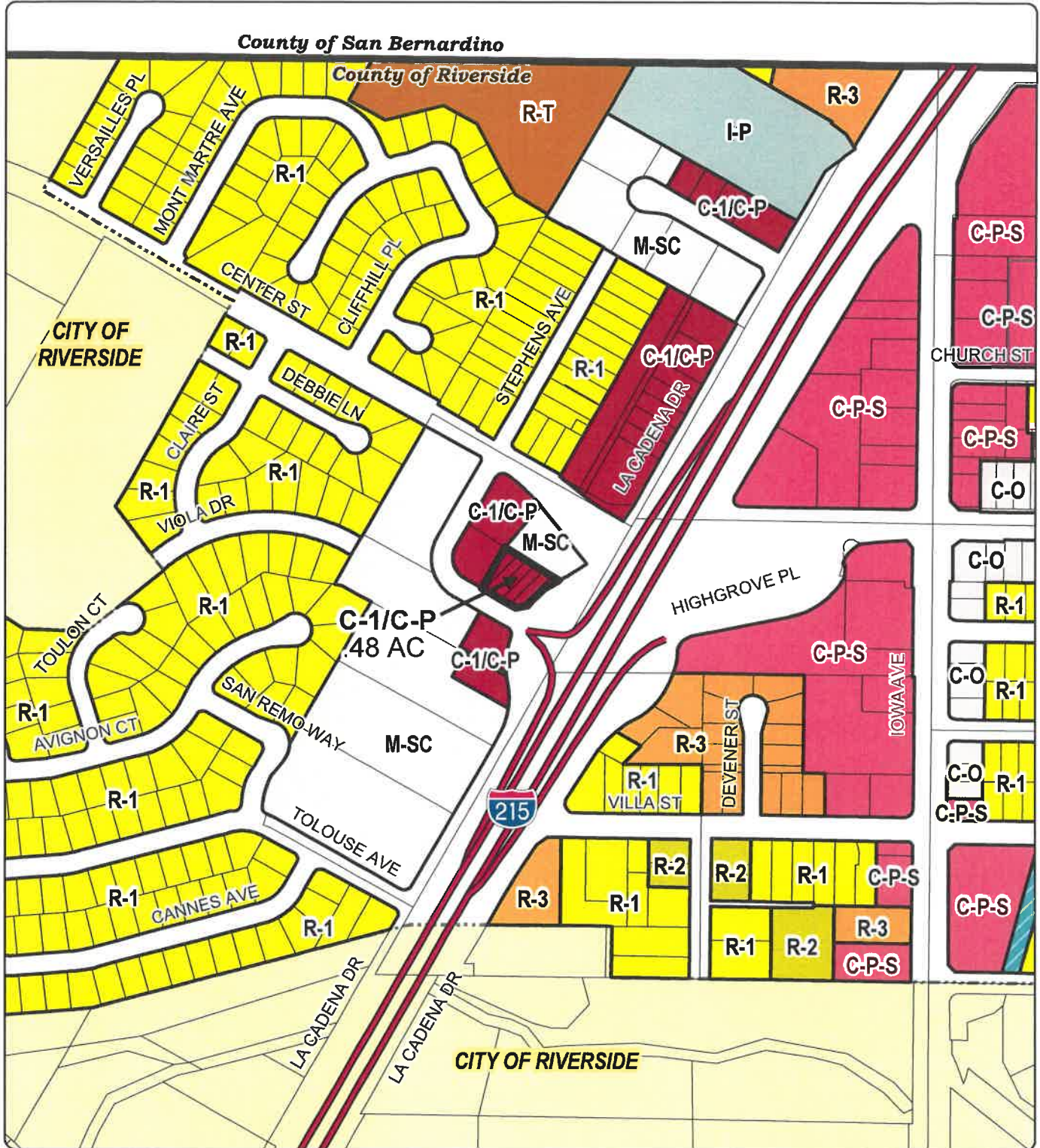
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03763

EXISTING ZONING

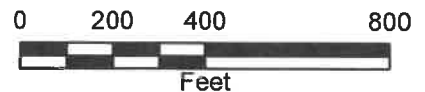
Supervisor: Spiegel  
District 2

Date Drawn: 02/14/2019  
Exhibit 2



Zoning Dist: North Riverside

Author: Vinnie Nguyen



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

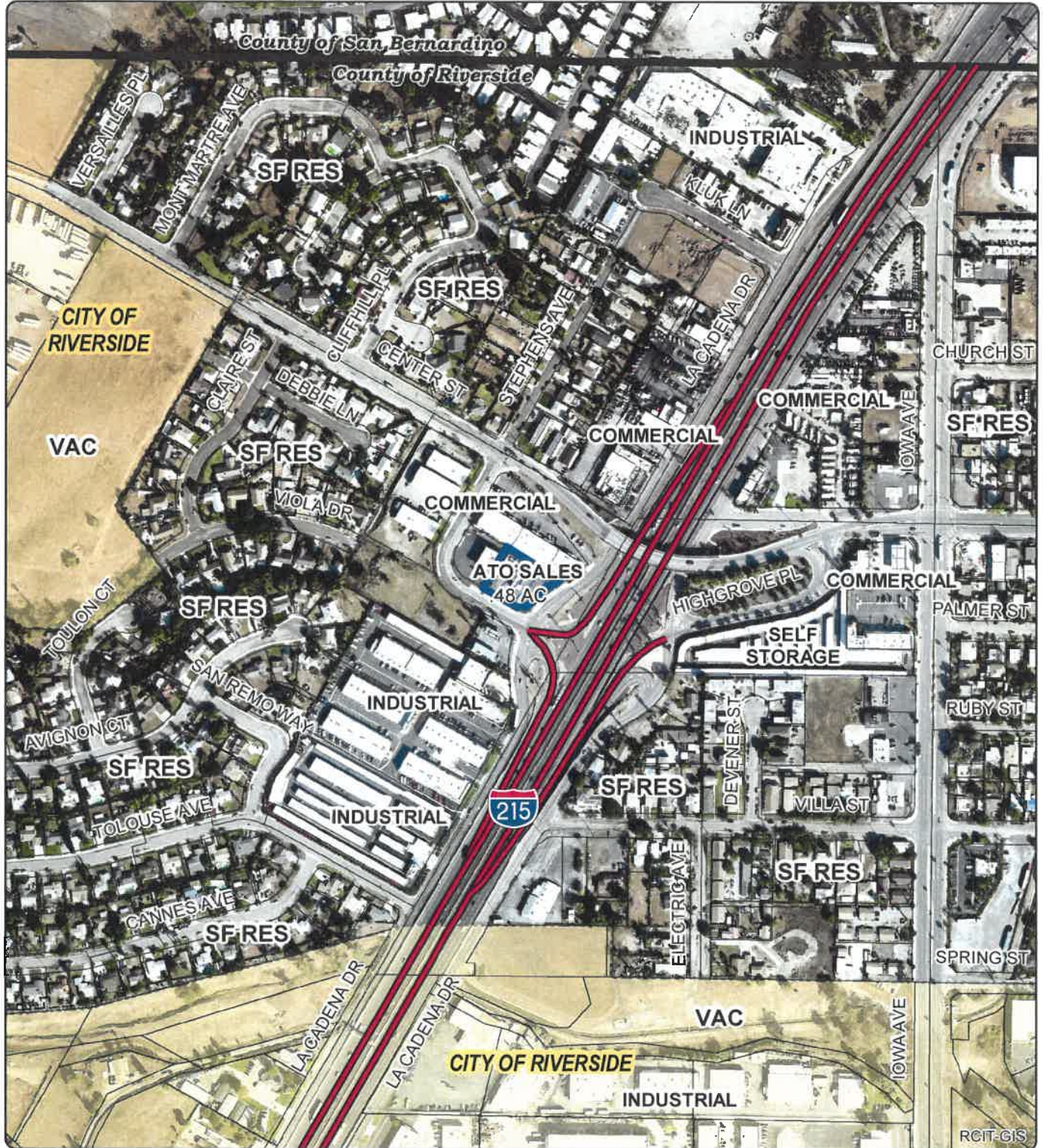
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03763

LAND USE

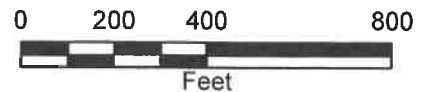
Supervisor: Spiegel  
District 2

Date Drawn: 02/14/2019  
Exhibit 1



Zoning Dist: North Riverside

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

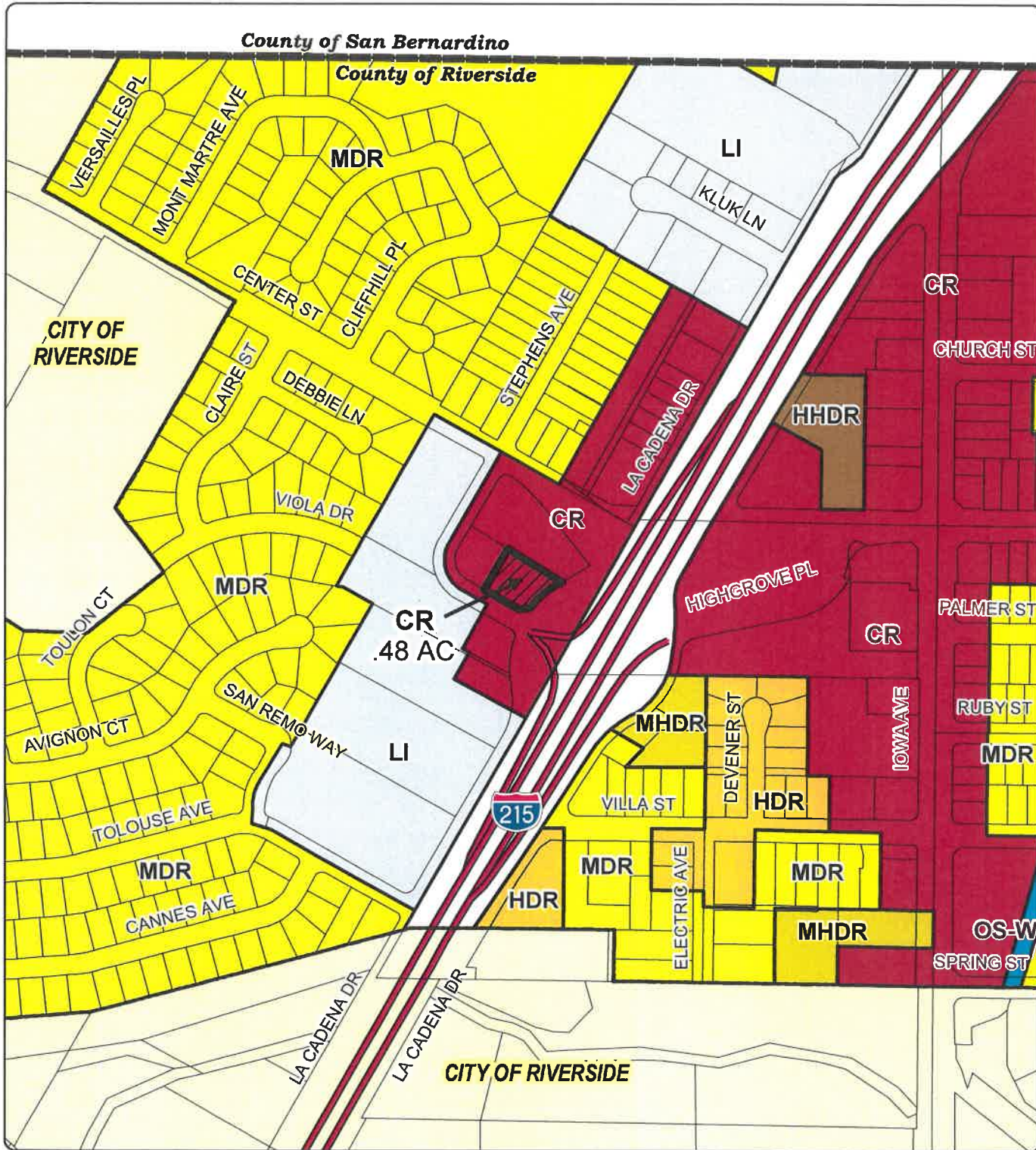
CUP03763

EXISTING GENERAL PLAN

Supervisor: Spiegel  
District 2

Date Drawn: 02/14/2019

Exhibit 5



Zoning Dist: North Riverside

Author: Vinnie Nguyen



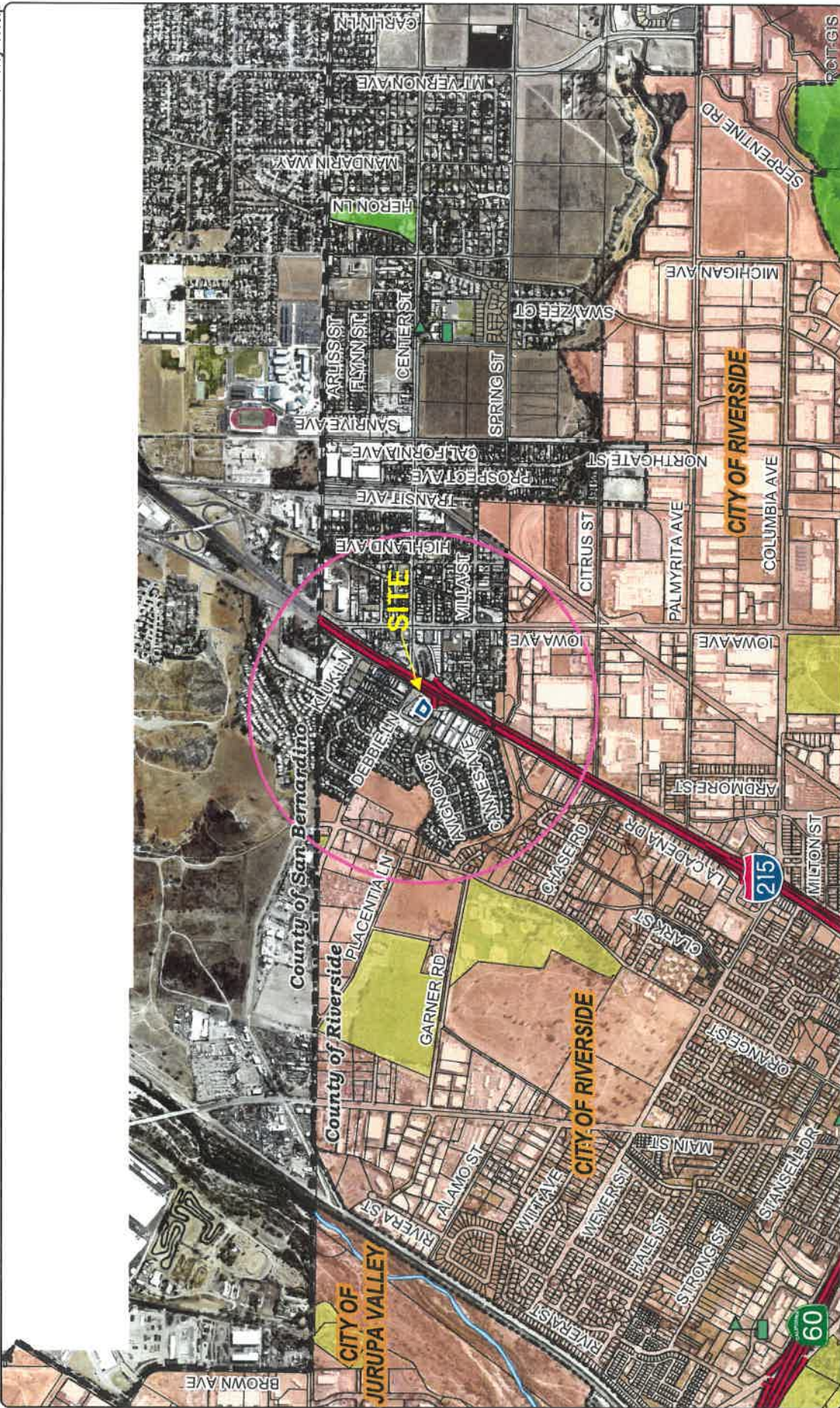
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please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

# RIVERSIDE COUNTY PLANNING DEPARTMENT CUP03763

Supervisor: Spiegel  
District 2

Date Drawn: 03/08/2018  
Vicinity Map

**Sensitive Receptors: Schools, and Parks**



Zoning Dist: North Riverside

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for use designations for unincorporated Riverside County. The County of Riverside is not responsible for the accuracy of the information for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 955-3200 (Western County) or in Palm Desert at (760) 634-8377 (Eastern County) or Website: <http://planning.coliviva.com>

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ISSUES / REVISIONS   
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 PROJECT ARCHITECT   
 PROJECT ENGINEER   
 PROJECT CONTRACTOR



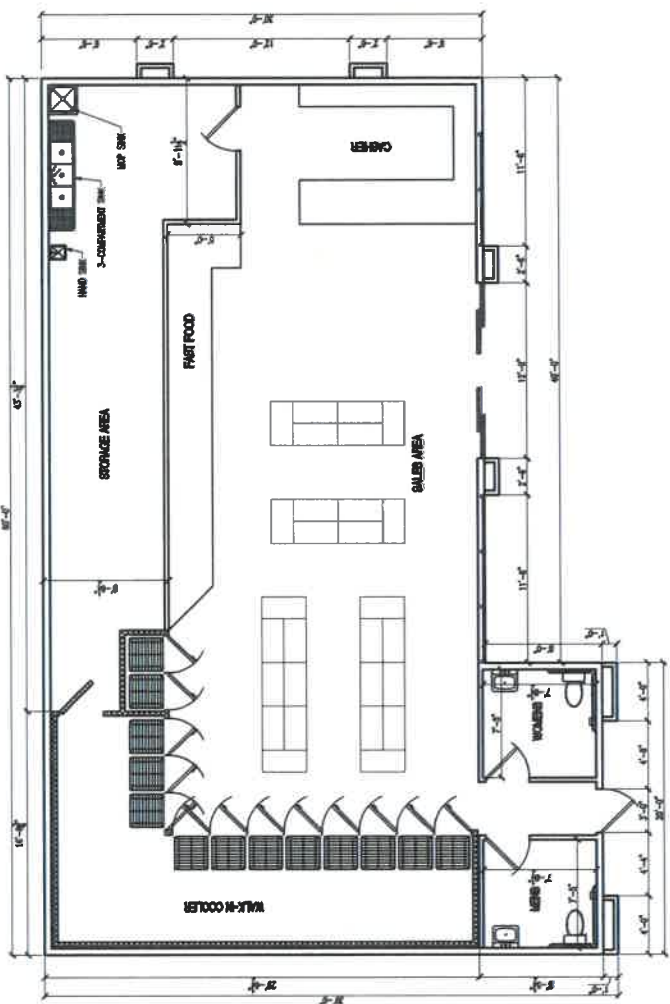
FLOOR PLAN

EXHIBIT 'B'

PROJECT NO. 15047   
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**COMMENT LEGEND**

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FLOOR PLAN SHEET TITLE



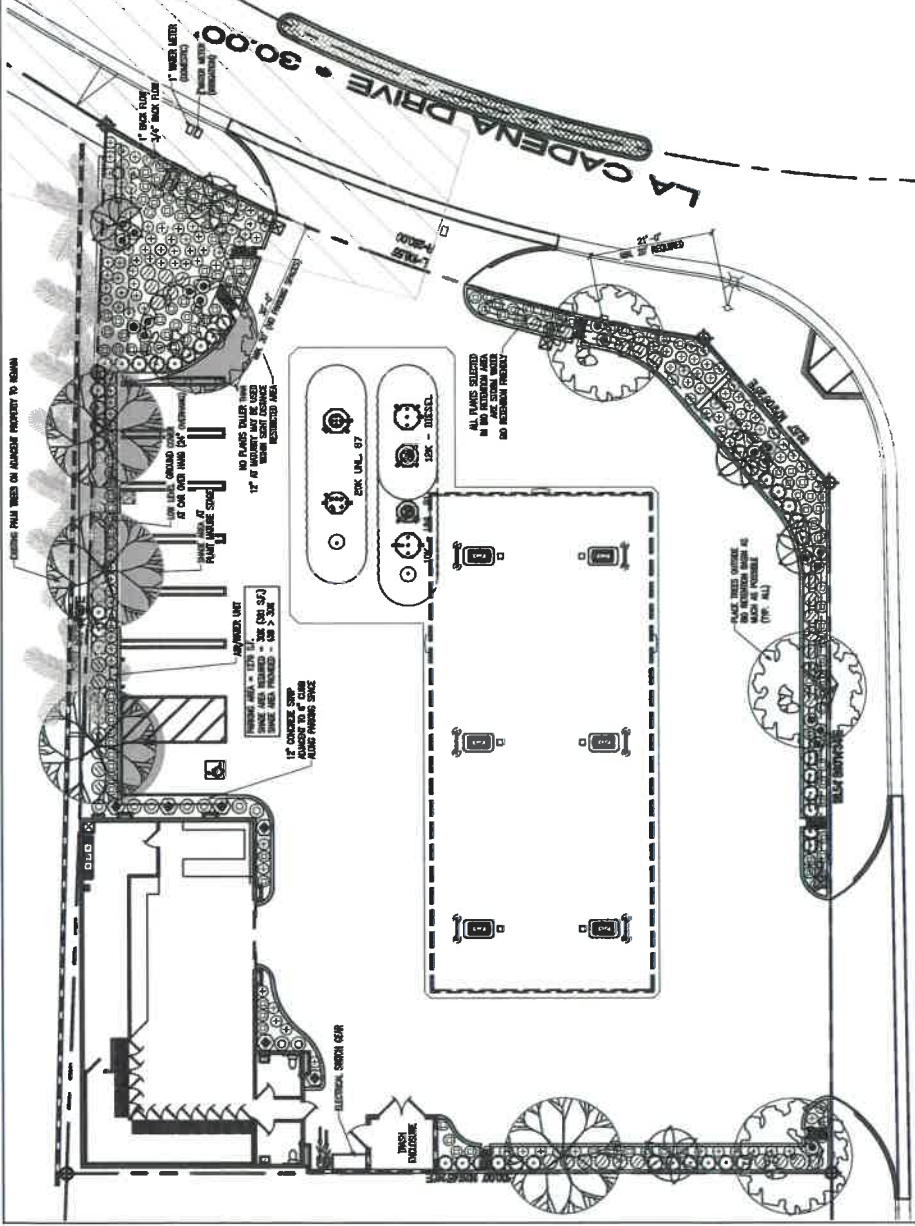
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 PROJECT ENGINEER: [Signature]



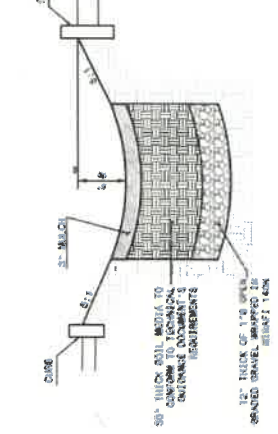
CONCEPTUAL LANDSCAPE PLAN  
 PROJECT NO: 15007

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- PLANTING NOTES:**
1. PLANTING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. THE WIDTH OF THE UNDERLAYER SHALL BE 18" UNLESS OTHERWISE NOTED.
  2. PLANTING SHALL BE PLANTED WITH THE FOLLOWING SPACING: 10' x 10'.
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**PLANTING PLAN**



**TYPICAL DETAIL - BIORETENTION**

PLANTING	COMMON NAME	SIZE	RETENTION	SPACING
[Symbol]	SUNBURST LOCUST	24" BOX	LOW	20' O.C.
[Symbol]	GOLDEN BARK TREE	36" BOX	LOW	20' O.C.
[Symbol]	WINDMILL PALM	24" BOX	LOW	20' O.C.
[Symbol]	WAX LEAF PINE	8" GAL	LOW	3' O.C.
[Symbol]	MARLBORO PINE	8" GAL	LOW	3' O.C.
[Symbol]	WOLF BERRY	9" GAL	LOW	3' O.C.
[Symbol]	HOLLYHOCK	5" GAL	LOW	3' O.C.
[Symbol]	COCKLE BURR	6" GAL	LOW	3' O.C.
[Symbol]	YARROW	1" GAL	LOW	2' O.C.
[Symbol]	SPREADING GUM	1" GAL	LOW	2' O.C.
[Symbol]	BERBERIS	1" GAL	LOW	10' O.C.



**Riverside County Ordinance 869 Landscape Water Use Calculations**  
**Project Type: Commercial**  
 (Insert Project Name, Description)  
 0.45 ETO allowance

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone. Where "INPUT" is shown, applicant to enter project specific information. Please note that embedded formulas will reflect as "blue" or as an error until selections are completed.

**1 Maximum Annual Water Allowance (MAWA)**  
 INPUT the total square footage of landscape = 2,800 sq. ft.  
 INPUT the Heat ETO for the area = 56.37  
 MAWA = 5.67 cu ft / yr

**2 Estimated Annual Water Use (EAU)**

Hydrozone #	Plant Factor	Plant Type	Water Use
Hydrozone # 1	Plant Factor = 0.2	Plant Type = Select	Water Use = Select
Hydrozone # 2	Plant Factor = 0.2	Plant Type = Select	Water Use = Select
Hydrozone # 3	Plant Factor = 0.2	Plant Type = Select	Water Use = Select
Hydrozone # 4	Plant Factor = 0.2	Plant Type = Select	Water Use = Select
Hydrozone # 5	Plant Factor = 0.2	Plant Type = Select	Water Use = Select
Hydrozone # 6	Plant Factor = 0.2	Plant Type = Select	Water Use = Select

Soil Total EAU = 2,800 cu ft / yr  
 Input Irrigation System Operation Factor = 0.85  
 Total EAU = 3,300 cu ft / yr  
 MAWA - EAU = 2,108 cu ft / yr  
 (this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX ALLOWED = 38%

\*These are not required to be noted as a separate hydrozone if undersize is planted with plants of an equal or higher plant factor, and feet area is already included in calculations.



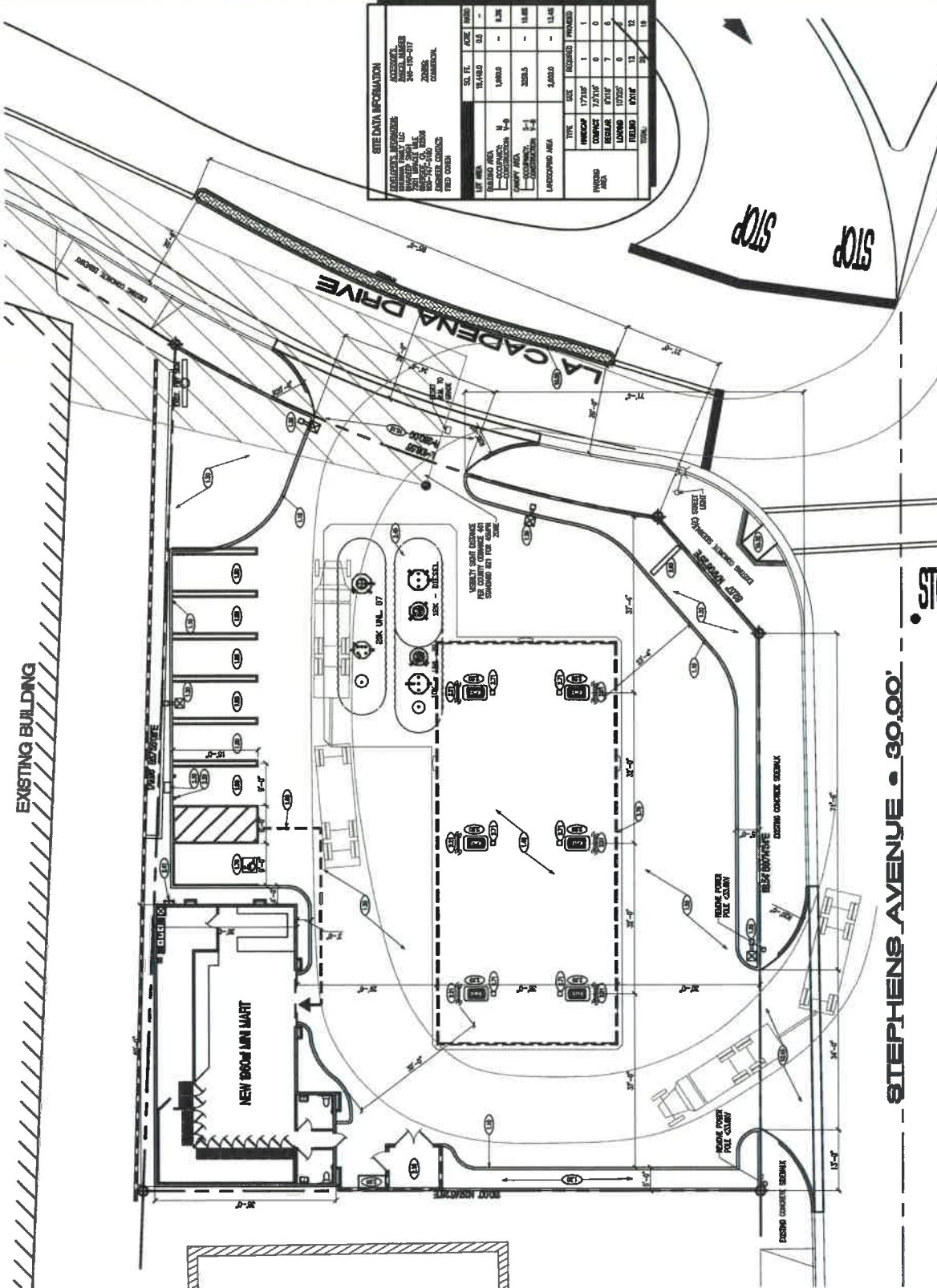
EXISTING BUILDING

NEW 8000 SQ FT MART

LA CADENA DRIVE

STEPHENS AVENUE - 30.00'

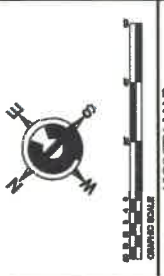
PROPOSED PLOT PLAN - CUP 3763



**SITE DATA INFORMATION**

OWNER: [REDACTED]  
 ADDRESS: [REDACTED]  
 ZONING: COMMERCIAL  
 PROJECT NO: [REDACTED]

USE AREA	SQ. FT.	USE	NO.
TRAFFIC	1,000	TRAFFIC	10
LANDSCAPING	2,000	LANDSCAPING	20
STREET	1,000	STREET	10
UTILITIES	1,000	UTILITIES	10
OTHER	1,000	OTHER	10
<b>TOTAL</b>	<b>6,000</b>	<b>TOTAL</b>	<b>60</b>



**LEGAL DESCRIPTION**

THE PROPERTY IS PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:

SECTION 14, TOWNSHIP 10N, RANGE 10E, COUNTY OF LOS ANGELES, CALIFORNIA. THE PROPERTY IS PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:

**UTILITY EASEMENTS**

THE PROPERTY IS PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:

SECTION 14, TOWNSHIP 10N, RANGE 10E, COUNTY OF LOS ANGELES, CALIFORNIA. THE PROPERTY IS PART OF THE TRACT OF LAND DESCRIBED AS FOLLOWS:

**CONSTRUCTION NOTES**

- 1.0 ALL CONCRETE SHALL BE 4000 PSI.
- 2.0 ALL CONCRETE SHALL BE 4000 PSI.
- 3.0 ALL CONCRETE SHALL BE 4000 PSI.
- 4.0 ALL CONCRETE SHALL BE 4000 PSI.
- 5.0 ALL CONCRETE SHALL BE 4000 PSI.
- 6.0 ALL CONCRETE SHALL BE 4000 PSI.
- 7.0 ALL CONCRETE SHALL BE 4000 PSI.
- 8.0 ALL CONCRETE SHALL BE 4000 PSI.
- 9.0 ALL CONCRETE SHALL BE 4000 PSI.
- 10.0 ALL CONCRETE SHALL BE 4000 PSI.

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- 8.0 ALL CONCRETE SHALL BE 4000 PSI.
- 9.0 ALL CONCRETE SHALL BE 4000 PSI.
- 10.0 ALL CONCRETE SHALL BE 4000 PSI.

DATE: 10/15/2014  
 TIME: 10:00 AM

PROJECT NO: [REDACTED]  
 SHEET NO: [REDACTED]

CLIENT: [REDACTED]  
 ADDRESS: [REDACTED]

PROJECT NAME AND ADDRESS: [REDACTED]

PROJECT NO: [REDACTED]  
 SHEET NO: [REDACTED]

PROJECT NO: [REDACTED]  
 SHEET NO: [REDACTED]

PROJECT NO: 15047  
 SHEET TITLE: [REDACTED]

DATE: 10/15/2014  
 TIME: 10:00 AM

PROJECT NO: [REDACTED]  
 SHEET NO: [REDACTED]

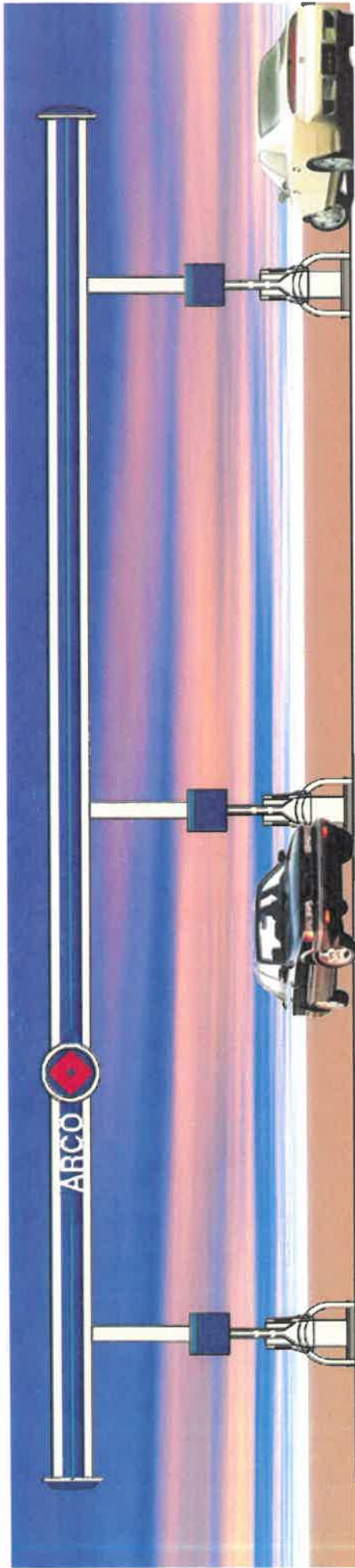
CLIENT: [REDACTED]  
 ADDRESS: [REDACTED]

PROJECT NAME AND ADDRESS: [REDACTED]

PROJECT NO: [REDACTED]  
 SHEET NO: [REDACTED]

PROJECT NO: [REDACTED]  
 SHEET NO: [REDACTED]

PROJECT NO: 15047  
 SHEET TITLE: [REDACTED]



**SOUTH ELEVATION**



**EAST ELEVATION**

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	ARCO SIGN	1	EA	10000	10000
2	GAS PUMP	2	EA	5000	10000
3	CONCRETE	100	YD	100	10000
4	PAVING	100	YD	100	10000
5	ELECTRICAL	100	HR	100	10000
6	MECHANICAL	100	HR	100	10000
7	PLUMBING	100	HR	100	10000
8	LANDSCAPING	100	HR	100	10000
9	PERMITS	1	EA	10000	10000
10	CONTRACTOR	100	HR	100	10000
11	INSURANCE	1	EA	10000	10000
12	TRAVEL	100	HR	100	10000
13	MEALS	100	EA	100	10000
14	TOOLBOX	100	EA	100	10000
15	UNIFORMS	100	EA	100	10000
16	SAFETY	100	EA	100	10000
17	TRAINING	100	HR	100	10000
18	OFFICE	100	HR	100	10000
19	PHONE	100	EA	100	10000
20	COMPUTER	100	EA	100	10000
21	SOFTWARE	100	EA	100	10000
22	PRINTERS	100	EA	100	10000
23	SCANNERS	100	EA	100	10000
24	COPIERS	100	EA	100	10000
25	TELEPHONES	100	EA	100	10000
26	MODEMS	100	EA	100	10000
27	KEYBOARDS	100	EA	100	10000
28	MOUSE	100	EA	100	10000
29	MONITORS	100	EA	100	10000
30	SOFTWARE	100	EA	100	10000
31	SOFTWARE	100	EA	100	10000
32	SOFTWARE	100	EA	100	10000
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100	SOFTWARE	100	EA	100	10000



**ARCO - 333 La Cadena Drive, Riverside, CA**



# Khurana Family LLC

7201 Miracle Mile  
Riverside, CA 92506

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**Date:** March 13, 2019

**To:** Riverside County Planning Department  
4080 Lemon Street  
Riverside, CA 92502

**Attn:** Ms. Dionne Harris

**Re:** Parking Waiver

**Project:** 333 W. La Cadena Drive, Riverside, CA  
CUP 3763

Ms. Harris,

I Deep Singh, member of Khurana Family LLC, would like to request parking waiver to reduce the number of parking spaces required for the subject development from nine (9) to Seven (7) as shown on the site plan exhibit. Please note that most of the convenience patrons typically utilize the (12) fueling positions/parking adjacent to the fueling dispensers for the convene ice store.

We believe the twelve (12) fueling positions and Seven (7) offsite parking spaces provided for the total of nineteen (19) spaces are more than adequate for the operation of this facility

If you need any additional information, please do not hesitate to give me a call at (909) 747-5180

Sign: 

Print: DEEP SINGH

cc: Fred Cohen  
CJC Design Inc.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach P.E.  
Assistant TLMA Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3763

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

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

**COMPLETED/REVIEWED BY:**

By: Dionne Harris Title: Project Planner Date: March 5, 2018

Applicant/Project Sponsor: Khurana Family LLC Date Submitted: May 6, 2019

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: Dionne Harris Date: May 29, 2019

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

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

For additional information, please contact Dionne Harris at (951)955-6836.

Revised: 05/29/19  
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42965 ZCFG06336

**FOR COUNTY CLERK'S USE ONLY**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42965  
**Project Case Type (s) and Number(s):** Conditional Use Permit No. 3763  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Dionne Harris  
**Telephone Number:** 951-955-6836  
**Applicant's Name:** Khurana Family LLC  
**Applicant's Address:** 7201 Micacle Mile, Riverside CA 92506

### I. PROJECT INFORMATION

#### Project Description:

The Conditional Use Permit proposes to permit the new construction of a gas service station and 1,960 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premise consumption. The project also includes the construction of three (3) new underground fuel storage tanks, six (6) pumps, and a 3,258.5 square foot canopy. The project also provides six (6) standard parking spaces, twelve (12) fueling parking spaces and one (1) accessible parking space.

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

#### B. Total Project Area:

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: .48	Lots: 1	Sq. Ft. of Bldg. Area: 1,960	Est. No. of Employees: 3
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

**C. Assessor's Parcel No(s):** 246-150-017

**Street References:** The project is located at the northwest corner of Stephens Avenue and westerly of the La Cadena Drive, more precisely at 333 La Cadena Dr., Riverside, CA 92507. The Project is within the Highgrove Area Plan.

**A. Section, Township & Range Description or reference/attach a Legal Description:**  
Township: 2 South Range: 4 West Section: 7

**B. Brief description of the existing environmental setting of the project site and its surroundings:** The project is located in the Highgrove Valley Area Plan of Western Riverside County. The community of Highgrove is located north of the City of Riverside and south of the San Bernardino County line in northwest Riverside County. The community encompasses 2,250 acres of uniquely mixed land uses east of Interstate 215, ranging from a well-established urban core with commercial, industrial, civic and residential uses in its western portion, to larger-lot and equestrian-oriented residential uses and citrus groves to the east. Center Street serves as the community's primary thoroughfare, with the Burlington Northern - Santa Fe (BNSF) and Union Pacific (UP) railroad lines also as prominent transportation facilities. West of Interstate 215, Highgrove encompasses another 204 acres, consisting mostly of medium density and very

low density, single-family detached residential uses, with some scattered commercial and industrial uses and mobile home parks along La Cadena Drive.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The project site has a current General Plan Land Use designation of Community Development: Commercial Retail (CD: CR). The proposed project is consistent with all applicable land use policies of the Riverside County General Plan and the Highgrove Area Plan.
2. **Circulation:** The Project does not impact any transportation facilities referenced in the General Plan and meets all other circulation policies
3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency services to the future user of the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** Sufficient limitations against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate substantial amount of noise that would affect the surrounding area.
6. **Housing:** The proposed project meets all applicable Housing Element Policies. There are no impacts to housing as a direct result of this project.
7. **Air Quality:** The proposed project meets all applicable Air Quality element policies.
8. **Healthy Communities:** The proposed project meets all applicable Health Community element policies.

D. **General Plan Area Plan(s):** Highgrove

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

F. **Land Use Designation(s):** Commercial Retail

G. **Overlay(s), if any:** Not in a Policy Overlay

H. **Policy Area(s), if any:** Highgrove Community Policy Area

### I. Adjacent and Surrounding:

1. **Area Plan(s):** Highgrove
2. **Foundation Component(s):** Community Development
3. **Land Use Designation(s):** Commercial Retail to the north, Commercial Retail and Light Industrial to the south, Commercial Retail to the east and Commercial Retail and Medium Density Residential to the west.

J. **Overlay(s), if any:** Not in a Policy Overlay

1. **Policy Area(s), if any:** Highgrove Community Policy Area

K. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not in a Specific Plan.

2. **Specific Plan Planning Area, and Policies, if any:** Not in a Specific Plan.

L. **Existing Zoning:** General Commercial (C-1/C-P)

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

N. **Adjacent and Surrounding Zoning:** Manufacturing-Service Commercial (M-SC) to the North, General Commercial (C-1/C-P) and Manufacturing-Service Commercial (M-SC) to the south, Scenic Highway Commercial (C-P-S) and General Residential (R-3) to the east and General Commercial (C-1/C-P) to the west.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant

effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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



Signature

5/28/2019

Date

Dionne Harris Project Planner

Printed Name

For: Charissa Leach, P.E.

Assistant TLMA Director



**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project:				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure C-8 "Scenic Highways"

**Findings of Fact:**

a) The project is located adjacent to the west of freeway I-215. However, the look of the canopy and pumps will not negatively affect the freeway. As indicated on Figure C-8 "Scenic Highways" of the Riverside County General Plan Circulation Element, the proposed project is not located within close vicinity to a scenic highway corridor; the project will have no impact.

b-c) The topography surrounding the project site is relatively flat with elevation at the range of 896 feet, the site is not located within an area that has scenic vistas or resources. As a result, the project will not substantially damage scenic resources, including, but not limited to trees, 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. The project is infill within an urbanized area with surrounding commercial properties, including an existing gas station, of similar size and intensity of use; therefore this project will not degrade the visual character or quality of the public views of the site and its surroundings area. The project will have no impact.

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

Monitoring: No monitoring measures are required.

---

**2. Mt. Palomar Observatory**

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

---

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

a) According to the Riverside County GIS Database (RCLIS), the project site is located 77.3 miles from the Mount Palomar Observatory; which is not within any Special Lighting Area or zones that surrounds the Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. Since the project is not within any Special Lighting Area or zones that surrounds the Observatory, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

---

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

---

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a-b) The closest existing residential use is located approximately 257 feet to the north. The proposed land use will necessitate the installation of minimal outdoor lighting for security purposes, the County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Because these standards are imposed on all outdoor lighting sources and because they must comply to obtain project approval, they are not considered mitigation. While the proposed development will increase the number and distribution of light sources in the vicinity of the project, impacts related to this issue will be less than significant level, due to adherence to County lighting standards. The proposed project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

---

**AGRICULTURE & FOREST RESOURCES** Would the project:

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

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

b) The project site does not have an agriculture zoning designation/use subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. The closest Agriculture Preserve is the Highgrove 1 Agriculture Preserve and is located approximately .25 miles to the southeast of the project site. The project will have no impact.

c) The project site is currently developed with a hardscape material from the previously approved project car sales establishment. The project site is not located within 300 feet of agriculturally zoned property. The project will have no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>AIR QUALITY</b> Would the project:				
<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook. SCAQMD CEQA Air Quality Handbook. SCAQMD CEQA Air Quality Handbook. SCAQMD Rule 403, Fugitive Dust. Based on CalEEmod, Version 2016.3.1. Air Quality Report, by LSA, May 24, 2018.

**Findings of Fact:**

The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2016 Air Quality Management Plan (AQMP).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The 2016 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designation. Conformance with the AQMP for development projects is determined by demonstration compliance with local land use plans, population projections, and SCAQMD regulations. SCAQMD has established standards for air quality constituents generated by construction and operational activities for such pollutants as ozone, carbon monoxide, nitrogen oxides, sulfur dioxide, and particulate matter (PM). SCAQMD maintains an extensive air quality monitoring network to measure criteria pollutant concentrations throughout the Basin. The Basin where the proposed Project is located has been designated nonattainment status for the federal and state standards for ozone and PM<sub>2.5</sub>, as well as the state standard for PM<sub>10</sub> and lead (California Air Resources Board, Area Designations Maps/State and National, June 2013) shown in Table 2 the long

**Table 2: Long-Term Operational Emissions**

Source	Pollutant Emissions (lbs/day)					
	VOCs	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Sources	0.03	<0.01	<0.01	<0.01	<0.01	<0.01
Energy Sources	<0.01	0.01	0.01	<0.01	<0.01	<0.01
Mobile Sources	2.51	9.88	17.67	0.04	2.83	0.79
<b>Total Emissions</b>	<b>2.56</b>	<b>9.90</b>	<b>17.69</b>	<b>0.05</b>	<b>2.83</b>	<b>0.79</b>
<b>SCAQMD Thresholds</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Significant?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Compiled by LSA Associates, Inc. (June 2017).

CO = carbon monoxide  
lbs/day = pounds per day

NO<sub>x</sub> = nitrogen oxides

PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size

PM<sub>10</sub> = particulate matter less than 10 microns in size

MDAQMD = Mojave Desert Air Quality Management District

SO<sub>x</sub> = sulfur oxides

VOCs = volatile organic compounds

term construction emissions.

The proposed Project does not conflict with or obstruct implementation of the applicable air quality plan as the Project implementation will follow guidance and guidelines consistent with the applicable plans. The air quality report concluded that the project is consistent with the goals of the AQMP and impacts would be less than significant.

b-c) Air quality impacts may occur during site preparation and construction activities required to implement the proposed land uses. Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of soil and material disturbance during demolition, site preparation and grading activities, and VOC (ROG) emission during any painting of structures. In order to reduce these short-term construction related impacts, the project is required to comply with the SCAQMD's Rule 403 that governs fugitive dust emissions from construction projects. This rule sets forth a list of control measures that must be undertaken for all construction projects to ensure that no dust emissions from the project are visible beyond the property boundaries. Adherence to Rule 403 is mandatory and as such does not denote mitigation under CEQA. With the incorporation of the state's recommended measures for construction paint emissions, criteria pollutants are all within the recommended SCAQMD regional threshold levels and, from a regional air quality perspective, the project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 1: Short-Term Construction Emissions**

Source	Pollutant Emissions (lbs/day)					
	VOCs	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Construction Activities	3.04	11.04	8.33	0.01	1.49	1.04
SCAQMD Thresholds	75	100	550	150	150	55
Significant?	No	No	No	No	No	No

Source: Compiled by LSA Associates, Inc. (June 2017).

CO = carbon monoxide  
 lbs/day = pounds per day  
 NO<sub>x</sub> = nitrogen oxides  
 PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size

PM<sub>10</sub> = particulate matter less than 10 microns in size  
 MDAQMD = Mojave Desert Air Quality Management District  
 SO<sub>x</sub> = sulfur oxides  
 VOCs = volatile organic compounds

The emissions anticipated to be generated during construction were modeled based on anticipated construction phasing and the results were found to be below SCAQMD thresholds, thereby not having a significant impact shown in Table 1. However the Project construction will follow state regulations including application of water during grading and a 15-miles per hour (mph) speed limit on unpaved surfaces, and watering a minimum of twice daily during construction operations. With regards to stationary source emissions, in addition to vehicle trips, the occupants would produce emissions from on-site sources, including the combustion of natural gas for space and water heating. Additionally, the structures would be maintained and this requires repainting over time, thus resulting in the release of additional VOC emissions. The use of consumer aerosol products (e.g. cleaners) are also associated with the proposed project. The mechanized equipment associated with landscape maintenance also produces emissions.

**Table 4: Heath Risk Screening of Benzene Exposure**

Type of Exposure	Distance to Fueling Positions	Theoretical Cancer Risk (in one million)
Residential Exposure	100 meters	0.50
Residential Exposure	125 meters	0.33
Occupational Worker Exposure	25 meters	0.81

The primary air toxic contaminate (TAC) that occurs at gasoline stations is fugitive emissions of benzene at the fueling positions while people are refueling their cars. The vapor recovery systems required (both in the car gas tanks and the gas pumps at gasoline stations) capture 99% of these vaporous emissions. However, because people sometimes spill gasoline and overfill the car, this creates the potential for TACs including benzene to vaporize. While there are other TACs associated with gasoline, they are in such small quantities compared to benzene that benzene is used to assess the potential health effects of gasoline service stations. As shown in the air study, the closest sensitive receptors are homes at a distance of 100 meters (327 feet) to 125 meters (409 feet) within an neighborhood on the east side of Center Drive east the proposed project site. There are several land uses between the proposed gasoline service station and the sensitive receptor including a strip mall directly east of the project site followed by a parking lot and then Center Street. The throughput of the proposed project is less than one million gallons annually, which is why the screening level health risk was applied.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 4 shows the estimated theoretical risk of cancer due to prolonged exposure to benzene for residents approximately 100 and 125 meters of the fueling positions. Table 4 shows that residential exposure rates for a gasoline service station with one million gallons of throughput per year result in a theoretical cancer rate of 0.50 in one million for sensitive receptors within 100 meters of the site and 0.33 in one million for sensitive receptors within 125 meters of the site. The closest sensitive receptor is an existing residential use located approximately 257 feet to the north of the site, which would fall within the 100 meter radius discussed in Table 4. The threshold for potential cancer-related health risk impacts is 10 in one million, so the exposure to benzene itself would be well below that. Furthermore, regarding other toxic air contaminants, based on the extremely low regional operational emissions described within table 2, it is highly unlikely that those emissions coupled with benzene would cause a significant impact. Table 4 of the document shows estimated theoretical risk of cancer due to prolonged exposure to benzene for occupational workers approximately 25 meters of the fueling positions within Riverside County of 0.81 theoretical cancers in one million. The 10 in a million threshold is the SCAQMD Threshold provided for CEQA analysis of projects. The OEHHA 2015 Guidance provides various levels of acceptable cancer risk depending upon the industry covered under the Air Toxics Hot Spot program. Gasoline service stations are not a regulated industry under Air Toxics Hot Spot program. Because this is a CEQA analysis of a small gasoline service station the SCAQMD CEQA Threshold of 10 in a million is the appropriate threshold to use in the CEQA analysis of the project. Therefore, the potential health risks associated with the project and air quality report concluded that all emissions are within their respective criteria and the impact is less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include, but are not limited to, long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project proposes the new construction of Gasoline Service Station and 1,960 square foot convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premise consumption. The closest sensitive receptor is an existing residential use located approximately 257 feet to the north of the site. The air quality report determined that the project is not anticipated to generate significant odors nor would it create substantial point source emissions as discussed under c) above. Therefore, this impact is considered less than significant.

Project construction would involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing concrete and other building materials to the site. An occasional "whiff" of diesel exhaust from passing equipment and trucks accessing the site from public roadways may result. Such brief exhaust odors are an adverse, but less than significant air quality impact. Enhanced vapor recovery systems are standard requirement for all gasoline service station pumps as required by SCAQMD Rule 461. All pumping equipment used for service stations within the South Coast Air Basin complies with this rule and the proposed project will be comply with the rule by having enhanced vapor recovery systems on all the pumps. Also note that small gasoline service stations are not a regulated industry under Air Toxics Hot Spot program other than to provide a screening analysis which was done for the project. The project site is within Source Receptor Area (SRA) 23. The construction site is less than one acre in size. Therefore the one acre LST Look Up Tables were used. As shown in the tables the LST thresholds for SRA 23 with a one acre or less construction site with sensitive receptors at 100 meters distance from the site are as follows:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LST Thresholds: NOx and NO2 = 221 lbs./day (Table C-1), CO = 1,746 lbs./day (Table C-2), PM-2.5 = 8 lbs./day (Table C3), and PM-10 = 30 lbs./day. Table 1 of the air quality analysis shows project construction will result in 11.04 lbs./day of NOx and NO2, 8.33 lbs./day of CO, 1.49 lbs./day of PM-10, and 1.04 lbs./day of PM-2.5. These levels of emissions are below the LST Thresholds. Therefore, this issue is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project:

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**a-g)** The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan within Highgrove Area Plan. The project site is not located within a Criteria Cell.

The project and surrounding area is totally developed. The project is in close proximity to the existing highway, the site was previously developed and now remains entirely graded and hardscaped, and the site is not next to any area that supports habitat or species and no habitat exists on the project site. Therefore, the project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project will not have a substantial adverse effect, either directly or through habitat modification, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations. The project will not 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 California Department of Fish and Game or U.S. Wildlife Service.

The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridor, or impede the use of native wildlife nursery sites, since no existing habitat exists onsite and the project site is not located next to any areas of habitat that would support the movement of species or act as a nursery site or wildlife corridor. The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service as no such habitat exists onsite and the project will not impact any offsite habitat. The project site will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of Clean Water Act. The proposed project will not conflict with any local policies or ordinances protection biological resources, such as a tree preservation policy or ordinance. Therefore, no impact will occur as a result of the proposed project.

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

The project site does not contain MSHCP Riparian/Riverine/Vernal Pool habitat or species associated with these habitats. No additional surveys are required. The project is consistent with Section 6.1.2 of the MSHCP.

**6.1.3 Protection of Narrow Endemic Plant Species**

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

**6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface**

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

**6.3.2 Additional Survey Needs and Procedures**

The project site does have additional survey requirements for amphibians, mammals, or criteria area species.

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

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

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

**CULTURAL RESOURCES** Would the project:

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy a 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, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** On-site Inspection, Project Application Materials

**Findings of Fact:**

a-b) Based on an analysis of Riverside County archaeology resource files, archaeological records, maps, and aerial photographs by Riverside County staff archaeologist, it has been determined that the project site does not contain any historical resources. The entire site has been previously graded and is currently hardscape material. Therefore, the project would not alter or destroy or cause a substantial adverse change to the significance of a historical site because there are none present. Therefore, there will be no impacts.

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

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

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

**Source(s):** Project Application Materials; EIC-RIV-ST-4195 Cultural Resource Records Search for CUP03763.

**Findings of Fact:**

a) Based on an analysis of Riverside County archaeology resource files, archaeological records, maps, and aerial photographs by Riverside County staff archaeologist, it has been determined that the project site does not contain any archaeological resources. Further, the project will not impact archaeological resources since prior grading of the project site has eliminated any potential for impacts to buried archaeological resources. The project will not impact an archaeological site because there are no archaeological sites present. Therefore, there will be n impacts in this regard.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) There will be no substantial adverse change in the significance of an archaeological resource because there are no archaeological resources present. Therefore, there will be no impacts in this regard.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**ENERGY** Would the project:

**10. Energy Impacts**

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a-b) Implementation of the proposed Project will comply with the California Green Building Standards Code. The Project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project directly or indirectly:

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

**Source(s):** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geology Report

Findings of Fact:

a) The proposed project is not located within proximity to the Alquist-Priolo Earthquake Fault Zone. Overall, the project will not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. The potential impact will be less than significant. As CBC requirements are applicable to all commercial developments, the requirements are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

**Source(s):** Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report

Findings of Fact:

a) According to the consulting geologist for the project, and based on the dense nature of earth materials underlying the site and an estimated groundwater depth of 111 feet, the potential for liquefaction at the site is considered low. According to RCLIS (GIS database), the site is mapped within an area with low potential for seismically induced liquefaction. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project site is located in seismically active Southern California. With the incorporation of CBC requirements pertaining to new development the potential for structural failure or loss of life due to strong seismic ground shaking will be minimized by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Landslide Risk**

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

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

Findings of Fact:

a) According to the General Plan and the Project Consulting Geologist, the project site will have low potential for risk of landslides. Potential for lateral spreading, collapse, and rockfall hazards are also low. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

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

Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report

Findings of Fact:

a) The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. This condition does not occur on the project site. However, according to "Map My County," the Project site is mapped as susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Through the CBC, the State provides a minimum standard for building design and construction. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementation process. In addition, the project geologist concluded that unfavorable ground subsidence is not anticipated. Therefore, impacts will be less than significant.

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

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

**16. Other Geologic Hazards**

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

**Source(s):** On-site Inspection, Project Application Materials, Geology Report

**Findings of Fact:**

a) The Project site is more than 25 miles from the Pacific Ocean at an elevation of approximately 913 feet (msl) and is not located in close proximity to any enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the Project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. The Project site is not located within a Dam Inundation Zone, nor is it located within FEMA Flood Zone or a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is no potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

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

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

**17. Slopes**

a) Change topography or ground surface relief features?

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

c) Result in grading that affects or negates subsurface sewage disposal systems?

**Source(s):** Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

**Findings of Fact:**

a) According to the Project Geologist, there are no natural slopes on or near the site that could impact the proposed development, and no slopes are proposed. Furthermore, proposed grading will not create cut or fill slopes, nor will it affect or negate subsurface sewage disposal systems. Therefore, impacts will be less than significant.

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

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

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

**Source(s):** U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

**Findings of Fact:**

a) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Municipal Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Because the Project's drainage would be fully controlled via the proposed on-site drainage facilities, and because the peak velocity of storm flows under the proposed Project conditions would decrease, impacts due to water erosion would be less than significant under long-term conditions.

b) According to the Project Geologist, there are no natural slopes on or near the site that could impact the proposed development, and no significant slopes are proposed. Furthermore, proposed grading will not create cut or fill slopes, nor will it affect or negate subsurface sewage disposal systems. Therefore, impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project requires the installation of a new, separate OWTS to support the new development. As stated under to ensure that the project site has adequate soils to support a new OWTS, a Percolation Investigation was conducted on the site in accordance with the requirements of the County of Riverside Department of Environmental Health. The results of the investigation indicate that the use of a subsurface sewage effluent disposal system is feasible on the site, as designed. The evaluation of the subsoils as observed within the test holes indicates that the groundwater table is not expected to encroach within the allowable limit currently set forth by County or State requirements. During site preparation, the proposed leach line area, will be staked and flagged to prevent heavy construction equipment from traveling over this area. Additionally, standard conditions of approval have been placed on the project to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Therefore, potential adverse direct, indirect, or cumulative impacts on subsurface sewage disposal systems as a result of grading activities are less than significant.

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

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

<b>19. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

**Findings of Fact:**

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

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

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

**GREENHOUSE GAS EMISSIONS** Would the project:

<b>20. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials



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

a-b) A variety of emissions were evaluated for analyzing generation of greenhouse gas (GHG) emissions from the proposed Project. These including during construction and operation. Operational emissions were further evaluated to include areas source, energy, vehicular (mobile), off-road, stationary, solid waste, water, and other emission sources. The total emission from all the above sources result in an annual GHG emissions of 709.97 MT CO<sub>2</sub>e, which is less than the County CAP's 3,000 MT CO<sub>2</sub>e per year screening threshold shown in Table 3. Therefore, the increase in GHG emissions would not be cumulatively considerable, and the impact would be less than significant. No mitigation measures would be required.

**Table 3: Greenhouse Gas Emissions**

Source	Pollutant Emissions (MT/yr)					
	Bio-CO <sub>2</sub>	NBio-CO <sub>2</sub>	Total CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
<b>Gasoline Service Station with eight pumping positions</b>						
Area Sources	0.00	<0.01	<0.01	0.00	0.00	<0.01
Energy Sources	0.00	8.52	8.52	<0.01	<0.01	8.56
Mobile Sources	0.00	695.65	695.65	0.05	0.00	696.93
Waste Sources	1.31	0.00	1.31	0.08	0.00	3.25
Water Usage	0.05	1.01	1.06	<0.01	<0.01	1.23
<b>Total Emissions</b>						<b>709.97</b>
<b>CAP Screening Thresholds</b>						<b>3,000</b>
<b>Significant?</b>						<b>No</b>

Source: Compiled by LSA (June 2017).

Note: Numbers in table may not appear to add up correctly due to rounding of all numbers to two significant digits.

Bio-CO<sub>2</sub> = biologically generated carbon dioxide

MT/yr = metric tons per year

CH<sub>4</sub> = methane

N<sub>2</sub>O = nitrous oxide

CO<sub>2</sub> = carbon dioxide

NBio-CO<sub>2</sub> = non-biologically generated carbon dioxide

CO<sub>2</sub>e = carbon dioxide equivalent

The proposed project is an in-fill project, as such there will be minimal grading for the site's 1,960 square foot convenience store and 3,258 square foot canopy. Approval of this grading plan does not expressly authorize the construction of any buildings; however, construction of 1,960 square foot convenience store and 3,258 square foot canopy is likely to occur thereafter. Additionally, the type of small-scale in-fill development that could follow this grading project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis, nor would the grading proposed by this application. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of the GHG emissions threshold for residential and commercial projects.

There are numerous State plans, policies and regulations adopted for the purpose of reducing GHG emissions. The principal overall State plan and policy is AB 32, the California Global Warming Solutions Act of 2006. The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020. SB 32 would require further reductions of 40 percent below 1990 levels by 2030. Because the project's operational year in 2018, the project aims to reach the quantitative goals set by AB 32. Statewide plans and regulations such as GHG emissions standards for vehicles (AB 1493), the LCFS, and regulations requiring an increasing fraction of electricity to be generated from renewable sources are being implemented at the statewide level; as such, compliance at the project level is not addressed. Therefore, the proposed Project does not conflict with those plans and regulations.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As previously discussed, the County CAP applies a screening threshold of 3,000 MT CO<sub>2</sub>e per year to comply with the reduction goals of AB 32. The proposed project's increase in GHG emissions would be less than County's screening threshold. Therefore, the project would be consistent with the County CAP. Implementation of the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. This would represent a less than significant impact.

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

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

<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project:				
<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Project Application Materials

**Findings of Fact:**

a-b) The project proposes a convenience market and gas station. The project has been reviewed by the Department of Environmental Health and is not anticipated to create a significant hazard to the public or the environment through the transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The Department of Environmental Health has required 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 materials to be provided. Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy (COA 80.E Health.1) This is a standard condition that would apply to any similar-sized facility and is not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore, there is no impact.

d) The project site is not located within one-quarter mile of an existing or proposed school. Therefore, there is no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. Therefore, there is no impact.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY</b> Would the project:				
<b>23. Water Quality Impacts</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create or contribute runoff water which 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"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

**Findings of Fact:**

a) The project site presently drains in a sheet flow manner in an east to southwest direction. Iowa Avenue is fully improved with curb, gutters and catch basins for a storm drain maintained by the Transportation Department. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. (COA 10.FLOOD RI. 1) Therefore, the project shall not 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. The impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements. The impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not 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. Therefore, the impact is considered less than significant.

d) The project site presently drains in a sheet flow manner in an east to southwest direction. Iowa Avenue is fully improved with curb, gutters and catch basins for a storm drain maintained by the Transportation Department. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. (COA 10.FLOOD RI. 1) Therefore, the project shall not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The impact is considered less than significant.

e-f) The project will not place housing or structures within a 100-year flood hazard area. Therefore, there is no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**24. Land Use**

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The project proposes a convenience market with a gas station. The project site is currently designated Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) on the Highgrove Area Plan. Commercial retail uses at a neighborhood, community and regional level, and tourist-oriented commercial uses are allowed within the Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) Land Use designation. The proposed project is in conformance with the land use designation; therefore shall not result in the substantial alteration of the present or planned land use of an area. Therefore, impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is located within the City of Riverside sphere of influence. The project was sent to the City of Riverside for comments on November 2, 2016, however there have not been comments received as of the writing of this report. Therefore, it will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries, due this project being infill development. Therefore, impacts are less than significant.

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

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

<b>MINERAL RESOURCES</b> Would the project:				
<b>25. Mineral Resources</b>				
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) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-6 “Mineral Resources Area”

**Findings of Fact:**

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

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

c) The proposed project is not adjacent to a State classified or designated area or existing surface mine resource. The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Therefore, there is no impact.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**NOISE** Would the project result in:

**26. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?

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

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

**Findings of Fact:**

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.

b) The project site is not located within the vicinity of any public or private airport; therefore, the project will not require review by the Airport Land Use Commission. The closest airport is a small public-use airport (Flabob Airport), located approximately 4 miles southwest of the site. Therefore, there is no impact.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

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

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

**27. Noise Effects by the Project**

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

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

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

a) The County of Riverside Noise Element and Ordinance contain land use compatibility guidelines for community noise. The project is within 0.03 mile of the existing Interstate 215 and directly adjacent to Iowa Avenue, which is a 'Major Highway'. Given the number of existing service stations in the area, the project will serve already existing traffic from Iowa Avenue, Center Street, and Interstate 215 and will not significantly draw in new traffic sources that would contribute to ambient noise. Generally along a 'Major Highway' the acceptable dBA is between 65 and 75 dBA CNEL. Vehicle noise can potentially affect the project site, as well as land uses located along nearby roadways. Because of the location and size of the project, the project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impacts will be less than significant.

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. The project will follow the County of Riverside's policies of the Noise Element for hours of operation to prevent excessive noise impacts. Noise generated by construction equipment can reach high levels; however Chapter 9.5.020 of the County's Municipal Code restricts construction activity between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Adherence of General Plan Noise Element policies: N 13.1 – N 13.4, construction-related noise levels will not exceed standards and will be less than significant.

The proposed project is the construction of a gasoline service station and 1,960 square foot convenience store. While the use may generate noise due to vehicular traffic the anticipated noise level will not be in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The Project is located in a mostly developed in a commercial and Light Industrial area. The project is also in close proximity of the Interstate 215 of the County with many sources of exterior noise. Light Industrial land uses are adjacent to the project site to the east, commercial uses to the north, west and south of the Project site. The Project site is located at the intersection of a Major and Secondary Highway. The impact will be less than significant.

The proposed project may create excessive ground-borne vibration or noise above existing levels during construction. As mentioned in 34.b above, Chapter 9.5.020 of the County's Municipal Code restricts construction activity between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May. Adherence of Chapter 9.5.020 and General Plan Noise Element policies, construction-related noise levels will not exceed standards and will be less than significant.

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

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

**PALEONTOLOGICAL RESOURCES:**

**28. Paleontological Resources**

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

**Findings of Fact:**

a) According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. There is no impact.

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

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

<b>POPULATION AND HOUSING</b> Would the project:				
<b>29. Housing</b>				
a) Displace substantial numbers of existing people or 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) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Project Application Materials, GIS database, Riverside County General Plan Housing Element

**Findings of Fact:**

a) The proposed project site is currently auto sales facility; thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. The project is a commercial use that would not demand more housing. Therefore, there is no impact.

b) The proposed project will not create a demand for additional housing. The project is a commercial use that would not demand more housing. Therefore, there is no impact.

c) The proposed project site is currently an auto sales facility, and it will be replaced by a gas station and convenience store. Therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

The project is not located within or near a County Redevelopment Project Area. The project proposes a convenience market and gas station and will not increase the population of the area beyond that which was already accounted for when the property was previously developed. The project will not induce substantial population growth in an area. Therefore, there is no impact.

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

Monitoring: No monitoring measures are required.

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

**30. Fire Services**

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of the Ordinance No. 659 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is less than significant.

Mitigation: No Mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Sheriff Services**

Source(s): Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for Sheriff Services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services. The proposed project is required to pay these development impact fees prior to the issuance of building permits. This is a standard condition of approval and is not considered mitigation under CEQA. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

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

Monitoring: No monitoring measures are required.

**32. Schools**

Source(s): School District correspondence, GIS database

Findings of Fact:

The Riverside Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for commercial uses as set by State Law. Fees are required to be paid prior issuance of building permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Libraries**

Source(s): Riverside County General Plan

Findings of Fact:

The proposed development will have no impacts on library resources because it will not generate traffic for this particular use. However, Riverside County's development impact fee Ordinance No. 659, also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**34. Health Services**

Source(s): Riverside County General Plan

Findings of Fact:

The project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant on health services and no mitigation measures are required. Therefore, the impact is less than significant.

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

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

**RECREATION** Would the project:

**35. Parks and Recreation**

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

b) Increase 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?

c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

**Findings of Fact:**

a-c) The project will not have recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. The project is commercial in nature and therefore is not subject to quimby fees. The project will have no impact.

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

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

**36. Recreational Trails**

a) Include the construction or expansion of a trail system?

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

**Findings of Fact:**

The proposed project has not incorporated any trails into its design nor will the proposed use impact any recreational trails; therefore, the project will have no impacts to recreational trails. Therefore, the impact is considered less than significant.

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

**Monitoring:** No mitigation measures are required.

**TRANSPORTATION** Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>37. Transportation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Project Application Materials

**Findings of Fact:**

a) The Riverside County Transportation Department has reviewed the traffic study submitted for Conditional Use Permit No. 3763. The study has been prepared in accordance with County-approved transportation guidelines. Overall, the Transportation Department concurs 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 within Highgrove 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.

Stephens Avenue (NS) at:  
Center Street (EW)

La Cadena Drive (West) (NS) at:  
Stephens Avenue-I-215 Southbound Ramps (EW)

Highgrove Place (NS) at:  
Center Street (EW)

La Cadena Drive (East) (NS) at:  
Highgrove Place (EW)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As such, the proposed project is consistent with this General Plan policy. The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service. With the mitigation measures identified below, as well as the payment of required Development Impact Fees (DIF), the project will be able to maintain acceptable traffic flows and will not lead to any significant delays beyond what already exists within the impacted area. To identify potential traffic impacts, trip generation factors were applied to the land use to generate project trip estimates.

b) The proposed project will create an increase in vehicle trips to this area, thus creating an increase in road maintenance. The project site is located in the Highgrove Area. An Infrastructure Phase Plan (IPP) has been prepared for the Highgrove area. To fund necessary roadway improvements beyond those in the TUMF program, the project will be required to pay their applicable DIF fees. Under Existing plus Project Conditions most of the study intersections are anticipated to continue to operate at an acceptable LOS. The intersection of La Cadena Drive (West) and Stephens Avenue/1-215 SB Ramps is anticipated to continue to operate at LOS F during the pm peak. The trip generation factors for a Gasoline/Service Station with Convenience Market were obtained from the 9th Edition of the Institute of Transportation Engineers trip generation report. Table 3-1 summarizes the estimated trip generation for the project site during the AM (7-9 AM) peak and PM (4-6 PM) peak periods. Table 3-1: Project Trip Generation Traffic Impact Analysis – La Cadena Gas Station.

**Table 3-1: Project Trip Generation  
Traffic Impact Analysis – La Cadena Gas Station**

Use	Daily	A.M. Peak Hour			P.M. Peak Hour		
		In	Out	Total	In	Out	Total
<b>1 Gasoline/Service Station with Convenience Market</b>							
(ITE 945) Per Vehicle Fueling Position	152.84	6.04	5.80	11.84	7.07	6.79	13.86
12 Vehicle Fueling Position	1,835	73	70	143	85	82	167
Pass-By Trips (15%)	275	11	10	21	13	12	25
Diverted Link Trips (30%)	551	22	21	43	25	25	50
<b>Total Primary Trips (55%)</b>	<b>1,009</b>	<b>40</b>	<b>39</b>	<b>79</b>	<b>47</b>	<b>45</b>	<b>92</b>

Source: "Trip Generation Manual, Institute of Transportation Engineers", 9th Edition

As presented in Table 3-1, it is estimated that the project will generate 1,009 Daily Primary Trips, 79 AM peak hour Primary Trips, and 92 PM peak hour Primary Trips.

The Transportation Department has determined that the project will not exceed either individually or cumulatively, a level of service standard established by the county congestion management agency or designated road or highways. The study intersections are anticipated to continue to operate at an acceptable LOS. The intersection of La Cadena Drive (West) and Stephens Avenue/1-215 SB Ramps is anticipated to continue to operate at LOS F during the pm peak. Although the intersection of La Cadena Drive (West) and Stephens Avenue/1-215 SB Ramps is anticipated to operate at LOS F during the pm peak, the operating is acceptable due to the anticipated arrival rate of the traffic and the queue at the off-ramp. The anticipated maximum queue at the ramp is contained within the provided storage length and is not anticipated to spill into the freeway mainline. The impacts are considered less than significant with mitigation measures incorporated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 2-3: Intersection Capacity Analysis – Existing Conditions  
Traffic Impact Analysis – La Cadena Gas Station**

Intersection	AM		PM	
	Delay(1)	LOS(2)	Delay(1)	LOS(2)
1 Center Street and Stephens Avenue	39.4	D	39.1	D
2 La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps (3)	20.2	C	50.1	F
3 Center Street and Highgrove Place (3)	18.9	C	16.9	C
4 La Cadena Drive (East) and I-215 NB Off-Ramp (3)	9.0	A	9.9	A

- (1) Delay –In Seconds
- (2) LOS – Level of Service
- (3) Un-signalized Intersection

Source: **David Evans and Associates, Inc.**

c) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Street improvements as conditioned by the project will make the local streets less dangerous through lane improvements, striping programs, etc. The impacts are considered less than significant. The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that would result in a substantial safety risk. To identify potential traffic impacts, trip generation factors were applied to the land use to generate project trip estimates. As presented in Table 3-2, under Existing plus Project Conditions most of the study intersections are anticipated to continue to operate at an acceptable LOS. The intersection of La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps is anticipated to continue to operate at LOS F during the pm peak.

**Table 3-2: Intersection Capacity Analysis – Existing plus Project Conditions  
Traffic Impact Analysis – La Cadena Gas Station**

Intersection	AM		PM	
	Delay(1)	LOS(2)	Delay(1)	LOS(2)
1 Center Street and Stephens Avenue	44.3	D	45.6	D
2 La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps (3)	23.2	C	60.2	F
3 Center Street and Highgrove Place (3)	20.8	C	18.7	C
4 La Cadena Drive (East) and I-215 NB Off-Ramp (3)	9.2	A	10.3	B
5 La Cadena Drive (West) and Driveway #1 (3)	10.8	B	10.6	B
6 Stephens Avenue and Driveway #2 (3)	13.0	B	15.2	C

- (1) Delay –In Seconds
- (2) LOS – Level of Service
- (3) Un-signalized Intersection

Source: **David Evans and Associates, Inc.**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 3-3: Queue Length Existing plus Project Conditions  
Traffic Impact Analysis – La Cadena Gas Station**

Intersection/Movement		Storage Length (ft)	AM	PM
2	La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps	EBLTR	87	103
		WBLTR	550	66
		NBLT	44	60
		NBR	39	40
		SBLTR	56	65
4	La Cadena Drive (East) and I-215 NB Off Ramp	EBLT	765	87
		EBR	-	-
		WBL	50	35
		WBR	-	-
		NBTR	69	82
		SBLT	60	69

(-) No queue length was reported

95<sup>th</sup> %– 95<sup>th</sup> Percentile Queue provided in feet rounded up to the nearest 25', Length of vehicle

Source: **David Evans and Associates, Inc.**

d-f) The project is infill and mostly built-out. Therefore, the project sites conditions would not cause an effect upon or potentially impact any new or alter existing maintenance of any roads adjacent to the project. The proposed project will result in temporary impacts to circulation during construction activities. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Most of the study intersections are anticipated to continue to operate at an acceptable LOS. The intersection of La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps is anticipated to continue to operate at LOS F during the pm peak. The impact will be

**Table 4-1: Intersection Capacity Analysis - Project Conditions  
Traffic Impact Analysis – La Cadena Gas Station**

Intersection	AM		PM	
	Delay(1)	LOS(2)	Delay(1)	LOS(2)
1 Center Street and Stephens Avenue	42.4	D	72.7	E
2 La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps (3)	25.3	D	67.8	F
3 Center Street and Highgrove Place (3)	21.5	C	19.3	C
4 La Cadena Drive (East) and I-215 NB Off-Ramp (3)	9.3	A	10.4	B
5 La Cadena Drive (West) and Driveway #1 (3)	10.9	B	10.7	B
6 Stephens Avenue and Driveway #2 (3)	13.2	B	15.5	C

(1) Delay –In Seconds

(2) LOS – Level of Service

(3) Un-signalized Intersection

Source: **David Evans and Associates, Inc.**

**Table 5-3: Intersection Capacity Analysis –Cumulative Conditions  
Traffic Impact Analysis – La Cadena Gas Station**

Intersection	AM		PM	
	Delay(1)	LOS(2)	Delay(1)	LOS(2)
1 Center Street and Stephens Avenue	56.7	E	60.8	E
Mitigations: Widen East and West and Signal modification	29.9	C	34.8	C
2 La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps (3)	33.9	D	87.2	F
3 Center Street and Highgrove Place (3)	26.5	D	25.1	D
4 La Cadena Drive (East) and I-215 NB Off-Ramp (3)	9.6	A	11.4	B
5 La Cadena Drive (West) and Driveway #1 (3)	10.9	B	10.7	B
6 Stephens Avenue and Driveway #2 (3)	13.8	B	16.7	C

(1) Delay –In Seconds

(2) LOS – Level of Service

(3) Un-signalized Intersection

Source: **David Evans and Associates, Inc.**



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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less than significant. Although the intersection of La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps is anticipated to operate at LOS F during the pm peak, the operating is acceptable due to the anticipated arrival rate of the traffic and the queue at the I-215 off-ramp. The trip generation factors for a Gasoline/Service Station with Convenience Market were obtained from the 9th Edition of the Institute of Transportation Engineers trip generation report. The above, Table 5-3 summarizes the estimated trip generation for the project site during the AM (7-9 AM) peak and PM (4-6 PM) peak periods along the intersections of :Stephens Avenue (NS) and Center Street (EW), La Cadena Drive (West) (NS) and Stephens Avenue-I-215 Southbound Ramps (EW), Highgrove Place (NS) and Center Street (EW), La Cadena Drive (East) (NS) and Highgrove Place (EW). Table 5-3: Project Trip Generation Traffic Impact Analysis – La Cadena Gas Station. The anticipated maximum queue at the ramp is contained within the provided storage length and is not anticipated to spill into the freeway mainline. The above Table 2-3 (Baseline Conditions), shows the intersection operating at LOS F in the PM peak hour. The project is conditioned to pay TUMF fees to address project indirect impacts. The interchange is an eligible facility under the WRCOG TUMF Network.

**Table 4-2: Queue Length Project Conditions  
Traffic Impact Analysis – La Cadena Gas Station**

Intersection/Movement			Storage Length (ft)	AM	PM
2	La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps	EBLTR		74	108
		WBLTR	550	66	99
		NBLT		30	58
		NBR		39	27
		SBLTR		56	71
4	La Cadena Drive (East) and I-215 NB Off Ramp	EBLT	765	90	85
		EBR		-	-
		WBL		47	43
		WBR		-	-
		NBTR		60	85
		SBLT		64	72

(-) No queue length was reported

95<sup>th</sup> %– 95<sup>th</sup> Percentile Queue provided in feet rounded up to the nearest 25', Length of vehicle

Source: David Evans and Associates, Inc.

The proposed project will result in temporary impacts to circulation during construction activities. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. The

**Table 5-4: Queue Length Project Conditions  
Traffic Impact Analysis – La Cadena Gas Station**

Intersection/Movement			Storage Length (ft)	AM	PM
2	La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps	EBLTR		58	103
		WBLTR	550	90	98
		NBLT		49	63
		NBR		33	-
		SBLTR		57	60
4	La Cadena Drive (East) and I-215 NB Off Ramp	EBLT	765	67	96
		EBR		-	-
		WBL		78	43
		WBR		-	-
		NBTR		72	91
		SBLT		78	71

(-) No queue length was reported

95<sup>th</sup> %– 95<sup>th</sup> Percentile Queue provided in feet rounded up to the nearest 25', Length of vehicle

Source: David Evans and Associates, Inc.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project will not result in inadequate emergency access or access to nearby uses. The proposed project will not conflict with adopted policies supporting alternative transportation. The impacts will be less than significant with mitigation.

The trip generation rates for the other area projects during the AM (7-9 AM) peak and PM (4-6 PM) peak periods were obtained from the ITE Trip Generation Manual, 9th Edition. The resulting daily, am in and out, and pm in and out trips. Cumulative Conditions most of the study intersections are anticipated to continue to operate at an acceptable LOS. The intersection of La Cadena Drive (West) and Stephens Avenue/I-215 SB Ramps is anticipated to continue to operate at LOS F during the pm peak. The intersection of Center Street and Stephens Avenue is anticipated to operate at LOS F during the pm peak.

**Mitigation:**

- TRANS-1 (80. TRANS.) The intersection of Stephens Avenue (NS) at Center Street (EW) shall be improved to provide the following geometrics:  
 Northbound: one shared left-turn/through lane, one right-turn lane  
 Southbound: one shared left-turn/through/right-turn lane  
 Eastbound: one left-turn lane, one through lane, one shared through/right-turn lane  
 Westbound: one left-turn lane, one shared through/right-turn lane
- TRANS-2 (90. TRANS.) Construct the project driveways at Stephens Avenue and La Cadena Drive (West).
- TRANS-3 (90. TRANS.) Install a raised median on La Cadena Drive (West) north of Stephens Avenue. Restricting the La Cadena Drive (West) project driveway to right in-right out.

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

**38. Bike Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a) Include the construction or expansion of a bike system or bike lanes?

**Source(s):** Riverside County General Plan

**Findings of Fact:**

The project is not located adjacent to or nearby any designated bike trails. The curb, gutter, and sidewalk have already been constructed and the applicant would not be required to provide a Class II Bike Facility. Therefore, the impacts will be less than significant.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**TRIBAL CULTURAL RESOURCES** Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>39. Tribal Cultural Resources</b>				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** County Archaeologist, AB52 Tribal Consultation

**Findings of Fact:**

a-b) In accordance with AB 52, separate notices regarding the proposed Project were mailed to all requesting Tribes on November 15, 2016. Staff received notification from the Morongo Band of Mission Indians, San Manuel Band of Mission Indians and the Soboba Band of Luiseño Indians within the 30-day period, requesting to initiate consultation. The project has a lack of onsite resources and the land has been used for prior commercial processes and is entirely scraped and hardscape.

Staff met with the Morongo Tribe on December 28, 2016. Staff sent conditions of approval for the project to the Morongo Tribe. The Morongo Tribe agreed the conditions of approval on January 11, 2017. The Morongo Tribe consultation was formally concluded on June 16, 2017. Staff also met with the San Manuel Tribe on December 27, 2016 and sent conditions of approval for the project. San Manuel tribal consultation was formally concluded on January 17, 2017. Staff met with the Soboba Band of Luiseno Indians and they decided to monitor if other tribes want to monitor during the grading process. Soboba consultation was formally concluded on July 18, 2017. No tribal cultural resources were identified by any of the Tribes. COAs (15. USE - UNANTICIPATED RESOURCES. Planning-CUL) and (15. USE - IF HUMAN REMAINS FOUND. Planning-CUL)

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>40. Water</b>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Project Application Materials, Water Company

**Findings of Fact:**

a) The project will not require in the construction of new water treatment facilities. The project will require the expansion of existing facilities to connect to the City of Riverside's water and sewer. The applicant provided a water will-serve letter to the Environmental Health Department on November 13, 2017. The impacts will be less than significant.

b) City of Riverside requires the project to connect to the water and sewer service. The City of Riverside has water sewer along Center Street. The Riverside Public Utilities Department is prepared to offer water service to the above referenced property upon completion of financial arrangements and compliance with the Department's Rules and Regulations for the installation of water facilities. The

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>41. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Department of Environmental Health Review

**Findings of Fact:**

a) According to the WMWD comment letter dated December 16, 2016, the project is not in within the vicinity of the WMWD and is on septic. According to the City of Riverside Public Works Department comment letter dated March 22, 2018, the project is not within an area where public sewer is available to serve the project. The project will install a 3,000 gallon septic tank. The onsite wastewater treatment systems (OWTS), the average flowrate per employee is 13 gallons per day. The commercial establishment, it is estimated that there will be 6 full time employees per day plus visitors. This existing project is primarily infill and does not require construction of new wastewater treatment facilities and would not 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. There will be no impact.

b) Environmental Health Department has conditioned that prior to issuance of building permits the applicant shall submit a detailed soil percolation report and groundwater detection borings to ensure

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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adequacy of the soil for the onsite septic systems. The onsite wastewater treatment septic (OWTS) shall be designed in accordance with current Local Agency Management Program (LAMP) guidelines and other applicable regulations or standards at the time the development is submitted for review. Such restrictions and approvals will ensure that any septic systems will be designed appropriately in order to ensure no impacts occur. Impacts will be less than significant. (15.E Health).

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

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

**42. Solid Waste**

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Waste Management District correspondence

**Findings of Fact:**

a-b) The Project will be served by Riverside County Waste Management. Adequate capacity exists at all three landfills located in Riverside County. The development will comply with federal, state, and local statutes and regulations related to solid wastes. Condition of approval 80. WASTE 1, requires that the applicant prepare a Waste Recycling Plan (WRP) identifying materials that will be generated during construction and methods and measures taken to recycle, reuse, or reduce the amount of materials generated. Condition of approval 90. WASTE 1, requires the developer to provide evidence showing that the Project is in compliance with the approved WRP. The proposed Project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. The impact is considered less than significant.

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

**Monitoring:** No mitigation measures are required.

**43. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Project Application Materials, Utility Companies

**Findings of Fact:**

a-f) The project will not require or result in the construction of new community utility or the expansion of existing community utility facilities. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure the lot is connected to the appropriate utilities. The project is not anticipated to be in conflict nor create any impacts associated with the adopted energy conservation plans.

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

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

**WILDFIRE** If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>44. Wildfire Impacts</b>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials

**Findings of Fact:**

a-e) The proposed project is not located within a high fire area. The proposed project has been reviewed by the Riverside County Fire Department and several conditions of approval have been applied based on the above regulations to help ensure the safety of the residents and structures. Some of these conditions address the location of fire hydrants, construction materials, length and grade of the driveways, gated entries and turning radius. Therefore the project would not substantially impair an adopted emergency evacuation or response plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is not located within a high fire hazard area. Development within the project site is required to comply with the wildland-urban interface fire area building standards of the California Building Code as well as the County's Ordinance No. 787, use of fire retardant roofing materials and submittal of a fire protection/vegetation management (fuel modification) plan to the Riverside County Fire Department. The project would not contribute to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

The project site is served by the Riverside County Fire Department. The nearest fire station is the Riverside Fire Department located at 2300 Market Street, Riverside, CA, 92501 approximately 3.7 miles south of the project. The project would possibly increase demands on fire protection but would be consistent with the Riverside County Fire Department Strategic Plan. In addition, the project would not significantly alter fire personnel response times and would be required to pay impact fees through the County fire protection impact mitigation program and development impact fee program and comply with County Fire Protection Ordinance No. 787.6. These are standard conditions for developments and thus are not considered mitigation pursuant to CEQA. The project alone would not result in the need for the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment, new fire station or the expansion of existing facilities, and thus impacts would be less than significant.

The project's elevation is relatively flat at a range of 896 feet and is an infill project. Therefore, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, drainage changes, or to a significant risk of loss, injury, or death involving wildland fires.

The project would not contribute to the cumulative demands for new fire facilities. With the payment of impact fees, the project would have a less than cumulatively considerable impact on fire services. Therefore, the impacts will be less than significant.

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

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

**MANDATORY FINDINGS OF SIGNIFICANCE** Does the Project:

**45.** 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:** Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or

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

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source(s):** Staff Review, Project Application Materials

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

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source(s):** Staff Review, Project Application Materials

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

Location Where Earlier Analyses, if used, are available for review:

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

**VII. AUTHORITIES CITED**

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



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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez  
Agency Director*



06/06/19, 7:28 am

CUP03763

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP03763. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Conditional Use Permit No. 3763. Additionally, it is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2 AND - Project Description & Operational Limits**

The project is a Conditional Use Permit for the construction and the 24 hour 7 days a week operation of a gasoline service station with a 1,960 square foot convenience store that will include the sale of beer and wine for off-site consumption, subject to an Alcoholic Beverage Control (ABC) License Type 20. The gasoline service station will have three (3) underground fuel storage tanks, six (6) pumps, and a 3,258.5 square foot canopy. The project will provide six (6) standard parking spaces, twelve (12) fueling parking spaces and one (1) accessible parking space.

**Advisory Notification. 3 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS: Exhibit A (Site Plan), Amended No. 2, dated March 19, 2018. Exhibit B (Elevations), Amended No. 2, dated November 2017. Exhibit C (Floor Plans), Amended No. 2, dated November 2017. Exhibit L (Conceptual Landscaping and Irrigation Plans), Amended No. 3, dated March 19, 2018.

**Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to: • National Pollutant Discharge Elimination System (NPDES) • Clean Water Act 2. Compliance with applicable State Regulations, including, but not limited to: • The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.) • Government Code Section 66020 (90 Days to Protest)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)**

• Government Code Section 66499.37 (Hold Harmless) • Native American Cultural Resources, and Human Remains (Inadvertent Find) • School District Impact Compliance • Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA) 3. Compliance with applicable County Regulations, including, but not limited to: • Ord. No. 348 (Land Use Planning and Zoning Regulations) • Ord. No. 413 (Regulating Vehicle Parking) • Ord. No. 457 (Building Requirements) • Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) • Ord. No. 655 (Regulating Light Pollution) • Ord. No. 671 (Consolidated Fees) • Ord. No. 787 (Fire Code) • Ord. No. 847 (Regulating Noise) • Ord. No. 857 (Business Licensing) • Ord. No. 915 (Regulating Outdoor Lighting) 4. Mitigation Fee Ordinances • Ord. No. 659 Development Impact Fees (DIF) • Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR) • Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) • Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### BS-Grade

#### **BS-Grade. 1 0010-BS-Grade-USE - DISTURBS NEED G/PMT**

Ordinance No. 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

#### **BS-Grade. 2 0010-BS-Grade-USE - DUST CONTROL**

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.

#### **BS-Grade. 3 0010-BS-Grade-USE - EROSION CNTRL PROTECT**

Graded but undeveloped land shall provide, in addition to

**ADVISORY NOTIFICATION DOCUMENT****BS-Grade**

**BS-Grade. 3**                                **0010-BS-Grade-USE - EROSION CNTRL PROTECT (cont.)**  
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.

**BS-Grade. 4**                                **0010-BS-Grade-USE - FINISH GRADE**

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance No. 457.

**BS-Grade. 5**                                **0010-BS-Grade-USE - GENERAL INTRODUCTION**

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

**BS-Grade. 6**                                **0010-BS-Grade-USE - MINIMUM DRNAGE GRADE**

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

**BS-Grade. 7**                                **0010-BS-Grade-USE - NPDES INSPECTIONS**

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.

**ADVISORY NOTIFICATION DOCUMENT****BS-Grade****BS-Grade. 7                                      0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)**

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

**BS-Grade. 8                                      0010-BS-Grade-USE - OBEY ALL GDG REGS**

All grading shall conform to the California Building Code, Ordinance No. 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior

**ADVISORY NOTIFICATION DOCUMENT**

**BS-Grade**

**BS-Grade. 8**   **0010-BS-Grade-USE - OBEY ALL GDG REGS (cont.)**  
to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

**BS-Grade. 9**   **0010-BS-Grade-USE - OFFST. PAVED PKG**

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance No. 457 base and paving design and inspection requirements.

**E Health**

**E Health. 1**   **OWTS Plans**

A set of two detailed plans drawn to a proper scale of the proposed subsurface sewage disposal system. To include a floor plan/plumbing schedule to ensure proper septic tank sizing as well as a percolation report from a soils engineer.

**Fire**

**Fire. 1**   **0010-Fire-USE-#20-SUPER FIRE HYDRANT**

Super fire hydrants (6"x4"x 2-2 1/2") shall be located within 400 feet from any portion of the building as measured along approved vehicular travel ways and spaced in accordance with the California Fire Code. Fire flow shall be 1,500 GPM for 2 hours at 20 PSI based on Type V-B construction.

**Fire. 2**   **0010-Fire-USE-#84-TANK PERMITS**

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. 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

**ADVISORY NOTIFICATION DOCUMENT****Fire**

**Fire. 2** **0010-Fire-USE-#84-TANK PERMITS (cont.)**  
laboratory must be included with your plans.

**Fire. 3** **0010-Fire-USE-#89-RAPID HAZMAT BOX**

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.

**Flood**

**Flood. 1** **0010-Flood-USE FLOOD HAZARD REPORT**

Conditional Use Permit (CUP) 03763 is a proposal to permit the new construction of an Arco Gas Station, and 1,960 sq. ft. of a convenience store to sell beer and wine in the Highgrove area. The 0.48-acre site is located due north of La Cadena Drive and Stephen Avenue intersection.

The area presently drains in a sheet flow manner in an east to southwest direction. The exhibit shows half the site draining southeasterly and the other half southwesterly to a Bio-retention basin. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

This development will have an impact on water quality therefore a preliminary Water Quality Management Plan (WQMP) will be required. It should be noted that the WQMP will be reviewed and approved by Transportation Department.

**Planning**

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

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees ("COUNTY") from the following:

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### **Planning. 1                               0010-Planning-All-USE - HOLD HARMLESS (cont.)**

(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 project or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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

#### **Planning. 2                               0010-Planning-USE - 2ND DIST LS GUIDELINES**

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998.







**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 8****0010-Planning-USE - IF HUMAN REMAINS FOUND**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes: Pursuant to State Health and Safety Code Section 7050.5. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site. Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following: The nondestructive removal and analysis of human remains and items associated with Native American human remains. Preservation of Native American human remains and associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment. Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94. To protect these sites, the landowner shall do one or more of the following: Record the site with the commission or the appropriate Information Center. Utilize an open-space or conservation zoning designation or easement. (3) Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

**ADVISORY NOTIFICATION DOCUMENT**

**Planning. 9**

**0010-Planning-USE - LIGHTING HOODED/DIRECTED**

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

**Planning. 10**

**0010-Planning-USE - NO OUTDOOR ADVERTISING**

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.

**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 11****0010-Planning-USE - UNANTICIPATED RESOURCES (cont.)**

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

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

1) 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.

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

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

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

**ADVISORY NOTIFICATION DOCUMENT**

**Planning**

**Planning. 12                    0010-Planning-USE\*- LIMIT ON SIGNAGE**

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

**Planning. 13                    Planning USE - EXPIRATION DATE CUP**

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 8 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.”

**Planning-CUL**

**Planning-CUL. 1                    USE - IF HUMAN REMAINS FOUND**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes: Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site. Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants ' preferences for treatment. The descendants' preferences for treatment may include the following: The nondestructive removal and analysis of human remains and items associated with

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### **Planning-CUL. 1 USE - IF HUMAN REMAINS FOUND (cont.)**

Native American human remains. Preservation of Native American human remains and associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment. Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains. Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following: Record the site with the commission or the appropriate Information Center. Utilize an open-space or conservation zoning designation or easement. (3) Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

#### **Planning-CUL. 2 USE - UNANTICIPATED RESOURCES**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit: If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed: 1) All ground disturbance activities within 100 feet of the discovered cultural resources 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. 2) The developer shall call the County Archaeologist immediately upon discovery of the

**ADVISORY NOTIFICATION DOCUMENT****Planning-CUL****Planning-CUL. 2 USE - UNANTICIPATED RESOURCES (cont.)**

cultural resource to convene the meeting. 3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation , recovery , avoidance, etc) for the cultural resource. 4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures. \* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance . \*\* If not already employed by the project developer , a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

**Planning-GEO****Planning-GEO. 1 GEO02577 ACCEPTED**

County Geologic Report GEO No. 2577, submitted for the project (CUP03763/APN 246-150-017), was prepared by Soil Exploration Company, Inc. The report is titled; "Preliminary Soil Investigation and Infiltration Tests Report, Proposed ARCO Gas Station and Mini Mall (sic), W. La Cadena Drive, Highgrove Area, Riverside County, California," dated June 22, 2017. In addition, the following report was submitted for the project: "Limited Engineering Geology Report in Response to Riverside County Review, Proposed Arco Gas Station and Convenience Store, 333 W. La Cadena Avenue, Riverside County, California, Project No. 1704-01, SEC Project No. 17126-01", by RGS Engineering Geology, dated May 10, 2018. GEO02577 concluded: 1. No active faults are known to traverse through or towards the site. Known active faults or seismic sources in the area include the San Jacinto fault zone located approximately 3.5 to 4.5 miles to the northeast. 2. The potential for ground rupture during a seismic event is considered low. 3. There are no natural slopes or existing landslides on or near the property that could impact the proposed development. 4.

The subject site is underlain by older alluvial fan sediments, with a groundwater depth of over 95 feet, therefore the potential for liquefaction is considered low. 5. The potential for settlement induced by seismic activity is considered low, with an estimated differential settlement of ½ inch over a 40 foot span. GEO02577 recommended: 1. Any vegetable matter, existing structures, old foundations, seepage pits, leach lines, septic tanks, old fills, buried utilities/irrigation lines, etc. and deleterious materials associated with previous use of the site would require removal from the proposed building/grading areas.



## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### **Planning-GEO. 1                    GEO02577 ACCEPTED (cont.)**

2. Building areas to include the gas pump islands and canopy are to be processed to a depth of 4 feet below the ground surface or pad grade, whichever is greater. 3. The excavated bottom should be cleaned of roots, soft spots, deleterious materials, old fill, etc. 4. The criteria for acceptance of a removal bottom within native older alluvial fan deposits prior to placement of fill should also include in-place density of 85% of the maximum dry density and no significant voids.

GEO No. 2577 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2577 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

### Transportation

#### **Transportation. 1                    0010-Transportation-USE - TS/CONDITIONS**

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Stephens Avenue (NS) at: Center Street (EW)

La Cadena Drive (West) (NS) at:

**ADVISORY NOTIFICATION DOCUMENT**

**Transportation**

**Transportation. 1                    0010-Transportation-USE - TS/CONDITIONS (cont.)**  
Stephens Avenue-I-215 Southbound Ramps (EW)

Highgrove Place (NS) at: Center Street (EW)

La Cadena Drive (East) (NS) at: Highgrove Place (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

**Transportation. 2                    0015 - LSP - Landscape Requirement**

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

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall: 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available. 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859. 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

**Transportation. 3                    COUNTY WEB SITE**

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

**ADVISORY NOTIFICATION DOCUMENT****Transportation****Transportation. 4 STD INTRO (ORD 460/461)**

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

**Waste Resources****Waste Resources. 1 0010-Waste Resources-USE - AB 341**

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

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with waste hauler.
- Provide recycling service to tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:  
[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

**ADVISORY NOTIFICATION DOCUMENT****Waste Resources****Waste Resources. 2            0010-Waste Resources-USE - HAZARDOUS MATERIALS  
(cont.)**

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, at 1.888.722.4234.

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

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

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

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

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## 60. Prior To Grading Permit Issuance

### BS-Grade

**060 - BS-Grade. 1                      0060-BS-Grade-USE - APPROVED WQMP                      Not Satisfied**

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

**060 - BS-Grade. 2                      0060-BS-Grade-USE - DRAINAGE DESIGN Q100                      Not Satisfied**

All drainage facilities shall be designed in 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.

**060 - BS-Grade. 3                      0060-BS-Grade-USE - GEOTECH/SOILS RPTS                      Not Satisfied**

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.

**060 - BS-Grade. 4                      0060-BS-Grade-USE - GRADING SECURITY                      Not Satisfied**

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

**060 - BS-Grade. 5                      0060-BS-Grade-USE - IMPORT / EXPORT                      Not Satisfied**

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 No. 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.

**060 - BS-Grade. 6                      0060-BS-Grade-USE - NPDES/SWPPP                      Not Satisfied**

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

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## 60. Prior To Grading Permit Issuance

### BS-Grade

**060 - BS-Grade. 6**                      **0060-BS-Grade-USE - NPDES/SWPPP (cont.)**                      **Not Satisfied**

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.

**060 - BS-Grade. 7**                      **0060-BS-Grade-USE - PRE-CONSTRUCTION MTG**                      **Not Satisfied**

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.

**060 - BS-Grade. 8**                      **0060-BS-Grade-USE - SWPPP REVIEW**                      **Not Satisfied**

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.

**060 - BS-Grade. 9**                      **0060-BS-Grade-USE- BMP CONST NPDES PERMIT**                      **Not Satisfied**

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

### Fire

**060 - Fire. 1**                              **0060-Fire-USE-#75-WATER PLANS**                              **Not Satisfied**

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

### Planning

**060 - Planning. 1**                              **0060-Planning-USE - PALEO PRIMP/MONITOR**                              **Not Satisfied**

This site is mapped in the County's General Plan as having a low 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

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## 60. Prior To Grading Permit Issuance

### Planning

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

and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: 1. Description of the proposed site and planned grading operations. 2. Description of the level of monitoring required for all earth-moving activities in the project area. 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring. 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays. 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. 8. Procedures and protocol for collecting and processing of samples and specimens. 9. Fossil identification and curation procedures to be employed. 10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading. 11. All pertinent exhibits, maps and references. 12. Procedures for reporting of findings. 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 (i.e. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. Safeguard Artifacts Being Excavated in Riverside County (SABER)

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

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name,

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## 60. Prior To Grading Permit Issuance

### Planning

**060 - Planning. 2                      0060-Planning-USE - PLNTLOGST RETAINED (1) (cont.)                      Not Satisfied**  
telephone number and address of the retained paleontologist to the Planning Department. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

### Transportation

**060 - Transportation. 1                      0060-Transportation-USE – FINAL WQMP                      Not Satisfied**

This project is located in the Santa Ana watershed. Prior to the issuance of a grading permit, the Project-Proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R8-2010-0033 (Santa Ana) et seq.) to the Transportation Department for review and approval. The Project-Proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found online at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494.

**060 - Transportation. 2                      0060-Transportation-USE – WQMP ACCESS AND MAINT                      Not Satisfied**

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

**060 - Transportation. 3                      FILE L&LMD APPLICATION                      Not Satisfied**

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per 80.TRANS.6 and 90.TRANS.5 condition of approval.

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

**060 - Transportation. 4                      PRIOR TO ROAD CONSTRUCT                      Not Satisfied**

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

**060 - Transportation. 5                      REVISE STREET IMP PLAN                      Not Satisfied**

Prior to the submittal of the required street improvement plan per 90.Trans.6 condition of approval, obtain the existing street improvement plan and profile and show the revision on the plan.

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



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## 60. Prior To Grading Permit Issuance

### Transportation

**060 - Transportation. 5      REVISE STREET IMP PLAN (cont.)      Not Satisfied**

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

**060 - Transportation. 6      SUBMIT GRADING PLANS      Not Satisfied**

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

## 70. Prior To Grading Final Inspection

### Planning

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

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

## 80. Prior To Building Permit Issuance

### BS-Grade

**080 - BS-Grade. 1      0080-BS-Grade-USE - NO B/PMT W/O G/PMT      Not Satisfied**

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

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

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the 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.

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## 80. Prior To Building Permit Issuance

### BS-Grade

**080 - BS-Grade. 2**                      **0080-BS-Grade-USE - ROUGH GRADE APPROVAL (cont.)**                      **Not Satisfied**

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final. Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

### E Health

**080 - E Health. 1**                      **Food Plans**                      **Not Satisfied**

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code.

**080 - E Health. 2**                      **Hazmat Tanks**                      **Not Satisfied**

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

### Fire

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

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. 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."

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

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrants and that the existing water system is capable of delivering 1,500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

### Planning

**080 - Planning. 1**                      **0080-Planning-USE - CONFORM TO ELEVATIONS**                      **Not Satisfied**

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

**080 - Planning. 2**                      **0080-Planning-USE - CONFORM TO FLOOR PLANS**                      **Not Satisfied**

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

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## 80. Prior To Building Permit Issuance

### Planning

**080 - Planning. 3                      0080-Planning-USE - ROOF EQUIPMENT SHIELDING                      Not Satisfied**

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

**080 - Planning. 4                      0080-Planning-USE - SCHOOL MITIGATION                      Not Satisfied**

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

### Transportation

**080 - Transportation. 1                      0080 - LSP - LANDSCAPE INSPECTION DEPOSIT                      Not Satisfied**

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

**080 - Transportation. 2                      0080 - LSP - LANDSCAPE SECURITIES                      Not Satisfied**

Prior to the issuance of building permits, the project proponent shall submit an estimate to install and replace plantings, irrigation systems, ornamental landscape elements, in amounts to be approved by the Transportation Department, Landscape Section. After approval of the estimate, the estimate shall be resubmitted on the requisite form for County Counsel review. A cash security shall be required when the estimated cost is \$2,500.00 or less. Please allow adequate time to ensure that securities are in place. Bond and Agreements may take at least 30-days for review. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection.

**080 - Transportation. 3                      0080-Transportation-ESTABLISH WQMP MAINT ENTITY                      Not Satisfied**

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

**080 - Transportation. 4                      0080-Transportation-IMPLEMENT WQMP                      Not Satisfied**

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

**080 - Transportation. 5                      0080-Transportation-USE -TS/GEOMETRICS FAIR SHARE                      Not Satisfied**

The intersection of Stephens Avenue (NS) at Center Street (EW) shall be improved to provide the following geometrics: Northbound: one shared left-turn/through lane, one right-turn lane Southbound: one shared left-turn/through/right-turn lane Eastbound: one left-turn lane, one through lane, one shared through/right-turn lane Westbound: one left-turn lane, one shared through/right-turn lane NOTE: The improvements described above are necessary to mitigate the project cumulative impacts to the intersection. Since the intersection is not covered by an existing funding program, the traffic study for the project has estimated its fair share contribution to mitigate cumulative impacts to the

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## 80. Prior To Building Permit Issuance

### Transportation

**080 - Transportation. 5      0080-Transportation-USE -TS/GEOMETRICS FAIR SHARE      Not Satisfied**  
intersection as 30.36% [ref: Table 6-1, Traffic Impact Analysis La Cadena Gas Station, David Evans and Associates, Inc., April 10, 2017]. The project shall pay its fair share of the costs to construct the geometrics identified above. Or as approved by the Transportation Department.

**080 - Transportation. 6      ANNEX L&LMD/OTHER DIST      Not Satisfied**

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 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) Streetlights

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

**080 - Transportation. 7      LIGHTING PLAN      Not Satisfied**

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

**080 - Transportation. 8      UTILITY PLAN      Not Satisfied**

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance Nos. 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 Building Permit Issuance

### Waste Resources

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

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

## 90. Prior to Building Final Inspection

### BS-Grade

**090 - BS-Grade. 1 0090-BS-Grade-USE - BMP GPS COORDINATES Not Satisfied**

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.

**090 - BS-Grade. 2 0090-BS-Grade-USE - BMP REGISTRATION Not Satisfied**

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.

**090 - BS-Grade. 3 0090-BS-Grade-USE - PRECISE GRDG APPROVAL Not Satisfied**

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

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## 90. Prior to Building Final Inspection

### BS-Grade

**090 - BS-Grade. 3                      0090-BS-Grade-USE - PRECISE GRDG APPROVAL (cont.)                      Not Satisfied**

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.

**090 - BS-Grade. 4                      0090-BS-Grade-USE - REQ'D GRADING INSP'S                      Not Satisfied**

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance No. 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

**090 - BS-Grade. 5                      0090-BS-Grade-USE - WQMP ANNUAL INSP FEE                      Not Satisfied**

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.

**090 - BS-Grade. 6                      0090-BS-Grade-USE - WQMP BMP CERT REQ'D                      Not Satisfied**

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

**090 - BS-Grade. 7                      0090-BS-Grade-USE - WQMP BMP INSPECTION                      Not Satisfied**

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.

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## E Health

**090 - E Health. 1 Hazmat Review Not Satisfied**

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

## Fire

**090 - Fire. 1 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied**

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

**090 - Fire. 2 0090-Fire-USE\*-#77-SUPER FH/FLOW Not Satisfied**

Approved super fire hydrants (6"x4"x2-2 1/2") with a fire flow of 1,500 GPM shall be installed within 400 feet of all portions of all buildings and spaced in accordance with the California Fire Code.

## Planning

**090 - Planning. 1 0090-Planning-USE - ACCESSIBLE PARKING Not Satisfied**

A minimum of one (1) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_ or by telephoning \_\_\_." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

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

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

**090 - Planning. 3 0090-Planning-USE - INSTALL BIKE RACKS Not Satisfied**

A bicycle rack with a minimum of three (3) spaces shall be provided in convenient locations to

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## 90. Prior to Building Final Inspection

### Planning

**090 - Planning. 3                      0090-Planning-USE - INSTALL BIKE RACKS (cont.)                      Not Satisfied**

facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

**090 - Planning. 4                      0090-Planning-USE - PARKING PAVING MATERIAL                      Not Satisfied**

A minimum of six (6) regular parking spaces and twelve (12) fueling 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.

**090 - Planning. 5                      0090-Planning-USE - UTILITIES UNDERGROUND                      Not Satisfied**

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

### Transportation

**090 - Transportation. 1                      0090 - LSP - LANDSCAPE INSPECTION DEPOSIT                      Not Satisfied**

Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

**090 - Transportation. 2                      0090 - LSP - LANDSCAPE INSPECTION REQUIRED                      Not Satisfied**

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ordinance No. 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

**090 - Transportation. 3                      0090-Transportation-WQMP COMPLETION                      Not Satisfied**

Prior to Building Final Inspection, the Project-Proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section, and ensure that the requirements for



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**90. Prior to Building Final Inspection**

**Transportation**

**090 - Transportation. 3      0090-Transportation-WQMP COMPLETION (cont.)      Not Satisfied**  
inspection and cleaning the BMPs are established.

**090 - Transportation. 4      0090-Transportation-WQMP REGISTRATION      Not Satisfied**

Prior to Building Final Inspection, the Project-Proponent is required to register the project's BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

**090 - Transportation. 5      ANNEX L&LMD/OTHER DIST      Not Satisfied**

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance No. 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance No. 859. Said annexation should include the following: (1) Streetlights

**090 - Transportation. 6      EXISTING CURB & GUTTER      Not Satisfied**

On existing curb and gutter, new driveway(s), closure of existing driveway(s), sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on La Cadena Drive (west) and Stephens Avenue shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance No. 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:

[http://rctlma.org/trans/General - Information/Pamphlets - Brochures](http://rctlma.org/trans/General-Information/Pamphlets-Brochures)

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

**NOTE:**

1. The driveways shall be constructed as shown on the Grading Plan C1 & C2, dated 8/22/2018 and as directed by the Director of Transportation.
2. Sidewalks shall be constructed adjacent to the curb-line as directed by the Director of Transportation within the existing parkway.
3. Along La Cadena Drive (West), install quick curb equipped with end units, reflective arcs, and short big bollards as shown on the Grading Plan C1 & C2, dated 8/22/2018.
4. Ramp shall be constructed per Standard No. 403, sheets 1 through 7 of Ordinance 461.
5. The project proponent shall be responsible for additional AC paving and/or AC overlay as needed and directed by the Director of Transportation.
6. Install "NO LEFT TURN" sign.

**090 - Transportation. 7      SIGNING & STRIPING      Not Satisfied**

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## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 7 SIGNING & STRIPING (cont.) Not Satisfied**

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

NOTE: 1. Along La Cadena Drive (West), install quick curb equipped with end units, reflective arcs, and short big bollards as shown on the Grading Plan C1 & C2, dated 8/22/2018.

2. Install "NO LEFT TURN" sign.

**090 - Transportation. 8 STREET LIGHT AUTHORIZATION Not Satisfied**

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, IID or other electric provider.

**090 - Transportation. 9 Street Lights Install Not Satisfied**

Install street-lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance Nos. 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that street-lights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

**090 - Transportation. 10 Utility Install Not Satisfied**

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance Nos. 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

**090 - Transportation. 11 WRCOG TUMF Not Satisfied**

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

### Waste Resources

**090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION Not Satisfied**

Prior to final building inspection, the applicant shall construct the recyclables collection and loading

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## **90. Prior to Building Final Inspection**

### **Waste Resources**

**090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION Not Satisfied**  
area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

**090 - Waste Resources. 2 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied**

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



South Coast  
Air Quality Management District  
21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

November 17, 2016

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**Initial Project Consultation for the  
Conditional Use Permit No. 3763 – EA42965**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. 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 Draft CEQA document. Please send the SCAQMD a copy of the Draft CEQA document upon its completion. Note that copies of the Draft CEQA document that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft CEQA document directly to SCAQMD at the address in our letterhead. **In addition, please send with the Draft 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). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a Draft 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.

Finally, should the proposed project include equipment that generates or controls air contaminants, a permit may be required and the SCAQMD should be listed as a responsible agency and consulted. The assumptions in the submitted Draft CEQA document would also be the basis for permit conditions and limits. Permit questions can be directed to the SCAQMD Permit Services staff at (909) 396-3385, who can provide further assistance.

#### **Project Specific Comments – Gasoline Dispensing Station**

The lead agency should include project specific details, emission estimates, and references to compliance with applicable SCAQMD rules and regulations for gasoline station operations including SCAQMD Rule 461 - Gasoline Transfer and Dispensing. Additionally, a Health Risk Assessment evaluating the health risks associated with the toxic air contaminants emitted by the gasoline station should be included in the Draft CEQA document. Permit questions concerning storage tanks, dispensing nozzles, etc., can be directed to SCAQMD Engineering and Compliance staff at (909) 396- 2551.

It is recommended that the lead agency perform a health risk assessment for gasoline dispensing stations. Guidance for performing a gasoline dispensing station health risk assessment ("*Emission Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations*") can be found at: [http://www.aqmd.gov/docs/default-source/planning/risk-assessment/gas\\_station\\_hra.pdf](http://www.aqmd.gov/docs/default-source/planning/risk-assessment/gas_station_hra.pdf). An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

#### **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. Mitigation Measure resources are available on the SCAQMD CEQA Air Quality Handbook website: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook>

#### **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, Air Quality Specialist by e-mail at [jcheng@aqmd.gov](mailto:jcheng@aqmd.gov) or by phone at (909) 396-2448.

Sincerely,

*Jillian Wong*

Jillian Wong, Ph.D.  
Planning and Rules Manager  
Planning, Rule Development & Area Sources

JC:JW  
RVC161115-05  
Control Number

Tammy T.D. 12-1-14

LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409

RECEIVED

NOV 14 2016

WMWD/Engineering

DATE: November 2, 2016

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Southern California Edison Co. (SCE)  
Southern California Gas Co.

Riv. Co. Building & Safety – Plan Check  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
California Department of Fish and Wildlife  
United States Fish and Wildlife Service

Riv. Co. Surveyor  
Riv. Co. Waste Resources Management Dept.  
Riverside City Sphere of Influence  
Western Municipal Water District (WMWD)  
South Coast Air Quality Management District

**CONDITIONAL USE PERMIT NO. 3763 – EA42965** - Applicant: Khurana Family LLC -  
Engineer/Representative: CJC Design Inc. - Owner: Khurana Family LLC - Second Supervisorial District  
– North Riverside Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail  
(CD: CR) (0.20-0.35 FAR) – Location: North of Stephens Avenue, south of Center Street, east of  
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of the service gas station with three (3) new underground fuel storage tanks, six (6) pumps, and a  
3,258.5 square foot canopy. The project also provides 8 standard parking spaces and one (1) accessible  
parking space. APN: 246-150-017 – Related Cases: N/A. **BBID: 152-955-668 UPROJ CASE:  
CUP03763**

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the  
map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft  
conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is  
determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the  
system and DENY the LMS routing on or before the above date. **This case is scheduled for a LDC  
meeting on November 17, 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. You can  
view the project maps and exhibits by going to the following webpage and selecting the LDC date listed  
above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking  
the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached.  
Please provide any comments, questions and recommendations to the Planning Department on or  
before the above referenced date.

DATE: 12/16/14 SIGNATURE: Tammy Martin  
PLEASE PRINT NAME AND TITLE: Tammy Martin, Engineering Tech II  
TELEPHONE: 951-571-7166

If you do not include this transmittal in your response, please include a reference to the case number and project  
planner's name. Thank you.

**Go Paperless!**

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at [FSIERRA@rctlma.org](mailto:FSIERRA@rctlma.org). Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Dionne Harris, Project Planner, at (951) 955-6836 or e-mail at [dharris@rctlma.org](mailto:dharris@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.*

John V. Rossi  
General Manager

Robert Stockton  
Division 1

Thomas P. Evans  
Division 2

Brenda Dennstedt  
Division 3

Donald D. Galleano  
Division 4

S.R. "Al" Lopez  
Division 5



Securing Your Water Supply

December 16, 2016

Dionne Harris  
Project Planner  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

**CONDITIONAL USE PERMIT NO. 3763 - EA42965**

This letter is in response to your Initial Case transmittal dated November 2, 2016.

Western Municipal Water District (Western) has no comments on proposed Conditional Use Permit No. 3763. Western does not provide retail water service within the vicinity North of Stephens Avenue, south of Center Street, east of Stephens Avenue, and west of La Cadena Drive. Our records indicate City of Riverside Public Utilities is the water and/or sewer purveyor for this area.

Should you have any questions regarding this matter, please contact Development Services at (951) 571-7100.

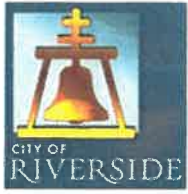
A handwritten signature in black ink that reads "Tammy Martin".

TAMMY MARTIN  
Engineering Technician II

TM:sc

Enclosure(s): Initial Case Transmittal





*City of Arts & Innovation*

March 22, 2018

Fred Cohen  
333 W La Cadena Dr  
Riverside, CA 92501

RE: Sewer Availability – 333 W La Cadena Dr

To Whom It May Concern:

According to our records it appears that public sewer is not available to serve the property at 333 W La Cadena Dr., located between Center St and Stephens Ave. If you should have any further questions, please feel free to contact Public Works at (951) 826-5341.

Thank you,

Nicole Clark  
Development Services Rep.  
Public Works, Land Development



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 14, 2016

Cahuilla Band of Indians  
Andreas J. Heredia  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03763, EA42965)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 15, 2016 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3763 – EA42965** - Applicant: Khurana Family LLC - Engineer/Representative: CJC Design Inc. - Owner: Khurana Family LLC - Second Supervisorial District – North Riverside Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: North of Stephens Avenue, south of Center Street, east of Stephens Avenue, and west of the La Cadena Drive – .48 Gross Acres - Zoning: General Commercial (C-1/C-P)–

**REQUEST:** The Conditional Use Permit proposes to permit the new construction of a 1,960 square foot Arco Gas Station and convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premise consumption. The project also proposes the construction of the service gas station with three (3) new underground fuel storage tanks, six (6) pumps, and a 3,258.5 square foot canopy. The project also provides 8 standard parking spaces and one (1) accessible parking space. APN: 246-150-017 – Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, [Dharris@rctlma.org](mailto:Dharris@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 14, 2016

Colorado River Indian Tribes (CRIT)  
Amanda Barrera  
Tribal Secretary  
26600 Mohave Road, Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03763, EA42965)**

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 14, 2016  
Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseño Indians  
P.O. BOX 487  
San Jacinto, Ca 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03763, EA42965)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 14, 2016

San Manuel Band of Mission Indians  
Lee Clauss, Director  
26569 Community Center Drive  
Highland, CA 92346

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03763, EA42965)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 14, 2016

Gabrieleno Band of Mission Indians – Kizh Nation  
Andrew Salas, Chairman  
P.O. Box 393  
Covina, CA 91723

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03763, EA42965)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 14, 2016

Morongo Cultural Heritage Program  
Ray Haute  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03763, EA42965)**

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 14, 2016

Pechanga Cultural Resources Department  
Anna Hoover, Cultural Analyst  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03763, EA42965)**

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PLANNING DEPARTMENT

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

November 14, 2016

Ramona Band of Cahuilla  
Joseph D. Hamilton  
Chairman, Ramona Band of Cahuilla  
56310 Highway 371, Suite B  
P.O BOX 391670  
Anza, California 92539  
**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03763, EA42965)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

November 14, 2016

Rincon Band of Luiseño Indians  
Vincent Whipple  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03763, EA42965)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 15, 2016 to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3763 – EA42965** - Applicant: Khurana Family LLC - Engineer/Representative: CJC Design Inc. - Owner: Khurana Family LLC - Second Supervisorial District – North Riverside Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: North of Stephens Avenue, south of Center Street, east of Stephens Avenue, and west of the La Cadena Drive – .48 Gross Acres - Zoning: General Commercial (C-1/C-P)–

**REQUEST:** The Conditional Use Permit proposes to permit the new construction of a 1,960 square foot Arco Gas Station and convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premise consumption. The project also proposes the construction of the service gas station with three (3) new underground fuel storage tanks, six (6) pumps, and a 3,258.5 square foot canopy. The project also provides 8 standard parking spaces and one (1) accessible parking space. APN: 246-150-017 – Related Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, [Dharris@rctlma.org](mailto:Dharris@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

CUP03763



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrography
  - lines
  - waterbodies
  - Lakes
  - Rivers

**Notes**

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



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CUP03763



- Legend**
- City Boundaries
  - Cities
  - roads
  - highways
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrography
  - waterbodies
  - Lakes
  - Rivers



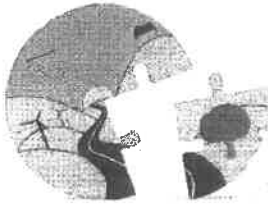
**Notes**

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



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

CWP0376

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT  
 REVISED PERMIT    Original Case No. \_\_\_\_\_

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: CJC Design Inc.

Contact Person: Fred Cohen                      E-Mail: fcohen@cjccorp.com

Mailing Address: 22485 La Palma Avenue, Suite 202  
Yorba Linda                      CA                      92887  
City                      State                      ZIP

Daytime Phone No: (714) 920-9643                      Fax No: (714) 917-0250

Engineer/Representative Name: Same as above

Contact Person: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street  
 \_\_\_\_\_  
City                      State                      ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

Property Owner Name: Khurana Family LLC

Contact Person: Bhavdeepsingh                      E-Mail: deepsingh909@yahoo.com

Mailing Address: 7201 Micacle Mile  
Riverside                      CA                      92506  
City                      State                      ZIP

Daytime Phone No: (909) 747-5180                      Fax No: (\_\_\_\_) \_\_\_\_\_

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**APPLICATION FOR LAND USE AND DEVELOPMENT**

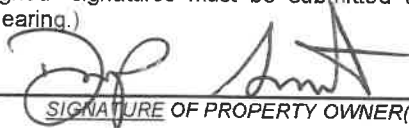
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Bhavdeep Singh  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 246-150-017

Approximate Gross Acreage: 0.5

General location (nearby or cross streets): North of Stephens Avenue, South of Center Street, East of Stephens Avenue, West of La Cadena Drive.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Construction of gas station with 1960sf convenience store and 6 fuel dispenser canopy

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): \_\_\_\_\_

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	1754	20'	1	Used car dealer office	<input checked="" type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	1960	32'	1	Convenience store
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	3258	Fueling canopy
2		
3		
4		
5		

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). \_\_\_\_\_  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a signed copy(ies): \_\_\_\_\_

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)



**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: CJC Design Inc.

Address: 22485 La Palma Avenue, Suite 202, Yorba Linda, CA 92887

Phone number: 714-920-9643

Address of site (street name and number if available, and ZIP Code): 92501

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 246-150-017

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: CJC Design Inc.

Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) [Signature] agent

Date

10/28/14

Owner/Authorized Agent (2) \_\_\_\_\_

Date \_\_\_\_\_

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

---

**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx  
Created: 04/29/2015 Revised: 06/06/2016

**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409**

DATE: November 2, 2016

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Southern California Edison Co. (SCE)  
Southern California Gas Co.

Riv. Co. Building & Safety – Plan Check  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
California Department of Fish and Wildlife  
United States Fish and Wildlife Service

Riv. Co. Surveyor  
Riv. Co. Waste Resources Management Dept.  
Riverside City Sphere of Influence  
Western Municipal Water District (WMWD)  
South Coast Air Quality Management District

**CONDITIONAL USE PERMIT NO. 3763 – EA42965** - Applicant: Khurana Family LLC - Engineer/Representative: CJC Design Inc. - Owner: Khurana Family LLC - Second Supervisorial District – North Riverside Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 FAR) – Location: North of Stephens Avenue, south of Center Street, east of Stephens Avenue, and west of the La Cadena Drive – .48 Gross Acres - Zoning: General Commercial (C-1/C-P)– **REQUEST:** The Conditional Use Permit proposes to permit the new construction of a 1,960 square foot Arco Gas Station and convenience store with the sale of beer and wine (Alcoholic Beverage Control (ABC) License Type 20) for off-premise consumption. The project also proposes the construction of the service gas station with three (3) new underground fuel storage tanks, six (6) pumps, and a 3,258.5 square foot canopy. The project also provides 8 standard parking spaces and one (1) accessible parking space. APN: 246-150-017 – Related Cases: N/A. **BBID: 152-955-668 UPROJ CASE: CUP03763**

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on November 17, 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. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

**Go Paperless!**

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at [FSIERRA@rctlma.org](mailto:FSIERRA@rctlma.org). Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Dionne Harris, Project Planner, at (951) 955-6836 or e-mail at [dharris@rctlma.org](mailto:dharris@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.*

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**CONDITIONAL USE PERMIT NO. 3763 – Intent to Adopt a Mitigated Negative Declaration – EA42965 –** Intent to Approve a Determination of Public Convenience and Necessity – Applicant: Khurana Family, LLC – Engineer/Representative: CJC Design, Inc. – Owner: Khurana Family, LLC – Second Supervisorial District – North Riverside Zoning Area – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of Stephens Avenue, southerly of Center Street, easterly of Stephens Avenue, and westerly of the La Cadena Drive – .48 Gross Acres – Zoning: General Commercial (C-1/C-P) – **REQUEST:** The Conditional Use Permit for the construction and the 24 hour 7 days a week operation of a gasoline service station with a 1,960 sq. ft. convenience store that will include the sale of beer and wine for off-site consumption, subject to an Alcoholic Beverage Control (ABC) License Type 20. The gasoline service station will have three (3) underground fuel storage tanks, six (6) pumps, and a 3,258.5 sq. ft. canopy. The project will provide six (6) standard parking spaces, 12 fueling parking spaces, and one (1) accessible parking space.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	<b>AUGUST 7, 2019</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501
ADDITIONAL TELECONFERENCE LOCATION FOR HEARING:	7908 NE Loowit Loop #52, Vancouver, WA 98662

For further information regarding this project please contact Project Planner Dionne Harris at (951) 955- 6836 or email at [dharris@rivco.org](mailto:dharris@rivco.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 project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning 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: Dionne Harris  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on February 14, 2019,

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

APN (s) or case numbers CUP03763 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

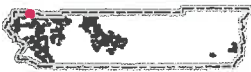
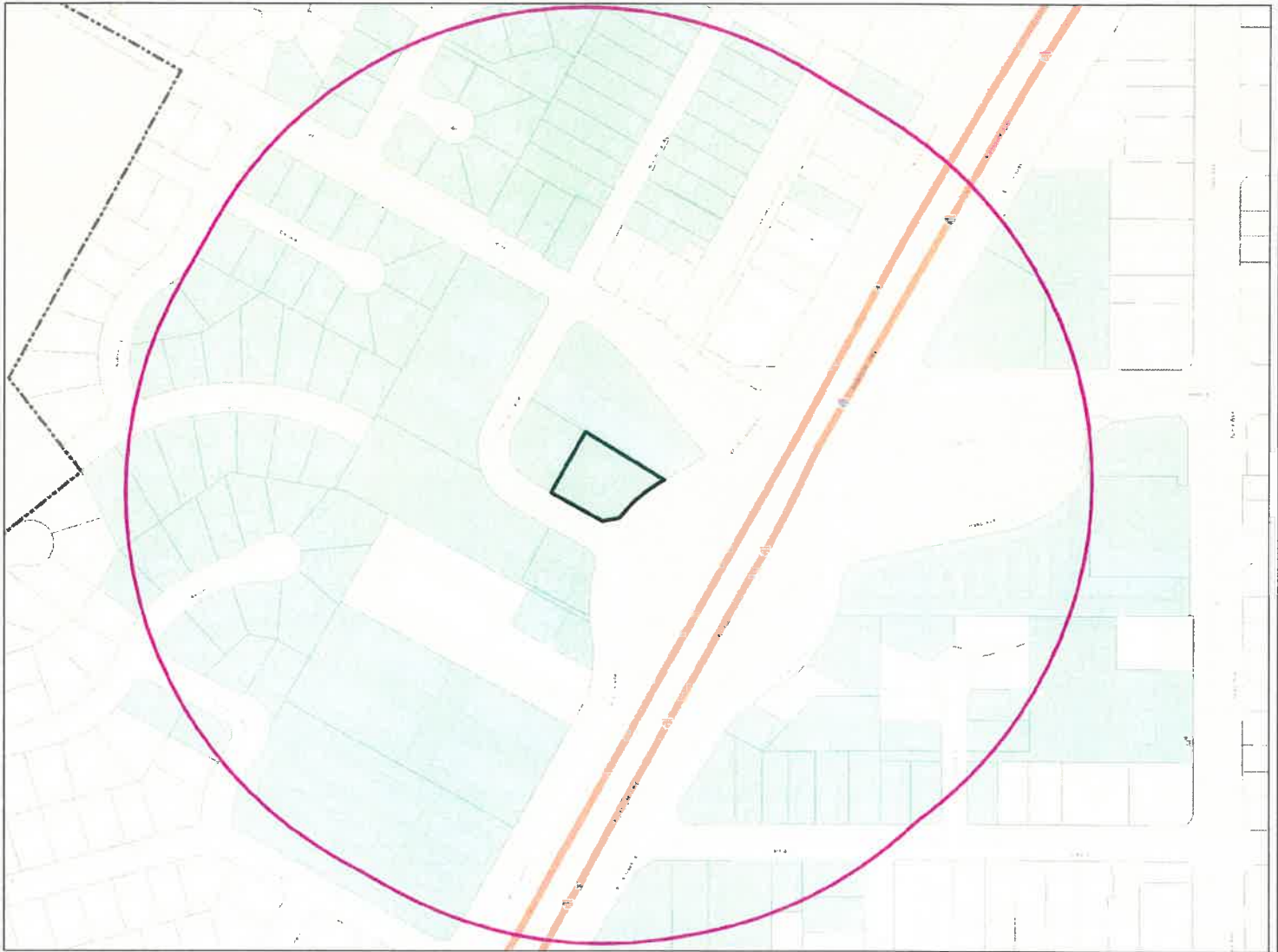
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CUP03763 ( 1000 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

## Notes



0 376 752 Feet

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

REPORT PRINTED ON... 2/13/2019 4:22:09 PM

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246121009  
NORMANDY RAMAS  
MARIVIC RAMAS  
173 CLIFFHILL PL  
RIVERSIDE CA. 92501

246121021  
RACHEL GONZALES  
ROBERT REGALADO  
277 CLIFFHILL PL  
RIVERSIDE CA. 92501

246121022  
WILLIAM MAXSOM  
PAULA SWANEY  
283 CLIFFHILL PL  
RIVERSIDE CA. 92501

246121023  
CHARLES JAMES SAVERANCE  
BEVERLY RUTH SAVERANCE  
289 CLIFFHILL PL  
RIVERSIDE CA. 92501

246121024  
NOE ORDORICA  
295 CLIFFHILL PL  
RIVERSIDE CA. 92501

246122009  
MIGUEL A LUNA  
LUCIA LUNA  
254 CLIFFHILL PL  
RIVERSIDE CA. 92501

246122010  
JOSE ANTONIO ZAMORA  
BEATRIZ ZAMORA SEPULVEDA  
260 CLIFFHILL PL  
RIVERSIDE CA. 92501

246122011  
CECELIA PLACENCIA  
FRANK R PLACENCIA  
266 CLIFFHILL PL  
RIVERSIDE CA. 92501

246122012  
2018 1 IH BORROWER  
C/O C/O INVITATION HOMES  
1717 MAIN ST STE 2000  
DALLAS TX 75201

246122013  
INEZ FIMBRES  
3278 TOLUCA PL  
RIVERSIDE CA. 92501

246122014  
C DENEEN MUIRHEAD  
3262 TOLUCA PL  
RIVERSIDE CA. 92501

246122015  
EDUARDO ROCHA  
BARBARA J ROCHA  
13705 BASSWOOD DR  
CORONA CA 92883

246122016  
QUINN MCKINLEY HARRIS  
3251 TOLUCA PL  
RIVERSIDE CA. 92501

246122017  
JUSTO C AVILA  
GLORIA AVILA  
3261 TOLUCA PL  
RIVERSIDE CA. 92501



246122018  
ABRAHAM J TREVINO  
HORTENCIA C TREVINO  
3277 TOLUCA PL  
RIVERSIDE CA. 92501

246122019  
MARTIN GARCIA  
3241 CENTER ST  
RIVERSIDE CA. 92501

246122020  
ROSA EMMA PALOMINO  
3225 CENTER ST  
RIVERSIDE CA. 92501

246122022  
GARY W ARNOLD  
20907 VIA VERDE  
COVINA CA 91724

246122023  
SHAWN R HOOD  
JEAN M HOOD  
3885 EL HIJO  
RIVERSIDE CA 92504

246122024  
DIMAS JOYA  
285 STEPHENS AVE  
RIVERSIDE CA. 92501

246122025  
JEAN M WATT  
3885 EL HIJO ST  
RIVERSIDE CA 92504

246122026  
ANTONIO CURIEL BARRUECOS  
EDITH BARRUECOS  
265 STEPHENS AVE  
RIVERSIDE CA. 92501

246122027  
REX ALLEN TUCKER  
18635 HERMOSA ST  
RIVERSIDE CA 92508

246122028  
ENRIQUE RAMIREZ  
EVANGELINA RAMIREZ  
245 STEPHENS AVE  
RIVERSIDE CA. 92501

246122029  
SANTIAGO H TORRES  
MARISELA TORRES  
235 STEPHENS AVE  
RIVERSIDE CA. 92501

246122030  
ARACELY MORALES  
EFRAIN MORALES  
225 STEPHENS AVE  
RIVERSIDE CA. 92501

246122031  
ELIDIA LEON FLORES  
DAISY MORALES LEON  
FRANCISCO EMMANUEL LEON

246123002  
LAURA ELENA RIVERA  
PABLO SANTANA GAMA  
210 STEPHENS AVE  
RIVERSIDE CA. 92501

215 STEPHENS AVE  
RIVERSIDE CA. 92501

246123003  
FIDEL V RIVERO  
220 STEPHENS AVE  
RIVERSIDE CA 92501

246123004  
KARLA ELIDIA MORAL LEON  
ANDRES HUIPE MANCERA  
230 STEPHENS AVE  
RIVERSIDE CA. 92501

246123005  
ANNE BARRY VAN VALKENBURGH  
30001 BRIGGS RD  
AGUA DULCE CA 91390

246123006  
DAVID GARCIA  
250 STEPHENS AVE  
RIVERSIDE CA. 92501

246123007  
SBD DEVELOPMENT  
P O BOX 2424  
SAN BERNARDINO CA 92406

246123008  
BLANDI A LOPEZ  
RUBI D LOPEZ  
270 STEPHENS AVE  
RIVERSIDE CA. 92501

246123009  
PATRICK W BRESLIN  
MILLER LITE TRUST  
NATIONAL FUNDING & LENDING  
C/O NATIONAL FUNDING & LENDING  
P O BOX 23486  
LOS ANGELES CA 90023

246123010  
ANGELICA GOMEZ  
280 STEPHENS AVE  
RIVERSIDE CA. 92501

246123011  
JOSEPH PITRUZZELLO  
FRANCES ILENE PITRUZZELLO  
6381 PERCIVAL DR  
RIVERSIDE CA 92506

246123018  
MICHAEL ALLEN  
ANNA ALLEN  
213 W LA CADENA DR  
RIVERSIDE CA 92501

246123021  
JOSEPH PITRUZZELLO  
FRANCES ILENE PITRUZZELLO  
6381 PERCIVAL DR  
RIVERSIDE CA 92506

246142003  
JUAN GUTIERREZ  
PATRICIA MARGARITA TILIANO VAZQUEZ  
C/O PATRICIA TILIANO VAZQUEZ  
470 AVIGNON CT  
RIVERSIDE CA. 92501

246142004  
JAMES R MAHAN  
3292 SAN REMO WAY  
RIVERSIDE CA. 92501

246143008  
RICHARD L CHUBB  
JEFFERY CARL CHUBB  
3340 VIOLA DR  
RIVERSIDE CA. 92501

246143009  
HELEN M VEGA  
3336 VIOLA DR  
RIVERSIDE CA. 92501

246143010  
ALEX PEDROZA  
3330 VIOLA DR  
RIVERSIDE CA. 92501

246143011  
CANDIDO GAMBOA  
TRINIDAD GAMBOA  
3306 VIOLA DR  
RIVERSIDE CA. 92501

246143012  
WANDA JANE LUTHER  
3280 VIOLA DR  
RIVERSIDE CA. 92501

246143013  
HIERA TRADING  
20687 AMAR RD STE 2 334  
WALNUT CA 91789

246143014  
JOHN D PETTIT  
MARJEAN PETTIT  
22002 TANAGER ST  
GRAND TERRACE CA 92313

246143015  
HEATHER BROOKENS  
MARY S CLINK  
C/O C/O MARY S CLINK  
401 AVIGNON CT  
RIVERSIDE CA. 92501

246143016  
HUMBERTO RAMIREZ  
EULOGIA R RAMIREZ  
410 AVIGNON CT  
RIVERSIDE CA. 92501

246143017  
JESUS HERNANDEZ  
KIM HERNANDEZ  
420 AVIGNON CT  
RIVERSIDE CA. 92501

246143018  
JESUS PAREDES  
ROSE A BEDOLLA  
3289 SAN REMO WAY  
RIVERSIDE CA. 92501

246143019  
HAMILTON DEPAULA  
LINA S DEPAULA  
3291 SAN REMO WAY  
RIVERSIDE CA. 92501

246143020  
LOUDEN  
8665 E HARTFORD DR NO 200  
SCOTTSDALE AZ 85255

246143021  
JOHN E WALKER  
440 AVIGNON CT  
RIVERSIDE CA. 92501

246143022  
VICTOR M MOLINERO  
1640 S ELDERBERRY CT  
ONTARIO CA 91762

246143023  
JOSE A HERNANDEZ  
ROSALIE V HERNANDEZ  
403 AVIGNON CT  
RIVERSIDE CA. 92501

246143024  
JUAN MANUEL MOREN PEREZ  
CLAUDIA JUDITH PANDU GONZALEZ  
407 AVIGNON CT  
RIVERSIDE CA. 92501

246143025  
MIGUEL ANGEL LUNA  
411 AVIGNON CT  
RIVERSIDE CA. 92501

246143026  
RICHARD V MERCADO  
WENDIE M MERCADO  
421 AVIGNON CT  
RIVERSIDE CA. 92501

246143027  
ZENAIDA GONZALEZ  
431 AVIGNON CT  
RIVERSIDE CA. 92501

246143028  
EDWARD A KOHLER  
KATHERINE M KOHLER  
34561 AVENUE C  
YUCAIPA CA 92399

246145001  
MPSN PROP  
4900 SANTA ANITA NO 2C  
EL MONTE CA 91731

246145002  
ROSA E ANORVE  
3261 VIOLA DR  
RIVERSIDE CA. 92501

246145003  
SIGNATURE CAPITAL GROUP INC  
23905 CLINTON KEITH 114224  
WILDOMAR CA 92595

246145004  
M SOFIA R ARZATE  
DENISE RIVERA ARZATE  
3279 VIOLA DR  
RIVERSIDE CA. 92501

246145005  
RODRIGO ZEPEDA  
SILVIA CONROY ZEPEDA  
3291 VIOLA DR  
RIVERSIDE CA. 92501

246145006  
ROBERT FRANK TORRES  
BARBARA ANN TORRES  
3305 VIOLA DR  
RIVERSIDE CA. 92501

246145007  
EDUARDO FLORES PARDO  
IRMA DIAZ TORRES  
3331 VIOLA DR  
RIVERSIDE CA. 92501

246145008  
FORTINO SALINAS DEL PILAR  
TERESA DEL PILAR DE SALINAS  
360 CLAIRE ST  
RIVERSIDE CA. 92501

246145009  
ABDIEL CORONEL  
340 CLAIRE ST  
RIVERSIDE CA. 92501

246145010  
MONICA T CARDWELL  
3332 DEBBIE LN  
RIVERSIDE CA. 92501

246145011  
RICHARD A HINOJOSA  
3306 DEBBIE LN  
RIVERSIDE CA. 92501

246145012  
33 LLC  
IRIS LORRAINE DAVOODI COURTNEY  
743 S CANYON GARDEN LN  
ANAHEIM HILLS CA 92808

246145013  
IGNACIO ROMO  
3278 DEBBIE LN  
RIVERSIDE CA. 92501

246145014  
ALEX NAVA  
DEBRA C NAVA  
3260 DEBBIE LN  
RIVERSIDE CA. 92501

246145015  
LINCOLN TRUST CO  
C/O C/O MISSION PROP MGMT & SALES  
6956 INDIANA AVE STE 1  
RIVERSIDE CA 92506

246145016  
PAUL N NAVARRO  
ROSALIA NAVARRO  
JESS JOE NAVARRO

3251 DEBBIE LN  
RIVERSIDE CA. 92501

246145017  
LARRY YOUNG  
LOIS YOUNG  
3261 DEBBIE LN  
RIVERSIDE CA. 92501

246145018  
KRISTIE L MOORE  
3277 DEBBIE LN  
RIVERSIDE CA. 92501

246145019  
JOSEPH R RIVERA  
NELLIE RIVERA  
3271 DEBBIE LN  
RIVERSIDE CA 92501

246145020  
WESLEY ZABLOUDIL  
CATHERINE ZABLOUDIL  
3305 DEBBIE LN  
RIVERSIDE CA. 92501

246145021  
LOUIS T TAMAYO  
LENA TAMAYO  
3331 DEBBIE LN  
RIVERSIDE CA. 92501

246150004  
GLORIA J DEGENNARO  
G J DEGENNARO  
1000 E ALESSANDRO BLV  
RIVERSIDE CA 92508

246150005  
KHURANA FAMILY  
7201 MIRACLE MILE  
RIVERSIDE CA 92506

246150006  
AZAN INC  
1506 N FUCHSIA AVE  
ONTARIO CA 91762

246150008  
JAMES R COFFRON  
JUDITH M COFFRON  
P O BOX 126  
TOPAZ CA 96133

246150009  
JAKES VENTURE  
2305 CALLE AGATA  
SAN DIMAS CA 91773

246150017  
KHURANA FAMILY LLC  
7201 MIRACLE MILE  
RIVERSIDE CA 92506

246150019  
CENTER STREET INDUSTRIAL PARK  
3240 MISSION INN AVE  
RIVERSIDE CA 92507

246150020  
FROME DEV OMEGA  
C/O C/O STAN FROME  
151 KALMUS DR STE F2  
COSTA MESA CA 92626

246150022  
TRI CITY SELF STORAGE  
C/O C/O A C NEJEDLY  
7095 INDIANA AVE STE 100  
RIVERSIDE CA 92506

247020009  
ERNEST FANKHAUSER  
HERTA FANKHAUSER  
12932 HICKORY BRANCH  
SANTA ANA CA 92705

247020013  
CENTER STREET GROUP  
C/O C/O DENISE TIBBETS  
300 S HARBOR BLV STE 1020  
ANAHEIM CA 92805

247071001  
KOMTUM INV  
400 E LA CADENA DR  
RIVERSIDE CA 92507

247071003  
YONY PANTALEON ACEVEDO  
SULEMAN BECERRA CAMACHO  
426 E LA CADENA DR  
RIVERSIDE CA. 92501

247071004  
SALVADOR C ARCEO  
IRENE C ARCEO  
1409 VILLA ST  
RIVERSIDE CA 92507

247071005  
CEDRIC TURNER  
1401 VILLA ST  
RIVERSIDE CA. 92507

247071006  
SALVADOR ARCEO  
IRENE ARCEO  
1415 VILLA ST  
RIVERSIDE CA. 92507

247071007  
DENISE M KAISER  
1423 VILLA ST  
RIVERSIDE CA. 92507

247071008  
WILFRIDO JIMENEZ  
1431 VILLA ST  
RIVERSIDE CA. 92507

247071009  
JOHN J BETHEA  
1441 VILLA ST  
RIVERSIDE CA. 92507

247071010  
VENTURA G ARENAS  
1461 VILLA ST  
RIVERSIDE CA. 92507

247072001  
FRATERNITY ORDER OF EAGLES AERIE #997  
466 E LACADENA DR  
RIVERSIDE CA 92507

247072003  
EDGAR ALEJANDRO P GUERRERO  
2231 S VIRGINIA ST  
POMONA CA 91766

247072004  
NERY CRUZ AMEZQUITA  
GRACIELA AMEZQUITA  
1408 VILLA ST  
RIVERSIDE CA. 92507

247072005  
AGUSTIN R RUBIO  
465 ELECTRIC AVE  
RIVERSIDE CA. 92507

247072012  
FRATERNAL ORDER OF EAGLES AERIE 997  
466 E LA CADENA DR  
RIVERSIDE CA 92501

247072013  
MIGUEL A CHAVEZ  
1440 VILLA ST APT A  
RIVERSIDE CA 92507

247081005  
LINLAND PROP MANAGEMENT INTL CORP  
P O BOX 5082  
DIAMOND BAR CA 91765

247081008  
CLIFFORD W NOLAND  
8121 SAN LUCAS DR  
WHITTIER CA 90605

247081009  
LUIS BARRAGAN MAGANA  
P O BOX 815  
BOYES HOT SPG CA 95416

247081010  
LUIS BARRAGAN MAGANA  
P O BOX 815  
BOYES HOT SPRINGS CA 95416

247081011  
ERNESTO CARILLO  
MARINA CARILLO  
21637 WAGON RIM CT  
WILDOMAR CA 92595

247081014  
MIGUEL N MARTINEZ  
422 DEVENER ST  
RIVERSIDE CA. 92507

247081015  
FRANCISCO GODINEZ  
CELIA A GODINEZ  
428 DEVENER ST  
RIVERSIDE CA. 92507

247081016  
BABUBHAI AMBALAL PATEL  
SUDHABEN BABUBHAI PATEL  
2631 MANGULAR AVE  
CORONA CA 92882

247081020  
CHRIS ARTIKIS  
20214 WESTPOINT DR  
RIVERSIDE CA 92507

247081024  
NSA PROP HOLDINGS  
2082 MICHELSON STE 212B  
IRVINE CA 92612

247081028  
MUSTAFA ABDELKARIM  
ATTALLAH ABUGHERIR  
1340 CENTER ST  
RIVERSIDE CA 92507

247081030  
MUSTAFA ABDELKARIM  
ATTALLAH ABUGHERIR  
1340 CENTER ST  
RIVERSIDE CA 92507

247081033  
MUSTAFA ABDELKARIM  
ATTALLAH ABDELKARIM  
1340 CENTER ST  
RIVERSIDE CA. 92507

KHURANA FAMILY LLC  
7201 MIRACLE MILE  
RIVERSIDE, CA 92506

CJC DESIGN INC  
22485 LA PALMA, STE 202  
YORBA LINDA, CA 92887



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

Planning Dept., City of Riverside  
ATTN: Planning Director  
3900 Main St., 3rd floor  
Riverside, CA 92522

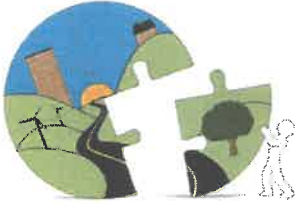
Southern California Gas Company  
Engineering Department  
ATTN: Teresa Roblero  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

South Coast Air Quality Mgmt. Dist.,  
Los Angeles County  
ATTN: Steve Smith  
21865 E. Copley Dr.  
Diamond Bar, CA 91765-4178

Western Municipal Water District  
14205 Meridian Parkway  
Riverside, CA 92518

Riv. Co. Sheriff's Dept.  
4095 Lemon St,  
Riverside, CA 92501

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Surinder Pal Singh 3/9/2018  
Property Owner(s) Signature(s) and Date

SURINDER PAL SINGH  
PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.**

*If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:*

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

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

## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

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- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NOTICE OF DETERMINATION

**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

77-588 El Duna Court, Suite H  
Palm Desert, California 92211

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

CUP03763 /EA42965

*Project Title/Case Numbers*

Dionne Harris

*County Contact Person*

(951)955-6836

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Khurana Family LLC

*Project Applicant*

290 Iowa Ave. Riverside, CA 92507

*Address*

The project site is located on the Stephens Avenue, southerly of Center Street, easterly of Stephens Avenue, and westerly of the La Cadena Drive

*Project Location*

**CONDITIONAL USE PERMIT NO. 3763**– The Conditional Use Permit proposes to permit the construction and the 24 hour 7 days a week operation of a gasoline service station with a 1,960 square foot convenience store that will include the sale of beer and wine for off-site consumption, subject to an Alcoholic Beverage Control (ABC) License Type 20. The gasoline service station will have three (3) underground fuel storage tanks, six (6) pumps, and a 3,258.5 square foot canopy. The project will provide six (6) standard parking spaces, twelve (12) fueling parking spaces and one (1) accessible parking space.

*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 02/03/19, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (**\$2,354.75+\$50.00**) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

*Signature*

Urban Planner

*Title*

07/15/19

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA42965 ZCFG06336

**FOR COUNTY CLERK'S USE ONLY**

**INVOICE (PLAN-CFG06336)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

Khurana Family LLC  
7201 Miracle Mile  
Riverside, Ca 92506

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06336	10/28/2016	10/28/2016	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06336	0452 - CF&G TRUST: RECORD FEES	\$50.00
333 La Cadena Dr Riverside,		<b>SUB TOTAL</b> \$50.00

**TOTAL** **\$50.00**

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-7735

**For Questions Please Visit Us at the Following Locations:**

Riverside Permit Assistance Center  
4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste H  
Palm Desert, CA 92211

**INVOICE (INV-00067375)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

Khurana Family LLC  
7201 Miracle Mile  
Riverside, Ca 92506

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00067375	02/13/2019	02/13/2019	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06336	0453 - CF&W Trust EIR	\$2,354.75
333 La Cadena Dr Riverside,		<b>SUB TOTAL</b>
		\$2,354.75

**TOTAL** **\$2,354.75**

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-7735

**For Questions Please Visit Us at the Following Locations:**

Riverside Permit Assistance Center  
4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste H  
Palm Desert, CA 92211




**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**4.2**

**Planning Commission Hearing: August 7, 2019**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	TR36549	<b>Applicant:</b> Beresford Properties, LLC
<b>Select Environ. Type</b>	Mitigated Negative Declaration	
<b>Area Plan:</b>	Southwest	<b>Representative(s):</b> Eric Ruby
<b>Zoning Area/District:</b>	Rancho California Area	
<b>Supervisory District:</b>	First District	
<b>Project Planner:</b>	Brett Dawson	
<b>Project APN(s):</b>	935-370-047, 935-370-037, 935-370-049	 Charissa Leach, P.E. Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**TENTATIVE TRACT MAP NO. 36549 (TR36549)** proposes a Schedule "D" subdivision of 70.3 gross acres into 13 residential lots. The project also includes approximately 4.5 acres of open space to be conveyed to the Western Riverside Conservation Authority (hereinafter referred to as Project or project or TR36549).

The Project site is located North of Calle Nuevo Road, east of Carancho Road, south of Terren Drive, west of Via Vaquero Road.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. EA42987**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE** **TENTATIVE TRACT MAP NO. 36549**, subject to the attached, advisory notification document, conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural and Open Space

Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural: Rural Mountainous (R:RM) and Open Space: Open Space - Recreation (OS:OS-R)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural: Rural Mountainous (R:RM) and Open Space: Open Space - Recreation (OS:OS-R)
East:	Rural: Rural Mountainous (R:RM) and Open Space: Open Space - Recreation (OS:OS-R)
South:	Rural: Rural Mountainous (R:RM) and Open Space: Open Space - Recreation (OS:OS-R)
West:	Rural: Rural Mountainous (R:RM)
Existing Zoning Classification:	Rural Agricultural, 5 Acre minimum (R-A-5)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Open Area Combing Zone - Residential Developments (R-5), Residential Agricultural. 5 acre minimum (R-A-5)
East:	Open Area Combing Zone - Residential Developments (R-5), Residential Agricultural. 5 acre minimum (R-A-5)
South:	Residential Agricultural. 5 acre minimum (R-A-5)
West:	Open Area Combing Zone - Residential Developments (R-5), Residential Agricultural, 5 acre and 20 acre lot minimum (R-A-5)(R-A-20), Light Agriculture, 10 acre and 20 acre lot minimum (A-1-10)(A-1-20)
Existing Use:	Vacant
Surrounding Uses	
North:	Single Family Residential
South:	Single Family Residential
East:	Golf Course
West:	Single Family Residential

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	70.3	N/A
Existing Building Area (SQFT):	0	N/A
Proposed Minimum Lot Size:	5 acre	5 acre



<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Total Proposed Number of Lots:	13	N/A
Map Schedule:	D	

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA #152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Moderate/High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 7051, 7053, 7145, 7146
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**

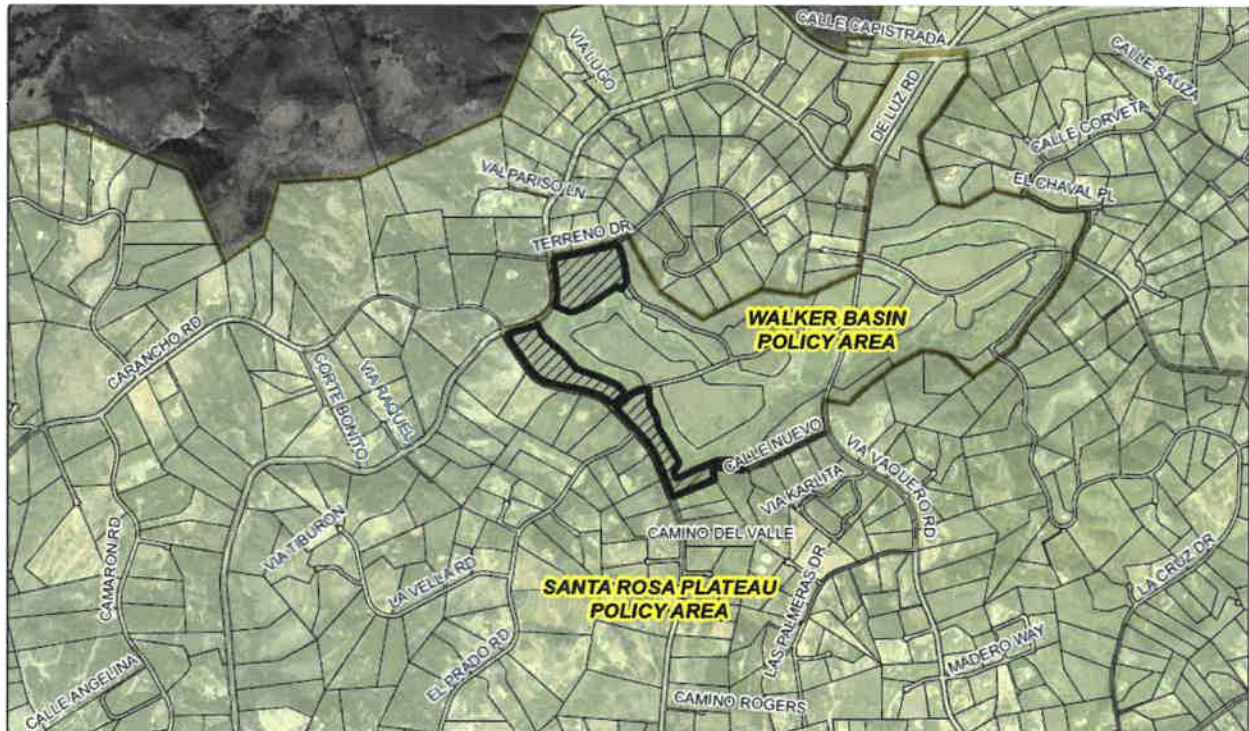


Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### Background:

The project site is located in unincorporated Riverside County, north of Calle Nuevo Road, east of Carancho Road, south of Terren Drive, west of Via Vaquero Road. The project site is within Walker Basin Policy Area of the Southwest Area Plan, west of the City of Temecula, south of the Santa Rosa Plateau, and approximately 2 miles north of the Riverside/San Diego County boundary. TR36549 is comprised of a total of 70.3 acres and is intended for residential development. The residential development includes 13 single family lots on minimum 5-acre lots; each having an approximately one-acre building pad for an estate-size home with the balance of this property planted in vineyards, avocado groves, and open space.

The project site is located within the Walker Basin Policy Area, which is within the Santa Rosa/De Luz Policy Area. This area was previously included in a specific plan approved in the late 1980s for a residential development and golf course. While the golf course was developed, the residential portion was not developed at that time. On July 15, 2003, Specific Plan No. 172 for the site was repealed, and under the Walker Basin Policy Area policy, the site's General Plan designation was amended to the 5-acre minimum for the 385-acre residential portion of the site, and to the Open Space Recreation designated areas of the golf course. The project is proposing residential development on 5 acre minimum lot sizes, which is consistent with the Walker Basin Policy Area. Furthermore, the site is also subject to the Santa Rosa Plateau/De Luz Policy Area which also allows for residential parcels as small as 5 acres within the Rural Mountainous land use designation provided that:

SWAP 5.1: A) The proposed building sites and access areas from the roadway to the building sites are not located in areas subject to potential slope instability. B) The proposed lots provide sufficient area for septic tank filter fields on lands that are not subject to "severe" limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater. Within this Policy Area, tract maps and parcel maps may maintain an average density of one dwelling unit per five acres. The Project is consistent with this policy, and therefore, the 5 acre minimum lot sizes could be supported.

12 of the 13 parcels would meet the 5 acres lot minimum, and one, three acre parcel that was reduced in size as a result of habitat constraints within the area would not achieve the three acre parcel minimum. To accommodate the habitat constraints on the three acre parcel, the applicant has demonstrated how the project qualifies for the County's clustering provisions. The clustering provisions identified in the General Plan under LU 9.4, and LU 12.1 b, permit clustering in order to preserve open space and natural resources.

- LU 9.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, cultural resources, and biologically-sensitive resources. Wherever possible, development on parcels containing 100-year floodplains blueline streams and other higher order watercourses, and areas of steep slopes adjacent to them shall be clustered to keep development out of watercourse and adjacent steep slope areas, and to be compatible with other nearby land uses.
- LU12.1 b. Allow development clustering to retain slopes in natural open space whenever possible.

## ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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

## FINDINGS AND CONCLUSIONS

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

### Land Use Findings:

1. The existing Land Use Designation of the project site is Rural: Rural Mountainous (R:RM) and Open Space: Open Space -Recreation (20 acre minimum) (OS:OS-R).
2. The project site is surrounded by properties which are designated Rural: Rural Mountainous (R:RM).
3. The existing zoning for the subject site is Residential Agricultural, 5-acre minimum (R-A-5).
4. The project site is surrounded by properties which are zoned Residential Agricultural, 5-acre minimum (R-A-5) on all sides.
5. The project site is designated as Rural Mountainous (RM) 10-Acre minimum by the Riverside County General Plan, which allows single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of 1 dwelling unit per 10 acres. The site is located within the Southwest Area Plan and specifically within the Walker Basin Policy Area which is within the Santa Rosa Plateau/De Luz Policy Area. There is an open space area to the south that has a General Plan land use designation of Open Space: Open Space - Recreation (20 Acre minimum). No development is proposed for this open space area, which complies with the Open Space General Plan land use designation.

The Santa Rosa Plateau/De Luz Policy area is intended to help maintain the rural and natural character of the area, account for its varied topography, and address the long term stability of the Santa Rosa Plateau Ecological Reserve. This policy area supports rural residential development and agricultural uses on the flatter lands. However, in order to maintain the Plateau's attributes, it requires future development to be designed in accordance with the area's rural character; limit the amount of grading to maintain the natural terrain to the greatest extent possible; and limit impacts to the ecological reserve. The design of the Project is consistent with this policy area because it has 12 5-acre lots, with one 3-acre clustered lot on 70.3 acres and the slope analysis map shows that any slope exceeding 25% is avoided. The underlying planning design philosophy is to create minimal manufactured slopes and to contour grade the lots to match the existing natural contours to the extent feasible, to create a naturally appearing setting. Oak trees, drainage features and other sensitive resources have been avoided and preserved in natural open space to the extent feasible.

The Project site is also located within the Walker Basin Policy Area, which is located within the Santa Rosa Plateau/De Luz Policy Area described above. To ensure that future development of the property would be consistent with the character of the surrounding area, the Project would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features on the site. Although the Southwest Area Plan Land Use Plan shows the site with a land use designation of Rural Mountainous (RM), the site's general plan land use designation was amended to 5 acre minimum for the residential portion of the site, and to Open Space Recreation for the golf course area through the adoption of the Walker Basin Policy Area.

TR36549 contains a unique design on the south end within a 10 acre area. The unique lot lines of the area make it infeasible and impractical to have two 5 acre lots within the 10 acre area. The most practical design results in Lot 12 being 3 acres and Lot 13 having 7 Acres. The three acre lot (Lot 12) is under the 5 acre minimum however, the General Plan contains three clustering provisions which would permit Lot 12 to be compatible with the area through clustering:

- a. LU 9.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, cultural resources, and biologically-sensitive resources. Wherever possible development of parcels containing 100 year floodplains blueline streams and other highway watercourses, and areas of steep slopes adjacent to them shall be clustered to keep development out of the watercourse and adjacent steep slope areas, and to be compatible with other nearby land uses.
- b. LU 12.1.b Allow development clustering to retain slopes in natural open space whenever possible.

The southernmost area of the TR36549 and Lot 13 contain the Sycamore Creek and substantial numbers of oak trees. To locate a pad within this area would negatively impact the existing open space area of the site. Locating the pad on the northern section is the most practical, however this results in Lot 12 being less than 5 acre minimum. The unique nature of the terrain and natural features, slopes and oak trees on the south end provide a special circumstance where clustering is warranted.

While the Project has a General Plan Land Use Designation of Rural Mountainous 10 acre minimum, it is located within the Southwest Area Plan and also contained in the Santa Rosa Plateau/De Luz and Walker Basin Policy Area. Both policy areas support 5-acre minimum lot sizes. The project proposes to develop 13 single family residential lots on a 70.3 acre site. Minimum lot sizes are five (5) acres which is consistent with the existing underlying zoning, and the General Plan land use designations.

### **Tentative Tract Map Findings**

6. The proposed project's subdivision design and improvements are consistent with the General Plan, applicable community plans and with all applicable requirements of State law and the ordinances of Riverside County as the project proposes to develop 13 estate-size single family detached residential lots within the boundary of the 70.3 acre project site. The minimum lot sizes proposed are five (5) acres consistent with the existing underlying zoning, General Plan, Southwest Area Plan designations and the Walker Basin Area Policy Area.

12 of the parcels will be minimum 5 acres in size, with one parcel being 3 acres in size. The clustering provisions LU 9.4, and LU 12.1 b, permit clustering in order to preserve open space and natural resources.

- LU 9.4 Allow development clustering and/or density transfers in order to preserve open space, natural resources, cultural resources, and biologically-sensitive resources. Wherever possible, development on parcels containing 100-year floodplains blueline streams and other higher order watercourses, and areas of steep slopes adjacent to them shall be clustered to keep development out of watercourse and adjacent steep slope areas, and to be compatible with other nearby land uses.
  - LU12.1 b. Allow development clustering to retain slopes in natural open space whenever possible.
7. The site is physically suited for the type and density of the development in the area as the project site is located within the Santa Rosa Plateau/De Luz Policy Area which is intended to help maintain the rural and natural character of the area, account for its varied topography, and address the long term stability of the Santa Rosa Plateau Ecological Reserve. It supports rural agricultural development and agricultural uses on the flatter lands. However, in order to maintain the Plateau's attributes, it requires future development to be designed in accordance with the area's rural character; limit the amount of grading to maintain the natural terrain to the greatest extent possible; and limit impacts to the ecological reserve.

The project site is located within the Walker Basin Policy Area, which is located within the Santa Rosa Plateau/De Luz Policy Area described above. To ensure that future development of the property would be consistent with the character of the surrounding area, it would not require extensions of major roads and urban infrastructure, including sewer service, and would be protective of the important natural features of the site. The site's general plan designation was amended to 5-acre minimum for the residential portion of the site, and to Open Space-Recreation for the golf course area.

8. Based on the findings and conclusions in Environmental Assessment No. 42987 and the project's conditions of approval, the design of TR36549 is not likely to cause serious public health problems or substantially injure fish or wildlife or their habitat or cause health problems. The Environmental Assessment analyzed the project's potential significant effects on the environment and made the required findings in compliance with the State CEQA Guidelines and Riverside County CEQA implementing procedures.
9. The design of TR36549 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Within the tentative map there are existing recorded easements for public access roads. Through the project's design, these easements public access will be maintained or alternatives will be provided.
10. The proposed project will conform to the development standards of the Residential Agricultural, five acre minimum (R-A-5) zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348. The lots or parcels as shown on the TR36549 are consistent with the minimum size allowed by the project site's Zoning Classification of Rural Agricultural R-A-5 zone. The development standards require a minimum lot size of 20,000 square feet. The proposed project will conform to this standard because the minimum lot size for the proposed subdivision will

be 130,680 square feet. The development standards of the proposed Residential Agricultural zone require a minimum width of 100 feet and depth of 150 feet, average front yard of 20 feet, and rear yard of 10 feet. All of the lots exceed this minimum.

11. As indicated in the included project conditions of approval, the proposed land division includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "D" Map.

The proposed project consists of a Schedule "D" subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'D' improvement requirements of Ordinance No. 460 Section 10.5 as listed below.

- a. Streets. If the streets are not to be accepted for maintenance by the County, all streets shall be improved with 24 feet of aggregate base, four inches thick, on a 40-foot graded roadway section. Vertical grades and horizontal alignments shall be help to an acceptable tolerance as determined by the Director of Transportation. The streets are to be maintained by the De Luz Community Service District.
- b. Domestic Water. If water is provided, it is required to be a pipe system. The project will be served by the Rancho California Water District, with existing facilities pursuant to the arrangement of financial agreements. The project includes the development of on-site water facilities which would connect to existing and proposed 20 and 24 inch water lines. The project will be consistent with the Water System Facility Requirements and Design Guidelines of Rancho California Water District which includes design and installation of lines to the standards of the RCWD.
- c. Fire protection. The minimum requirements for fire protection facilities in single family residential zones are required to meet the minimum fire protection facilities in single family residential zones shall be as approved by the Fire Chief. The project has been reviewed and conditioned by the Riverside County Fire Department. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads and buildings, minimum private water supply reserves for emergency fire use, fuel brakes and green belts.
- d. Sewage disposal. No sewage disposal collection system is required. The individual lots will be utilizing septic systems that are reviewed and approved by the County of Riverside Environmental Health Department.

**Fire Findings:**

1. The project site is located within a Cal Fire State Responsibility Area (SRA) and is within a Moderate and High fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Ordinance 787, states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority

to enforce all applicable fire laws. including: Title 14, Riverside County Ordinance No. 787, the California Building Code and Riverside County Fire Bulletin are met:

- A. Development of this project is in compliance with sections 4290 and 4291 of the Public Resources code in that conditions of approval have been applied regarding, emergency access and egress, signage and building numbering, and emergency water standards. The Riverside County Fire Department has conditioned the project to provide blue reflective markers, a visible address, buildings constructed with class A material, fire hydrants, a fire protection/vegetation management plan and water system plans must be approved by the Fire Department, an Environmental Constraint Map that must be submitted. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.
  - B. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department. The nearest fire station is the Murrieta Fire Department located at 41825 Juniper Street, Murrieta, CA 92562.
2. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access – requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall have covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needs or other vegetation, standards for signs identifying streets, roads and buildings. All necessary roadway infrastructure exists. There is adequate accessibility to the project site for all emergency service vehicles.

#### **Other Findings:**

##### *Multiple Species Habitat Conservation Plan*

1. The site occurs within the Southwest Area Plan –Subunit 6 (Santa Rosa Plateau) within six (6) Criteria Cells - 7051, 7053, 7058, 7063, 7145, and 7146 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The language within each of these Cells describes desired conservation of various habitat types and Proposed Constrained Linkage 12. The vegetation communities targeted for conservation, connection points with adjacent Cells, and percentage conservation within each Cell provide the “blueprints” for the proposed linkage.

A Criteria Refinement to the MSHCP has been completed through the Riverside County Regional Conservation Authority (RCA) and relocates the on-site portion of Proposed Constrained Linkage 12 East (CL-12) associated with TR36549. Proposed Constrained Linkages are defined in the MSHCP as a constricted connections expected to provide for movement of identified planning species between core areas, where options for assembly of the connection are limited because of existing patterns of use. The MSHCP Criteria Refinement will improve the effectiveness of the identified wildlife movement corridor within the project area, as it proposes less intervening land use blockages and interruptions and corrects/updates the location of Proposed CL-12 as depicted in the MSHCP.

Proposed Constrained Linkage 12 East will be relocated (Replaced CL-12) to provide higher-quality habitat and improved conservation and wildlife movement functions. The analysis conducted for the Criteria Refinement demonstrated that Replaced CL-12 East, by incorporating the higher-value habitat and cover of Sycamore Creek, would provide a more functional linkage through conservation of viable, unobstructed, and connected habitats (Sycamore Creek and conserved upland habitat areas) for the covered species that Replaced CL-12 East was designed for in the MSHCP. These species include bobcat, mountain lion, southern California rufous-crowned sparrow, grasshopper sparrow, and Bell's sage sparrow. Replaced CL-12 East will conserve the pristine, higher-value oak-riparian corridor associated with Sycamore Creek to provide ample (and preferred) movement habitat for bobcats and mountain lions and will establish a network of undisturbed upland habitat linkages that move north to south to accommodate movement habitat for the remaining upland bird species. Under Replaced CL-12 East, a total of 126.6 acres within the project site are conserved in conservation easements (Beresford Properties, LLC. 2016). Impacts to the MSHCP and species covered under it associated with the Criteria Refinement have been evaluated in the IS/MND (EA42987). The Criteria Refinement report concludes that the proposal to relocate Proposed CL-12 will better facilitate targeted wildlife movement through and around the project area, would not result in significant adverse impacts to wildlife movement, and would improve wildlife movement in the vicinity of the project site.

Through implementation of the recommendations and proposed avoidance, minimization and mitigation measures, and through ongoing coordination with the RCA and County regarding oak tree mitigation, and the Linkage 12 CRP, the proposed project is anticipated to be consistent with the conservation goals, policies and provisions outlined in the MSHCP.

2. The proposed project is not located within a Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to four requesting tribes on October 15, 2015. Consultation was requested by the Pechanga Band of Luiseno Mission Indians. The Soboba Band of Luiseno Indians, the Agua Caliente Band of Cahuilla Indians and the Rincon Band of Luiseno Indians deferred to Pechanga.

Consultation with Pechanga took place during a video conference on June 22, 2016.

On May 16, 2019, as part of consultation, staff, and the applicant met with representatives from Pechanga on the site. It was determined that the cultural resources within a confidential location would be avoided, and the Applicant agreed to provide land offsite of TR36549 to rebury existing resources within Pechanga's possession. The IS/MND (EA No. 42987) identified 10 mitigation measures appropriate to reduce impacts to tribal cultural resources. These mitigation measures have been incorporated into the conditions of approvals to further ensure that any potential impacts to these resources would be less than significant.

5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655. The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.



6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication from the public. We have received two phone calls inquiring about the nature of the project, however no statements for or against the project were received.

The applicants met with the De Luz Community Service District on January 27, 2016 and May 13, 2016.

**APPEAL INFORMATION**

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

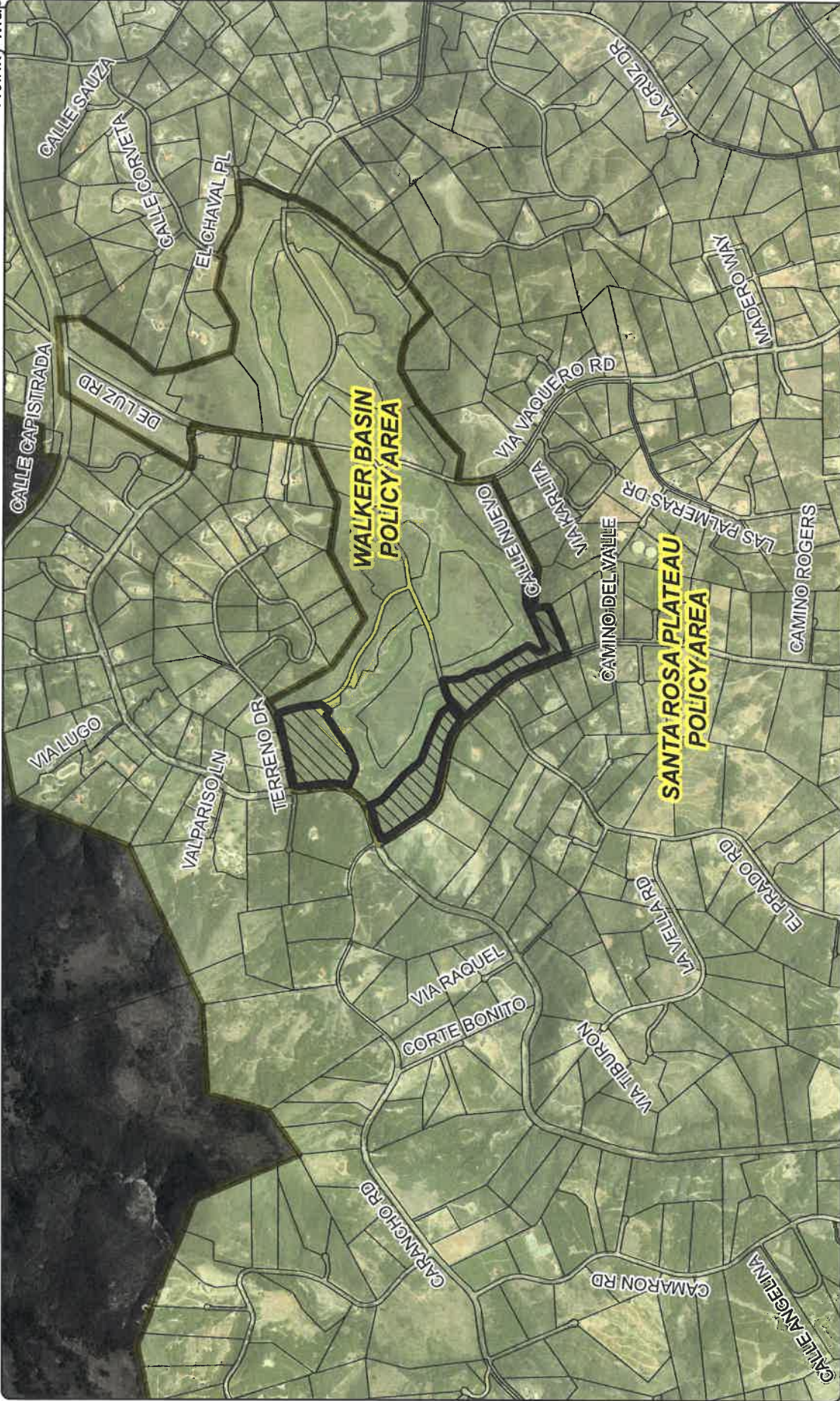
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# RIVERSIDE COUNTY PLANNING DEPARTMENT TR36549

Supervisor: Jeffries  
District 1

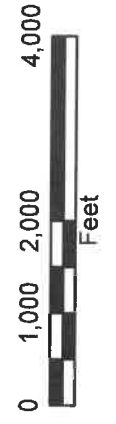
Date Drawn: 05/17/2017  
Vicinity Map

## VICINITY/POLICY AREAS



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. For more information on the General Plan, please contact the Riverside County Planning Department offices in Riverside at (951)355-3200 (Western County) or in Palm Desert at (760)355-5277 (Eastern County) or Website <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36549

LAND USE

Supervisor: Jeffries  
District 1

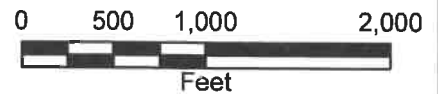
Date Drawn: 05/17/13

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

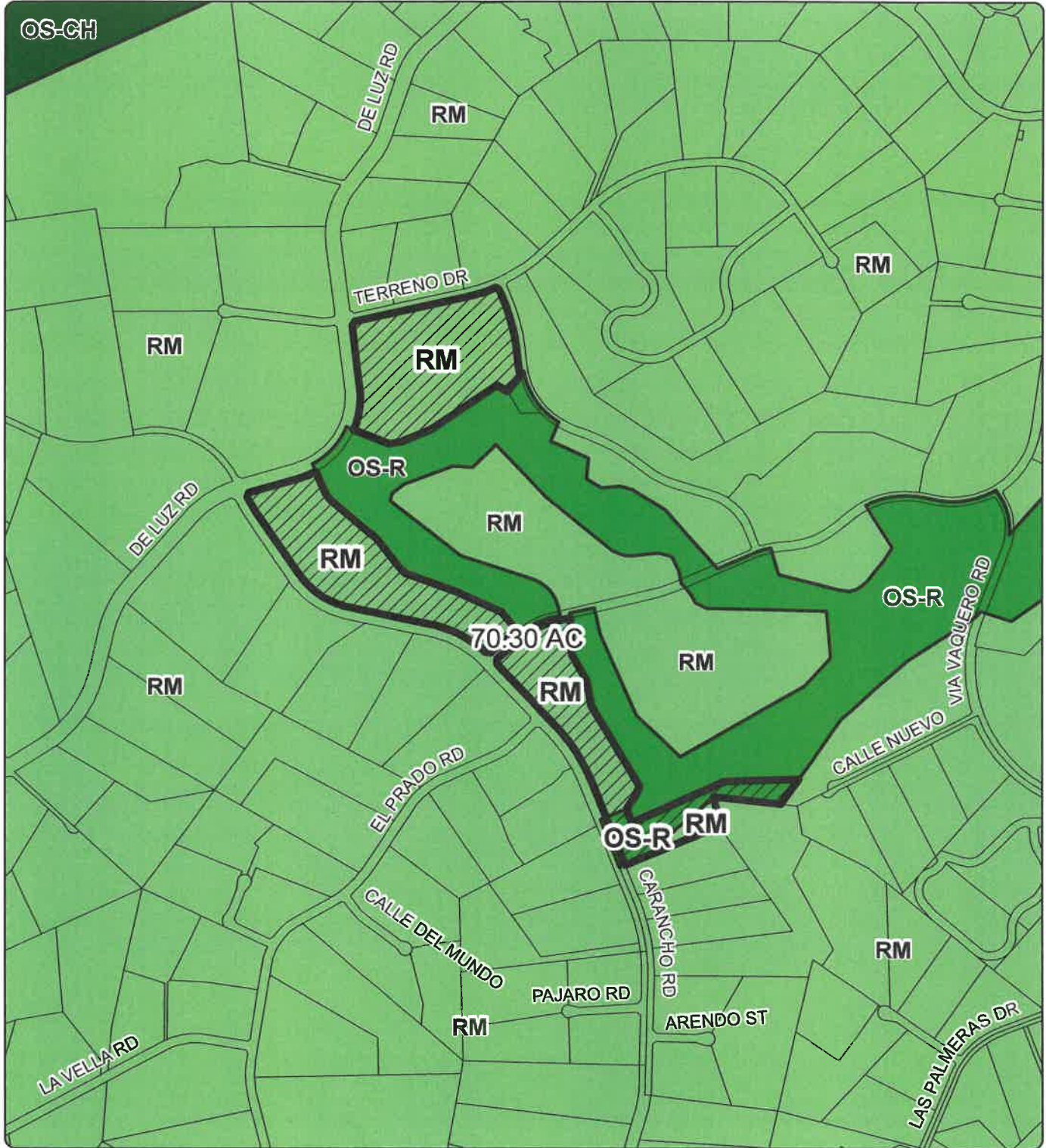
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR36549

EXISTING GENERAL PLAN

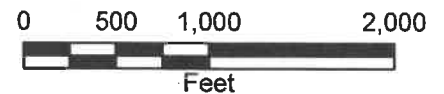
Supervisor: Jeffries  
District 1

Date Drawn: 05/17/2017  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

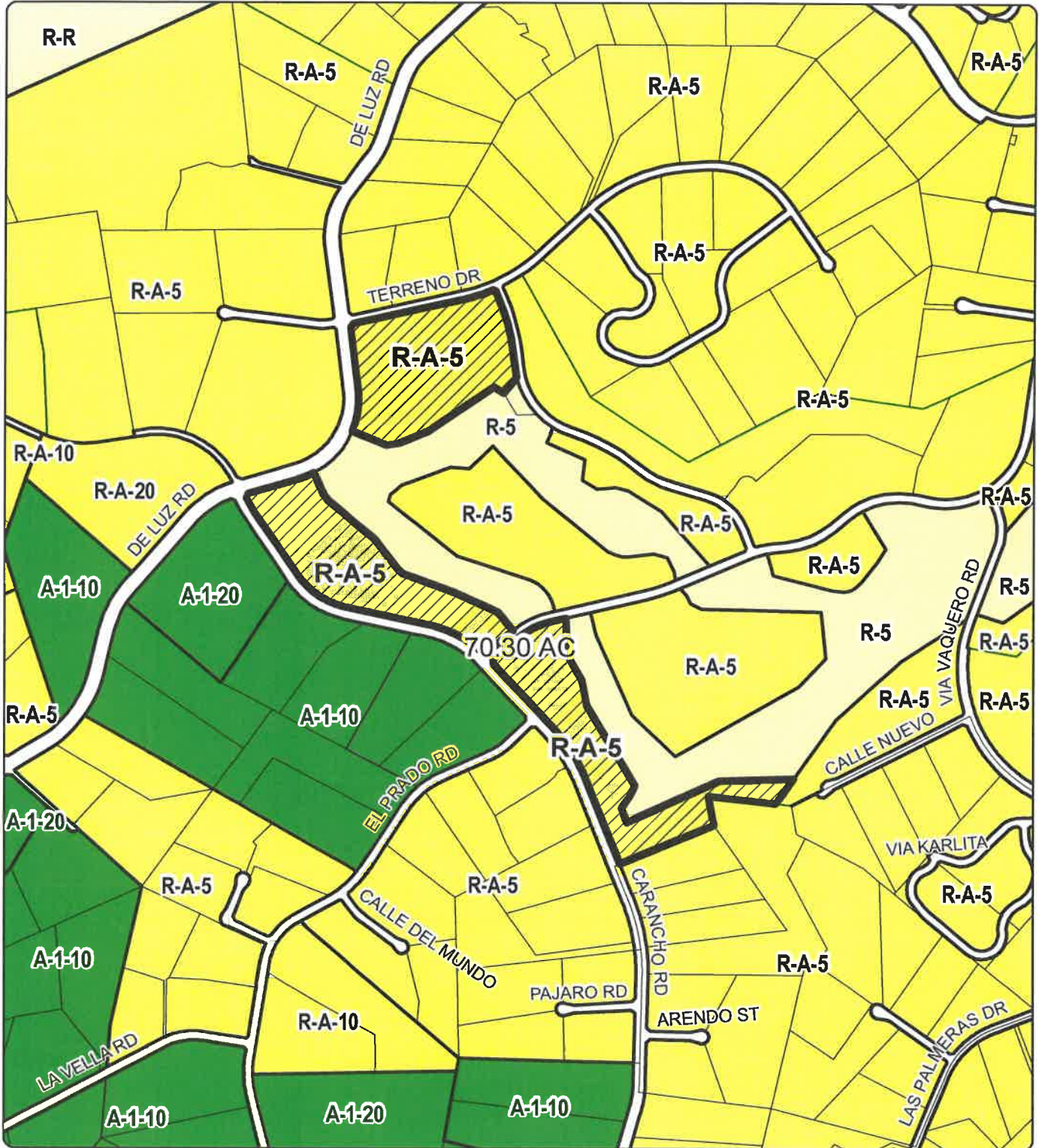
## TR36549

### EXITING ZONING

Supervisor: Jeffries  
District 1

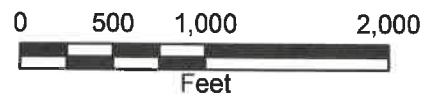
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Exhibit 2



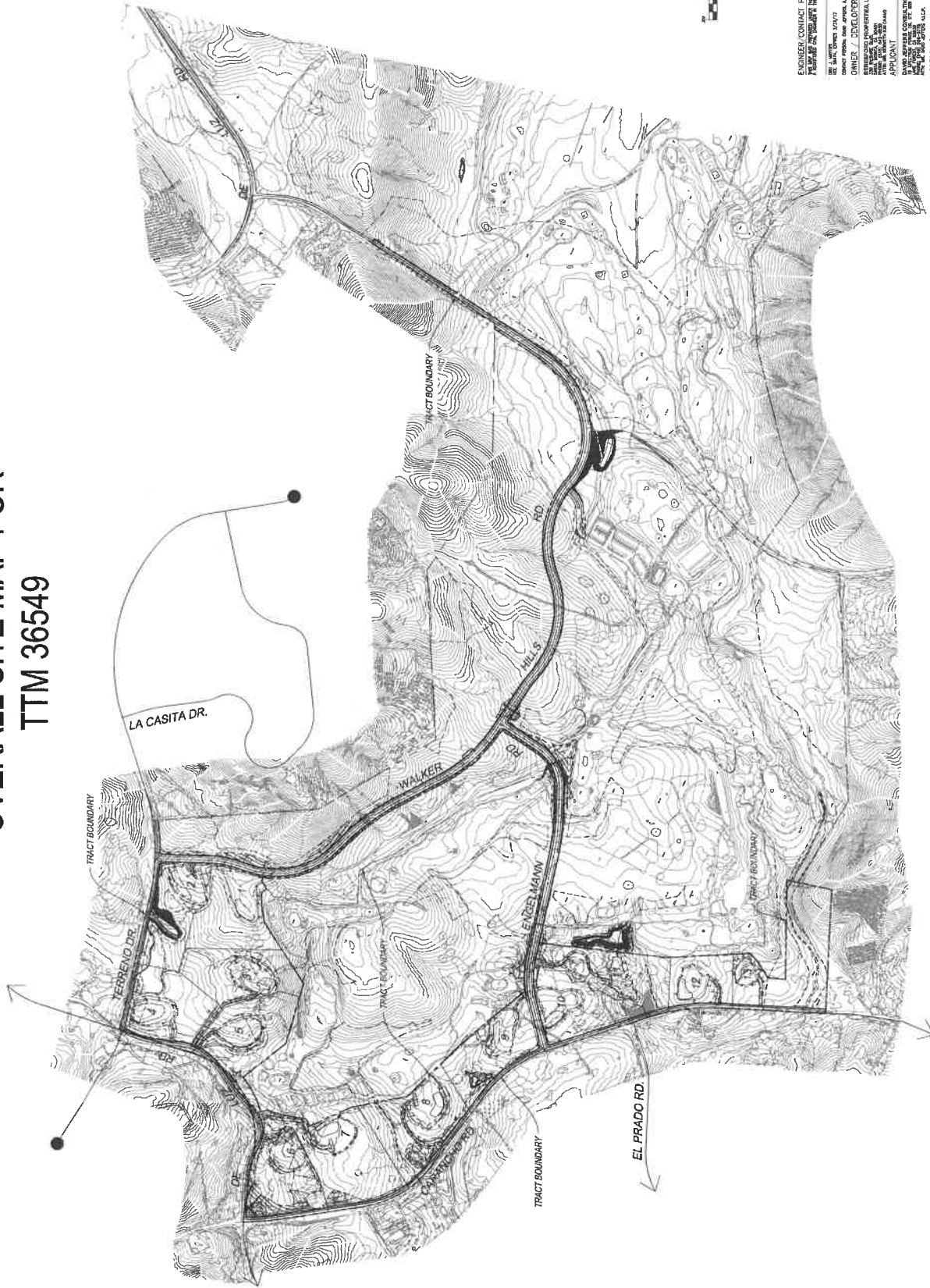
Zoning Area: Rancho California

Author: Vinnie Nguyen



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# OVERALL SITE MAP FOR TTM 36549

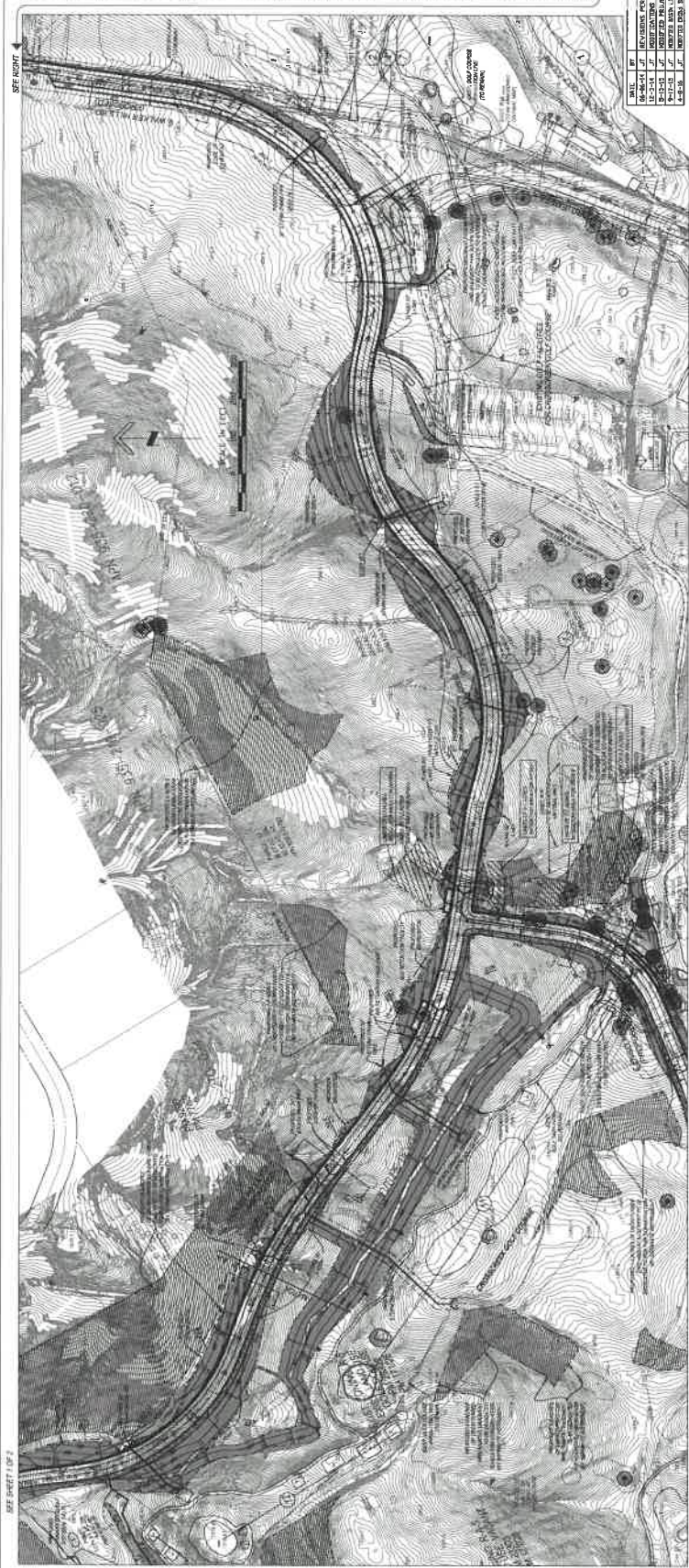


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 DATE  
 OWNER / DEVELOPER  
 APPLICANT  
 ASSESSOR'S PARCEL NUMBERS  
 DATE OF MAP

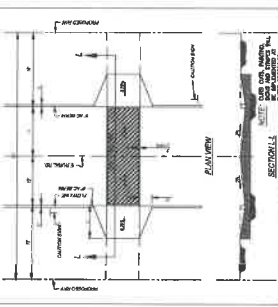
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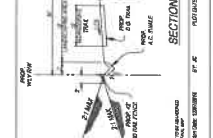
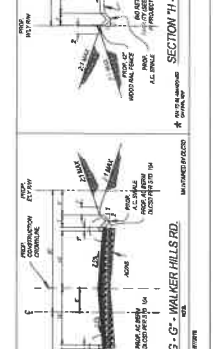
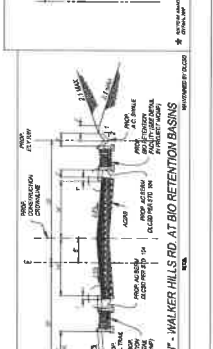
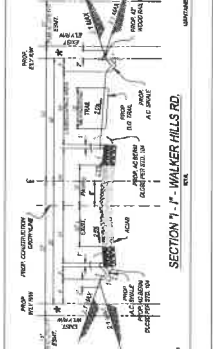
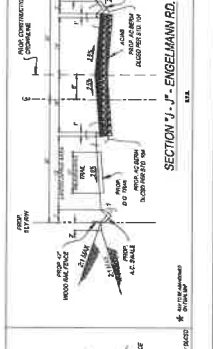
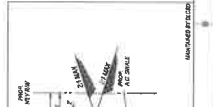
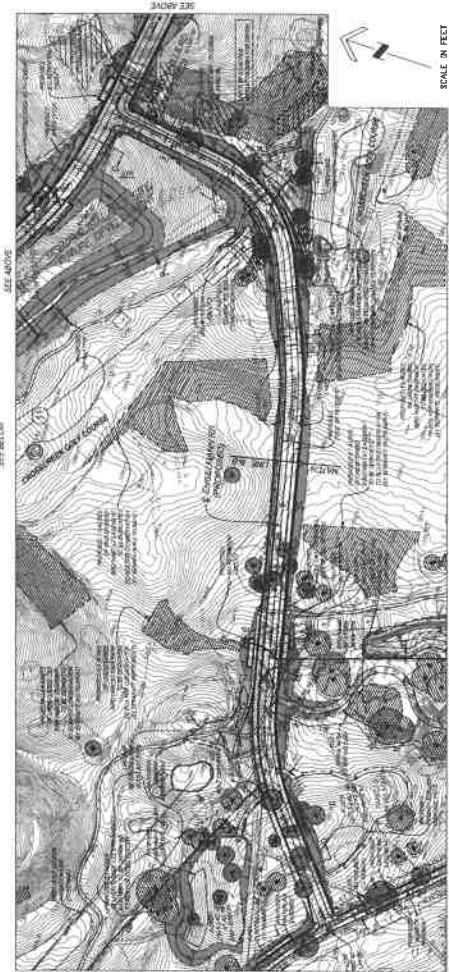
NO.	REVISION
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6	ISSUED FOR PERMITS
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10	ISSUED FOR PERMITS



**ENGINEER/CONTACT PERSON**  
**DAVID JEFFERS**  
 19 BIRCHWOOD DRIVE, SUITE 100  
 WALKER HILLS, GA 30188  
 (404) 588-5778, FAX (404) 588-5332

**OWNER / DEVELOPER**  
 DAVID JEFFERS CONSULTING, LLC  
 19 BIRCHWOOD DRIVE, SUITE 100  
 WALKER HILLS, GA 30188  
 (404) 588-5778, FAX (404) 588-5332

**ASSESSOR'S PARCEL NUMBERS**  
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 19-08-001-001-003  
 19-08-001-001-004  
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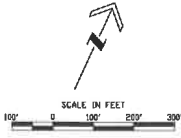
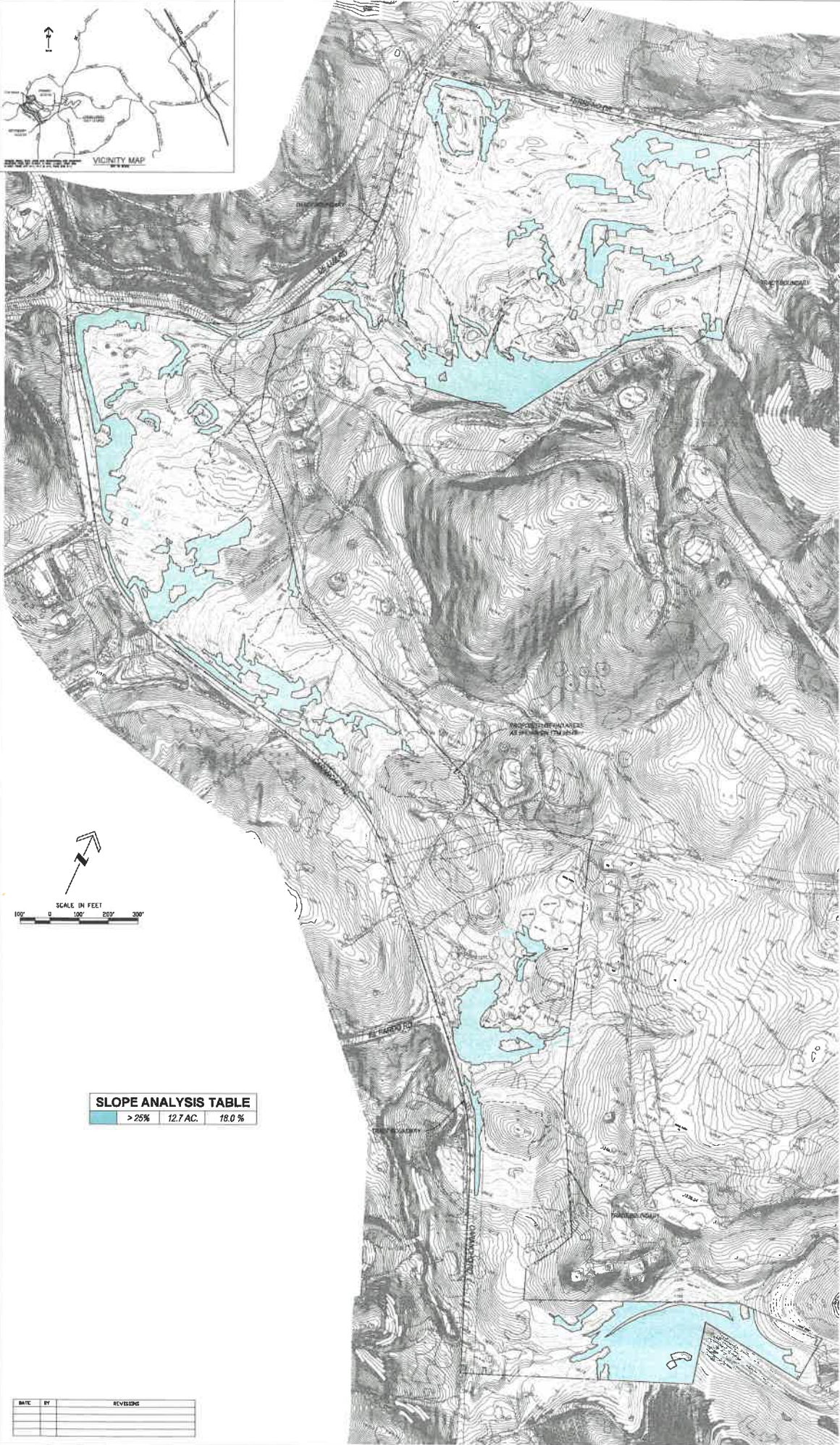
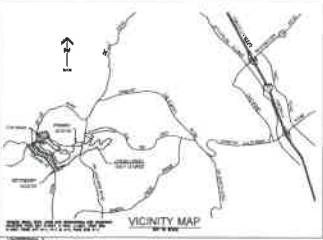


**ENGINEER/CONTACT PERSON**  
**DAVID JEFFERS**  
 19 BIRCHWOOD DRIVE, SUITE 100  
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**OWNER / DEVELOPER**  
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**ASSESSOR'S PARCEL NUMBERS**  
 19-08-002-002-001  
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**SLOPE ANALYSIS TABLE**

> 25%	12.7 AC.	18.0 %
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DATE	BY	REVISIONS

**LEGAL DESCRIPTION**  
 PARCELS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

**ENGINEER/CONTACT PERSON**  
 DAVID J. JEFFERS  
 REG. CIVIL ENGINEER 32121/1  
 CONTACT PERSON: DAVID JEFFERS, ASCE

**OWNER / DEVELOPER**  
 BERSERFER PROPERTIES, LLC  
 10000 SPECTRUM DRIVE, SUITE 100  
 LAKE FOREST, IL 60045

**APPLICANT**  
 DAVID JEFFERS CONSULTING, INC.  
 10000 SPECTRUM DRIVE, SUITE 100  
 LAKE FOREST, IL 60045

**ASSESSOR'S PARCEL NUMBERS**  
 830-370-018, 830-370-025, 830-370-031

**DATE OF MAP**  
 AUGUST 4, 2014

SLOPE ANALYSIS MAP  
 FOR  
**TENTATIVE TRACT MAP 38549**  
 IN THE COUNTY OF RIVERSIDE  
**DAVID JEFFERS CONSULTING, INC.**  
 10000 SPECTRUM DRIVE, SUITE 100  
 LAKE FOREST, IL 60045  
 (847) 565-5778, FAX: (847) 568-8527

TR36549

APN : 935-370-019, 935-370-02

DRT Date : October 31, 2013

Area Plan : Southwest

Trail(s) shown on Area Plan :

Specific Plan :

Trail(s) shown on Specific Pla

- Existing R-O-W
- Expressway ( 184'
  - Urban Arterial ( 1
  - Major ( 128'
  - Secondary ( 11
  - Collector ( 74
  - Mountain Arterial (

Field Review : Y N (Date)

T/R : T8SR3W Sectio

Comments :

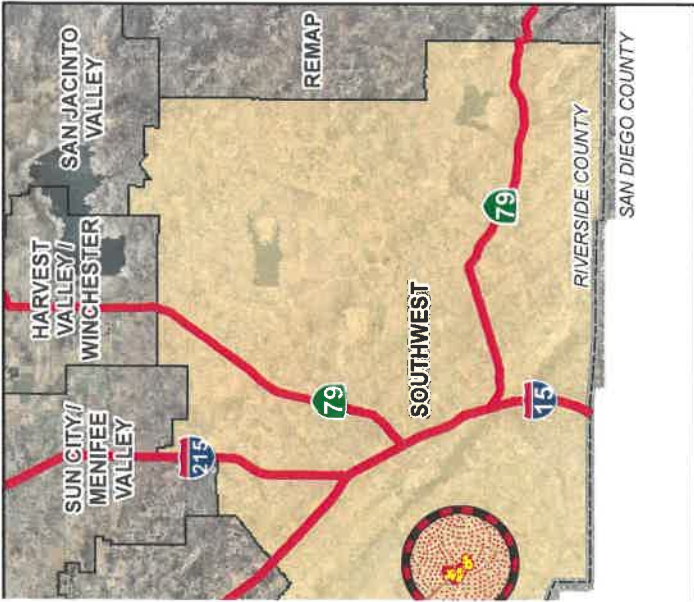
TR36549

- Class 1 Bike Path
- Class 2 Bike Path
- Regional Trail
- Combination Trail (Region
- Community Trail
- Historic Trail

Drawn By : Stella Spadafora  
Checked By :  
Date : October 31, 2013



Aerial View



Southwest Area Plan



Area Parks & Trails





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR36549

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

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

### COMPLETED/REVIEWED BY:

By: Brett Dawson Title: Project Planner Date: March 26, 2019

Applicant/Project Sponsor: Eric Ruby Date Submitted: October 1, 2013

### ADOPTED BY: Planning Commission

Person Verifying Adoption:  Date: 7/17/19

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

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

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

Revised: 07/10/19  
Y:\Planning Case Files-Riverside office\TR37169\DH-PC-BOS Hearings\Cover\_Sheet\_Mitigated\_Negative\_Declaration.docx

Please charge deposit fee case#: ZEA ZCFG

**FOR COUNTY CLERK'S USE ONLY**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (CEQ / EA) Number:** EA42622  
**Project Case Type (s) and Number(s):** TR36549  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Brett Dawson  
**Telephone Number:** (951) 955-0972  
**Applicant's Name:** Kenneth Kai Chang  
**Applicant's Address:** 550 West C Street, Suite 750, San Diego, CA 92101

### I. PROJECT INFORMATION

**Project Description:** The project site is located in unincorporated Riverside County within the De Luz community of the Riverside County Southwest Area Plan (and within the Walker Basin Policy Area), west of the City of Temecula and south of the Santa Rosa Plateau, approximately 2 miles north of the Riverside/San Diego County boundary. Regional access to the site from Murrieta and Temecula is provided by Rancho California Road from Interstate (I)-15. The project site is identified as Tract Map No. 36549 in the County of Riverside, and is generally located east of De Luz Road, south of Terreno Road and east of Carancho Road, immediately north and west of the Cross Creek Golf Club's golf course. Sycamore Creek traverses the southern portion of the project area in an east-west direction. TR 36549 is comprised of a total of 70.3 acres and is intended for residential development. The residential development includes 13 single family lots on minimum 5-acre lots; each lot having an approximately one-acre building pad for an estate-size home with the balance planted in vineyards, avocado groves and open space. The underlying land planning design philosophy is to create minimal manufactured slopes and to contour grade the lots to match the existing natural contours to the extent feasible, to create a naturally appearing setting. Oak trees, drainage features and other sensitive resources have been avoided and preserved in natural open space to the extent feasible.

The majority of the residential lots will be graded to establish house pads, driveways, slopes and drainage/water quality features, with a few of the proposed residential lots left in an ungraded condition to be utilized for custom homes that will be designed to fit the lot with minimal grading. A homeowner's association is proposed, and individual lot purchasers will be responsible for all on-lot maintenance requirements, excluding vineyard and grove areas. Individual residential home design, construction and non-vineyard/orchard landscaping will be the responsibility of the lot purchaser, and individual lot purchasers will be required to go through county architectural design review and obtain building permits. All manufactured slopes will be landscaped by the project applicant for erosion control/water quality purposes.

Six (6) Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cells are located on the project site, which requires completion and approval of a Habitat Acquisition Negotiation Strategy (HANS) and a Determination of Biologically Equivalent or Superior Preservation (DBESP) by the Western Riverside County Regional Conservation Authority (RCA). In addition, an MSHCP Criteria Refinement was prepared and approved required to refine the location of Proposed Constrained Linkage 12, and must be approved in order for Tentative Tract Map 36549 to be approved. The Tentative Tract Map 36549 figure is included at the end of this Initial Study.

#### MSHCP Criteria Refinement

A Criteria Refinement to the MSHCP has been submitted to the Riverside County Regional Conservation Authority (RCA) and proposes the minor relocation of the adjacent Proposed Constrained Linkage 12 East (CL-12). Proposed Constrained Linkages are defined in the MSHCP as a constricted connection expected to provide for movement of identified planning species between core areas, where options for assembly of the connection are limited because of existing patterns of use. The MSHCP Criteria Refinement is proposed to relocate and improve the effectiveness of the conceptually identified wildlife movement corridor due to intervening land use-related corridor blockages and interruptions and correct/update the location of Proposed CL-12 to better depict the correct location in the MSHCP. Approval/adoption of the Criteria Refinement by the Riverside County RCA is required for Tentative Tract Map 36549 prior to, or concurrently with, approval of Tentative Tract Map. Detailed information is contained in the Walker Hills MSHCP Criteria Refinement report.

Proposed Constrained Linkage 12 East is proposed to be relocated (Replaced CL-12 East) to provide higher-quality habitat and improved conservation and wildlife movement functions than existing Proposed Constrained Linkage 12. The analysis conducted for the Criteria Refinement demonstrates that Replaced CL-12 East, by incorporating the higher-value habitat and cover of Sycamore Creek, would provide a more functional linkage through conservation of viable, unobstructed, and connected habitats (Sycamore Creek and conserved upland habitat areas) for the covered species that Replaced CL-12 East was designed for in the MSHCP. These species include bobcat, mountain lion, southern California rufous-crowned sparrow, grasshopper sparrow, and Bell's sage sparrow. Replaced CL-12 East will conserve the pristine, higher-value oak-riparian corridor associated with Sycamore Creek to provide ample (and preferred) movement habitat for bobcats and mountain lions and will establish a network of undisturbed upland habitat linkages that move north to south to accommodate movement habitat for the remaining upland bird species. Under Replaced CL-12 East, a total of 126.6 acres within the project site are proposed for open space conservation in conservation easements. Proposed and Replaced CL-12 figures are included at the end of this EA.

- A. Type of Project:** Site Specific ; Countywide ; Community ; Policy .
- B. Total Project Area:** 70.3 Gross Acres
- C. Assessor's Parcel No(s):** 935-370-021, 935-370-020, 935-370-019
- D. Street References:** The project site is east of the Carancho Road/De Luz Road intersection. Carancho Road is located along the project's western boundary and continues north along the site until it turns east and continues onto Terreno Drive. Englemann Drive is a north-south oriented road that parallels Carancho Road on the eastern boundary of the site. Glen Meadows is an east-west oriented road that traverses the center of the site and connects Carancho Road to Engleman Drive.
- E. Section, Township & Range Description or reference/attach a Legal Description:** Parcels 9, 10 & 11 are letter lots H through J, inclusive as shown by Parcel Map 23303 on file in Book 171, pages 26- 37, inclusive of parcel maps, records of Riverside County. T8S, R3W Sections 6& 7. T8S R4W, Section 12.
- F. Brief description of the existing environmental setting of the project site and its surroundings:** The surrounding properties consist of scattered single family residences on large lots, agricultural land, and the Cross Creek Golf Club. A paved roadway bisects the project site and Sycamore Creek traverses the southern portion of the site. Elevation ranges from 1,196 feet to 1,388 feet and the topography consists of several gently rolling topographic highs with intervening small drainages trending generally southwest to northeast. Vegetation across the

site primarily consists of oak woodland, Diegan coastal sage scrub, chaparral, non-native grassland, and residential/urban/exotic habitat.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The project is consistent with the Riverside County General Plan land use designation for the property. The proposed project would meet the General Plan and Southwest Area Plan Policies (including those identified in the Santa Rosa Plateau/De Luz and Walker Basin Policy Areas).
2. **Circulation:** The project provides adequate circulation facilities and roadway improvements and meets with all other applicable circulation policies of the General Plan and the Southwest Area Plan Policies.
3. **Multipurpose Open Space:** The proposed project would meet the General Plan and Southwest Area Plan Policies.
4. **Safety:** Adequate protections related to access, grading, and infrastructure improvements have been addressed through site design and technical studies. This project is consistent with the Safety Element of the Riverside County General Plan.

The proposed project would meet the General Plan and Southwest Area Plan.

5. **Noise:** This project includes a residential subdivision into 16 lots and three open space lots. The project will not generate excessive noise, exceeding the County standards. As a result, this project is consistent with the Noise Element of the Riverside County General Plan.
6. **Housing:** This project will result in the addition of 16 new residential lots and related infrastructure improvements. This project is consistent with the Housing Element of the Riverside County General Plan.

The project meets all applicable Housing element policies of the General Plan including Policy 5.1.

7. **Air Quality:** This project includes the subdivision of an 8.1-acre site into 16 residential lots. Sufficient standards related to the grading and construction of the new homes will be implemented to ensure consistency with the Air Quality Element of the Riverside County General Plan.
8. **Healthy Communities:** The subdivision of the 8.1-acre project site includes a walkable street network, pocket parks, and conservation areas. This project is consistent with the Healthy Communities Element of the Riverside County General Plan.

**B. General Plan Area Plan(s):** Riverside County Southwest Area Plan

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

**D. Land Use Designation(s):** Existing Land Use: Vacant; Proposed Land Use: Single Family Residential.

**E. Overlay(s), if any:** None

**F. Policy Area(s), if any:** Santa Rosa Plateau Policy Area, Walker Basin Policy Area

**G. Adjacent and Surrounding:**

1. **General Plan Area Plan(s):** The Southwest Area Plan is bounded by San Diego County to the south, Orange and San Diego Counties to the west, Lake Elsinore to the northwest, and the vast mountain and desert area known as REMAP - the Riverside Extended Mountain Area Plan to the east. The Southwest Area Plan borders the Sun City/Menifee Valley and Harvest Valley/Winchester Area Plans. It includes the Incorporated Cities of Temecula and Murrieta, and also reflects a number of the unincorporated areas that have strong local identities, such as the Santa Rosa Plateau and French Valley. The Southwest planning area is framed by the Santa Ana Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east. Murrieta Creek runs along the floor of the Murrieta Valley, which generally divides the Southwest planning area in a western/eastern configuration. The Cities of Temecula and Murrieta span both sides of Murrieta Creek, further accentuating this pattern.
2. **Foundation Component(s):** Rural
3. **Land Use Designation(s):** Existing Land Use: Vacant; Proposed Land Use: Single Family Residential.
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** Santa Rosa Plateau Policy Area, Walker Basin Policy Area

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A, not within an adopted Specific Plan. A separate Specific Plan (00339) is proposed for the entire Walker Basin policy area. The specific plan will ultimately encompass Tentative Tract Map 36549, but is not required for approval of the tentative tract map.
2. **Specific Plan Planning Area, and Policies, if any:** : N/A

**I. Existing Zoning:** Residential Agriculture (R-A-5)

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

**K. Adjacent and Surrounding Zoning:** R-A-5

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                  |
| <input type="checkbox"/> Agriculture & Forest Resources  | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation              |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Tribal Cultural Resources   |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities / Service Systems |

Cultural Resources

Energy

Geology / Soils

Greenhouse Gas Emissions

Noise

Paleontological Resources

Population / Housing

Public Services

Wildfire

Mandatory Findings of Significance

#### IV. DETERMINATION

On the basis of this initial evaluation:

##### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

##### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects



previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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

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

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project:				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure C-8 “Scenic Highways”

Riverside County, 2015. Riverside County General Plan, Chapter 4: Multipurpose Open Space Element. Available at: [http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch05\\_MOSE\\_120815.pdf?ver=2016-04-01-100801-367](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch05_MOSE_120815.pdf?ver=2016-04-01-100801-367)

Caltrans, 2015. Officially Designated Scenic Highway Mapping System, Riverside County. Available at: [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm). Accessed September 30, 2015.

**Findings of Fact:**

- a) According to the California Department of Transportation (Caltrans) there are no designated Scenic Highways within the project site. Interstate-15 (I-15) is the nearest eligible State Scenic Highway, located approximately 4.5 miles east of the project site (Caltrans, 2015). In addition, the Riverside County General Plan designates Interstate-215 (I-215) as a County Eligible Scenic Highway (Riverside County, 2008). I-215 is located approximately 4.5 miles northeast of the project. Due to project proximity to I-15 and I-215, no impact would occur.

- b) The project would not substantially damage scenic resources, obstruct a scenic vista or create an aesthetically offensive site. The project has been specifically designed to avoid 584 oak trees on the project site, but would remove 32. In addition, the proposed residences would be single or two-story homes with a maximum height of 35 feet and would be consistent with the existing residential/agricultural uses surrounding the site. The project site is planned for estate-size residential development which would be built according to the development and planning standards of the Southwest Area Plan. For these reasons, impacts would be less than significant.
- c) The proposed project will not substantially damage public views or scenic resources. There are no scenic resources onsite. The potential creation of additional single family homes on each of the lots will be consistent with the existing homes in the surrounding area, whereby there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

County of Riverside, 1988. Ordinance No. 655: An Ordinance of the County of Riverside, Regulating Light Pollution. Adopted June 7, 1988. Available at:  
<http://www.clerkoftheboard.co.riverside.ca.us/ords/600/655.htm>

Findings of Fact:

- a) The project site is located approximately 23 miles northwest of the Mt. Palomar Observatory and is within the designated 45-mile (ZONE B) Special Lighting Area of the Observatory. Ordinance No. 655 defines approved lighting within this area including lighting types and shielding requirements. All project lighting shall be in accordance with Ordinance No. 655 regarding Mt. Palomar Observatory standards. With incorporation of lighting requirements of Ordinance No. 655 into the project, the impact would be reduced to a less-than-significant level (County of Riverside, 1988). This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** On-site Inspection, Project Application Description

**Findings of Fact:**

a-b) The project is not anticipated to result in new sources of substantial light or glare. The parcels created by this map will likely be ultimately be developed with residential units similar in character with any surrounding residential development. There is no proposed street lighting for the project, therefore it would not cause glare or light spillage on neighboring sites. Further, the project would be required to comply with the Palomar Observatory Light Pollution Ordinance (Riverside County, 1988) which reduces the effects of light pollution from nighttime light sources. With incorporation of lighting requirements of the County, the impact would be reduced to a less-than-significant level. This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA, therefore impacts are less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**Source(s):** Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials. "A Guide to the Farmland Mapping and Monitoring Program 2016 Edition" prepared by California Department of Conservation.

Riverside County, 2015. Riverside County GIS. Available at: [http://mmc.rivcoit.org/MMC\\_Public/Custom/disclaimer/Default.htm](http://mmc.rivcoit.org/MMC_Public/Custom/disclaimer/Default.htm). Accessed September 30, 2015.

Riverside County, 2008. Riverside County General Plan, Chapter 4: Multipurpose Open Space Element. Available at: [http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch05\\_MOSE\\_120815.pdf?v=2016-04-01-100801-367](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch05_MOSE_120815.pdf?v=2016-04-01-100801-367)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Department of Conservation (DOC), 2015. "FMMP - Important Farmland Map Categories" Accessed at [http://www.conservation.ca.gov/dlrp/fmmp/mccu/Pages/map\\_categories.aspx](http://www.conservation.ca.gov/dlrp/fmmp/mccu/Pages/map_categories.aspx) on October 2, 2015.

**Findings of Fact:**

a-d) The project lies in an area zoned as Residential Agriculture 5-Acre Minimum (R-A-5). A portion of the site is designated Unique Farmland, and the remaining portion of the site is designated as Urban and Built-Up Land or Other Land. Unique Farmland is comprised of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date. Other Land is not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land (DOC, 2015).

The Residential Agricultural Zone (RA-5) is established to provide areas where general agricultural uses can occur independently or in conjunction with a single-family residence that preserve the agricultural character of the area. The single-family homes built would feature vineyards or orchards within their lots. Further, the site is not subject to a Williamson Act contract, Agricultural Preserve, or agricultural General Plan designation (Riverside County 2008; 2015). As the site is designated and zoned for residential and agricultural development and is not located on Prime Farmland, Farmland of Statewide Importance and Farmland of Local Importance in the County, this impact is considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**Source(s):** Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. As a result, no impacts will occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AIR QUALITY** Would the project:

**h) Air Quality Impacts**

a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** SCAQMD CEQA Air Quality Handbook

Environmental Science Associates (ESA), 2014. *Revised Air Quality Technical Report for Tentative Tract Map 3649*, August 2014.

**Findings of Fact:**

a) The project site is located in an unincorporated area within the County of Riverside, which lies within the South Coast Air Basin (Basin). The project area is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin is a 6,600-square-mile coastal plain bounded by the Pacific Ocean to the southwest and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties, and all of Orange County.

SCAQMD and the Southern California Association of Governments (SCAG) are responsible for preparing the Basin's air quality management plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, projects that are consistent with the regional population, housing, and employment forecasts identified by SCAG are considered to be consistent with the AQMP growth projections, since the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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forecast assumptions by SCAG forms the basis of the land use and transportation control portions of the AQMP. Additionally, since SCAG's regional growth forecasts are based upon, among other things, land uses designated in County general plans, a project that is consistent with the land use designated in a County's General Plan would also be consistent with the SCAG's regional forecast projections, and thus also with the AQMP growth projections.

The proposed project is consistent with the designated land uses allowed in the Riverside County General Plan and the Southwest Area Plan. Consequently, the growth resulting from project implementation would be consistent with SCAG's regional forecast projections, and, in turn, would also be consistent with the growth projections accounted for in SCAQMD's AQMP. Therefore, the project would not conflict with, or obstruct, implementation of the AQMP and this impact would be less than significant (see *Population and Housing* section of this MND for more information). This impact would be less than significant.

- b) As the Basin is currently classified as a State nonattainment area for ozone, NO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> cumulative development consisting of the proposed project along with other reasonably foreseeable future projects in the Basin as a whole could violate an air quality standard or contribute to an existing or projected air quality violation. This is considered to be a significant cumulative impact. With respect to determining the significance of the proposed project's contribution to regional emissions the SCAQMD neither recommends quantified analyses of cumulative construction emissions nor provides methodologies or thresholds of significance to be used to assess cumulative construction impacts. According to the SCAQMD, if an individual project results in air emissions of criteria pollutants (ROG, CO, NO<sub>x</sub>, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>) that exceed the SCAQMD's recommended daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of these criteria pollutants for which the proposed project region is in non-attainment under an applicable federal or State ambient air quality standard. As analyzed in the Air Quality Technical Report for the project, neither the project's construction nor operational emissions would exceed SCAQMD's threshold of significance (see Tables 1 and 2). Therefore, the proposed project's construction and operation emissions contribution to cumulative air quality impacts would be less than significant.
- c) Typically, there is the potential for sensitive receptors (residences) to be exposed to CO hotspots and localized air quality impacts from criteria pollutants and toxic air contaminants (TACs) from onsite sources during project construction and operations. Currently, the nearest sensitive receptors to the project site include the existing residences located on Terreno Drive, approximately 300 feet to the north of the project site. There are is another rural residence located approximately 600 feet north of the project site on Via Vaquero Road. There are also residences on the west site of Carancho Road approximately 400 feet from the project site.

A CO hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. No traffic study was deemed to be necessary for the project by the County because trip generation is assumed to be minimal, as the project consists of only 13 residential lots. Consequently, no impacts related to CO hotspots at local roadway intersections would be expected to occur. Thus, this impact would be less than significant and no mitigation is required. In addition, as the proposed project would only involve construction of new residential units, the development would not involve or introduce any new stationary sources of TACs, such as diesel fueled backup generators that are more commonly associated with large

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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commercial and industrial uses. Therefore, the project would not expose surrounding sensitive receptors to substantial point source emissions and impacts would be less than significant.

- d) According to the *SCAQMD CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Thus, operation of the proposed project is not expected to result in objectionable odors that would affect the neighboring uses. During construction of the proposed project, exhaust from equipment and activities associated with the application of architectural coatings and other interior and exterior finishes may produce discernible odors typical of most construction sites. Such odors would be a temporary source of nuisance to adjacent uses, but would not affect a substantial number of people. As odors associated with project construction would be temporary and intermittent in nature, the odors would not be considered to be a significant environmental impact. Therefore, impacts associated with objectionable odors would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project:

**i) Wildlife & Vegetation**

a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Environmental Science Associates (ESA), 2015. *General MSHCP Habitat Assessment and Consistency Analysis, Unincorporated Riverside County*. Prepared for Beresford Properties, LLC. March 1, 2018..

ESA, 2015. *Walker Hills Criteria Refinement: Walker Hills MSHCP Criteria Refinement Report Unincorporated Riverside County*. Prepared for Beresford Properties, LLC. March 1, 2018.

ESA, 2014. *Tentative Tract Map 36549 Sandia Vineyards Determination of Biologically Equivalent or Superior Preservation for Riparian*

Riverside County. 1993. Riverside County Oak Tree Management Guidelines. Approved by the Board of Supervisors on March 2, 1993.

<http://www.cadreenvironmental.com/Planning%20Department%20%20oak%20tree%20management%20guidelines.pdf>

United States Army Corps of Engineers (ACOE). 2008a. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0)*.

United States Army Corps of Engineers (ACOE). 2008b. *A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States: A Delineation Manual*.

**Findings of Fact:**

- a) The site occurs within the Southwest Area Plan –Subunit 6 (Santa Rosa Plateau) within six (6) Criteria Cells - 7051, 7053, 7058, 7063, 7145, and 7146 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The language within each of these Cells describes desired conservation of various habitat types and Proposed Constrained Linkage 12. The vegetation communities targeted for conservation, connection points with adjacent Cells, and percentage conservation within each Cell provide the “blueprints” for the proposed linkage.

A Criteria Refinement to the MSHCP has been completed through the Riverside County Regional Conservation Authority (RCA) and relocates the on-site portion of Proposed Constrained Linkage 12 East (CL-12) associated with Tentative Tract Map 36549. Proposed Constrained Linkages are defined in the MSHCP as a constricted connections expected to provide for movement of identified planning species between core areas, where options for assembly of the connection are limited because of existing patterns of use. The MSHCP Criteria Refinement will improve the effectiveness of the identified wildlife movement corridor within the project area, as it proposes less intervening land use blockages and interruptions and corrects/updates the location of Proposed CL-12 as depicted in the MSHCP. The entire Criteria Refinement report is available for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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review at the Riverside County Planning Department and the Riverside County Regional Conservation Authority.

Proposed Constrained Linkage 12 East will be relocated (Replaced CL-12) within the Tentative Tract Map area to provide higher-quality habitat and improved conservation and wildlife movement functions. The analysis conducted for the Criteria Refinement demonstrated that Replaced CL-12 East, by incorporating the higher-value habit and cover of Sycamore Creek, would provide a more functional linkage through conservation of viable, unobstructed, and connected habitats (Sycamore Creek and conserved upland habitat areas) for the covered species that Replaced CL-12 East was designed for in the MSHCP. These species include bobcat, mountain lion, southern California rufous-crowned sparrow, grasshopper sparrow, and Bell's sage sparrow. Replaced CL-12 East will conserve the pristine, higher-value oak-riparian corridor associated with Sycamore Creek to provide ample (and preferred) movement habitat for bobcats and mountain lions and will establish a network of undisturbed upland habitat linkages that move north to south to accommodate movement habitat for the remaining upland bird species. Under Replaced CL-12 East, a total of 126.6 acres within the project site are conserved in conservation easements (Beresford Properties, LLC. 2016). Impacts to the MSHCP and species covered under it associated with the Criteria Refinement have been evaluated in this Initial Study. The Criteria Refinement report concludes that the proposal to relocate Proposed CL-12 will better facilitate targeted wildlife movement through and around the project area, would not result in significant adverse impacts to wildlife movement, and would improve wildlife movement in the vicinity of the project site.

Through implementation of the recommendations and proposed avoidance, minimization and mitigation measures, and through ongoing coordination with the RCA and County regarding oak tree mitigation, and the Linkage 12 CRP, the proposed project is anticipated to be consistent with the conservation goals, policies and provisions outlined in the MSHCP. Impacts would be less than significant.

Critical Refinement from RCA 14-12-18-01. Based on the equivalency analysis set forth by Section 6.5 of the MSHCP, included herein, the proposed project can be found to be consistent with the MSHCP since a replacement site with the equivalent and/or superior biological value will be Conserved in its place. The Criteria Refinement 14-12-18-01 encompasses a review of the area of the proposed project known as TR36549 and a larger area that is known as the whole Walker Hill Specific Plan area.

Equivalency Requirements pursuant to Section 6.5 of the MSHCP as excerpted from the Criteria Refinement 14-12-18-01:

1) Effects on Habitats:

Based on the analysis provided in the Criteria Refinement Report dated September 16, 2017 prepared by ESA, PCL 12 totals 100.2 acres (see Table 3-3 and Figure 3-2). Of that 100.2 acres, 66.5 acres are coastal sage scrub, 12.7 are non-native grassland, 4.7 acres is oak woodland and 16.3 acres is developed/disturbed (golf course). For the Replaced PCL 12 east, the project will provide 33.4 acres of coastal sage scrub, 8.0 acres of non-native grasslands, 45.4 acres of oak woodland, 1.1 acres of riparian scrub and 37.7 acres of developed/disturbed for a total of 125.6 acres. Replaced PCL 12 east will provide more oak woodland, riparian scrub and developed/disturbed (golf course) than PCL 12-east as currently described. There would be 33.1

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acres less of coastal sage scrub in Replaced PCL 12-east which will be offset by the additional 40.7 acres of oak woodland. Appendix I of the Criteria Refinement Report contains the proposed conservation easements (Walker Hills Agricultural Area, Beresford Conservation Easement, Cross Creek Golf Course). Replaced PCL 12-east will also include 8.4 acres of supporting undisturbed connectors, primarily consisting of coastal sage scrub and oak woodland, remaining on site that will contribute to PCL 12-east by providing additional habitat for sparrow species protected by an Environmental Constraints Sheet for TR 36549 and TR 36550 and the project's covenants, codes and restrictions (CC&Rs). The additional oak woodland habitat is a benefit to mountain lion and bobcat movement which are also planning species for this linkage. Providing an improved movement corridor across the golf course and through Sycamore Creek oak woodland is considered important biologically in an area with habitat fragmentation from agriculture and estate homes. All constrained linkages (PCL 10, 11 and 12) planned to connect the Core F (Santa Rose Plateau) and Linkage 9 (Tenaja) to Core G (Santa Margarita Ecological Reserve) are focused on drainages with the exception of the upper reach of PCL 12. Large mammal movement corridors in the Santa Ana Mountains that allow for future connection easterly to Core M (Agua Tibia Wilderness\Palomar Mountains) is considered critical for mountain lion.

Therefore, since the Replaced PCL 12-east provides similar and generally more acreage of the vegetation communities sought after in PCL 12-east, the Criteria Refinement would result in equivalent or superior preservation related to Habitats.

## 2) Effects on Covered Species

PCL 12-east is intended to provide habitat for the three avian planning species and movement habitat for mountain lion and bobcat. The Planning Species for PCL 12-east are southern California rufous-crowned sparrow, Bell's sage sparrow, grasshopper sparrow, bobcat and mountain lion. Sparrow habitat in PCL 12east is coastal sage scrub, chaparral and grassland. Proposed PCL-12- east with the project site would have provided 66.5 acres of coastal sage scrub. Replaced PCL 12-east will provide 33.4 acres of coastal sage scrub. To date, approximately 176,700 acres of the 245,700 acre Bell's sage sparrow habitat (chaparral, coastal sage scrub, desert scrub) conservation objective (Objective 1) have been conserved. Approximately 47,500 acres of the 82,640 acre of southern California rufous-crowned sparrow habitat (coastal sage scrub, alluvial fan sage scrub, desert scrub) conservation objective (Objective 1) has been conserved. Monitoring objectives have been met for southern California rufous-crowned sparrow and Bell's sage sparrow. Grasshopper sparrow is associated with large expanses of grassland. Core area conservation objectives include seven Core areas ranging from 500 to 2,000 acres of grassland and a total of at least 38,690 acres of grassland. Although grasshopper sparrow is a planning species for PCL-12, there is not 500 contiguous acres of grassland in Proposed PCL-12 nor is PCL-12 named as a Core Area for the species. Grasshopper sparrows do occur approximately one mile to the north on the Santa Rose Plateau. Monitoring objectives have not been met for grasshopper sparrow, but they have been consistently detected in three large and one small Core area, including Core H (Santa Rosa Plateau). Proposed PCL 12 would have provided 12.7 acres of grassland. Replaced PCL 12 will provide 8.0 acres of grassland. Neither would be expected to provide sufficient acreage to support grasshopper sparrow which may need habitat patches of 30-250 acres.

The owner/operator of the Cross Creek Golf Club has stated that bobcat and mountain lions and/or their sign are sighted regularly on the golf course and surrounding area. Proposed PCL 12-east

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would have provided 66.5 acres of coastal sage scrub, 12.7 acres of grassland, 4.7 acres of oak woodland and 16.3 acres of disturbed/developed (golf course). Proposed PCL 12-east is described in an area of upland and agricultural habitats moderately fragmented by existing residential development. Replaced PCL-12-east will provide 33.4 acres of coastal sage scrub, 8.0 acres of grassland, 45.4 acres of oak woodland, 1.1 acres of riparian scrub and 37.7 acres of disturbed/developed. The additional oak woodland follows Sycamore Creek and the disturbed/developed acreage includes the crossing of the existing golf course. Replaced PCL 12-east includes a 4,000 foot long oak/riparian corridor along Sycamore Creek west of Via Vaquero and a portion of the golf course north of Sycamore Creek which will improve function for wildlife movement.

Figures 4-1 and 4-2 of the Criteria Refinement Report from ESA depicts an approximately 5.7 acre area that will be converted to vineyards as a result of the project. This vineyard area will be located within Replaced PCL 12-east. As shown on Figure 4-3 an additional 1.2 acre area east of the vineyard will be revegetated with native vegetation suitable for southern California rufous-crowned sparrow and Bell's sage sparrow and also provide additional cover for bobcat and mountain lion. The Permittee will ensure this revegetation occurs prior to any occupancy.

The Criteria Refinement would result in equivalent or superior preservation related to Covered Species.

### 3) Effects on Core Areas (as identified on the MSHCP Core and Linkage map, Figure 3-2)

The proposed project is not located in Core Area of the MSHCP, and therefore this Criteria Refinement will not affect a Core.

### 4) Effects on Linkages and Constrained Linkages (as identified on the MSHCP Core and Linkage map, Figure 3-2)

Per Section 3 of the MSHCP, Proposed Constrained Linkage 12 is "composed of a west fork and an east fork. Only the west fork, however, is connected to other MSHCP lands (Existing Core F, Santa Rosa Plateau Nature Reserve). The Linkage provides important Live-In Habitat for many species....and also likely provides an upland connection to the Cleveland National Forest and areas in San Diego County via the Tenaja Corridor for large mammals. This connection may serve as one component of a larger movement corridor for mountain lions traveling between the Santa Ana Mountains and the Palomar Mountains. A Linkage between these two mountain ranges would reduce the risk of extirpation of the Santa Ana Mountains population of mountain lion, which was considered to be "demographically unstable" without a movement connection (Beier 1993). Maintenance of contiguous Habitat with appropriate refugia for resting, such as rockpiles, brushpiles, windfalls, hollow snags and hollow trees, is important for dispersal of juveniles." As stated above, the proposed project is within PCL 12-east and will not affect PCL 12 -west. The east fork also has value related to live-in habitat for the sparrow Planning Species, as well as movement, refuge and cover for the larger mammal Planning Species (i.e. mountain lion). Replaced PCL 12 -east will still include upland habitats and will include more of the golf course as a movement platform, but also will include Sycamore Creek which will provide dense, mature riparian and oak woodland habitats for both live-in habitat and movement habitat. The location of Replaced PCL

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12-east utilizes Sycamore Creek and the golf course as the main connection back to Sandia Creek and PCL 12-west. An offsite connection through Cell 7145 via Sycamore Creek west of Carancho Road will connect Replaced PCL 12-east to PCL 12-west. It is expected those areas needed for the connection to PCL12-west through Cell 7145 will still occur through compliance with Section 6.1.2 of the MSHCP. In addition, the RCA is actively pursuing conservation easements over Sycamore Creek in Cell 7145. Therefore, the proposed Criteria Refinement will not affect the assemblage of PCL 12-east, and will provide a superior movement connection and live-in habitat for species.

5) Effects on Non-Contiguous Habitat Blocks (as identified on the MSHCP Core and Linkage map, Figure 3-2)

The proposed project is not in an area that is proposed as a Non-Contiguous Habitat Block per the MSHCP. Therefore, the proposed Criteria Refinement would not have an effect on the assemblage of non- contiguous habitat blocks.

6) Effects on MSHCP Conservation Area configuration and management (such as increases or decreases in edge)

As stated above under No. 4, Replaced PCL-12 east provides an equivalent or superior connection to MSHCP Reserve Lands by relying a natural drainage feature to provide better cover and refuge for wildlife movement, as well as provide a water source for species that are living in the linkage.

Additionally, the project will utilize the golf course as part of the linkage (portions of which will have a restrictive use easement to facilitate wildlife movement which is already documented on the golf course). Replaced PCL 12-east provides a connection through natural features and habitats alongside a golf course which has passive human use (and no nighttime lighting, limited noise, limits on chemical uses). By conserving and protecting coastal sage areas on the site as well, the project will also ensure that live-in habitat for bird species remains in the proximity to Replaced PCL 12-east.

No constraints are proposed within Replaced PCL 12-east except for roadways. No structures, fencing, nighttime lighting are proposed within Replaced PCL 12-east. Adherence to Urban Wildlands Interface Guidelines (UWIG) have been considered in the project design and the placement of Replaced PCL 12- east. The Cross Creek Golf Course owner has committed to a restrictive use easement to provide long term protection of Replaced PCL 12-east across the golf course. A requirement to record conservation and restrictive use easements shown in Appendix I of the Criteria Refinement document will be incorporated in subsequent Joint Project Review findings and as a Condition of Approval for any associated entitlements approved by the Permittee (County of Riverside), as well as project specific UWIG measures. Based on Figures 4-1 and 4-2 the Criteria Refinement document, as a result of the Criteria Refinement there will be 55.7 acres within a Conservation Easement; 5.7 acres will be subject to an Agricultural Conservation Easement associated with the natural buffer area next to the proposed vineyard; and 64.2 acres will be subject to restricted use easement on the Cross Creek Golf Club property. The RCA will be the land manager of the future easements. The County Environmental Program Division of the Planning Department shall ensure that all of easements are signed, recorded and accepted by the RCA prior to recordation, or grading or building permit issuance whichever occurs first and has prepared conditions of approval consistent with this information.

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Therefore, the Criteria Refinement will result in equivalent or superior conservation area configuration and management to the PCL-12 east.

7) Effects on ecotones (defined as areas of adjoining Vegetation Communities, generally characterized by greater biological diversity) and other conditions affecting species diversity (such as invasion by exotics):

PCL 12-east and the Replaced PCL 12 both include the same ecotonal areas related to coastal sage scrub, chaparral and non-native grassland. Replaced PCL 12-east introduced oak woodland/coastal sage scrub, as well as the transitional areas associated with the golf course. Relocation of the linkage will not affect ecotones associated with PCL 12, and will in turn add new ecotonal areas that include riparian and oak woodland areas.

Therefore, the Criteria Refinement would result in more ecotones and would be considered equivalent or superior than the PCL 12-east.

8) Equivalent or greater acreage contributed to the MSHCP Conservation Area

The proposed Criteria Refinement will result in 125.6 acres of high quality habitat being added to the MSHCP Conservation Area which includes a shift from the linkage that was originally anticipated in the MSHCP. The PCL 12-east envisioned by the MSHCP would have resulted in approximately 100 acres of Conservation. Therefore, with the proposed Criteria Refinement, the MSHCP gains an additional 25.4 acres in a configuration that is equivalent or superior.

9) Applicant must demonstrate agreements or control over mitigation property being offered under the equivalency analysis.

A total of 125.6 acres will be conserved as a result of the Criteria Refinement as depicted on Figures 4-1 and 4-2 of the Criteria Refinement Report. The project applicant owns the majority of the project site. Conservation easements will be placed on applicant-controlled land within Replaced PCL 12 which will total 61.4 acres; 55.7 acres of conservation easement plus 5.7 acres of agricultural easement. Cross Creek Golf Course owners have lands within the Replaced PCL 12 and agreed to a conservation easement restricting uses over the portion of the golf course that will contribute to Replaced PCL-12. Cross Creek's conservation easement totals 64.2 acres. Not included in the 125.6 acres are also areas of avoided upland and riparian habitat that will be left in place, but not subject to protection through easements. Therefore, since the 125.6 acres proposed for Replaced PCL 12 are subject to conservation easements that have been drafted and signed, the Applicant has demonstrated control over the property being offered for equivalency.

Section 6.2 Conservation Easements, as found in the, **Walker Hills Criteria Refinement**, prepared by ESA, dated April 15, 2016, describes each conservation easement, legal descriptions, and plats and provides for the allowable and restricted uses in each. The complete easements documents are contained in Appendix F of the **Walker Hills Criteria Refinement**.

b-c) Suitable habitat for several special-status wildlife species exists onsite, including Cooper's hawk, turkey vulture, coyote, bobcat, orange-throated whiptail, coastal western whiptail, northern red

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diamond rattlesnake, coast horned lizard, two-striped garter snake, southern California rufous crowned sparrow, Bell's sage sparrow, white-tailed kite, and coastal California gnatcatcher; however, species-specific surveys are not required as these species are considered adequately conserved through implementation of the MSHCP reserve design and no further studies or mitigation are required for conservation. No suitable habitat occurs onsite for western yellow-billed cuckoo. Suitable habitat for least Bell's vireo and southwestern willow flycatcher was only found along Sycamore Creek, within the southern portion of Parcel 9. Consistent with MSHCP Conservation Objective 3 for both species, no protocol surveys are required as no impacts are anticipated to occur within approximately 325 feet of the suitable habitat along Sycamore Creek. The suitable habitat will be conserved in perpetuity by means of a conservation easement and/or deed restriction. The Site also contains high quality foraging habitat for many raptors and grassland/scrub associated bird species protected under the federal Migratory Bird Treaty Act and Fish and Game Code. Conservation requirements for these species will be achieved through 17.4 acres of onsite habitat conservation (under easement) and 11.4 acres of habitat that will be left undisturbed. Construction will also follow the best management practices outlined in Appendix C of the MSHCP to further reduce or avoid impacts to special status wildlife (ESA, 2015). Therefore, impacts would be less than significant.

A single rainbow manzanita was observed on a steep hillside overlooking the intersection of De Luz Road and Carancho Road. This species is considered a CRPR List 1B.1 species and covered by the MSHCP but not fully conserved. However, Mitigation for a single individual identified in the development area is not required because an individual with no connectivity to a larger patch or habitat, or connectivity to existing or proposed conserved areas has any long term conservation value (ESA, 2015).

In summary, through implementation of the mitigation measures described and ongoing coordination with the Western Riverside County Regional Conservation Authority (RCA) and the County regarding oak tree mitigation and the Proposed Constrained Linkage 12 Criteria Refinement Process (Section 6.5 of the MSHCP), the proposed project is anticipated to be consistent with the conservation goals, policies, and provisions outlined in the MSHCP. Mitigation for impacts to biological resources will also be consistent with the conservation goals set forth in the MSHCP because construction will follow the best management practices outlined in Appendix C of the MSHCP to further reduce or avoid impacts to plants and wildlife.

- d) The Criteria Cells within the site call for conservation of resources to contribute to Proposed Constrained Linkage 12 (Sandia Canyon) in the MSHCP. The biological issues and considerations for Subunit 6 of the Southwest Area Plan call for the conservation of core and linkage habitat for fairy shrimp, bobcat, mountain lion, California red legged frog, coast range newt, and western pond turtle. Based on the recent surveys it was concluded that no suitable core or linkage habitat occurs onsite for fairy shrimp, red-legged frog, or western pond turtle. The wet, shaded and more overgrown riparian areas within the vicinity of the site (such as Sycamore Creek) may contribute to linkage habitat for coast range newt, bobcat and mountain lion.. Impacts would be less than significant.
- e-f) A complete jurisdictional delineation was conducted on the site in March and July of 2013 in addition to fairy shrimp surveys throughout the 2013/2014 rainy season. These efforts confirmed the absence of any vernal pools. Seven MSHCP riparian/riverine resources on the Site were determined to also be under the jurisdiction of the USACE, CDFW and RWQCB (ESA, 2015). The location and extent of these jurisdictional areas, as well as the data and locations where formal

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jurisdictional determinations were conducted were mapped and are appended to this report. If an avoidance alternative is selected for the jurisdictional areas, measures shall be incorporated into the project design to ensure the long-term conservation of the area through the use of deed restrictions, a conservation easement, or other appropriate mechanisms. If an avoidance alternative is not feasible, a practicable alternative that minimizes direct and indirect effects to the area, and associated functions and values to the greatest extent possible, shall be selected. Those impacts that are unavoidable shall be mitigated such that the lost functions and values as they relate to MSHCP Covered Species are replaced as set forth under a *Determination of Biologically Equivalent or Superior Preservation (DBESP)*. Impacts to these jurisdictional areas may also require the applicant to obtain necessary permits from USACE (Section 404 permit), CDFW (Section 1600 Streambed Alteration Agreement), and RWQCB (Section 401 permit).

Based on the results of the formal delineation, the site supports several areas that meet the MSHCP definition of Riparian/Riverine resources and fall under the jurisdiction of the USACE, RWQCB and CDFW. The proposed project anticipates to completely avoid all jurisdictional features and riparian/riverine resources onsite, with the exception of the feature near the intersection of proposed Engelmann Road and Walker Hills Road and the small areas impacted by road widening activities. A total of 0.40 acre of riparian/riverine habitat (which also falls under the jurisdiction of CDFW and RWQCB) will be impacted by the construction of the "offsite" roads. Within this 0.04-acre impact area, a total of 0.02 acre is also considered non-wetland waters of the U.S. under jurisdiction of USACE. Impacts will be mitigated at a 1:1 ratio through on-site creation downstream of and adjacent to the impact site near the intersection of proposed Engelmann Road and Walker Hills Road. Details for the implementation, maintenance and monitoring of this habitat creation effort are included in the *Tentative Tract Map 36549 Sandia Vineyards Determination of Biologically Equivalent or Superior Preservation for Riparian Habitats* (ESA, 2014). Upon completion, the mitigation site will: (1) be self-sustaining in perpetuity and contribute to regional biodiversity; (2) be maintained through natural recruitment without requiring any outside input; (3) cycle nutrients through natural processes; (4) provide the entire range of biological components, processes, and interactions within the riparian community; and (5) support natural processes of ecological succession. Additionally, long-term conservation of the site will be provided through a conservation easement or other appropriate mechanism, and long-term management of the site by a qualified management entity will be funded by the project applicant.

No vernal pools or vernal swales were found onsite. A heavy rain event between February 27 and March 3, 2014 created a single water impoundment near the northeastern corner of Parcel 9; however this area yielded negative results for fairy shrimp (wet and dry season surveys) and no vernal pool indicator plant species were observed during the various biological surveys conducted between 2012 and 2014. No evidence of ponding, seasonal inundation or signs of vernal pool resources were detected anywhere else on the site (ESA, 2015).

All drainages onsite were determined to be non-wetland waters of the U.S. under the jurisdiction of the USACE due to the federal nexus to the Pacific Ocean via Sandia Creek and the Santa Margarita River. A total of 0.5 acre of non-wetland waters under the jurisdiction of the USACE occur onsite. No federal wetlands occur on or adjacent to the site. All areas mapped as USACE-jurisdictional waters and CDFW-jurisdictional habitats fall with the Section 401 authorities of the RWQCB (ESA, 2015). Therefore, impacts to wetlands would be less than significant.

- g) An oak tree inventory of the site identified 584 oaks. Conservation objectives for oak trees include those outlined in the MSHCP which identifies conservation of large blocks of woodland and forest



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habitat as one of the biological issues and considerations for the area. Large stands of dense oak woodland were mapped in the project site where the project proposes to avoid impacts and conserve land, consistent with the MSHCP (ESA, 2015). The site is located within unincorporated Riverside County and as such is subject to the Riverside County Oak Tree Management Plan. Of the 584 oaks onsite, the project anticipates the removal of, or impact to a total of 32 oaks (4 coast live oaks, 26 Engelmann oaks, and 2 scrub oaks). The County will be consulted with regards to appropriate permitting and mitigation requirements for impacts to oak trees under the County regulations. Impacts would be less than significant.

**Mitigation:** Beneficial impact, and no impact as described above.

**COA-BIO-1:** A total of 0.40 acre of riparian/riverine habitat (which also falls under the jurisdiction of CDFW and RWQCB) will be impacted by the construction of the "offsite" roads. Within this 0.04-acre impact area, a total of 0.02 acre is also considered non-wetland waters of the U.S. under jurisdiction of USACE. Impacts will be mitigated at a 1:1 ratio through on-site creation downstream of and adjacent to the impact site near the intersection of proposed Engelmann Road and Walker Hills Road.

**COA-BIO-2:** . All conservation easements associated with the Criteria Refinement, which could affect Proposed Constrained Linkage 12 shall be recorded in the office of the County Recorder prior to issuance of grading permits.

**Monitoring:**

The responsibility for maintenance within the habitat creation areas shall be designated to a qualified restoration landscape contractor for the three year maintenance and monitoring period. The three year period shall be extended, if required, until the success criteria are met. is the ongoing process of ensuring that the mitigation has the means to reach the performance standards in the prescribed timeframe. Maintenance visits shall be performed quarterly during the three-year monitoring period. During each maintenance visit, the revegetation areas shall be inspected for trash, vandalism, and plant stress from disease or pest infestation that may threaten the long-term health of the riparian community. Approved methods of insect pest or weed control will be employed as necessary. Any signs of distress or mortality will be noted and rectified (i.e., dead plants will need to be replaced) if the cause is apparent. If revegetation efforts are not successful with regard to the performance standards outlined below within three years following initial seeding, the under-performing areas will be reevaluated to determine the measures necessary to improve performance. If necessary, these areas will be reseeded and/or replanted with methods modified as needed. This may include the use of container stock and irrigation or simply additional seeding during a wet winter season. If, after a site is reseeded, revegetation efforts still do not yield satisfactory results, additional reseeded or other intervention methods may be required.

<b>CULTURAL RESOURCES</b> Would the project:				
<b>h) Historic Resources</b>				
a. Alter or destroy a 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, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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**Source(s):** On-site Inspection, Project Application Materials; PDA04839: Phase I Cultural Resource Assessment for Tentative Tract Map 36549, Riverside County, California. (Strauss; 2014).

**Findings of Fact:**

a) Based upon analysis of records and a survey of the property, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts in this regard. The results of the survey can be found in PDA04839- "A Phase I Cultural Resources Assessment for Tentative Tract Map 36549, Riverside County, California", authored by Monica Strauss, ESA and dated January 2014.

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

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>i) Archaeological Resources</b>				
a. Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** On-Site Inspection, Project Application Materials

Environmental Science Associates (ESA), 2014. (Confidential) *Draft Phase I Cultural Resource Assessment for Tentative Tract Map 36549, Riverside County, California*, January 2014.

On-site Inspection, Project Application Materials;

1990. Sturm, Bradley L.; "Archaeological Testing and Site Significance Recommendations for the Walker Basin Development Project, Riverside County, California. Prepared for Michael Brandman Associates, September 1990".

1998. White, Laurie S., and Robert S. White; "An Archaeological Assessment of the 573 +/- Walker Basin Project located in the Walker Basin, near Temecula, Riverside County. Prepared by Thomas Leslie & Associates for Dartmouth Development Company, Inc., July 1998".

2014 Strauss, Monica; "Phase I Cultural Resources Assessment for Tentative Tract Map 36549, Riverside County, California. Prepared on behalf of Beresford Properties, January 2014".

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**Findings of Fact:**

a) The project site has been surveyed by a County approved archaeologist and it has been determined that there is one archaeological resource present. The results of the survey are provided in a report entitled, PDA04839: "Phase I Cultural Resource Assessment for Tentative Tract Map 36549, Riverside County, California", prepared by ESA, dated January 2014. This resource consists of CA-RIV-04074 which was recorded by Bradley Sturm Associates in 1990. It was given the designator WB-B and was described as a gneiss boulder with two milling slicks with no associated artifacts. (Sturm 1990). As part of the testing program conducted by Sturm, three STP's were excavated in the vicinity of the boulder. The testing program did not indicate the presence of subsurface archaeological deposits. Based on the testing program Sturm concluded that the site lacked an archaeological deposit that could contribute information important to regional prehistory and recommended the site as ineligible for listing in the National Register. (Sturm 1990). In 1998, Thomas Leslie Associates relocated the site and found it in good condition. Thomas Leslie Associates determined that the site did not meet the criteria of a significant resource under CEQA, and recommended no further work (White and White; 1998). The Office of Historic Preservation eligibility determination for resource CA-RIV-04074 states that it is not eligible for listing in the National Register. Although only one previously recorded cultural resource (CA-RIV-4074) was identified as a result of the Phase 1 cultural resources survey of the Project area, field conditions heavily restricted survey access and visibility. Accessibility was limited to only approximately 70 acres of the Project area. Within these accessible areas, visibility was restricted to 5 percent at best. Additionally, the records search indicated that seven archaeological sites (CA-RIV-2017, -2018, -2019, -2020, -2021, -2022, and -4073), some with subsurface components, have been recorded immediately adjacent to (within 150 feet) the records search study area, and that one previously recorded site (CA-RIV-4074) had been previously recorded within the Project area. Furthermore, the geoarchaeological review indicated that the potential is high for encountering previously unidentified cultural resources particularly at the ground surface and to and depth of 1.5 feet with moderate sensitivity to 3 feet in depth.

Based on the above, the Project area has been shown to be highly sensitive for the presence of cultural resources. Therefore, the proposed Project has the potential to unearth, expose, or disturb surface and subsurface archaeological, historical, or Native American resources. However, with the implementation of the Conditions of Approval potential impacts to cultural resources would be less than significant.

- b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Impacts in this regard would be less than significant.
- c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the

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treatment and their disposition has been made. Therefore impacts in this regard are considered less than significant.

Mitigation

**COA CUL-1: Human Remains:** For discoveries of Native American human remains, Public Resources Code Section 5097.98 and State Health and Safety Code Section 7050.5 will be followed. The Pechanga Tribe shall be considered the Most Likely Descendant ("MLD") of any Native American human remains. Upon such discovery, Developer shall immediately contact the Pechanga Tribe as the MLD. The Pechanga Tribe shall work with Developer to remove the human remains and rebury them in the designated reburial site described in COA CUL-9 below.

**COA CUL-2: Construction Worker Cultural Resources Sensitivity Training:** Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology, along with a Pechanga Tribal Monitor, shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains.

**COA CUL- 3: Cultural Resources Monitoring Plan:** Prior to the issuance of a grading permit, a Cultural Resources Monitoring Plan (the "Plan") shall be prepared by a qualified archaeologist. The archeologist shall submit a draft of the Plan to the Pechanga Tribe for review and comment prior to finalizing the Plan for submittal to the lead agency for review and approval. Based on the survey conditions and geo-archaeological review summarized in this report, the Plan shall identify areas, such as ridge tops, saddles, and flats, where a follow up cultural resources survey shall be conducted after initial vegetation removal has occurred. The Plan shall also identify the location and timing of cultural resources monitoring. The Plan shall contain an allowance that the qualified archaeologist, based on observations of subsurface soil stratigraphy or other factors during initial grading, and in consultation with the Native American monitor and the lead agency, may reduce or discontinue monitoring as warranted if the archaeologist determines that the possibility of encountering archaeological deposits is low. The Plan shall outline the appropriate measures to be followed in the event of unanticipated discovery of cultural resources during project implementation (including during the follow up survey to occur following vegetation removal and monitoring during ground disturbing activities). The Plan shall identify avoidance as the preferred manner of mitigating impacts to cultural resources. The Plan shall establish the criteria utilized to evaluate the historic significance (per CEQA) of the discoveries, methods of avoidance consistent with *CEQA Guidelines* Section 15126.4(b)(3), as well as identify the appropriate data recovery methods and procedures to mitigate the effect of the project if avoidance of significant historical or unique archaeological resources is determined to be infeasible. The Plan shall also include reporting of monitoring results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and state repositories, libraries, and interested professionals. The Plan shall be submitted to the lead agency for review and approval prior to the issuance of a grading permit.

**COA CUL-4: Implementation of a Cultural Resources Monitoring Plan:** Prior to issuance of a grading permit, an archaeologist and a Native American monitor shall be retained and contracted by the Developer to implement the Plan. The archaeologist shall work under the supervision of a qualified archaeologist.

**COA CUL-5: Native American Monitoring:** A tribal monitor shall be required on-site during all ground-disturbing activities, including grading, stockpiling of materials, engineered fill, rock crushing, utility

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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trenching, etc. The Developer shall retain the qualified tribal monitor. . The County has determined that the appropriate tribe to provide monitoring for the Project is the Pechanga Tribe. Prior to issuance of a grading permit, the Developer shall submit a copy of the signed contract(s) between the Pechanga Tribe and the Developer for the monitoring of the project to the County of Riverside Planning Department.

**COA CUL-4-6: Inadvertent Discoveries:** In the event of the unanticipated discovery of historical or archaeological materials ("Inadvertent Discoveries"), the contractor shall immediately cease all work activities in the area (within approximately 100 feet) of the discovery. Prehistoric archaeological materials might include obsidian and chert flaked-stone tools (e.g., projectile points, knives, scrapers) or toolmaking debris; culturally darkened soil ("midden") containing heat-affected rocks, artifacts, or shellfish remains; and stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone or concrete footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. After cessation of excavation, the contractor shall immediately contact the Developer . The contractor shall not resume work until authorization is received.

Immediately following any such Inadvertent Discovery, the qualified archaeologist shall evaluate the significance of the materials prior to resuming any construction-related activities in the vicinity of the find. If the qualified archaeologist determines that the discovery constitutes a significant resource under CEQA, avoidance is the preferred manner of mitigation. In the event avoidance is demonstrated to be infeasible, the Developer shall coordinate with the qualified archaeologist and the lead agency to implement an archaeological data recovery program.

If potential human remains are encountered, the contractor shall comply with the terms of COA CUL-1.

**COA CUL-7: Cultural Resources Disposition:** In the event of Inadvertent Discoveries of Native American cultural resources during the course of grading , the following procedures shall be carried out for final disposition of the Inadvertent Discoveries:

- a) The following treatments, in order of preference, shall be employed with the Pechanga Tribe. Evidence of such shall be provided to the County of Riverside Planning Department;
  - i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
  - ii. Reburial of the resources pursuant to COA CUL-9.
- b) There shall be no destructive or invasive testing on sacred items, grave goods, and Native American human remains. Ownership of the cultural resources, including sacred items and grave goods, shall be relinquished to the Pechanga Tribe. Results concerning finds of any Inadvertent Discoveries shall be included in the Phase IV Report.

**COA CUL-8: Lot 10 and Lot 11 Grading Design Revisions:** Prior to approval for grading plans and the issuance of a grading permit for Lots 10 and 11 of Tentative Tract Map 36549, the southern edge of the Lot 11 pad location/grading design shall be redesigned/relocated to the north, towards Lot 10 to avoid any impact to CA-RIV-4074. As part of the Cultural Resources Monitoring Plan, the post-

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vegetation clearance follow up survey to be conducted by the archaeologist and a Native American monitor, shall make all reasonable efforts to ensure that no impacts will occur to CA RIV 407.

**COA CUL-9: Reburial of Culturally Sensitive Resources:** All Native American cultural resources found on the project site through Inadvertent Discoveries, that are culturally sensitive resources, as defined by the Pechanga Tribe, will be reburied on the Project property. The Developer, the Pechanga Tribe, and the County have determined that the onsite reburial site (the "Preservation Site"), shall be a minimum of 2500 square feet, and will be located in Lot 36 of the Project. Prior to Issuance of a Grading Permit, a restrictive covenant or other similar legal mechanism shall be recorded over the Preservation Site(s) to ensure it remains in an undisturbed state in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, grave goods, Native American human remains and any items deemed sensitive by the Pechanga Tribe are excluded. The reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to disclosure under the California Public Records Act.

**COA CUL-10: Non-Disclosure of Reburial Locations:** It is understood by all parties that unless otherwise required by law, the site of any reburial of culturally sensitive resources shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254(r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial. However, since a restrictive covenant or other similar mechanism will be recorded over the Preservation Site, which identifies the location of the Preservation Site, it will be a public record accessible to members of the public.

**Monitoring:** Pre-construction training of workers by contractor and monitoring of cultural resources during construction by a qualified archaeologist and Native American monitor.

**ENERGY** Would the project:

**j) Energy Impacts**

a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b. Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

**Findings of Fact:**

a-b) Energy related to land use is primarily associated with direct energy consumption. The proposed project would result in the need for the use of energy both during the construction and operation of the residential development. Construction of the residential units are expected to occur over a relatively short period of time (Building Permits generally expire within six months to one year) in relation to the overall life of the completed residential structure. Site preparation and grading would assumable result

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in energy use of fossil fuels for ground moving and hauling equipment, and construction workers vehicles on site. Upon occupancy of these residential structures, operational energy consumption would typical result from on-site electricity, HVAC (Heating, Ventilation, and Air Conditioning), and the occupants use of automobiles. Grading activities would be required to adhere to local, regional, and state standards as well as best management practices. Construction of the structures would be subject to the California Building Code/ Title 24, which includes Energy Efficiency and Green building standards at address energy consumption. Given the scale and size of the proposed project, it would be consistent with the applicable measures in the Climate Action Plan (CAP) and the General Plan policies focusing on energy consumption and would not conflict with the state’s renewable energy goals. Based on the site’s environmental conditions, it is anticipated that the project would not result in significant impacts due to wasteful, inefficient or unnecessary consumption of energy resources during the construction of these residential structures, and therefore any impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project directly or indirectly:

k) **Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**                       

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

**Source(s):** Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Geologist Comments.

*LOR Geotechnical Group, Inc., 2013. Preliminary Geotechnical Investigation Sandia Vineyard, Tentative Tract Map No. 36549 Southeast Of The Intersection Of Carancho Road And De Luz Road Santa Rosa Plateau Area Riverside County, California. September 12, 2013.*

Consolidated Preliminary Geotechnical Investigations and Update, Sandia Vineyard, Tentative Tract Map No. 36549 Southeast Intersection of Caracito Road and De Luz Road, Santa Rosa Plateau Area, Riverside County, California, January 26, 2017.

Findings of Fact:

a) According to the Preliminary Geotechnical Investigation for the project (LOR Geotechnical Group, Inc., 2013), no active or potentially active faults are known to exist at the project site. In addition, the project does not lie within a current State of California Earthquake Fault Zone (Hart and Bryant, 1995). No active faults are identified by the Riverside Land Information System online database (RCLIS, 2013). No evidence of faulting was noted during our field reconnaissance nor in a limited aerial photograph review of the site and immediate surrounding region. The closest known active fault is the Elsinore fault zone, located approximately 2.5 miles to the northeast. The Elsinore fault zone is one of the largest in southern California. At its northern end it splays into two segments and at its southern end it is cut by the Yuba Wells fault.

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The primary sense of slip along the Elsinore fault is right lateral strike-slip. It is believed that the Elsinore fault zone is capable of producing an earthquake magnitude on the order of 6.5 to 7.5.

Seismic ground rupture is generally considered most likely to occur along pre-existing active faults. Since no known faults are known to exist at, or project into the site, the probability of ground surface rupture occurring at the site is considered nil.

Although there are no active faults within the project site, due to the site's close proximity to the Elsinore fault zone, as described above, it is reasonable to expect a strong ground motion seismic event to occur during the lifetime of the proposed development on the site. However, the effects of ground shaking anticipated at the project site would be lessened by the seismic design requirements and procedures outlined in Chapter 16 of the California Building Code (CBC), in addition to recommendations made in the Preliminary Geotechnical Investigation (LOR Geotechnical Group, Inc., 2013). Therefore, impacts relating to exposing people or structures to loss, injury, or death would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**l) Liquefaction Potential Zone**

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

**Source(s):** Riverside County General Plan Figure S-3 "Generalized Liquefaction".

LOR Geotechnical Group, Inc., 2013. *Preliminary Geotechnical Investigation Sandia Vineyard, Tentative Tract Map No. 36549 Southeast Of The Intersection Of Carancho Road And De Luz Road Santa Rosa Plateau Area Riverside County, California*. September 12, 2013.

**Findings of Fact:**

a) The potential for liquefaction generally occurs during strong ground shaking within granular/ loose sediments where the depth to groundwater is usually less than 50 feet. As the project site is underlain at depth by hard to very hard metamorphic and igneous bedrock (LOR Geotechnical Group, Inc., 2013), the possibility of liquefaction at the site is considered nil. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**m) Ground-shaking Zone**

a. Be subject to strong seismic ground shaking?

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



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LOR Geotechnical Group, INC., 2013. *Preliminary Geotechnical Investigation Sandia Vineyard, Tentative Tract Map No. 36549 Southeast Of The Intersection Of Carancho Road And De Luz Road Santa Rosa Plateau Area Riverside County, California.* September 12, 2013.

**Findings of Fact:**

- a) As described in criterion 2(a) and (b), due to the site's close proximity to the Elsinore fault zone, it is reasonable to expect a strong ground motion seismic event to occur during the lifetime of the proposed development on the site. Large earthquakes could occur on other faults in the general area, but because of their lesser anticipated magnitude and/or greater distance, they are considered less significant than the Elsinore fault zone from a ground motion standpoint.

The effects of ground shaking anticipated at the project site would be lessened by the seismic design requirements and procedures outlined in Chapter 16 of the California Building Code (CBC), in addition to recommendations made in the Preliminary Geotechnical Investigation (LOR Geotechnical Group, Inc., 2013). Therefore, impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**n) Landslide Risk**

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

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

LOR Geotechnical Group, INC., 2013. *Preliminary Geotechnical Investigation Sandia Vineyard, Tentative Tract Map No. 36549 Southeast Of The Intersection Of Carancho Road And De Luz Road Santa Rosa Plateau Area Riverside County, California.* September 12, 2013.

**Findings of Fact:**

- a) Due to the massive nature of the bedrock materials within the site and adjacent surrounding region and the lack of evidence for the existence of landslides or debris flows in these areas, the potential for landslides to occur at or adjacent to the project site is considered very low. In addition, the project site lies outside of the limits of any potential rock fall areas that could affect the integrity of the site and the rock fall potential appears to be very low(LOR Geotechnical Group, Inc., 2013). No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>o) Ground Subsidence</b>				
a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map".

LOR Geotechnical Group, Inc., 2013. *Preliminary Geotechnical Investigation Sandia Vineyard, Tentative Tract Map No. 36549 Southeast Of The Intersection Of Carancho Road And De Luz Road Santa Rosa Plateau Area Riverside County, California.* September 12, 2013.

**Findings of Fact:**

- a) Ground Subsidence generally occurs within areas of loose, granular soils with relatively low density. Since the site is underlain by hard metamorphic and igneous bedrock and the earthwork operations anticipated to be conducted during the development of the site will mitigate any near surface loose soil conditions, the potential for subsidence is considered low (LOR Geotechnical Group, Inc., 2013). No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>p) Other Geologic Hazards</b>				
a. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** LOR Geotechnical Group, Inc., 2013. *Preliminary Geotechnical Investigation Sandia Vineyard, Tentative Tract Map No. 36549 Southeast Of The Intersection Of Carancho Road And De Luz Road Santa Rosa Plateau Area Riverside County, California.* September 12, 2013.

**Findings of Fact – Tentative Tract Map 36549:**

- a) The potential for the site to be affected by a seiche, tsunami (earthquake generated wave) is considered nil due to absence of any large bodies of water near the site. In addition, there is no potential for the project site to be subject to volcanic or mudflow hazards. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>q) Slopes</b>				
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"/>

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

**Source(s):** Riv. Co. 800-Scale Slope Maps, Project Application Materials.

LOR Geotechnical Group, INC., 2013. *Preliminary Geotechnical Investigation Sandia Vineyard, Tentative Tract Map No. 36549 Southeast Of The Intersection Of Carancho Road And De Luz Road Santa Rosa Plateau Area Riverside County, California.* September 12, 2013.

**Findings of Fact – Tentative Tract Map 36549:**

- a) The majority of the site lies within an area of relatively gentle rolling hills. Lots 1 through 8 are located east of Carancho Road. The topography consists of several gently rolling topographic highs with intervening small drainages trending generally southwest to northeast. Lots 9 through 13 lie along the northern portion of a northwesterly descending hillside. The majority of the residential lots will be graded to establish house pads, driveways, slopes and drainage/water quality features, with a few residential lots left in an ungraded condition to be utilized for custom homes that will be designed to fit the lot with minimal grading. The proposed project would include an underlying land planning design philosophy of creating minimal manufactured slopes and contouring the lots to match the existing natural contours to the extent feasible. As a result there would be no substantive change to topography or relief features, whereby impacts will be less than significant.
- b) Based on the findings of the preliminary geotechnical report, all grading activities that would include cut and fill operations have been recommended to maintain slopes of no higher than 2:1 (horizontal : vertical). The final grading plan would be submitted to the County for review and all proposed cut slopes would be required to be in accordance with local building code requirements for slope stability. As a result, the potential impact would be less than significant.
- c) The preliminary geotechnical evaluation included infiltration testing to ensure that site soils would be able to accommodate subsurface sewage disposal systems in accordance with county requirements. In addition, as mentioned above, the project would minimize manufactured slopes and would retain natural contours to the extent feasible. As a result, the potential impact to sewage disposal systems would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s)** U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”. ; “Preliminary Geotechnical Investigation, Tentative Tract Map 37027, APN 290-160-013 and 290-160-014, Temescal Valley, Riverside County, California,” County Geologic Report GEO No. 2533, for the project TR37027, by Aragon Geotechnical, Inc, dated August 29, 2016.  
 “Fault Hazard Investigation, Tentative Tract Map No. 37027, APN 290-160-013 and 290-260-014, Temescal Valley, Riverside County, California,” dated December 2, 2016.  
 “Retaining Wall Recommendations, Tentative Tract Map No. 37027, Intersection of Apple Ct. and Litchi St., Temescal Valley, Riverside County, California,” dated January 8, 2018.

**Findings of Fact:**

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) through preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs as administered in the SWPPP by a qualified SWPP Designer (QSD) are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.
- b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impact will occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**s) 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?

**Source(s):** Riverside County General Plan Figure S-8 “Wind Erosion Susceptibility Map,” Ord. No. 460, Article XV & Ord. No. 484

**Findings of Fact:**

- a) According to the Wind Erosion Susceptibility Map for the County, the project site is not located in an area considered to have a high or very high susceptibility to blowsand conditions. The project site is located in an area shown as having a moderate potential for wind erosion. However, soil erosion by wind is a potentially significant impact that could occur during grading

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and construction which vegetation is removed and soils disturbed. Wind erosion can be controlled during construction through implementation of erosion control BMPs as would be required under the NPDES Construction General Permit. See also a discussion of wind erosion in the Air Quality section of this document. With implementation of these BMPs, the potential impact would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project:

**t) Greenhouse Gas Emissions**

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

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

**Source(s):** Environmental Science Associates (ESA), 2014. Tentative Tract Map 36549 Revised Greenhouse Gas Emissions Technical Report, August 2014.  
Atkins, 2012. *Draft Riverside County Climate Action Plan*.

California Energy Commission (CEC), 2012. California Building Code (CBC) 2013 Building Energy Efficiency Standards, Frequently Asked Questions, May, 2012.

Accessed on October 2, 2015 at:

[http://www.energy.ca.gov/title24/2013standards/rulemaking/documents/2013\\_Building\\_Energy\\_Efficiency\\_Standards\\_FAQ.pdf](http://www.energy.ca.gov/title24/2013standards/rulemaking/documents/2013_Building_Energy_Efficiency_Standards_FAQ.pdf)

a) As described in the Greenhouse gas (GHG) Emissions Technical Report for the project (ESA, 2014), the proposed project would generate GHG emissions from a variety of sources. First, GHG emissions would be generated during construction of the project. Once fully operational, the project's operations would generate GHG emissions from both area sources and mobile sources. Indirect source emissions associated with the proposed residential uses include electrical consumption, water and wastewater usage (transportation), and solid waste disposal. Mobile (direct) sources of air pollutants associated with the proposed project would consist of motor vehicles trips generated by residents and visitors.

The proposed project consists of the construction of 13 single-family residential dwelling units and vineyards on the 70.3-acre project site. As shown in **Table 3**, the total GHG emissions that are anticipated from construction of the proposed project would be approximately 559 MT CO<sub>2</sub>e during construction and 333 MT CO<sub>2</sub>e during operation.

Table 3: Estimated Project Construction and Operations-Related GHG Emissions	
Emission Source	Proposed Project

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

	<b>Emissions CO2e (MT/yr)</b>
<b>Construction Total</b>	<b>559</b>
Operations	
Mobile Sources	264
Electricity Consumption	28
Natural Gas Consumption	19
Water Consumption	10
Solid Waste	8
Area Source	4
Subtotal	333
<b>TOTAL PROJECT EMISSIONS</b>	<b>892</b>
County Screening Threshold	3,000
<b>Significant Impact?</b>	<b>No</b>
<small>NOTES: CO<sub>2</sub>e= carbon dioxide equivalent; MT/yr = metric tons per year; see Appendix A for CalEEMod model outputs. Construction emissions assumed to occur in 2015, operational in 2016. Solid waste and water consumption emissions have been adjusted from CalEEMod output to reflect updated GWPs for methane and nitrous oxide SOURCE: ESA, 2014.</small>	

As shown in Table 3, the project’s construction and operational GHG emissions would not exceed The County’s 3,000 MT of CO<sub>2</sub>e per year screening threshold. Thus, the proposed project would not result in the generation of substantial levels of GHG emissions and would not result in emissions that would adversely affect the statewide attainment of GHG emission reduction goals of AB 32. This impact would be less than significant.

b) *Consistency with AB 32*

As discussed above, the GHG emissions generated by the proposed project would not exceed the County’s 3,000 MT of CO<sub>2</sub>e per year screening threshold. Consequently, the implementation of the proposed project would not hinder the ability of the State to achieve AB 32’s goal of achieving 1990 levels of GHG emissions by 2020. The estimated energy emissions in Table 3 reflect implementation of 2013 Title 24 building standards.

*Consistency with CARB Scoping Plan*

The Recommended Actions contained in CARB’s Scoping Plan that are most applicable to the project would be Actions E-1 and GB-1. CARB Scoping Plan Action E-1, together with Action GB-1 (Green Building), which aims to reduce electricity demand by increased efficiency of Utility Energy Programs and adoption of more stringent building and appliance standards. The proposed project would be required to include all mandatory green building measures for new residential developments under the CALGreen Code as well as the recently updated 2013 Title 24 building standards. Therefore, the proposed project would be consistent with the Scoping Plan measures through incorporation of stricter building and appliance standards.

*Consistency with Riverside County’s Draft Climate Action Plan*

Development of the proposed project would be consistent with the residential land use designation for the project site identified in the County’s General Plan. The proposed project would not require a General Plan amendment or an amendment to the zoning code. Therefore,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the GHG emissions associated with the project have been accounted for in the County's future emissions forecast. The County is in the process of adopting a Climate Action Plan (CAP). This Plan includes strategies and measures that complement the County's General Plan policies. Implementation of the proposed project would be consistent with the County's CAP once it has been finalized and adopted by the County. Therefore, implementation of the proposed project would not adversely affect the attainment of GHG emission reduction goals of the County's CAP whereby impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>u) Hazards and Hazardous Materials</b>				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Project Application Materials, Department of Toxic Substances Control (DTSC),

Department of Toxic Substances Control (DTSC), 2015. Envirostor and Geotracker databases, Available at: <http://www.envirostor.dtsc.ca.gov/>. Accessed October 7, 2015.

**Findings of Fact:**

a-d) The project proposes uses which are not anticipated to present significant hazards related to the hazardous materials use associated with the proposed land uses or result in emissions of hazardous materials. Any use or storage of hazardous materials would likely be in relatively small quantities. Through the project conditions of approval and standard County requirements the project would have a less than significant impact with respect to hazards.

In addition, the project will provide adequate access to and from the uses on the project site and would not interfere with an adopted emergency response plan or an emergency evacuation plan. Thus, impacts for this issue would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project site is not located on a site compiled pursuant to Government Code Section 65962.5 (DTSC, 2015) and thus there would be no impact.

Mitigation: None required.

Monitoring: No monitoring is required.

<b>v) Airports</b>				
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 (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-d) The project site is not located within 2 miles of a public airport influence area or airport land use plan. The nearest airport to the project site is the Billy Joe Airport located approximately 9 miles east of the project site. Pursuant to the Riverside County Airport Land Use Compatibility Plan and the individual airport plans, the proposed project would have no impacts with respect to public airports.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>HYDROLOGY AND WATER QUALITY</b> Would the project:				
<b>w) Water Quality Impacts</b>				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database. Hydraulic study for Tract 37027 by Adkan Engineers Tuesday June 14, 2016.

Riverside County Flood Control District Flood Hazard Report/Condition.

Mayers & Associates Civil Engineering, Inc., 2015a. *Hydrology Analysis for Tentative Tract 36549, Riverside County*. Prepared for Beresford Properties, LLC. January 16, 2015.

Mayers & Associates Civil Engineering, Inc., 2015b. *Preliminary Water Quality Management Plan for Tentative Tract Map 36549, Volume 1 of 2, Riverside County*. Prepared for Beresford Properties, LLC. Revised June 29, 2015.

Mayers & Associates Civil Engineering, Inc., 2015c. *Preliminary Water Quality Management Plan for Tentative Tract Map 36549, Volume 2 of 2, Riverside County*. Prepared for Beresford Properties, LLC.

Federal Emergency Management Agency (FEMA), 2015. *FEMA National Flood Hazard Database*, Available at: <http://fema.maps.arcgis.com/home/webmap/viewer>. Accessed October 8, 2015.

**Findings of Fact:**

- a-i) The project would be developed in accordance with County drainage control requirements that include measures to ensure that changes to drainage patterns are managed to control water quality. A Preliminary Hydrologic Analysis and Water Quality Management Plan has been completed for the project in accordance with Riverside County Flood Control and Water Conservation District's Storm Water Quality Best Management Practice Design Handbook, Hydrology Manual, Civilcadd/Civildesign Engineering Software Version 7.0, and Excel software

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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spreadsheet (Mayers & Associates, 2015a, b and c). The project proposes 18 total detention and bioretention basin facilities within 10 drainage management areas along Carancho Road, Terreno Drive, Walker Hills Drive (Glen Meadows Drive) and Engelmann Road. In addition drainage ditches will be constructed and vegetated to control stormwater runoff and provide for stormwater treatment. The project would also require implementation of BMPs during construction in accordance with a NPDES Construction General permit which would reduce potential impacts to water quality. Once constructed, implementation of the Water Quality Management Plan would address post development water quality impacts through incorporation of low impact design (LID) features such as bio-retention basins into the project design. LID drainage features would reduce these impacts to a less-than-significant level. The project is conditioned so that it will not be constructed until downstream drainage facilities which would serve the project are complete.

The project would introduce new impervious surfaces but as mentioned above, would also include LID features such as bio-retention basins as part of the project design to encourage onsite infiltrations. As a result, the project is not anticipated to 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 and thus impacts for this issue would be less than significant.

The project site has not been mapped by the Federal Emergency Management Agency and is labeled as Zone D – “The Zone D designation on NFIP maps is used for areas where there are possible but undetermined flood hazards. In areas designated as Zone D, no analysis of flood hazards has been conducted.” However, according to the County’s flood hazard mapping, the project site is not located within a 100-year flood hazard area and thus there would be no impact for these issues. With the required permits and project conditions, impacts to drainage and water quality would be less than significant. With the required permits and project conditions, impacts to drainage and water quality would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**x) Land Use**

a. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b. 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"/>
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**Source(s):** Riverside County General Plan, GIS database, Project Application Materials

Riverside County, 2014. Riverside County General Plan, Southwest Area Plan. Adopted December 9, 2014. Available at:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2013/2%20Area%20Plan%20Volume%201/SWAP\\_clean\\_120914.pdf](http://planning.rctlma.org/Portals/0/genplan/general_plan_2013/2%20Area%20Plan%20Volume%201/SWAP_clean_120914.pdf).

Riverside County, 2015. Riverside County General Plan. Chapter 3: Land Use Element. Available at: [http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch03\\_Land\\_Use\\_121515.pdf?ver=2016-04-01-100749-](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch03_Land_Use_121515.pdf?ver=2016-04-01-100749-)

**Findings of Fact:**

- a) The project site is designated as Rural Mountainous (RM) by the Riverside County General Plan, which allows single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of 1 dwelling unit per 10 acres (Riverside County, 2008). The project does not propose to change the land use designation of the site and would not result in a substantial alteration of the present or planned land use of the area; no impact would occur. The proposed residential lot size of 5 acre minimum is inconsistent with the underlying General Plan Land Use designation of Rural Mountainous-10 acre minimum. However, it is consistent with the underlying Santa Rosa Plateau/De Luz Policy Area which allows for residential parcels as small as five acres within the Rural Mountainous designation as long as the buildings and driveways are not located in areas subject to potential slope instability, and the proposed residential septic systems are not subject to severe limitations such as shallow bedrock depth or on slopes of 25% or greater. The project is also located within the Walker Basin Policy Area and is consistent with its policies. The residential development would be rural in form, with large lots featuring single family homes. Therefore the project would not result in a substantial alteration of the present or planned land use of the area and no impact would occur.
- b) The project site is not located within the City of Temecula or the City of Murrieta’s sphere of influence, nor is it located directly adjacent to city or county boundaries. Therefore, no impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**MINERAL RESOURCES** Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>y) Mineral Resources</b>				
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. Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Land Use Element, Staff review, GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Department of Conservation (CDC), 1991. Mineral Land Classification of the Temescal Valley Area, Riverside County, California. Plate 6b. Miller, R.V., Shumway, D.O., and Hill, R.L., 1991. Available at: [ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR\\_165/Plate%206B.pdf](ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/SR_165/Plate%206B.pdf). Accessed October 7, 2015.

California Department of Conservation (CDC), Division of Oil, Gas, and Geothermal Resources (DOGGR) 2015. DOGGR Online Mapping System. Available at: <http://www.conservation.ca.gov/dog/Pages/WellFinder.aspx>. Accessed October 7, 2015.

Riverside County, 2015. Riverside County General Plan. Chapter 5 Multipurpose Open Space Element. Available at: [http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch05\\_MOSE\\_120815.pdf?ver=2016-04-01-100801-](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch05_MOSE_120815.pdf?ver=2016-04-01-100801-)

United States Geological Survey (USGS), 2003. Active Mines and Mineral Plants in the U.S. 2003. Available at: <http://mrdata.usgs.gov/mineral-resources/active-mines.html>. Accessed October 7, 2015.

**Findings of Fact:**

- a-c) According to the Mineral Lands Classification Map of Riverside County and the Riverside County General Plan (CDC, 1991; Riverside County 2008), the project site is located on lands classified as MRZ-3, which is identified as areas where adequate geologic information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence. In addition, there are no mines, mineral pants, oil, gas, or geothermal wells located at or within the vicinity the project site (CDC, 2015; USGS, 2003). The project would not involve mining onsite, nor would it expose people or property to hazards from proposed, existing or abandoned quarries or mines. In addition, the project would not result in the loss of known mineral resources. Therefore, no impacts to mineral resources would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**NOISE** Would the project result in:

**z) Airport Noise**

a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b. For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

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

- a) The nearest public use airport is the French Valley Airport located approximately 7.5 miles northeast of the project site. Given this distance, the Project would not expose people residing or working in the project area to excessive noise levels associated with this airport. Whereby there would be no impact.
- b) The nearest private airstrip to the project site is the Billy Joe Airport located approximately 9 miles to the east. Given this distance, the project would not expose people residing or working in the project area to excessive noise levels associated with this private airstrip. Whereby there would be no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>aa) Noise Effects by the Project</b>				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Riverside County Transportation Department, 2014. Traffic Counts-2014. Available at: <http://rctlma.org/Portals/7/documents/WEB%20COUNTS.pdf>. Accessed October 19, 2015.

**Findings of Fact:**

- a) As part of the project, which consists of the development of 13 single-family residences and vineyards on 70.3 acres, permanent (i.e., long-term) increases in ambient noise levels in the project vicinity could be caused by the operation of new Heating, Ventilation, and Air Conditioning (HVAC) units and exhaust fans that are installed for the new residences. The noise levels generated by new HVAC units and exhaust fans installed as part of the project could potentially disturb the existing surrounding residential uses nearest to the project site. However, the nearest sensitive receptors to the project site, which are the existing residences located on Terreno Drive, are approximately 300 feet to the north of the project site. Given this distance, the noise levels generated by the residential HVAC units and exhaust fans would not be perceptible at these nearest off-site sensitive receptors. Additionally, it should be noted that as an industry practice, the design of the project’s on-site HVAC units and other noise-generating mechanical equipment associated with the new residential structures would typically be equipped with noise muffling devices or shielding (e.g., enclosures) to reduce noise levels as the new residential uses themselves are noise-sensitive uses that require a relatively quiet noise environment. As such, the noise generated by this on-site stationary equipment would not generate a substantial amount of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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noise at the nearby off-site sensitive receptors and impacts from HVAC-related noise levels associated with the proposed project would be less than significant.

Potential noise impacts associated with a substantial increase in ambient noise levels in the project vicinity could also be generated by a project's traffic-related noise levels. However, no traffic study was deemed necessary for the project by the County because the vehicle trip generation from the 13 new single-family residential estate lots were assumed to be minimal. It is estimated that the project would generate approximately 124 daily trips. The existing ADT for De Luz Road near Rancho California Road is 1,296 (Riverside County Transportation Department, 2014) and existing ADT for Ranch California Road at East De Luz Road is 1,150. Generally, in order for traffic noise to be barely audible, there would need to be a 3 dBA CNEL or greater noise increase. In turn, a 3 dBA CNEL increase in ambient noise from traffic is typically achieved when the volume on any given roadway is doubled. Given that the project would only introduce 13 residential lots at the project site, any increase in traffic noise levels on the local roadways would be negligible. Consequently, the increase in traffic resulting from implementation of the project would not result in a substantial increase in the ambient noise levels at sensitive uses (residences) located along the local roadways in proximity to the project area. As such, noise impacts related to traffic would be less than significant.

During the construction phases, the project would temporarily expose surrounding off-site sensitive receptors to increased exterior noise levels. Off-site sensitive receptors in the immediate vicinity of the project site include sparsely-located single-family residences to the north of Terreno Drive and south of Carancho Road. Construction of the project would require the use of heavy off-road equipment (excavator, grader, dozer, etc.) as well as smaller power tools, generators, and other sources of noise. During each stage of development (e.g., site preparation, grading, and building), there would be a different mix of equipment. As such, construction activity noise levels at and near the project site would fluctuate depending on the particular type, number, and duration of use of the various pieces of construction equipment. Consequently, the noise levels experienced at the nearest off-site receptors would vary depending on the distance of the construction equipment within the site to the receptors. For instance, the construction noise levels experienced at the off-site receptors to the north, on Terreno Drive, would be the greatest when construction equipment is operating in the northernmost portion of the project site, while noise levels at these receptors would be the lowest when construction equipment is operating in the southernmost portion of the project site. Thus, depending on where the active construction area is located within the approximately 70-acre project site at any given time, the noise levels at the nearby off-site sensitive receptors would fluctuate over the course of the project's construction period.

For the purpose of this analysis, the noise levels generated by the off-road construction equipment used during the project's grading phase, which is generally the construction phase that generates the highest noise levels, are estimated using the Federal Highway Administration's Roadway Construction Noise Model (RCNM) at the nearest off-site sensitive receptor location. The off-road construction equipment analyzed includes an excavator, grader, dozer, scraper, and tractor, which is consistent with the grading phase construction equipment that was evaluated in the air quality analysis for the project. To estimate noise levels at the nearest off-site receptors, which would be the single-family residences fronting Terreno Drive located approximately 300 feet north of the project's nearest construction area, it was assumed that the two highest-noise-generating equipment (grader and tractor) would be operating along the project's boundary line while the remaining three pieces of construction equipment (scraper, dozer, and excavator) would be operating at a distance of 50 feet from those two pieces of equipment. Based on this construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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scenario, it is estimated that construction noise levels at the nearest off-site sensitive receptors to the project site would be approximately 70.1 dB Leq.

While the project’s construction noise levels would expose the nearest off-site sensitive receptors to the project site to increased exterior levels, these increases in noise levels would only be temporary in nature and would not generate continuously high noise levels throughout the day. In addition, the operation of each piece of construction equipment at the project site would not be constant throughout the construction day, as equipment would be turned off when not in use. The typical operating cycle for a piece of construction equipment would involve one or two minutes of full power operation followed by three or four minutes at lower power settings. Furthermore, while the estimated construction noise levels at each off-site sensitive receptor location would be the loudest when construction activities are occurring at an area within the project site that is nearest to the off-site location, the majority of the time noise levels at these off-site locations would be reduced as construction activities conclude or move to another more distant location within the project site. As such, the noise increases at the off-site sensitive receptors would only occur periodically throughout the construction day. To further reduce these temporary noise impacts to the maximum extent feasible, the project would be conditioned to reduce the construction-related noise levels at nearby off-site receptors (COA-NOI-1 through COA-NOI-5). As a result, construction noise impacts would be less than significant.

- b) The CEQA Guidelines do not define the levels at which groundborne vibration or groundborne noises are considered “excessive.” Numerous public and private organizations and governing bodies have provided guidelines to assist in the analysis of vibration; however, the federal, state, and local governments have yet to establish specific vibration requirements. Additionally, there are no federal, state, or local vibration regulations or guidelines directly applicable to the proposed project. However, publications of the Federal Transit Authority (FTA) and California Department of Transportation (Caltrans) are two of the seminal works for the analysis of vibration relating to transportation and construction-induced vibration. The proposed project is not subject to FTA or Caltrans regulations; nonetheless, these guidelines serve as a useful tool to evaluate vibration impacts.

For the purpose of this analysis, the vibration criteria for structural damage and human annoyance established in the most recent Caltrans’ Transportation and Construction Vibration Guidance Manual (2013), which are shown in **Table 4** and **Table 5**, respectively, are used to evaluate the potential vibration impacts of the project on nearby sensitive receptors.

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources	Continuous/ Frequent Intermittent Sources
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some old buildings	0.5	0.25
Older residential structures	0.5	0.3

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

**Table 4: Caltrans Vibration Damage Potential Threshold Criteria**

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources	Continuous/ Frequent Intermittent Sources
New residential structures	1.0	0.5
Modern industrial/commercial buildings	2.0	0.5

NOTE: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.  
SOURCE: Caltrans, 2013.

**Table 5: Caltrans Vibration Annoyance Potential Criteria**

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources	Continuous/ Frequent Intermittent Sources
Barely perceptible	0.04	0.01
Distinctly perceptible	0.25	0.04
Strongly perceptible	0.9	0.10
Severe	2.0	0.4

NOTE: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.  
SOURCE: Caltrans, 2013.

The project's construction activities have the potential to generate low levels of groundborne vibration as the operation of heavy construction equipment (graders, dozers, etc.) generates vibrations that propagate through the ground and diminishes in intensity with distance from the source. As such, the existing sensitive uses (i.e., nearby residences) located near the proposed project site could be exposed to the generation of excessive groundborne vibration or groundborne noise levels during the project's construction activities. Site ground vibrations from construction activities very rarely reach the levels that can damage structures, but they may be perceived in buildings very close to a construction site. No pile-driving or blasting activities would be required for construction of the proposed project components.

The various peak particle velocities (PPV) for several types of construction equipment, along with their corresponding root mean square (RMS) velocities (in VdB), that can generate perceptible vibration levels are identified in **Table 6**. Based on the information presented in Table 6, vibration velocities could reach as high as approximately 0.089 inch-per-second PPV at 25 feet from the source activity, depending on the type of construction equipment in use. This corresponds to a RMS velocity level of 87 VdB at 25 feet from the source activity.

The off-road construction equipment used for the project would generally consist of off-road construction equipment such as dozers, graders, and scrapers. As shown in Table 6, even at



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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100 feet, the vibration from equipment such as a large bulldozer would only be 0.011, which is considered to be barely perceptible under Caltrans' criteria. Therefore, because the nearest off-site sensitive receptor to the project site is located 300 feet away, the vibration levels at this nearest receptor would be even further attenuated and would not exceed any of Caltrans' vibration criteria related to building damage or human perception/annoyance. As such, the project's vibration impacts would be less than significant.

**Table 6: Vibration Source Levels for Construction Equipment**

Equipment	Approximate PPV (in/sec)					Approximate RMS (VdB)				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	0.089	0.031	0.024	0.017	0.011	87	78	76	73	69
Caisson Drilling	0.089	0.031	0.024	0.017	0.011	87	78	76	73	69
Loaded Trucks	0.076	0.027	0.020	0.015	0.010	86	77	75	72	68
Jackhammer	0.035	0.012	0.009	0.007	0.004	79	70	68	65	61
Small Bulldozer	0.003	0.001	0.0008	0.0006	0.0004	58	49	47	44	40

SOURCE: FTA, 2006.

**Mitigation:**

**COA-NOI-1:** Per Ordinance No. 847, construction activities shall be limited to between the hours of 6:00 A.M. and 6:00 P.M. from Monday through Friday during the months of June through September, and between the hours of 7:00 A.M. and 6:00 P.M. from Monday through Friday during the months of October through May.

**COA-NOI-2:** Noise and ground-borne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses.

**COA-NOI-3:** Construction activities associated with the project shall, to the extent feasible, be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used and external jackets on the tools themselves shall be used where feasible.

**COA-NOI-4:** The Applicant shall locate stationary construction noise sources away from adjacent receptors, to the extent feasible, and ensure that they are muffled and enclosed within temporary sheds, incorporate insulation barriers, or other similar measures to reduce noise.

**COA-NOI-5:** The Applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall also be posted at the project site that includes permitted construction days and hours.

**Monitoring:** No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**PALEONTOLOGICAL RESOURCES:**

**bb) Paleontological Resources**

a. Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County, 2018. Riverside County General Plan Chapter 5: Multipurpose Open Space Element, Figure OS-8 “Paleontological Sensitivity”. Available at: [http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2015/GPA%20960/General%20Plan%20Elements/Ch05\\_MOSE%20with%20figs.pdf](http://planning.rctlma.org/Portals/0/genplan/general_plan_2015/GPA%20960/General%20Plan%20Elements/Ch05_MOSE%20with%20figs.pdf)

Paleo Solutions, 2013. *Paleontological Resource Survey Report for Sandia Vineyards Property, Riverside County, California*. October 10, 2013.

**Findings of Fact:**

- a) As described in the Paleontological Resource Survey Report (Paleontological Solutions, 2013), paleontological records search for the property was performed including a search of the Regional Paleontologic Locality Inventory (RPLI) at the San Bernardino County Museum (SBCM). The survey found no documented paleontological localities within the boundaries of, nor within a 1-mile radius of the project area. A search of the Riverside County Land Information System’s Paleontological Resource Sensitivity Map (PRSM) data indicated that areas within the Sandia Vineyards property are undetermined with respect to the paleontological sensitivity of the property. In addition, according to the Riverside County General Plan, there are no Paleontological resources within the project area.

Project activities not related to earthmoving are not expected to have a paleontological impact, because the surface of the project has been surveyed and determined to be barren of fossils. Project activities not related to earthmoving are not expected to have a paleontological impact, because the surface of the project has been surveyed and determined to be barren of fossils. During the field survey, no fossils were observed in the surface exposures of recent silty alluvium within the project area boundaries. The Recent (late Holocene) deposits within the project area are unlikely to yield fossils, and are considered to have a low potential to contain significant nonrenewable fossil resources. As such, no paleontological resource monitoring is recommended for the project. However, in the unlikely event of an unanticipated discovery, implementation of Condition of Approval COA-CUL-5 would reduce potential impacts to less than significant.

**COA-CUL-5:** If any subsurface fossils are found by construction personnel, activity in the immediate area shall be suspended and the fossils shall be left in place untouched. A qualified paleontologist shall then evaluate the significance of the discovery and make further recommendations. Fossils that would be considered unique under CEQA guidelines, Section V(c) of Appendix G (CEQA; PRC §21000, et seq.) shall be collected, prepared, analyzed, reported, and curated.

This site is mapped in the County’s General Plan as having a High potential for paleontological resources (fossils). The proposed project site/earthmoving activities could potentially impact this resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None

Monitoring: Archaeological and Tribal monitoring will be required.

**POPULATION AND HOUSING** Would the project:

**cc) Housing**

a. Displace substantial numbers of existing people or 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. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Project Application Materials, GIS database, Riverside County General Plan Housing Element

Western Riverside County Council of Governments, 2015. Growth. Available at: <http://www.wrcog.cog.ca.us/community/growth-issues>. Accessed October 7, 2015.

Findings of Fact

- a-b) The project would not displace people or housing and is not located in a County Redevelopment Project Area. The project includes of 13 single-family residences and vineyards on 70.3 acres and is not anticipated to create a net demand for new housing. Thus, there would be no impact for these issues.
- c) The current population of Riverside County is 1.7 million residents and it is anticipated to reach 2.7 million by 2035 (Western Riverside County Council of Governments, 2015). The project at build out is estimated to have a population of 36 people. As the project is consistent with the land use designation in the County's General Plan and accounted for in the anticipated growth projection in the General Plan, the project would not induce population growth nor result in cumulatively exceeding regional projections. Impacts associated with these issues would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**dd) Fire Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan Safety Element

Riverside County Fire Department Strategic Plan 2009-2029. Prepared by Management Partners, Inc., November 2009. Available at: <http://www.rvcfire.org/stationsAndFunctions/AdminSppt/StrategicPlanning/Documents/StrategicPlan2009.pdf>

**Findings of Fact:**

The project site is served by the De Luz Community Services District (DLCSD) and the Riverside County Fire Department. The nearest fire station is the Murrieta Fire Department located at 41825 Juniper St, Murrieta, CA 92562, approximately 2 miles north of the project. The project would increase demands on fire protection but would be consistent with the Riverside County Fire Department Strategic Plan. In addition, the project would not significantly alter fire personnel response times and would be required to pay impact fees through the County fire protection impact mitigation program and development impact fee program and comply with County Fire Protection Ordinance No. 787.6. These are standard conditions for developments and thus are not considered mitigation pursuant to CEQA. The project alone would not result in the need for a new fire station or the expansion of existing facilities, and thus impacts would be less than significant.

The project would contribute to the cumulative demands for new fire facilities. With the payment of impact fees, the project would have a less than cumulatively considerable impact on fire services.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**ee) Sheriff Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan

**Findings of Fact:**

The project site is served by the Riverside County Sheriff's Department and the De Luz Community Services District (DLCSD). The DLCSD funds a dedicated Sheriff's Deputy to patrol the project area. The nearest Riverside County Sheriff station is located at 30755 Auld Road, Murrieta, CA 92563, approximately 6.4 miles northeast of the project. The project would increase demands on law enforcement services and would be required to pay impact fees through the development impact fee program. This is a standard condition for developments and thus is not considered mitigation pursuant to CEQA. Law enforcement facilities and services are also funded by the development through property taxes and other fees supporting the County General Fund. The project alone is not anticipated to result in the need for law enforcement facilities, such as a new sheriff station or the expansion of existing facilities, and thus impacts would be less than significant.

The project would contribute to demands for new law enforcement facilities. With the payment of impact fees, the project would have a less than cumulatively considerable impact on police services.

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

Monitoring: No monitoring is required.

**ff) Schools**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): School District correspondence, GIS database

Findings of Fact:

The project site is located within the Murrieta Valley Unified School District. The schools currently serving the project site are Murrieta Elementary (located at 24725 Adams Ave, Murrieta, CA 92562, approximately 2 miles north of the project site), Thompson Middle School (located at 24040 Hayes Ave, Murrieta, CA 92562, approximately 2.6 miles northwest of the project site) and Murrieta Valley High School (located at 42200 Nighthawk Way, Murrieta, CA 92562, approximately 2.72 miles north of the project site). The project is required to pay school mitigation impact fees. This is a standard condition for developments and thus is not considered mitigation pursuant to CEQA. The project alone is not anticipated to result in the need for new elementary, middle or high school facilities or the expansion of existing facilities, and thus impacts would be less than significant.

The project would contribute to cumulative demands for elementary, middle and high school facilities. With the payment of impact fees, the project would have a less than cumulatively considerable impact on schools.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**gg) Libraries**

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

Findings of Fact:

The project site is served by the Riverside County Public Library System. The nearest public library is the Murrieta Public Library located at 8 Town Square, Murrieta, CA 92562, approximately 2 miles north of the project. The project would increase demands on libraries and would be required to pay impact fees through the development impact fee program. This is a standard condition for developments and thus is not considered mitigation pursuant to CEQA. The project alone is not anticipated to result in the need for a new library or the expansion of existing facilities, and thus impacts would be less than significant.

The project would contribute to cumulative demands for libraries. With the payment of impact fees, the project would have a less than cumulatively considerable impact on library facilities.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** No monitoring is required.

**hh) Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan

**Findings of Fact:**

The nearest urgent care facility is U.S. Health Works Medical Group located at 25285 Madison Avenue, Suite 101, Murrieta, CA 92562, approximately 2 miles northeast of the project. The nearest hospital with an emergency room is the Rancho Springs Medical Center located at 25500 Medical Center Drive, Murrieta, CA 92562, approximately 5 miles northeast of the project. Temecula Valley Hospital is located approximately 6 miles east of the project site. The project would increase demands on health services and would be required to pay impact fees through the development impact fee program which funds health care clinics, mental health services, and other social services. This is a standard condition for developments and thus is not considered mitigation pursuant to CEQA. The project alone is not anticipated to require the construction of health facilities, and thus impacts would be less than significant.

The project would contribute to cumulative demands for health facilities. With the payment of impact fees for regional multi-service centers, which provide a variety of services including, family care centers, health care clinics, mental health services and public social services, the project would have a less than cumulatively considerable impact on health services.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**RECREATION** Would the project:

**ii) Parks and Recreation**

a. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c. Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source(s):** 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County, 2015. Riverside County General Plan, Chapter 5: Multipurpose Open Space Element. Available at: [http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch05\\_MOSE\\_120815.pdf?ver=2016-04-01-100801-](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch05_MOSE_120815.pdf?ver=2016-04-01-100801-)

Riverside County Parks Department, 2014a. Santa Rosa Plateau. Available at: <http://www.rivcoparks.org/education/santa-rosa-plateau/santa-rosa-plateau/>. Accessed October 7, 2015.

Riverside County Regional Parks Department, 2014b. Santa Rosa Plateau Ecological Reserve Map. Available at: <http://www.rivcoparks.org/education/santa-rosa-plateau/reserve-map/>. Accessed October 7, 2015.

Findings of Fact:

a-b) Recreational opportunities within Riverside County include private, local, state, and federal resources. According to the Riverside County General Plan, the nearest recreational facility is an unidentified dirt regional trail located along Carancho Road, immediately adjacent to the western boundary of the site (Riverside County, 2008)<sup>1</sup>. The Cross Creek Golf Club, including an 18-hole golf course, is a privately-managed recreational facility directly adjacent to the eastern portion of the project site. In addition, the Riverside County Regional Park and Open Space District acquires, manages, develops and maintains 27 neighborhood and regional parks throughout Riverside County including the Rancho Santa Rosa Historic Area, which is located approximately 0.5-mile north of the project site. It is part of the Santa Rosa Plateau Ecological Reserve Regional Park, consisting of 9000 acres of hiking, biking and equestrian trails, in addition to picnic areas, historic buildings and interpretive programs (Riverside County Parks Department, 2014a). The nearest trail to the project is the Punta Mesa Loop Trail, which is a 1.9 mile loop trail in the southern portion of the preserve (Riverside County Parks Department, 2014b).

As all project construction activities would occur outside the boundaries of the unidentified trail, Cross Creek Golf Club golf course and the Rancho Santa Rosa Historic Area, these recreational facilities would remain open. Once operational, the project would not result in a substantial increase in population (estimated to be 36 persons) to the area and would therefore, not substantially increase use of these facilities. Therefore, the project would result in a less than significant increase in the use of existing neighborhood and regional parks or other recreational facilities such that a substantial deterioration of the facilities would occur or be accelerated.

c) Further, the project is not located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees) and therefore the project would have no impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<sup>1</sup> Further information about the unidentified regional trail was not available.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>jj) Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure C-6 Trails and Bikeway System,

**Findings of Fact:**

The unidentified regional trail located along Carancho Road allows equestrians for recreational uses. However, all project construction activities would occur outside the boundaries of the unidentified trail and these recreational facilities would remain open. Therefore, impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>TRANSPORTATION</b> Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>kk) Transportation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric 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"/>
d. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County, 2014. Riverside County General Plan, Chapter 4: Circulation Element.

Available at:

[http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/elements/Ch05\\_MOSE\\_120815.pdf?ver=2016-04-01-100801-](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/elements/Ch05_MOSE_120815.pdf?ver=2016-04-01-100801-)

Riverside County Transportation Commission (RCTC), 2011. *Riverside County Congestion Management Program*. Prepared by VRPA Technologies. December 14, 2011. Available at: [http://www.rctc.org/uploads/media\\_items/congestionmanagementprogram.original.pdf](http://www.rctc.org/uploads/media_items/congestionmanagementprogram.original.pdf). Accessed October 8, 2015.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County Transportation Department, 2014. Traffic Counts-2014. Available at: <http://rctlma.org/Portals/7/documents/WEB%20COUNTS.pdf>. Accessed October 19, 2015.

Southern California Association of Governments (SCAG), 2012. *Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS): Towards a Sustainable Future*. April 4, 2012. Available at: <http://scagrtpscs.net/Pages/2012RTPSCS.aspx>. Accessed October 8, 2015.

Findings of Fact:

- a-b) Riverside County's transportation system is composed of numerous state highways (both freeways and arterial highways), as well as numerous County and city routes. The transit system includes public transit systems, common bus carriers, AMTRAK (intercity rail service), MetroLink (commuter rail service), and other local agency transit and paratransit services. In addition, the County transportation system includes general aviation facilities, limited passenger air service within the County, freight rail service, bicycle facilities, and other services for non-motorized forms of transportation (multipurpose trails) (Riverside County, 2008).

*The Riverside County General Plan Circulation Element*

The function of the Circulation Element (2014) is to provide for the movement of goods and people, including pedestrians, bicycles, transit, train, air, and automobile traffic flows within and through the community. Efficient traffic circulation is important to economic viability and the creation and preservation of a quality living environment. The Circulation Element established policies that coordinate the circulation system with General Plan and area plan land use maps and provide direction for future decision making in the realization of the Circulation Element goals. The project would be in compliance with all applicable General Plan and Area Plan policies because it would meet street classifications, design standards, and would be in alignment with the Circulation Plan; therefore, impacts would be less than significant.

*The Riverside Congestion Management Program (CMP)*

The CMP was first established in 1990 under Proposition 111. Proposition 111 established a process for each metropolitan county in California to designate a Congestion Management Agency (CMA) that would be responsible for development and implementation of the CMP within county boundaries. As a CMA, the Riverside County Transportation Commission (RCTC) prepared the *2011 Riverside County Congestion Management Program* (RCTC, 2011) which is intended to directly link land use, transportation, and air quality, thereby prompting reasonable growth management programs that will effectively utilize new transportation funds, alleviate traffic congestion and related impacts, and improve air quality. The CMP describes how the future transportation system will function and focuses on all state highway facilities in Riverside County; some regional Principal Arterials are also included in the CMP. The nearest CMP-identified facility is I-15, however, because the project would only involve the construction of 13 homes (generating about 124 daily trips, with 10 and 13 trips during the a.m. and p.m. peak traffic hours, respectively), the project would not substantially increase traffic on I-15. In addition,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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there are no CMP arterials or roadway segments within the project study area. Therefore, there are no impacts to CMP facilities due to the additional increase in traffic from the project.

*Regional Transportation Plan*

The Southern California Association of Governments (SCAG) developed the *Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS)*, which is a long-range transportation plan that encompasses its member counties and is updated every four years. The RTP/SCS provides a vision for transportation investments throughout the region. Using growth forecasts and economic trends that project out over a 20-year period, the RTP/SCS considers the role of transportation in the broader context of economic, environmental, and quality-of-life goals for the future, identifying regional transportation strategies to address mobility needs. The RTP/SCS contains specific implementation strategies that local governments, SCAG, and other stakeholders may consider in order to successfully implement the RTP/SCS. Each agency responsible for transportation, such as local cities, the County, and Caltrans, has different transportation implementation responsibilities under the RTP. The RTP relies on the plans and policies governing circulation and transportation in each County to identify the region's future multi-modal transportation system (SCAG, 2012).

In summary, the project would not be in conflict with regulating policies relating to transportation, including (but not limited to) those identified in the plans described above. Therefore, impacts would be less than significant.

- c) The project would be designed in accordance with all County safety standards and would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses; no impact would occur.
- d) Immediate access to the site is from De Luz Road and Carancho Road. De Luz Road is a two-lane Mountain Arterial Highway that is directly adjacent to the northern boundary of the project site. Mountain Arterial Highways are intended to serve through traffic in mountainous areas zoned for low density residential development. Carancho Road is a two-lane Secondary Highway located directly adjacent to the project's western boundary; it travels north until it continues onto Terreno Drive, which is also a Secondary Highway. Englemann Drive is an north-south oriented Secondary Highway with two-lanes, that parallels Carancho Road. Glen Meadows Road is an east-west oriented Secondary Highway with two-lanes that connects Carancho Road to Engleman Drive, and traverses the center of the site. Secondary Highways are intended to serve through traffic along longer routes between major traffic generating areas or to serve property zoned for multiple residential, secondary industrial or commercial uses (Riverside County 2008). Regional access to the site from Murrieta and Temecula is provided by Rancho California Road from Interstate (I)-15. I-15 is a major north-south oriented eight-lane Interstate Highway approximately 4.5 miles east of the site. Rancho California Road is a two-lane Mountain Arterial Highway that connects De Luz Road to I-15. Streets fronting the project site, and internal to the site, would be improved per Riverside County development regulations. The existing ADT for De Luz Road near Rancho California Road is 1,296 and existing ADT for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Ranch California Road at East De Luz Road is 1,150(Riverside County Transportation Department, 2014).

The project proposes improvements to Walker Hills Drive (Glen Meadows) which traverses east-west along the north side of the golf course, and Engelmann Drive that cuts across the golf course on a southwesterly alignment. Walker Hills Drive improvements would include two 14-foot travel lanes, a 10-foot trail on one side, and a concrete-lined swale on both sides, all within a 60-foot ROW. Improvements to Engelmann Drive, would include two 12-foot wide travel lanes, a 10-foot trail on one side, and a concrete-lined swale on both sides of the road. Minor roadway widening improvements are proposed along Carancho Road and De Luz Road.

With implementation of the proposed road improvements and the generation of 124 trips associated with the project, the proposed project would not significantly alter traffic patterns in the area. In addition, the project would pay a Transportation Uniform Mitigation Fee (TUMF). Under the TUMF, developers of residential, industrial, and commercial property pay a development fee to fund transportation projects that will be required as a result of the growth the projects create. The Western Riverside Council of Governments administers the TUMF. With the payment of TUMF fees, impacts would be less than significant.

- e) Potential direct traffic impacts, such as local congestion and disruption of traffic flow, from construction of the project would be temporary and intermittent, as the project would be developed sequentially, with no more than five acres under construction at any given time. Construction activities that would generate off-site traffic would include the delivery of construction vehicles and equipment to the project site, the daily arrival and departure of construction workers, and the delivery of materials throughout the construction period. The sequential nature of project construction and the fact that site grading would be balanced onsite (no import or export of soil required) would lessen potential effects upon circulation in the project area. Therefore, impacts would be less than significant.
- f) The project's houses would be accessible from the adjacent roads, which provide access for emergency vehicles under current conditions. The project would not directly or indirectly affect access for emergency vehicles. Therefore, impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**II) Bike Trails**

a. Include the construction or expansion of a bike system or bike lanes?

**Source(s):** Riverside County General Plan

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The unidentified regional trail located along Carancho Road allows bikes for recreational uses. However, all project construction activities would occur outside the boundaries of the unidentified trail and these recreational facilities would remain open. In addition, the proposed road improvements along Glen Meadows and Engelmann Drive would include a trail for pedestrian/bicycle use, in compliance with all County design standards, which would enhance the mobility of pedestrians and bicyclists in the area. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRIBAL CULTURAL RESOURCES** Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

**mm) Tribal Cultural Resources**

a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

Source: Native American Consultation

Findings of Fact:

a-b)In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to four requesting tribes on October 15, 201. Consultation was requested by the Pechanga Band of Luiseno Mission Indians. The Soboba Band of Luiseno Indians, the Agua Caliente Band of Cahuilla Indians and the Rincon Band of Luiseno Indians deferred to Pechanga.

Consultation with Pechanga took place during a video conference on June 22, 2016. During this meeting Pechanga told Planning that the project was located within a village complex and was within a cultural landscape they are calling the Santa Rosa Plateau/Tenaja/De Luz and that the bedrock milling site, CA-RIV-4074 was a tribal cultural resource.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CEQA defines the term “tribal cultural resource” and delineates restrictions on the meaning of the term “cultural landscape.” Pursuant to Public Resources Code section 21074(a), “tribal cultural resources” consist of either of the following:

“(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources. (B) Included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1”;

“(2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of [Public Resources Code] Section 5024.1.”

Regarding the application of the term “cultural landscape,” Public Resources Code section 21074(b) limits its definition such that “[a] cultural landscape that meets the definition of [Public Resources Code section 21074] subsection (a) is a tribal cultural resource *to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.*” (Emphasis added.) Accordingly, if an area that may potentially be considered a “cultural landscape” is *not* geographically defined in terms of the size and scope of the landscape, it cannot be found to be a “tribal cultural resource” even if it otherwise meets the qualifications for such in Public Resources Code section 21074(a).

During consultation, Pechanga stated that the Project may fall within a village site and a cultural landscape. Based on a known village name and the Pechanga’s experience with the area, the Pechanga believe the Santa Rosa Plateau/Tenaja/De Luz area to be a tribal cultural resource. However, the County has not received any evidence, from Pechanga or from any other source, *indicating a completely documented landscape with specificity not only in terms of contributing elements but also in size and scope. In addition, CA-RIV-4074 does not meet the requirements necessary for being considered a Tribal Cultural Resource and as such cannot be recognized as a Tribal Cultural Resource.* Because the County has no substantial evidence to support a finding that the potential cultural landscape meets the requirements of Public Resources Code section 21074(b), the County is precluded from determining that the potential cultural landscape is a “tribal cultural resource.” Because any potential cultural landscape at the Project site does not meet the definition of a tribal cultural resource as defined in Public Resources Code section 21074, the Project will have a less than significant impact on tribal cultural resources.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**nn)Water**

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Project Application Materials, Will Serve Letter from Temescal Valley Water District August 18, 2016.

Rancho California Water District, 2015. Water Quality. Available at: <http://www.ranchowater.com/index.aspx?nid=147> Accessed October 7, 2015.

**Findings of Fact:**

a-b) The project will be served by Rancho California Water District (RCWD) with existing water facilities pursuant to the arrangement of financial agreements. The project includes the development of on-site water facilities which would connect to existing and proposed 20 and 24 inch water lines. The project will be consistent with the Water System Facility Requirements and Design Guidelines of Rancho California Water District which includes design and installation of lines to the standards of the RCWD, and therefore impacts would be less than significant.

RCWD's water comes from a variety of natural sources. Natural sources include precipitation, untreated import water recharge basins, and regional groundwater (aquifers). RCWD also purchases treated water from Metropolitan Water District of Southern California. This agency imports water from Northern California and the Colorado River. Water delivered to homes and businesses is a blend of well water (50%) and import water (45%) (RCWD, 2015). The RCWD-managed groundwater basins are estimated to hold over 2 million acre-feet of water. The annual safe yield of these basins is approximately 30,000 acre-feet per year, which meets nearly half of RCWD's needs. An acre-foot equals about 326,000 gallons, or enough water to cover an acre of land about the size of a football field, one foot deep. An average California household uses between one-half and one acre-foot of water per year for indoor and outdoor use (RCWD, 2015). The RCWD Urban Water Management Plan calculated a daily per capita water use over a 15 year period and averaged the results to get 415.9 gallons per capita per day. The project expects approximate 36 persons in the 13 residences; therefore the total water demand is expected to be approximately 14,972 gallons per day. Proposed avocado groves and vineyards will require additional irrigation water. RCWD has verbally indicated that they can and will supply water to the project site.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>oo) Sewer</b>				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

**Source(s):** Department of Environmental Health Review

Findings of Fact:

a-b) Potable water will be supplied by Rancho California Water District and sewage disposal will be via individual on-lot advanced treatment septic systems with leach fields. Each lot will have an advanced treatment system that purifies the wastewater and discharges it to an on-lot 7,500 SF leach field. Recycled water is not currently available in the project area. Therefore impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**pp) Solid Waste**

a. Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

b. Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

**Source(s):** Riverside County General Plan, Riverside County Waste Management District correspondence

Riverside County Waste Management District. 2015. Facility Locator. Available at: <http://www.rcwaste.org/opencms/#locator>.

CalRecycle, 2015. Facilities Directory. Available at: <http://www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0007/Detail/>. Accessed October 6, 2015.

Findings of Fact:

a-b) The project is within the jurisdiction of the Riverside County Waste Management Department which operates six landfills and contracts with an additional private landfill, and administers several transfer station leases. The nearest landfill and the one most likely to accept waste from the project is the Lamb Canyon landfill. This landfill has an estimated remaining capacity of 18,955,000 cubic yards of waste. On average, the landfill receives 1800-2000 tons/day. It is permitted to receive up to 5,000 tons/day (CalRecycle, 2015). Using the 4.5 lb/person/day generation rate for landfilled waste cited by CalRecycle the website titled "California's 2014 Per Capita Disposal Rate", and assuming an average occupancy of 2.75 persons per household, the 13 residential lots (and 36 persons) would produce an estimated 29.5 tons of refuse per

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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year. This is a conservative (i.e., high) estimate, because the 4.5 lb/person/day generation rate includes the wastes produced by businesses, schools and other establishments that serve those homes, as well as the homes themselves.

Based on the average daily tons received at the landfill, the estimated waste generated by the project, and the estimated remaining capacity of the landfill, it is anticipated that there is sufficient permitted capacity to accommodate the project's solid waste disposal needs. In addition, the project would comply with all applicable federal, state, and local statutes and regulations related to solid wastes. Therefore, impacts would be less than significant.

The project would contribute to the cumulative demands for solid waste facilities; however, the project's incremental contribution to solid waste impacts would not be cumulatively considerable based on the previous discussion.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**qq) Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

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

**Source(s):** Project Application Materials, Utility Companies

Mayers & Associates Civil Engineering, Inc., 2015a. *Hydrology Analysis for Tentative Tract 36549, Riverside County*. Prepared for Beresford Properties, LLC. January 16, 2015.

Mayers & Associates Civil Engineering, Inc., 2015b. *Preliminary Water Quality Management Plan for Tentative Tract Map 36549, Volume 1 of 2, Riverside Country*. Prepared for Beresford Properties, LLC. Revised June 29, 2015.

Mayers & Associates Civil Engineering, Inc., 2015c. *Preliminary Water Quality Management Plan for Tentative Tract Map 36549, Volume 2 of 2, Riverside Country*. Prepared for Beresford Properties, LLC.

**Findings of Fact:**

a-c) The project is served by Southern California Edison for electricity service, Southern California Gas Company for gas service, and Verizon and Time Warner Cable for communication system



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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service. Utilities are available to the site and would not result in physical impacts beyond the boundaries of the project site or roadway rights-of-way and thus impacts would be less than significant.

- d) There would be no street lighting installed by the project and thus impacts would be less than significant.
- e) The project would construct a new road requiring maintenance. Maintenance of these roadways is not anticipated to cause physical impacts beyond the boundaries of the project site and adjacent roadway rights-of-way and thus impacts would be less than significant.
- f) The project would not result in the need for construction or expansion of other off-site government services and thus impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**WILDFIRE** If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>rr) Wildfire Impacts</b>				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials

**Findings of Fact:**

a-e) The proposed project is located within a high fire area. The project, will need to be consistent with the requirements for 100-foot setbacks between structures. The proposed project has been reviewed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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by the Riverside County Fire Department and several conditions of approval have been applied based on the above regulations to help ensure the safety of the residents and structures. Some of these conditions address the location of fire hydrants, construction materials, length and grade of the driveways, gated entries and turning radius.

The project site is located within a high fire hazard area. Development within the project site is required to comply with the wildland-urban interface fire area building standards of the California Building Code as well as the County's Ordinance 787, use of fire retardant roofing materials and submittal of a fire protection/vegetation management (fuel modification) plan to the Riverside County Fire Department. These standards require fuel modification within 100 feet of structures to create defensible space.

The project site is served by the De Luz Community Services District (DLCSD) and the Riverside County Fire Department. The nearest fire station is the Murrieta Fire Department located at 41825 Juniper St, Murrieta, CA 92562, approximately 2 miles north of the project. The project would increase demands on fire protection but would be consistent with the Riverside County Fire Department Strategic Plan. In addition, the project would not significantly alter fire personnel response times and would be required to pay impact fees through the County fire protection impact mitigation program and development impact fee program and comply with County Fire Protection Ordinance No. 787.6. These are standard conditions for developments and thus are not considered mitigation pursuant to CEQA. The project alone would not result in the need for a new fire station or the expansion of existing facilities, and thus impacts would be less than significant.

The project would contribute to the cumulative demands for new fire facilities. With the payment of impact fees, the project would have a less than cumulatively considerable impact on fire services.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required

**MANDATORY FINDINGS OF SIGNIFICANCE** Does the Project:

ss) 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, substantially 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:** Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Conditions of approval and mitigation discussed in this document would reduce the potential for environmental impacts to a less-than-significant level.

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

**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:** Cumulative impacts which could potentially be significant are included within the resource-specific discussions above. The cumulative analysis considered past projects, existing projects, future projects. Conditions of approval and mitigation discussed in this document would reduce the potential for cumulative impacts to a less-than-significant level.

uu) Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:** The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly, whereby there will be no impacts.

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- Environmental Science Associates (ESA), 2015. *General MSHCP Habitat Assessment and Consistency Analysis, Unincorporated Riverside County*. Prepared for Beresford Properties, LLC. August 2015.
- ESA, 2015. *Walker Hills Criteria Refinement: Walker Hills MSHCP Criteria Refinement Report Unincorporated Riverside County*. Prepared for Beresford Properties, LLC. July 27, 2015.
- ESA, 2014. *Revised Air Quality Technical Report for Tentative Tract Map 3649*, August 2014.
- ESA, 2014. *Tentative Tract Map 36549 Sandia Vineyards Determination of Biologically Equivalent or Superior Preservation for Riparian Habitats*. Revised October 29, 2014.
- ESA, 2014. *Tentative Tract Map 36549 Sandia Vineyards General MSHCP Habitat Assessment and Consistency Analysis Unincorporated Riverside County*. Last revised October 29, 2014.
- ESA, 2014. (Confidential) *Draft Phase I Cultural Resource Assessment for Tentative Tract Map 36549, Riverside County, California*, January 2014.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- ESA, 2014. *Tentative Tract Map 36549 Revised Greenhouse Gas Emissions Technical Report*, August 2014.
- Firesafe Planning Solutions, 2015. *Fire Behavior Report and Fire Protection Plan for TTM 36549*. September 2015.
- LOR Geotechnical Group, Inc., 2013. *Preliminary Geotechnical Investigation Sandia Vineyard, Tentative Tract Map No. 36549 Southeast Of The Intersection Of Carancho Road And De Luz Road Santa Rosa Plateau Area Riverside County, California. September 12, 2013*.
- Mayers & Associates Civil Engineering, Inc., 2015. *Hydrology Analysis for Tentative Tract 36549, Riverside County*. Prepared for Beresford Properties, LLC. January 16, 2015.
- Mayers & Associates Civil Engineering, Inc., 2015. *Preliminary Water Quality Management Plan for Tentative Tract Map 36549, Volume 1 of 2, Riverside County*. Prepared for Beresford Properties, LLC. Revised June 29, 2015.
- Mayers & Associates Civil Engineering, Inc., 2015. *Preliminary Water Quality Management Plan for Tentative Tract Map 36549, Volume 2 of 2, Riverside County*. Prepared for Beresford Properties, LLC.
- PaeloSolutions, 2013. *Paleontological Resources Survey for Sandia Vinyards Property, Riverside, California*. October 10, 2013.

Location Where Earlier Analyses, if used, are available for review:

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

**VII. AUTHORITIES CITED**

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

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**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez*  
*Agency Director*



07/25/19, 5:04 pm

TR36549

## **ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TR36549. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

### **Advisory Notification**

Advisory Notification. 1           AND - Fees for Review

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading of building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each indicating which condition or conditions the submittal is intended to comply with.

Advisory Notification. 2           AND - Map Act Compliance

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule D, unless modified by the conditions listed therein.

Advisory Notification. 3           AND - MIN Regional Trail Width

Revise the proposed Regional Trail alignment on the tract map and in the street sections with a 20' easement and 10' decomposed granite Regional Trail outside of the right-of-way for De Luz Road. The easement and trail shall not be within the right-of-way and shall not be shown as a separate lot.

Advisory Notification. 4           AND - No offsite Signage

There shall be no offsite signage associated with this land division, except as otherwise provide by Ordinance No 679.3 (Kiosk Program).

Advisory Notification. 5           AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TR36549) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 6           AND - Project Description & Operational Limits

TENTATIVE TRACT MAP NO. 36549 proposes a Schedule "D" subdivision of 70.3 gross acres into 13 residential lots. The project also includes approximately 4.5 acres of

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 6           AND - Project Description & Operational Limits (cont.)  
open space that will be conveyed to the Western Riverside Conservation Authority pursuant to approval of the Criteria Refinement on the nearby associated project known as Tentative Tract Map No. 36549, westerly of the project site.

Advisory Notification. 7           AND - Trail Grading

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to the completion of the 13th house.

Advisory Notification. 8           AND - Trail Maintenance

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

Advisory Notification. 9           AND - Ord No 659

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of the 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 finding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses if the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. 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.

Advisory Notification. 10          AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED TR36549 EXHIBIT(S)  
Tentative Map, Amended No. 36549, dated December 6, 2016

Advisory Notification. 11          AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)
    - Government Code Section 66499.37 (Hold Harmless)
    - State Subdivision Map Act

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 11 AND - Federal, State & Local Regulation Compliance (cont.)

- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
- Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 555 (Surface Mining and Reclamation)
- Ord. No. 625 (Right to Farm)
- Ord. No. 630 (Regulating Dogs and Cats)
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 11 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 12 AND - Hold Harmless

The applicant/permittee or any successor in interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan, Conditional Use Permit, General Plan Amendment, Change of Zone, or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan, Conditional Use Permit, General Plan Amendment, Change of Zone, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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

Advisory Notification. 13 AND Noise

Construction activities associated with the project shall to the extent feasible, be



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 13 AND Noise (cont.)

scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used and external jackets on the tools themselves shall be used where feasible.

The Applicant shall locate stationary construction noise sources away from adjacent receptors, to the extent feasible, and ensure that they are muffled, and enclosed within temporary sheds, incorporate insulation barriers, or other similar measures to reduce noise Per Ordinance No. 847, construction activities shall be limited to between the hours of 6:00 A.M. and 6:00 P.M. from Monday through Friday during the months of June through September, and between the hours of 7:00A.M. and 6:00 P.M. from Monday through Friday during the months of October through May. 10 . PLANNING. 24 MAP - NOISE 2 Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as The Applicant shall designate a construction relations officer to serve as a liaison with surrounding residents and property owners who is responsible for responding to any concerns regarding construction noise and vibration. The liaison 1 s telephone number(s) shall be prominently displayed at the project site. Signs shall also be posted at the project site that includes permitted construction days and hours.

Advisory Notification. 14 AND -Ord 810 Open Space Fee

Prior to the issuance of either a certificate of occupancy or prior yo building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the finding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

### BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

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

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 1                      0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO (cont.)

Comments:  
DRAFT SGONZALE 20150224

BS-Grade. 2                      0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

Comments:  
DRAFT SGONZALE 20150224

BS-Grade. 3                      0010-BS-Grade-MAP - DRNAGE & TERRACING

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

Comments:  
DRAFT SGONZALE 20150224

BS-Grade. 4                      0010-BS-Grade-MAP - DUST CONTROL

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.

Comments:  
DRAFT SGONZALE 20150224

BS-Grade. 5                      0010-BS-Grade-MAP - EROS CNTRL PROTECT

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.

Comments:  
DRAFT SGONZALE 20150224

BS-Grade. 6                      0010-BS-Grade-MAP - FINISH GRADE

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

BS-Grade. 7                      0010-BS-Grade-MAP - GENERAL INTRODUCTION

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

BS-Grade. 8                      0010-BS-Grade-MAP - MANUFACTURED SLOPES

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 8                            0010-BS-Grade-MAP - MANUFACTURED SLOPES (cont.)  
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.

Comments:  
DRAFT SGONZALE 20150224

BS-Grade. 9                            0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE

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

Comments:  
DRAFT SGONZALE 20150224

BS-Grade. 10                            0010-BS-Grade-MAP - NPDES INSPECTIONS

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

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

### ADVISORY NOTIFICATION DOCUMENT

#### BS-Grade

BS-Grade. 10                      0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)  
throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

Comments:  
DRAFT SGONZALE 20150224

BS-Grade. 11                      0010-BS-Grade-MAP - OBEY ALL GDG REGS

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.

Comments:  
DRAFT SGONZALE 20150224

BS-Grade. 12                      0010-BS-Grade-MAP - RETAINING WALLS

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.

Comments:  
DRAFT SGONZALE 20150224

BS-Grade. 13                      0010-BS-Grade-MAP - SLOPE SETBACKS

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

Comments:  
DRAFT SGONZALE 20150224

#### E Health

E Health. 1                      0010-E Health-ENV CLEANUP PROGRAMS-COMMENTS

Based on the information provided in the "Phase I Environmental Site Assessment, Tentative Tract 36549" prepared by LOR Geotechnical Group, Inc. dated October 17, 2013 and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

E Health. 2                      0010-E Health-INDUSTRIAL HYGIENE-COMMENTS

Based upon the information provided, a noise study is not required. However, the

## ADVISORY NOTIFICATION DOCUMENT

### E Health

E Health. 2                                   0010-E Health-INDUSTRIAL HYGIENE-COMMENTS (cont.)  
project shall be required to comply with the following:

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

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

Exception to these standards shall be allowed only with the written consent of the building official.

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

E Health. 3                                   0010-E Health-RCWD POTABLE WATER SERVICE

All lots under Tract Map 36549 are proposing to receive potable water service from Rancho California Water District (RCWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

Comments: INEFFECT GDELLENB 20140912  
RECOMMND MMISTICA 20131107

E Health. 4                                   0010-E Health-TR 36549-ATU MINIMUM REQ'MENTS

### PROJECT DESCRIPTION

Tract Map 36549 is proposing to subdivide 70.3 gross acres into 13 single family residential lots with a minimum lot size of 5 gross acres. Per LOR Geotechnical Soils Percolation Report Project No. 32963.4 dated September 12, 2013. an Advanced Treatment Unit (ATU) system is proposed for each lot to address concerns in said report involving soils percolation, shallow bedrock and/or groundwater.

### BACKGROUND INFORMATION

Per email c/o Fisayo Oosibodu (San Diego Regional Water Quality Control Board - SDRWQCB) dated December 9, 2013, SDRWQCB has no objections to the proposed project and will be deferring regulation of the proposed systems to the County of Riverside, Department of Environmental Health.

### ATU REQUIREMENTS

As the Professional of Record (i.e. individual or firm who is responsible for the soils percolation report), LOR Geotechnical shall responsible for the proposed design of the ATU system for each subdivided lot. The proposed ATU shall be installed by a Qualified Service Provider and be subjected to a Renewable Annual Operation Permit issued by the County of Riverside, Department of Environmental Health. Applicable

**ADVISORY NOTIFICATION DOCUMENT**

E Health

E Health. 4 0010-E Health-TR 36549-ATU MINIMUM REQ'MENTS  
(cont.)

annual fees shall apply.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit to the Department of Environmental Health (DEH) at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record, LOR Geotechnical, showing all required detail as specified in the DEH Technical Guidance Manual including but not limited to the ATU design and specifications and the location of each ATU component, etc.

If grading is proposed, all required detail shall be plotted on the Precise Grading Plan wet stamped and signed by LOR Geotechnical.

ADDITIONAL SOILS PERCOLATION TESTING MAY BE REQUIRED AT THE DISCRETION OF DEH FOR EACH LOT DUE TO GRADING AND/OR OTHER FEATURES THAT MAY ADVERSELY IMPACT THE LOCATION AND SITING OF THE AUT AND ITS WASTEWATER DISPERSAL FIELD.

The proposed ATU design shall comply with all State and Local Ordinances, Regulations, and Standards including the DEH Technical Guidance Manual. All minimum setbacks shall be maintained.

The plan check process shall require a site evaluation to be conducted by DEH staff. The applicant shall ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate. Moreover, the applicant shall ensure that the property is clearly identified with a durable placard indicating the site address or APN as well as ensure that all property corners are clearly staked or marked.

A floor plan showing all proposed bedrooms and plumbing fixture units shall be submitted to DEH to ensure proper ATU sizing.

Applicable review fees shall apply.

PRIOR TO BUILDING FINAL / OCCUPANCY

ATU installation inspection shall be conducted by DEH staff. Please note that a final signoff letter may also be required from the ATU Manufacturer and/or Professional of Record at the discretion of DEH.

A copy of the ATU's Qualified Service Provider maintenance contract shall be submitted to DEH for the case record.

The proposed ATU shall be recorded on the property deed.

The applicant shall complete an application fo an ATU Renewable Operating Permit and pay applicable review fees to DEH.

\*\*Further requirements may apply pending review of all requested items.\*\*

Comments:

RECOMMND MMISTICA 20140805

Fire

Fire. 1 0010-Fire-MAP-#50-BLUE DOT REFLECTORS



## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 2                               0010-Flood-MAP DELINEATE WATERCOURSES (cont.)  
placed on the environmental constraint sheet stating, "Natural watercourses must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

Comments:

DRAFT MMARTIN 20161128  
RECOMMND ERUSSELL 20140912  
DRAFT ERUSSELL 20140912

Flood. 3                               0010-Flood-MAP FLOOD HAZARD REPORT

Tract Map (TR) 36549 is a proposal for a Schedule "D" subdivision of a 70-acre site for large (5-acre minimum) single-family residential lots in the Walker Basin area of western Rancho California. The site is located southeast side of De Luz Road between Carancho Road and Terreno Drive. The site is adjacent to the Cross Creek Golf Course (Plot Plan 14772).

Sycamore Creek flows from east to west along the southerly portions of Lots 12 and 13. The exhibit delineates 'Approximate Limits of 100-year Flood Inundation', however no calculations or supporting data were submitted to the District to justify these limits. This creek flows through dense vegetation, including several oak trees, which would make defining these floodplain limits difficult. None of the proposed pads locations are proposed near this watercourse. The District recommends a 200-foot wide strip centered on the watercourse between the east property line to Carancho Road be delineated on the environmental constraint sheet (ECS) and the area within this strip be labeled "Approximate 100-year Floodplain Limits". Alternatively, the applicant's engineer can perform a detailed floodplain analysis for the watercourse to determine the actual floodplain limits to be delineated on the ECS.

Several large watercourses traverse through the site including one through Lot 8 and two through Lot 11. All large watercourses, defined as having a tributary drainage area of 20 acres or more, shall be delineated and labeled on the ECS with a note stating, "Natural watercourse must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

The topography of the area is rolling hills with well-defined ridges and watercourses traversing the site.

The pad locations are proposed on higher ground and may be subject to nuisance nature local runoff that may traverse portions of the pads. The proposed pads should be considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

The proposed grading plan exhibit shows some offsite grading to the east of Lot 11. This appears to be a basin within the golf course and adjacent to an existing natural watercourse. No outlet is shown for the proposed basin. It is recommended the basin be designed with 4 to 1 interior/exterior side slopes and an emergency escape spillway that would direct flows away from the proposed building pad for Lot 11, which is immediately adjacent and below the basin's elevation. It is also recommended that the fill slopes for the basin be outside of the natural watercourse to avoid altering the existing drainage patterns and could adversely affect the neighboring property owner(s).



## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 3 0010-Flood-MAP FLOOD HAZARD REPORT (cont.)

This project does not involve any existing or proposed District maintained facilities. Therefore, the review and approval of the preliminary and final Water Quality Management Plan (WQMP), plus any associated drainage and grading plans, will be processed by the Riverside County Transportation Department. No additional mitigation for increased runoff should be required if compliance with the Santa Margarita Region Hydromodification Plan (SMR-HMP) requirements in the WQMP are met.

Comments:

DRAFT MMARTIN 20161128  
RECOMMND ERUSSELL 20140912  
DRAFT ERUSSELL 20140912

### Planning

Planning. 1. 0010-Planning-MAP - DISCLOSE PART OF SP393

The owners must disclose to every purchaser that the property is part of a Specific Plan (Specific Plan No. 393) and subject to the requirements detailed within the Specific Plan.

Planning. 2 0010-Planning-MAP - GEO02343

County Geologic Report (GEO) No. 2343, submitted for this project (TR36549) was prepared by LOR Geotechnical Group, Inc. and is entitled: "Preliminary Geotechnical Investigation, Sandia Vineyard, Tentative Tract Map No. 36549, Southeast of the Intersection of Carancho Road and De Luz Road, Santa Rosa Plateau Area, Riverside County, California", dated September 12, 2013. In addition, LOR submitted "Response to County of Riverside Review Comments County Geologic Report No. 2343, prepared by Geopacifica Geotechnical Consultants, dated October 10, 2013.", dated March 24, 2014. This document is herein incorporated as a part of GEO02343.

GEO02343 concluded:

- 1.No active or potentially active faults are known to exist at the subject site.
- 2.The possibility of liquefaction at the site is considered nil.
- 3.Preliminary calculations show adequate factors of safety for the preliminarily intended slopes at the site. Slopes should be grossly stable to the proposed maximum inclination of 2:1 (horizontal to vertical) and heights of 30 feet in fill.
- 4.The potential for landslides to occur at or adjacent to the site is considered very low.
- 5.The rock fall potential appears to be very low.
- 6.The potential for settlement is considered low.
- 7.The potential for the site to be affected by a seiche or tsunami is considered nil.

GEO02343 recommended:

1. All cut slopes should be observed during construction by the project engineering geologist.
2. All areas to be graded should be stripped of significant vegetation and other deleterious materials. These materials should not be incorporated within engineered compacted fill.
3. Any undocumented fill material that may be present and all loose topsoil, alluvial



## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 3                              0010-Planning-MAP - GEO02343 UPDATE ACCEPTED  
(cont.)

parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

Comments:  
DRAFT DWALSH 20170208

Planning. 4                              0010-Planning-MAP - HUMAN REMAINS

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the

County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

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

- i) A County Official is contacted.
- ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
- iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

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

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

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

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

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

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

Planning. 5                              0010-Planning-MAP - LOW PALEO

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 5

0010-Planning-MAP - LOW PALEO (cont.)

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per 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.
8. 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.

Planning. 6

0010-Planning-MAP - PDA04839

County Archaeological Report (PDA) No 4839, submitted for this project (TR36549) was prepared by Monica Strauss, of ESA and is entitled: "Phase I Cultural Resource Assessment for Tentative Tract Map 36549, Riverside County, California," dated January 2014.

(PDA) No 4839 concluded that one previously recorded cultural resource (CA-RIV-4074) was identified as a result of the Phase 1 cultural resources survey of the Project area. The site, CA-RIV-4074 had been previously determined to NOT be eligible for listing in the National Register or the California Register. No further work was recommended in connection with this resource. (PDA) No. 4839 concluded that the project has the potential to unearth, expose or disturb surface and subsurface

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 6                                  0010-Planning-MAP - PDA04839 (cont.)  
archaeological, historical or Native American resources.

(PDA) No 4839 recommends the following:

- 1) Construction Worker Cultural Resources Sensitivity Training.
- 2) Cultural Resources Monitoring Plan
- 3) Implementation of Cultural Resources Monitoring Plan

This document has been incorporated as part of this project, and has been accepted.

Planning. 7                                  0010-Planning-MAP - PDP01499

PDP01499 WAS WRITTEN BY PALEO SOLUTIONS AND TITLED "PALEONTOLOGICAL RESOURCE SURVEY SANDIA VINEYARDS PROPERTY RIVERSIDE COUNTY, CALIFORNIA" AND DATED OCTOBER 10, 2013. PDP01499 CONCLUDED THAT NO PREVIOUSLY-KNOWN PALEONTOLOGIC LOCALITIES ARE RECORDED WITHIN THE BOUNDARIES OF THE PROPOSED PROJECT PROPERTY, NOR FROM WITHIN AT LEAST ONE MILE IN ANY DIRECTION AND PROJECT ACTIVITIES NOT RELATED TO EARTHMOVING ARE NOT EXPECTED TO HAVE A PALEONTOLOGICAL IMPACT, BECAUSE THE SURFACE OF THE PROJECT HAS BEEN SURVEYED AND DETERMINED TO BE BARREN OF FOSSILS.

Planning. 8                                  0010-Planning-MAP - UNANTICIPATED RESOURCES

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

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

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

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

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

Planning. 9                                  0015 CUL-10 Non Disclosure of Locations

It is understood by all parties that unless otherwise required by law, the site of any reburial of culturally sensitive resources shall not be disclosed and shall not be

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 9                                       0015 CUL-10 Non Disclosure of Locations (cont.)  
governed by public disclosure requirements of the California Public Records Act. The Coroner, pursuant to the specific exemption set forth in California Government Code 6254(r), parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial. However, since a restrictive covenant or other similar mechanism will be recorded over the Preservation Site, which identifies the location of the Preservation Site, it will be a public record accessible to members of the public.

Planning. 10                                      0015 CUL-9 Reburial

All Native American cultural resources found on the project site through Inadvertent Discoveries, that are culturally sensitive resources, as defined by the Pechanga Tribe, will be reburied on the Project property. The Developer, the Pechanga Tribe, and the County have determined that the onsite reburial site (the "Preservation Site"), shall be a minimum of 2500 square feet, and will be located in Lot 36 of the Project. Prior to Issuance of a Grading Permit, a restrictive covenant or other similar legal mechanism shall be recorded over the Preservation Site(s) to ensure it remains in an undisturbed state in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, grave goods, Native American human remains and any items deemed sensitive by the Pechanga Tribe are excluded. The reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to disclosure under the California Public Records Act.

Planning. 11                                      015 - MM CUL1 Human Remains

For discoveries of Native American human remains, Public Resources Code Section 5097.98 and State Health and Safety Code Section 7050.5 will be followed. The Pechanga Tribe shall be considered the Most Likely Descendant ("MLD") of any Native American human remains. Upon such discovery, Developer shall immediately contact the Pechanga Tribe as the MLD. The Pechanga Tribe shall work with Developer to remove the human remains and rebury them in the designated reburial site described in COA CUL-9 below.

Planning. 12                                      10- MAP Design Guidelines

The project shall conform to the Countywide Design Standards and Guidelines adopted January 13, 2004.

Planning. 13                                      10 MAP Required Minor Plans

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final site Development Plan for each phase of development.
2. Landscaping Plan for typical front yard/slopes/open space. These three plans map



## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 1                      MAP MM NOI 3 (cont.)  
compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used and external jackets on the tools themselves shall be used where feasible.

Planning-All. 2                      MAP MM NOI 4

The Applicant shall locate stationary construction noise sources away from adjacent receptors, to the extent feasible, and ensure that they are muffled and enclosed within temporary sheds, incorporate insulation barriers, or other similar measures to reduce noise.

### Regional Parks and Open Space

Regional Parks and Open      0010-Regional Parks and Open Space-MAP - TRAIL  
Space. 1                              GRADING

The applicant/owner and/or his designee shall cause the grading to be completed for all trails prior to the completion of issuance of 1st building permit.

### Transportation

Transportation. 1                      RCTD - General

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
2. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
3. Alternations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
5. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
6. All corner cutbacks shall be applied per Standard 805, Ordinance 461.
7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
8. At intersections, local streets (below County Collector Road Standard) shall have a minimum 50' tangent, measured from flowline/curb-face to the end of the 50' tangent section.



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 1 RCTD - General (cont.)

9. Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461 or as approved by the Director of Transportation.

10. Vacating/abandoning excess public rights-of-way requires a separate request from the Project that is approved by the Board of Supervisors. If said excess public rights-of-way is also County owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

11. If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.

12. The street design and improvement concept of this project shall be coordinated with De Luz Community Service District (DCSD)

13. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

14. The sub-divider shall record sufficient documentation to advise purchasers of any lot with the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

15. 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.

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50. Prior To Map Recordation

Fire

050 - Fire. 1                                      0050-Fire-MAP-#004-ECS-FUEL MODIFICATION                                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space.

d) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

050 - Fire. 2                                      0050-Fire-MAP-#43-ECS-ROOFING MATERIAL                                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class A material as per the California Building Code.

050 - Fire. 3                                      0050-Fire-MAP-#46-WATER PLANS                                      Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 4                                      0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS                                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 5                                      0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS                                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

050 - Fire. 6                                      0050-Fire-MAP-#6-ECS WATER CERTIFICATION                                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

050 - Fire. 7                                      0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR                                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.access will not be less than 20 feet in width per the 2013 CFC and will have a vertical clearance of 13'6". Access will be designed to withstand the weight of 40 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating

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50. Prior To Map Recordation

Fire

050 - Fire. 7                      0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR (cont.)                      Not Satisfied  
fire apparatus.

050 - Fire. 8                      0050-Fire-MAP-#7-ECS-HAZ FIRE AREA                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

050 - Fire. 9                      0050-Fire-MAP\*-#70-ECS-ADDRESS                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The address will be clearly visible from public roadway, located no more than 5 feet from access to Parcel. A permanent monument will be provided for the address, in any of the following ways: Attached to a permanent fence near entrance to Parcel. Address on a metal plate attached to a pole buried in 18"x18" concrete base. Block, brick, or rock stand no less than 3 feet in height and 1 foot in width. Address numbers will be minimum 3 inch letter height, 3/8 inch stroke, reflectorized contrasting with the background colors of the sign. Address shall be displayed horizontally.

Flood

050 - Flood. 1                      0050-Flood-MAP SHOW FLOODPLAIN ON ECS                      Not Satisfied

The Sycamore Creek floodplain shall be delineated on the environmental constraint sheet (ECS) to accompany the final map. A 200-foot wide strip centered on the watercourse between the east property line to Carancho Road be delineated on the environmental constraint sheet (ECS) and the area within this strip be labeled "Approximate 100-year Floodplain Limits". A note shall be placed on the ECS stating, "The approximate floodplain limits shall be kept free of all buildings and obstructions. Any fencing shall be 'rail' type. No chainlink fencing shall be allowed". Alternatively, the applicant's engineer can perform a detailed floodplain analysis for the watercourse to determine the actual floodplain limits to be delineated on the ECS. The floodplain analysis shall be submitted to the District for review and approval prior to the recordation of the final map.

050 - Flood. 2                      0050-Flood-MAP SHOW WATERCOURSES ON ECS                      Not Satisfied

The natural watercourses that traverse the property (in particular but not limited to the watercourses traversing Lot 8 and Lot 11) shall be delineated and labeled on the environmental constraint sheet (ECS) to accompany the final map. A note shall be placed on the environmental constraint sheet stating, "Natural watercourses must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

050 - Flood. 3                      0050-Flood-MAP SUBMIT ECS & FINAL MAP                      Not Satisfied

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

Planning

050 - Planning. 1                      0050-MAP LANDSCAPE COMMON AREA                      Not Satisfied

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50. Prior To Map Recordation

Planning

050 - Planning. 1                      0050-MAP LANDSCAPE COMMON AREA (cont.)                      Not Satisfied

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's;

1)Permanenet public, quasi public or private maintenance origination shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&Rs shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

050 - Planning. 2                      0050-Planning-MAP - CULTURAL ECS SHEET                      Not Satisfied

Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of and the requirements for avoidance of and/or relocation requirements for the two bedrock milling features at CA-RIV-4074.

050 - Planning. 3                      0050-Planning-MAP - RIV-4074 ECS SHEET                      Not Satisfied

If site CA-RIV-4074 cannot be avoided, prior to grading permit issuance, the Project Supervisor and Project Archaeologist shall meet onsite to determine the strategy for relocating the two milling features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to start and using professional archaeological methods, any visible artifacts shall be recovered and recorded, photo documentation of each feature in situ shall occur. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in the Phase IV Monitoring Report.

050 - Planning. 4                      0050-Planning-MAP- ANNEX DE LUZ CSD                      Not Satisfied

Prior to the recordation of the Final Map, the properties must be annexed into the De Luz Community District.

050 - Planning. 5                      50 Surveyor Check List                      Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 20,000 square feet net .

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development

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50. Prior To Map Recordation

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050 - Planning. 5                      50 Surveyor Check List (cont.)                      Not Satisfied

standards of the R-R zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8 of County Ordinance No. 460.

050 - Planning. 6                      ECS Note Mt Palomar                      Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 7                      Gen - ECS Sheet                      Not Satisfied

Prior to recordation an ECS shall be prepared that will identify all lots that have potential impacts the ECS shall be placed on lots. This is to include LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 as identified during the tentative tract map approval.

050 - Planning. 8                      MAP AG/Dairy Notification                      Not Satisfied

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-farm ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

050 - Planning. 9                      Map - ECS Shall be Prepared                      Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 10                      Map - Mitigation Monitoring                      Not Satisfied

The land divider, or the land divider's successor, shall prepare and submit a written report to the Planning Department demonstrating compliance with those conditions of approval and mitigation measures of this land division and E.A. No. 42622 which must be satisfied prior to the recordation of the final map. The Planning Director may require inspection or other monitoring to ensure such compliance.

050 - Planning. 11                      Map - Quimby Fees (1)                      Not Satisfied

If a district agency or other authority is created to collect Quimby Fees applicable to the project's area, the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with this Quimby Fee authorized organization which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the Tentative Map in accordance with Section 10.35 of the County Ordinance No. 460. If no such organization or authority is in effect at map recordation, this condition shall not apply.

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050 - Planning. 11                      Map - Quimby Fees (1) (cont.)                      Not Satisfied

050 - Planning. 12                      MAP CC&R RES POA COM AREA                      Not Satisfied

If the applicant or the land divider decides to implement Codes, Covenants and Restrictions this condition will apply:

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents these shall be included a legal description of the property included within the covenants, conditions, and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for the minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the "common area" more particularly described in "Tract Map" attached hereto, and shall not sell or transfer the "Common area" or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to access the owners of each individual lot or unit for the reasonable cost of maintaining such "Common area" and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment or other document creating the assessment lien.

This Declaration shall not be terminated, "substantially" amended, or property de annexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-intrest. A proposed amendment shall be considered "substantial" if it affects the extent, usage or maintenance of the "common area" established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control.

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office to the County Counsel to the Planning Department. The Planning department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants,

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050 - Planning. 12                      MAP CC&R RES POA COM AREA (cont.)                      Not Satisfied  
    conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 13                      MAP ECS Note No Fence Wildlife                      Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS:  
"Fencing, which restricts the movement of wildlife, shall not be allowed in the wildlife corridor.  
Prohibited fencing includes, but is not limited to, chainlink, barbed-wire, and solid wood."

050 - Planning. 14                      MAP Final Map Preparer                      Not Satisfied  
    The Final Map shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 15                      MAP Landscape Common Area                      Not Satisfied

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's;

1) Permanent public, quasi public or private maintenance organization shall be established for proper maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.  
2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance area shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

050 - Planning. 16                      MAP Landscape Common Area                      Not Satisfied

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto) .

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit. The Planning Department shall clear this condition once a copy of the County Counsel approved CC&Rs has been submitted to the Planning Department.

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Planning

050 - Planning. 16                      MAP Landscape Common Area (cont.)                      Not Satisfied

050 - Planning. 17                      MAP Offer of Dedication                      Not Satisfied

Prior to or in conjunction with the recordation of the project map, the applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

050 - Planning. 18                      MAP Prepare a Final Map                      Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 19                      MAP Trail Maintenance Region                      Not Satisfied

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the regional trail identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning Department and the Park District (if other than the District) that the trail maintenance will be provided.

Planning-EPD

050 - Planning-EPD. 1                      0050-Planning-EPD-EPD - ENVIR CONSTRAINTS SHEET                      Not Satisfied

Prior to recordation an ECS shall be prepared that will identify areas to avoid impacts to on the map on LOTS 1, 2, 3, 4, 5, 9, 11, and 13, consistent with the legal descriptions provided in the Criteria Refinement 14-12-18-01 (Appendix I) for HANS 2128. No grading or other disturbance areas shall be allowed within areas defined as restricted and easements to be dedicated to the Western Riverside Regional Conservation Authority. Environmental Programs Division of the Planning Department shall review this ECS and note to ensure that it is consistent with JPR 17-05-04-01.

050 - Planning-EPD. 2                      0050-Planning-EPD-EPD - ENVIR CONSTRAINTS SHEET                      Not Satisfied

Environmental Constraints Sheet (ECS)

The constrained areas will conform to the areas mapped as:

Riparian/Riverine Mitigation Areas #1 and #2 on Tentative Tract Map 36549, as in Riparian/Riverine Mitigation Plan, prepared by ESA, March 1, 2018. Mitigation Area #1 is 0.90 acres and Mitigation Area #2 is also 0.90 acres.



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Planning-EPD

050 - Planning-EPD. 2            0050-Planning-EPD-EPD - ENVIR CONSTRAINTS SHEET (c    Not Satisfied

Existing Oak Trees on :

Tentative Tract Map 36549, as in the Oak Tree Report, prepared by ESA, July 2016 Figure 3 Lots

Requiring Oak Tree Preservation:

Lot 1: None

Lot 2: 10 oak trees to be removed, 3 oak trees to be preserved

Lot 3: None

Lot 4: 1 oak tree to be removed, 2 oak trees to be preserved

Lot 5: 0 oak trees to be removed, 3 oak trees to be preserved

Lot 6: 2 oak trees to be removed, 0 oak trees to be preserved

Lot 7: 0 oak trees to be removed, 7 oak trees to be preserved

Lot 8: 2 oak trees to be removed, 2 oak trees to be preserved

Lot 9: 5 oak trees to be removed, 9 oak trees to be preserved

Lot 10: 3 oak trees to be removed, 8 oak trees to be preserved

Lot 11: 3 oak trees to be removed, 39 oak trees to be preserved

Lot 12: 0 oak trees to be removed, 15 oak trees to be preserved

Lot 13: 11 oak trees to be removed, 60 or more oak trees to be preserved

These areas shall be clearly mapped and labeled "Delineated Constraint Area (Riparian/Riverine Mitigation)" and "Delineation Constraint Area (Preserved Oak Trees)" on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Department.

The ECS Map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances shall occur within the boundaries of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"The constraint areas shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, illegal trespass, and dumping."

050 - Planning-EPD. 3            0050-Planning-EPD-EPD - OAK TREE PRESERVATION            Not Satisfied

Oak Tree Preservation

Prior to map recordation, EPD staff shall review the final map to ensure that the existing oak trees planned for preservation and the oak tree mitigation areas are clearly mapped. The codes, covenants, and restrictions (CC&Rs) for the final map shall include language for the protection of onsite preserved oak trees and oak tree mitigation areas to EPD's satisfaction. Oak trees planned for preservation are mapped on Tentative Tract Map 36549, and in the Oak Tree Report Figure 3, prepared by ESA, July 2016. Oak trees shall be mapped on the final map as follows:

Lots Requiring Oak Tree Preservation:

Lot 1: None

Lot 2: 10 oak trees to be removed, 3 oak trees to be preserved

Lot 3: None

Lot 4: 1 oak tree to be removed, 2 oak trees to be preserved

Lot 5: 0 oak trees to be removed, 3 oak trees to be preserved

Lot 6: 2 oak trees to be removed, 0 oak trees to be preserved

Lot 7: 0 oak trees to be removed, 7 oak trees to be preserved

Lot 8: 2 oak trees to be removed, 2 oak trees to be preserved

Lot 9: 5 oak trees to be removed, 9 oak trees to be preserved

Lot 10: 3 oak trees to be removed, 8 oak trees to be preserved

Lot 11: 3 oak trees to be removed, 39 oak trees to be preserved

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Planning-EPD

050 - Planning-EPD. 3            0050-Planning-EPD-EPD - OAK TREE PRESERVATION (cor    Not Satisfied  
Lot 12: 0 oak trees to be removed, 15 oak trees to be preserved  
Lot 13: 11 oak trees to be removed, 60 or more oak trees to be preserved

050 - Planning-EPD. 4            0050-Planning-EPD-EPD - RIP/RIV EASEMENT                                    Not Satisfied

Easement for Riparian/Riverine Mitigation Area #1

Prior to map recordation or grading permit issuance, whichever occurs first, the applicant shall provide to EPD proof of an executed donation agreement with the RCA (or other acceptable entity approved by EPD) that has been reviewed, approved and recorded for the the 0.9-acre Riparian/Riverine Mitigation Area #1 in accordance with the Riparian/Riverine Mitigation Plan (PDB04484-R2) Figure 3 for HANS 2128 /TTM 36549 prepared by ESA dated March 1, 2018. The 0.9-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36549 and also in the DBESP (PDB06058-R8)on Figure 4 for HANS 2128 prepared by ESA dated July 30, 2018. The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

050 - Planning-EPD. 5            0050-Planning-EPD-EPD - RIP/RIV EASEMENT                                    Not Satisfied

Easement for Riparian/Riverine Mitigation Area #2

Prior to map recordation or grading permit issuance, whichever occurs first, the applicant shall provide to EPD proof of an executed donation agreement with the RCA (or other acceptable entity approved by EPD) that has been reviewed, approved and recorded for the the 0.9-acre Riparian/Riverine Mitigation Area #1 in accordance with the Riparian/Riverine Mitigation Plan (PDB04484-R2) Figure 3 for HANS 2128 /TTM 36549 prepared by ESA dated March 1, 2018. The 0.9-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36549 and also in the DBESP (PDB06058-R8)on Figure 4 for HANS 2128 prepared by ESA dated July 30, 2018. The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

050 - Planning-EPD. 6            0050-Planning-EPD-EPD - RIP/RIV MITIGATION                                    Not Satisfied

Prior to Recordation or Grading whichever occurs first mitigation associated with impacts to riverine/ riparian areas resulting from proposed project shall be coordinated with the Western Riverside Regional Conservation Authority as these areas also being conveyed by easement and or fee title. Improvement plans involving impacts to the areas defined shall also be mitigated in accordance with the revised and approved DBESP dated July 27, 2018. Documentation for the Mitigation and Monitoring Report shall be reviewed and approved by the Western Riverside Regional Conservation Authority and the Environmental Programs Division of the Planning department.

050 - Planning-EPD. 7            0050-Planning-EPD-EPD - RIP/RIV MITIGATION                                    Not Satisfied

Riparian/Riverine Mitigation Area #2

Prior to map recordation, the 0.90-acre Riparian/Riverine Mitigation Area #2 shall be installed in accordance with Figure 4 of the Riparian/Riverine Mitigation Plan (PDB06484-R2) for HANS 2128 prepared by ESA dated March 1, 2018. The 0.90-acre Riparian/Riverine Mitigation area is also mapped on Tentative Tract Map 36549 and on Figure 5 of the Determination of Biological Equivalent or Superior Preservation (DBESP) for riparian Habitats (PDB06058R-8) for HANS 2128 prepared by

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50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 7            0050-Planning-EPD-EPD - RIP/RIV MITIGATION (cont.)            Not Satisfied  
ESA dated July 30, 2018. EPD may require a site visit to verify that the mitigation has been installed.

050 - Planning-EPD. 8            0050-Planning-EPD-EPD - RIP/RIV MITIGATION            Not Satisfied

Riparian/Riverine Mitigation Area #1

Prior to map recordation, the 0.90-acre Riparian/Riverine Mitigation Area #1 shall be installed in accordance with the Riparian/Riverine Mitigation Plan (PDB06484-R2) for HANS 2128 prepared by ESA dated March 1, 2018. The 0.90-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36549 and on Figure 4 of the Determination of Biological Equivalent or Superior Preservation (DBESP) for riparian Habitats (PDB06058R-8) for HANS 2128 prepared by ESA dated July 30, 2018. EPD may require a site visit to verify that the mitigation has been installed.

Regional Parks and Open Space

050 - Regional Parks and Open Space-MAP - OFFER OF DE            Not Satisfied

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

050 - Regional Parks and Open Space-MAP - TRAIL MAINTENANCE            Not Satisfied

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

Survey

050 - Survey. 1            RCTD-MAP - \*FINAL MAP REQMTS            Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

1. Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.
2. Although the project has an approved tentative map, a separate Board of Supervisor approval is required to approve of all vacation/abandonments of the existing dedicated right-of-way. Prior to map recordation, the project shall file for a conditional vacation of Carancho Road, Engelmann Drive, De Luz Road, Walker Hills Drive, and Terreno Drive for consideration by the Board. If there are existing facilities in the existing dedicated right of way, those facilities shall be relocated to their ultimate location. If the Board denies the vacation request, the approved tentative map shall be redesigned to utilize the existing right-of-way and the map shall be reprocessed after paying all the appropriate fees.

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50. Prior To Map Recordation

Survey

050 - Survey. 1                      RCTD-MAP - \*FINAL MAP REQMTS (cont.)                      Not Satisfied

3. The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.

050 - Survey. 2                      RCTD-WQ – WQMP ACCESS AND MAINT                      Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

Transportation

050 - Transportation. 1                      EXISTING COUNTY MAINTAINED                      Not Satisfied

De Luz Road along project boundary is a paved County maintained road designated Collector Rural and said road shall be improved with 14 foot half-width AC pavement, 6" AC dike (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 66' full-width (36' project side and 30' on the opposite side of centerline) dedicated right-of-way in accordance with County Standard No. 136, Ordinance 461. Modified for increased right-of-way from 60' to 66'.

NOTE:

1. A 10' D.G trail (project side) shall be constructed within the 21' parkway as approved by the Director of Transportation, and Parks and Open Space District.
2. Construct a 3' wide AC swale as directed by the Director of Transportation within the 21' parkway.
3. Construct a 42" high split wood fence 5' from the right-of-way line or as directed by the Director of Transportation within the 21' parkway.

050 - Transportation. 2                      RCTD-MAP – ANNEX CATCH BASIN INSERTS                      Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 3                      RCTD-MAP – ANNEX SIGNAL MAINT                      Not Satisfied

Prior to map recordation, the Project shall complete signal maintenance annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CFD, or other approved entity) for maintenance of signals, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 4                      RCTD-MAP – ANNEX ST SWEEPING MAINT                      Not Satisfied

Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping

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50. Prior To Map Recordation

Transportation

050 - Transportation. 4 RCTD-MAP – ANNEX ST SWEEPING MAINT (cont.) Not Satisfied  
maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 5 RCTD-MAP – ANNEX STREETLIGHT MAINT Not Satisfied

Prior to map recordation, the Project shall complete streetlight and bridge-light annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 6 RCTD-MAP – ANNEX WQMP MAINT Not Satisfied

Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 7 RCTD-MAP – APPROVED MAINT EXHIBIT (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOA's for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

050 - Transportation. 8 RCTD-MAP - LIGHTING PLAN Not Satisfied

A separate street light plan and/or a separate bridge light plan) shall be approved by the Transportation Department. Street (and bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) jurisdiction, the project shall use IID's pole standard.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 8 RCTD-MAP - LIGHTING PLAN (cont.) Not Satisfied

050 - Transportation. 9 RCTD-MAP – MAINT DISTRICTS – SUBMIT APPLICATION Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

050 - Transportation. 10 RCTD-MAP - ST IMPROVEMENT PLANS Not Satisfied

The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctima.org/trans>.

050 - Transportation. 11 RCTD-MAP - UTILITY COORDINATION Not Satisfied

All electrical power, telephone, communication, and cable television lines shall be designed to be placed underground/relocated on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- The Street Improvement Plans are approved
- Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

050 - Transportation. 12 RCTD-WQ – Santa Margarita Region - FINAL WQMP IS REC Not Satisfied

The project is located in the Santa Margarita watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <http://rcflood.org/npdes/SMRWMA.aspx>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

050 - Transportation. 13 ST IMPROVEMENT PLANS - DCSD MAINTAINED ROADS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to map recordation, the Project shall comply with recommendations from the following:

Carancho Road along project boundary is a paved De Luz Community Services District maintained road designated Collector Rural and said road shall be improved with 28 foot full-width AC pavement, 6" AC dike (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 60' full-width dedicated right-of-way

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50. Prior To Map Recordation

Transportation

050 - Transportation. 13 ST IMPROVEMENT PLANS - DCSD MAINTAINED ROADS ( Not Satisfied in accordance with County Standard No. 136, Ordinance 461.

NOTE:

1. A 10' D.G trail (project side) shall be constructed within the 15' parkway as approved by the Director of Transportation, and Parks and Open Space District.
2. Construct a 3' wide AC swale as directed by the Director of Transportation within the 15' parkway.
3. Construct a 180' long retaining wall beginning 60' south of the centerline of El Prado Road and southerly as directed by the Director of Transportation within the 15 parkway.

Terreno Drive along project boundary is a paved De Luz Community Services District maintained road designated Residential Rural and said road shall be improved with 24 foot full-width AC pavement (12' north and 12' south of construction centerline), 6" AC dike (both sides), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 60' full-width dedicated right-of-way in accordance with County Standard No. 138, Ordinance 461.

NOTE:

1. A 10' D.G trail (project side) shall be constructed within the parkway as approved by the Director of Transportation, and Parks and Open Space District.
2. Construct a 3' wide AC swale as directed by the Director of Transportation within the parkway.
3. Construct a 42" high split wood fence 5' from the right-of-way line or as directed by the Director of Transportation within the parkway.

Walker Hills Drive along project boundary is designated Rural Collector and said road shall be improved with 28 foot full-width AC pavement, 6" AC dike within the 60' full-width dedicated right-of-way in accordance with County Standard No. 136, Ordinance 461 and as directed by the Director of Transportation.

NOTE:

1. A 10' D.G trail shall be constructed within the 15' parkway as approved by the Director of Transportation, and Parks and Open Space District.
2. Construct a 3' wide AC swale (both sides) as directed by the Director of Transportation within the 15' parkway.
3. Construct a 42" high split wood fence 5' from the right-of-way line or as directed by the Director of Transportation within the 15' parkway.
4. All bio-retention facilities shall be outside the road right-of-way.

Engelmann Drive along project boundary is designated Residential Rural road and said road shall be

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50. Prior To Map Recordation

Transportation

050 - Transportation. 13 ST IMPROVEMENT PLANS - DCSD MAINTAINED ROADS ( Not Satisfied improved with 28 foot full-width AC pavement, 6" AC dike within the 60' full-width dedicated right-of-way in accordance with County Standard No. 138, Ordinance 461 and as directed by the Director of Transportation.

NOTE:

1. A 10' D.G trail shall be constructed within the parkway as approved by the Director of Transportation, and Parks and Open Space District.
2. Construct a 3' wide AC swale (both sides) as directed by the Director of Transportation within the parkway.
3. Construct a 42" high split wood fence 5' from the right-of-way line or as directed by the Director of Transportation within the parkway.
4. All bio-retention facilities shall be outside the road right-of-way.

050 - Transportation. 14 WRITTEN PERM FOR GRADING Not Satisfied

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP Not Satisfied

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

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

All drainage facilities shall be designed in 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.

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division 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



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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3                      0060-BS-Grade-MAP - GEOTECH/SOILS RPTS (cont.)                      Not Satisfied  
    GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 4                      0060-BS-Grade-MAP - GRADING SECURITY                      Not Satisfied  
    Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 5                      0060-BS-Grade-MAP - IMPORT/EXPORT                      Not Satisfied  
    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.

060 - BS-Grade. 6                      0060-BS-Grade-MAP - NOTRD OFFSITE LTR                      Not Satisfied  
    A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 7                      0060-BS-Grade-MAP - NPDES/SWPPP                      Not Satisfied  
    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.

060 - BS-Grade. 8                      0060-BS-Grade-MAP - OFFSITE GDG ONUS                      Not Satisfied  
    Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 9                      0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG                      Not Satisfied  
    Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 9                    0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG (cont.)                    Not Satisfied  
required to schedule a pre-construction meeting with the Building and Safety Department  
Environmental Compliance Division.

060 - BS-Grade. 10                    0060-BS-Grade-MAP - RECORDED ESMT REQ'D                    Not Satisfied  
In instances where the grading plan proposes drainage facilities on adjacent offsite property, the  
owner/ applicant shall provide a copy of the recorded drainage easement.

060 - BS-Grade. 11                    0060-BS-Grade-MAP - SLOPE STABIL'Y ANLY                    Not Satisfied  
A slope stability report shall be submitted and approved by the County Geologist and/or Building and  
Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper  
than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper  
than 2:1 (horizontal to vertical).

060 - BS-Grade. 12                    0060-BS-Grade-MAP - SWPPP REVIEW                    Not Satisfied  
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.

060 - BS-Grade. 13                    0060-BS-Grade-MAP- BMP CONST NPDES PERMIT                    Not Satisfied  
Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management  
Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The  
Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination  
System) inspections of the site based on Risk Level to verify compliance with the Construction  
General Permit, Stormwater ordinances and regulations until completion of the construction activities,  
permanent stabilization of the site and permit final.

Fire

060 - Fire. 1                    0060-Fire-MAP - HFA REVIEW & APPROVAL                    Not Satisfied  
Fire Department shall review and approve building setbacks, water and access for new single family  
dwellings that are in a hazardous fire area.

Planning

060 - Planning. 1                    0060 MM CUL 3 Monitoring Plan                    Not Satisfied  
Prior to the issuance of a grading permit, a Cultural Resources Monitoring Plan (the "Plan") shall be  
prepared by a qualified archaeologist. The archeologist shall submit a draft of the Plan to the  
Pechanga Tribe for review and comment prior to finalizing the Plan for submittal to the lead agency for  
review and approval. Based on the survey conditions and geo-archaeological review summarized in  
this report, the Plan shall identify areas, such as ridge tops, saddles, and flats, where a follow up  
cultural resources survey shall be conducted after initial vegetation removal has occurred. The Plan  
shall also identify the location and timing of cultural resources monitoring. The Plan shall contain an  
allowance that the qualified archaeologist, based on observations of subsurface soil stratigraphy or  
other factors during initial grading, and in consultation with the Native American monitor and the lead

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      0060 MM CUL 3 Monitoring Plan (cont.)                      Not Satisfied

agency, may reduce or discontinue monitoring as warranted if the archaeologist determines that the possibility of encountering archaeological deposits is low. The Plan shall outline the appropriate measures to be followed in the event of unanticipated discovery of cultural resources during project implementation (including during the follow up survey to occur following vegetation removal and monitoring during ground disturbing activities). The Plan shall identify avoidance as the preferred manner of mitigating impacts to cultural resources. The Plan shall establish the criteria utilized to evaluate the historic significance (per CEQA) of the discoveries, methods of avoidance consistent with CEQA Guidelines Section 15126.4(b)(3), as well as identify the appropriate data recovery methods and procedures to mitigate the effect of the project if avoidance of significant historical or unique archaeological resources is determined to be infeasible. The Plan shall also include reporting of monitoring results within a timely manner, curation of artifacts and data at an approved facility, and dissemination of reports to local and state repositories, libraries, and interested professionals. The Plan shall be submitted to the lead agency for review and approval prior to the issuance of a grading permit.

060 - Planning. 2                      0060 MM CUL 4 Implementation Monitoring Plan                      Not Satisfied

Prior to issuance of a grading permit, an archaeologist and a Native American monitor shall be retained and contracted by the Developer to implement the Plan. The archaeologist shall work under the supervision of a qualified archaeologist.

060 - Planning. 3                      0060 MM CUL 7 Cultural Resources Disposition                      Not Satisfied

In the event of Inadvertent Discoveries of Native American cultural resources during the course of grading , the following procedures shall be carried out for final disposition of the Inadvertent Discoveries:

- a) The following treatments, in order of preference, shall be employed with the Pechanga Tribe. Evidence of such shall be provided to the County of Riverside Planning Department:
  - i. Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
  - ii. Reburial of the resources pursuant to COA CUL-9.
- b) There shall be no destructive or invasive testing on sacred items, grave goods, and Native American human remains. Ownership of the cultural resources, including sacred items and grave goods, shall be relinquished to the Pechanga Tribe. Results concerning finds of any Inadvertent Discoveries shall be included in the Phase IV Report.

060 - Planning. 4                      0060 MM CUL-8 Lot 10 and 11 Grading                      Not Satisfied

Prior to approval for grading plans and the issuance of a grading permit for Lots 10 and 11 of Tentative Tract Map 36549, the southern edge of the Lot 11 pad location/grading design shall be redesigned/relocated to the north, towards Lot 10 to avoid any impact to CA-RIV-4074. As part of the Cultural Resources Monitoring Plan, the post-vegetation clearance follow up survey to be conducted by the archaeologist and a Native American monitor, shall make all reasonable efforts to ensure that no impacts will occur to CA RIV 4074.

060 - Planning. 5                      0060 MM CUL-9 Reburial                      Not Satisfied

All Native American cultural resources found on the project site through Inadvertent Discoveries, that are culturally sensitive resources, as defined by the Pechanga Tribe, will be reburied on the Project

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Planning

060 - Planning. 5                      0060 MM CUL-9 Reburial (cont.)                      Not Satisfied

property. The Developer, the Pechanga Tribe, and the County have determined that the onsite reburial site (the "Preservation Site"), shall be a minimum of 2500 square feet, and will be located within the Project. Prior to Issuance of a Grading Permit, a restrictive covenant or other similar legal mechanism (in consultation with the Riverside County Counsel Office) shall be recorded over the Preservation Site(s) to ensure it remains in an undisturbed state in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, grave goods, Native American human remains and any items deemed sensitive by the Pechanga Tribe are excluded. The reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to disclosure under the California Public Records Act.

060 - Planning. 6                      0060-Planning-MAP - CULTURAL PRO / MONITOR                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a 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 special interest monitors. 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.

060 - Planning. 7                      0060-Planning-MAP - FEATURE RELOCATION                      Not Satisfied

Prior to grading permit issuance, if either of the two features at site(s) CA-RIV-4074 cannot be avoided, the Project Supervisor and Project Archaeologist and Tribal representative shall meet onsite to determine the strategy for relocating the milling features to an open space area where they will not be further disturbed. Before construction activities are allowed to start and using professional archaeological methods, any visible artifacts shall be recovered and recorded, photo documentation of each feature in situ shall occur. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in the Phase IV Monitoring Report. Samples will be collected for each feature and will be submitted for residue analysis. The results of the residue analysis will be included in the Phase IV monitoring report.

060 - Planning. 8                      0060-Planning-MAP - NATIVE AMERICAN MONITOR                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with a Native American Monitor from the Pechanga Band of Luiseno Indians. The Native American



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 14                      Map - Post and Beam Fountains (cont.)                      Not Satisfied

060 - Planning. 15                      MAP Fee Balance                      Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 16                      MAP Grading and Brushing Area                      Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites, leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

060 - Planning. 17                      MAP MM BIO-2                      Not Satisfied

All conservation easements associated with the Criteria Refinement, which could affect Proposed Constrained Linkage 12 shall be recorded in the office of the County Recorder prior to issuance of grading permits.

060 - Planning. 18                      MAP Planning Department Review                      Not Satisfied

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference to the County Planning department to be reviewed for compliance with the approved tentative map.

060 - Planning. 19                      MAP Slope Grading Techniques                      Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

060 - Planning. 20                      MAP Trail Maintenance                      Not Satisfied

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District or annex into an existing County managed Landscape Lighting Maintenance District (De Luz Community Service District) or other maintenance district accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide letter of agreement to the Planning Department and the Park District (if other than the District) that trail maintenance be provided.

060 - Planning. 21                      MAP Trail Plan Approved                      Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 21                      MAP Trail Plan Approved (cont.)                      Not Satisfied

TR36549 Exhibit A road cross sections shows a 10' Regional Trail along Carancho Road, Englemann Road and De Luz Road. Prior to or in the conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Transportation Department and De Luz Community Service District for approval. The trails exhibit/plan shall show the trail with all typography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards,(if applicable) and landscaping and irrigation.

060 - Planning. 22                      Slope Stability Report                      Not Satisfied

Since manufactured slopes on the Tentative Map exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for his her review and approval. This report may be included as part of a preliminary geotechnical report for the project site.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - CONSERVATION EASEMENT C(                      Not Satisfied

Prior to the issuance of a grading permit or recordation, or whichever occurs first, the dedication of the 125.6 acres identified for conservation through the Criteria Refinement 14-12-18-01, prepared by ESA, dated September 16, 2017 and also shown in the HANS 2128 and JPR 17-05-04-01, shall be offered for dedication in fee title and/or acceptance through easement. The easements are described through legal descriptions of the area in Appendix I of the aforementioned Criteria Refinement. The area is identified in the final Criteria Refinement document (PDB180025-R1) dated March 1, 2018, by ESA as the Replacement Constrained Linkage 12 east, that will consist of 33.4 acres of coastal sage scrub, 8.0 acres of non-native grasslands, 45.4 acres of oak woodland, 1.1 acres of riparian scrub and 37.7 acres of developed/disturbed for a total of 125.6 acres. Replaced PCL 12 east will provide more oak woodland, riparian scrub and developed/disturbed (golf course) than PCL 12-east as currently described. There would be 33.1 acres less of coastal sage scrub in Replaced PCL 12-east which will be offset by the additional 40.7 acres of oak woodland. Appendix I of the Criteria Refinement Report contains the proposed conservation easements (Walker Hills Agricultural Area, Beresford Conservation Easement, Cross Creek Golf Course). Replaced PCL 12-east will also include 8.4 acres of supporting undisturbed connectors, primarily consisting of coastal sage scrub and oak woodland, remaining on site that will contribute to PCL 12-east by providing additional habitat for southern California rufous-crowned sparrow, grasshopper sparrow, and Bell's sage sparrow, protected by an Environmental Constraints Sheet for TR 36549 and TR 36550 and the project's covenants, codes and restrictions (CC&Rs). The additional oak woodland habitat is a benefit to mountain lion and bobcat movement which are also planning species for this linkage.

060 - Planning-EPD. 2                      0060-Planning-EPD-EPD - ENVIR CONSTRAINTS SHEET                      Not Satisfied

Prior to recordation an ECS shall be prepared that will identify areas to avoid impacts to on the map on LOTS 1, 2, 3, 4, 5, 9, 11, and 13, consistent with the legal descriptions provided in the Criteria Refinement 14-12-18-01 (Appendix I) for HANS 2128. No grading or other disturbance areas shall be allowed within areas defined as restricted and easements to be dedicated to the Western Riverside Regional Conservation Authority. Environmental Programs Division of the Planning Department shall review this ECS and note to ensure that it is consistent with JPR 17-05-04-01.

060 - Planning-EPD. 3                      0060-Planning-EPD-EPD - ENVIR CONSTRAINTS SHEET                      Not Satisfied

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3            0060-Planning-EPD-EPD - ENVIR CONSTRAINTS SHEET (c    Not Satisfied  
Environmental Constraints Sheet (ECS)

The constrained areas will conform to the areas mapped as:

Riparian/Riverine Mitigation Areas #1 and #2 on Tentative Tract Map 36549, as in Riparian/Riverine Mitigation Plan, prepared by ESA, March 1, 2018. Mitigation Area #1 is 0.90 acres and Mitigation Area #2 is also 0.90 acres.

Existing Oak Trees on :

Tentative Tract Map 36549, as in the Oak Tree Report, prepared by ESA, July 2016 Figure 3 Lots

Requiring Oak Tree Preservation:

Lot 1: None

Lot 2: 10 oak trees to be removed, 3 oak trees to be preserved

Lot 3: None

Lot 4: 1 oak tree to be removed, 2 oak trees to be preserved

Lot 5: 0 oak trees to be removed, 3 oak trees to be preserved

Lot 6: 2 oak trees to be removed, 0 oak trees to be preserved

Lot 7: 0 oak trees to be removed, 7 oak trees to be preserved

Lot 8: 2 oak trees to be removed, 2 oak trees to be preserved

Lot 9: 5 oak trees to be removed, 9 oak trees to be preserved

Lot 10: 3 oak trees to be removed, 8 oak trees to be preserved

Lot 11: 3 oak trees to be removed, 39 oak trees to be preserved

Lot 12: 0 oak trees to be removed, 15 oak trees to be preserved

Lot 13: 11 oak trees to be removed, 60 or more oak trees to be preserved

These areas shall be clearly mapped and labeled "Delineated Constraint Area (Riparian/Riverine Mitigation)" and "Delineation Constraint Area (Preserved Oak Trees)" on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Department.

The ECS Map must be stamped by the Riverside County Surveyor with the following notes.

"No disturbances shall occur within the boundaries of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"The constraint areas shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, illegal trespass, and dumping."

060 - Planning-EPD. 4            0060-Planning-EPD-EPD - GRADING PLAN CHECK            Not Satisfied

Grading Plan Check

Prior to grading permit issuance, the grading plan shall clearly depict avoidance of the 0.9-acre Riparian/Riverine in Mitigation Area #1 in accordance with the Riparian/Riverine Mitigation Plan (PDB04484-R2) Figure 3 for HANS 2128/TTM 36549 prepared by ESA dated March 1, 2018. The 0.9-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36549 and also in the DBESP (PDB06058-R8) on Figure 4 for HANS 2128 prepared by ESA dated July 30, 2018. This will also depict avoidance of Mitigation Area #2 0.9-acre Riparian/Riverine Mitigation Area #2 in accordance with the Riparian/Riverine Mitigation Plan (PDB04484-R2) Figure 4 for HANS 2128 /TTM 36549 prepared by ESA dated March 1, 2018. The 0.9-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36549 and also in the DBESP (PDB06058-R8) on Figure 5 for HANS 2128 prepared by ESA dated July 30, 2018. This depict avoidance to EPD's satisfaction. The grading plan shall also clearly map and distinguish between oak trees being preserved and oak trees being removed to EPD's satisfaction.



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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 5            0060-Planning-EPD-EPD - NESTING BIRD SURVEY            Not Satisfied

Pre-Construction Nesting Bird Survey (MBTA Survey)

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

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

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

060 - Planning-EPD. 6            0060-Planning-EPD-EPD - OAK TREE MAPPING & PLAN            Not Satisfied

Oak Tree Mapping & Management Plan

Prior to grading permit issuance, EPD staff shall review grading plans to ensure that all existing oak trees are clearly mapped. The grading plan shall differentiate between the oak trees planned for removal and the oak trees planned for preservation as documented on Tentative Tract Map 36549, and in the Oak Tree Report Figure 3, prepared by ESA, July 2016. The grading plan shall show the proposed locations of the onsite oak tree mitigation areas. Prior to grading permit issuance, an Oak Tree Management Plan shall be provided to EPD staff for review and approval that outlines design measures and best management practices to protect existing oak trees during grading activities. The plan should also describe the details of the oak tree mitigation areas and how the areas will be maintained over time to ensure success. Oak trees proposed for removal will be replaced at a 4:1 ratio. Oak trees planned for removal and preservation are mapped on Tentative Tract Map 36549, and in the Oak Tree Report, prepared by ESA, July 2016 as follows:

Oak Tree Removal and Preservation per Lot:

Lot 1: None

Lot 2: 10 oak trees to be removed, 3 oak trees to be preserved

Lot 3: None

Lot 4: 1 oak tree to be removed, 2 oak trees to be preserved

Lot 5: 0 oak trees to be removed, 3 oak trees to be preserved

Lot 6: 2 oak trees to be removed, 0 oak trees to be preserved

Lot 7: 0 oak trees to be removed, 7 oak trees to be preserved

Lot 8: 2 oak trees to be removed, 2 oak trees to be preserved

Plan: TR36549

Parcel: 935370021

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 6           0060-Planning-EPD-EPD - OAK TREE MAPPING & PLAN (c)   Not Satisfied  
Lot 9: 5 oak trees to be removed, 9 oak trees to be preserved  
Lot 10: 3 oak trees to be removed, 8 oak trees to be preserved  
Lot 11: 3 oak trees to be removed, 39 oak trees to be preserved  
Lot 12: 0 oak trees to be removed, 15 oak trees to be preserved  
Lot 13: 11 oak trees to be removed, 60 or more oak trees to be preserved

060 - Planning-EPD. 7           0060-Planning-EPD-EPD - RIP/RIV EASEMENT   Not Satisfied  
Easement for Riparian/Riverine Mitigation Area #2  
Prior to map recordation or grading permit issuance, whichever occurs first, the applicant shall provide to EPD proof of an executed donation agreement with the RCA (or other acceptable entity approved by EPD) that has been reviewed, approved and recorded for the the 0.9-acre Riparian/Riverine Mitigation Area #1 in accordance with the Riparian/Riverine Mitigation Plan (PDB04484-R2) Figure 4 for HANS 2128 /TTM 36549 prepared by ESA dated March 1, 2018. The 0.9-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36549 and also in the DBESP (PDB06058-R8)on Figure 5 for HANS 2128 prepared by ESA dated July 30, 2018. The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

060 - Planning-EPD. 8           0060-Planning-EPD-EPD - RIP/RIV EASEMENT   Not Satisfied  
Easement for Riparian/Riverine Mitigation Area #1  
Prior to map recordation or grading permit issuance, whichever occurs first, the applicant shall provide to EPD proof of an executed donation agreement with the RCA (or other acceptable entity approved by EPD) that has been reviewed, approved and recorded for the the 0.9-acre Riparian/Riverine Mitigation Area #1 in accordance with the Riparian/Riverine Mitigation Plan (PDB04484-R2) Figure 3 for HANS 2128 /TTM 36549 prepared by ESA dated March 1, 2018. The 0.9-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36549 and also in the DBESP (PDB06058-R8)on Figure 4 for HANS 2128 prepared by ESA dated July 30, 2018. The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

060 - Planning-EPD. 9           0060-Planning-EPD-EPD - RIP/RIV MITIGATION   Not Satisfied  
Prior to Recordation or Grading whichever occurs first mitigation associated with impacts to riverine/ riparian areas resulting from proposed project shall be coordinated with the Western Riverside Regional Conservation Authority as these areas also being conveyed by easement and or fee title. Improvement plans involving impacts to the areas defined shall also be mitigated in accordance with the revised and approved DBESP dated July 27, 2018. Documentation for the Mitigation and Monitoring Report shall be reviewed and approved by the Western Riverside Regional Conservation Authority and the Environmental Programs Division of the Planning department.

060 - Planning-EPD. 10           0060-Planning-EPD-EPD - TEMPORARY FENCING   Not Satisfied  
Temporary Fencing  
Prior to grading permit issuance, temporary fencing shall be installed around the Mitigation Area #1 and Mitigation Area #2 to EPD's satisfaction found on Tentative Tract Map 36549, in the Riparian/Riverine Mitigation Plan, prepared by ESA, March 1, 2018, this will prevent impacts during grading activities. The Oak tree "Protected Zone" as defined in the Riverside County Oak Tree

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 10 0060-Planning-EPD-EPD - TEMPORARY FENCING (cont.) Not Satisfied  
Management Guidelines shall also be temporarily fenced in order to avoid impacts to the root zones of preserved oak trees found on Tentative Tract Map 36549, as in the Oak Tree Report, prepared by ESA, July 2016 Figure 3 during grading activities. EPD may require a photographs or a site visit to verify the installation of temporary fencing.

Regional Parks and Open Space

060 - Regional Parks and Open Space-0060-Regional Parks and Open Space-MAP - TRAIL PLAN A Not Satisfied  
Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

Transportation

060 - Transportation. 1 RCTD-MAP – APPROVED MAINT EXHIBIT (ME) Not Satisfied  
In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to County EDA/CSA. The ME shall have the engineer's certification for square footage calculations for all facilities requiring maintenance, and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.). The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

060 - Transportation. 2 RCTD-MAP - Fee Credit/Reimbursement Not Satisfied  
In order to be eligible for credit/reimbursement, the Project shall enter into a Fee Credit/Reimbursement agreement with the Transportation Department for constructing TUMF, RBBB, DIF, CFD facilities, after plans are approved and prior to advertisement. All work shall be preapproved and comply with the Transportation Department requirements and the public contracts code.

060 - Transportation. 3 RCTD-MAP – MAINT DISTRICTS – SUBMIT APPLICATION Not Satisfied  
In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

060 - Transportation. 4 RCTD-MAP - ST IMPROVEMENT PLANS Not Satisfied  
The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

060 - Transportation. 5 RCTD-WQ – Santa Margarita Region - FINAL WQMP IS REC Not Satisfied  
The project is located in the Santa Margarita watershed. An approved Water Quality Management

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 5 RCTD-WQ – Santa Margarita Region - FINAL WQMP IS REC Not Satisfied  
Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <http://rcflood.org/npdes/SMRWMA.aspx>, see County-specific WQMP. Prior to opening model home complexes, sales offices, or using roads, the San Diego Regional Board requires fully functioning BMPs in place. The County encourages BMP phasing or Self-Retaining areas, see template for guidance. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - CURATION Not Satisfied  
Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at the Pechanga Cultural Resources Facility, a Riverside Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received.

070 - Planning. 2 0070-Planning-MAP - PHASE IV ARCH REPORT Not Satisfied  
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.

070 - Planning. 3 MAP Trail Grade Not Satisfied  
Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with approved road improvement and trails exhibit/plan. Trails shall be built as road improvements occur.

Planning-EPD

070 - Planning-EPD. 1 0070-Planning-EPD-EPD - NESTING BIRD SURVEY Not Satisfied  
Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the pre-construction nesting bird survey, to EPD for review.

Plan: TR36549

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70. Prior To Grading Final Inspection

Planning-EPD

070 - Planning-EPD. 2            0070-Planning-EPD-EPD - RIP/RIV MITIGATION            Not Satisfied

Prior to grading permit final inspection or prior to building permit issuance, whichever occurs first, a final report shall be submitted to the Environmental Programs Division on mitigation associated with impacts to riverine/ riparian areas resulting from proposed project shall be coordinated with the Western Riverside Regional Conservation Authority as these areas also being conveyed by easement and or fee title. Improvement plans involving impacts to the areas defined shall also be mitigated in accordance with the revised and approved DBESP dated July 27, 2018. Documentation for the final report shall be reviewed and approved by the Western Riverside Regional Conservation Authority and the Environmental Programs Division of the Planning department.

070 - Planning-EPD. 3            0070-Planning-EPD-EPD - RIP/RIV MITIGATION            Not Satisfied

Riparian/Riverine Mitigation Area #1

Prior to grading permit final inspection or prior to building permit issuance, whichever occurs first, a final report shall be submitted to the Environmental Programs Division documenting that the 0.9-acre Riparian/Riverine Mitigation Area #1 has been installed in its entirety in accordance with the Riparian/Riverine Mitigation Plan (PDB04484-R2) Figure 3 for HANS 2128 /TTM 36549 prepared by ESA dated March 1, 2018. The 0.9-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36549 and also in the DBESP (PDB06058-R8) on Figure 4 for HANS 2128 prepared by ESA dated July 30, 2018. EPD may require a site visit to verify that the mitigation has been installed.

070 - Planning-EPD. 4            0070-Planning-EPD-EPD - RIP/RIV MITIGATION            Not Satisfied

Riparian/Riverine Mitigation Area #2

Prior to grading permit final inspection or prior to building permit issuance, whichever occurs first, a final report shall be submitted to the Environmental Programs Division documenting that the 0.9-acre Riparian/Riverine Mitigation Area #2 has been installed in its entirety in accordance with the Riparian/Riverine Mitigation Plan (PDB04484-R2) Figure 4 for HANS 2128 /TTM 36549 prepared by ESA dated March 1, 2018. The 0.9-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36549 and also in the DBESP (PDB06058-R8) on Figure 5 for HANS 2128 prepared by ESA dated July 30, 2018. EPD may require a site visit to verify that the mitigation has been installed.

Regional Parks and Open Space

070 - Regional Parks and Open Space 0070-Regional Parks and Open Space-MAP - TRAIL GRADE    Not Satisfied

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

070 - Regional Parks and Open Space 0070-Regional Parks and Open Space-MAP - TRAIL GRADE    Not Satisfied

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

80. Prior To Building Permit Issuance

Plan: TR36549

Parcel: 935370021

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-MAP - NO B/PMT W/O G/PMT                      Not Satisfied

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

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

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

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

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

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

E Health

080 - E Health. 1                      0080-E Health-USE - E.HEALTH CLEARANCE REQ.                      Not Satisfied

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

080 - E Health. 2                      0080-E Health-USE - ECS MAP                      Not Satisfied

A copy of the Environmental Constraint Sheet shall be provided to this Department to verify that location of the OWTS is not within a constrained area.

Fire

080 - Fire. 1                      0080-Fire-MAP-#50B-HYDRANT SYSTEM                      Not Satisfied

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them. Also a map or APN page showing the location of the fire hydrant and access to the property.

Planning

080 - Planning. 1                      Conform Final Site Plan                      Not Satisfied

Final clearance shall be obtained from the County Planning Department - Department Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

080 - Planning. 2                      Map - Building separation                      Not Satisfied

Plan: TR36549

Parcel: 935370021

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2                      Map - Building separation (cont.)                      Not Satisfied

Building separation between all buildings shall not be less than ten (10 feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 3                      Map - Fee Balance                      Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 4                      MAP - MAP Underground Utilities                      Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 5                      Map - Mitigation Monitoring                      Not Satisfied

The land divider, or the land divider's successor, shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this TENTATIVE MAP and E.A. No. 42987 which must be satisfied prior to the issuance of a building permit. The Planning Director may require inspection or other monitoring to ensure such compliance.

080 - Planning. 6                      Map - Model Home Complex                      Not Satisfied

A minor plot plan shall be submitted to the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348, with all of the identified submittal materials described within the Filing Instructions Handout for that application, along with the current Initial Deposit fee.

080 - Planning. 7                      Map - Model Home Complex                      Not Satisfied

Model home complex plot plans shall not be approved without prior or concurrent Final Plan of Development approval.

080 - Planning. 8                      MAP - Roof Mounted Equipment                      Not Satisfied

Roof mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 9                      Map - School Mitigation                      Not Satisfied

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

080 - Planning. 10                      MAP LC Landscape Plot Plan                      Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Riverside County Planning 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 the 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;

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 10                      MAP LC Landscape Plot Plan (cont.)                      Not Satisfied

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:

- a)Identification of all common/open space areas;
- b)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- c)Shading plans for projects that include parking lots/areas;
- d)The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for the 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:

a)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 development/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning 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 planning departments shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPEOVED EXHIBITS, the Planning Department shall clear this condition.

Planning-EPD

080 - Planning-EPD. 1                      0080-Planning-EPD-EPD - CONSERVATION EASEMENT C(                      Not Satisfied

Prior to the issuance of a grading permit or recordation, or whichever occurs first, the dedication of the 125.6 acres identified for conservation through the Criteria Refinement 14-12-18-01, prepared by ESA, dated September 16, 2017 and also shown in the HANS 2128 and JPR 17-05-04-01, shall be offered for dedication in fee title and/or acceptance through easement. The easements are described through legal descriptions of the area in Appendix I of the aforementioned Criteria Refinement. The area is identified in the final Criteria Refinement document (PDB180025-R1) dated March 1, 2018, by ESA as the Replacement Constrained Linkage 12 east, that will consist of 33.4 acres of coastal sage scrub, 8.0 acres of non-native grasslands, 45.4 acres of oak woodland, 1.1 acres of riparian scrub and 37.7 acres of developed/disturbed for a total of 125.6 acres. Replaced PCL 12 east will provide more oak woodland, riparian scrub and developed/disturbed (golf course) than PCL 12-east as currently described. There would be 33.1 acres less of coastal sage scrub in Replaced PCL 12-east which will be offset by the additional 40.7 acres of oak woodland. Appendix I of the Criteria Refinement Report contains the proposed conservation easements (Walker Hills Agricultural Area, Beresford Conservation Easement, Cross Creek Golf Course). Replaced PCL 12-east will also include 8.4 acres of supporting undisturbed connectors, primarily consisting of coastal sage scrub and oak woodland, remaining on site that will contribute to PCL 12-east by providing additional habitat for southern California rufous-crowned sparrow, grasshopper sparrow, and Bell's sage sparrow, protected by an Environmental Constraints Sheet for TR 36549 and TR 36550 and the project's covenants, codes and restrictions (CC&Rs). The additional oak woodland habitat is a benefit to mountain lion and bobcat movement which are also planning species for this linkage.

080 - Planning-EPD. 2                      0080-Planning-EPD-EPD - RIP/RIV EASEMENT CONVEY                      Not Satisfied



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80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 2            0080-Planning-EPD-EPD - RIP/RIV EASEMENT CONVEY (c    Not Satisfied

Conveyance of Easement for Riparian/Riverine Mitigation Area #2

Prior to building permit issuance, the applicant shall provide proof to EPD that the easement for the the 0.9-acre Riparian/Riverine Mitigation Area #2 in accordance with the Riparian/Riverine Mitigation Plan (PDB04484-R2) Figure 4 for HANS 2128 /TTM 36549 prepared by ESA dated March 1, 2018. The 0.9-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36549 and also in the DBESP (PDB06058-R8)on Figure 5 for HANS 2128 prepared by ESA dated July 30, 2018. has been conveyed to the Western Riverside Regional Conservation Authority (RCA) or other entity approved by EPD.

080 - Planning-EPD. 3            0080-Planning-EPD-EPD - RIP/RIV EASEMENT CONVEY            Not Satisfied

Conveyance of Easement for Riparian/Riverine Mitigation Area #1

Prior to building permit issuance, the applicant shall provide proof to EPD that the easement for the the 0.9-acre Riparian/Riverine Mitigation Area #1 in accordance with the Riparian/Riverine Mitigation Plan (PDB04484-R2) Figure 3 for HANS 2128 /TTM 36549 prepared by ESA dated March 1, 2018. The 0.9-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36549 and also in the DBESP (PDB06058-R8)on Figure 4 for HANS 2128 prepared by ESA dated July 30, 2018. has been conveyed to the Western Riverside Regional Conservation Authority (RCA) or other entity approved by EPD.

080 - Planning-EPD. 4            0080-Planning-EPD-EPD - RIP/RIV MITIGATION                            Not Satisfied

Riparian/Riverine Mitigation Area #1

Prior to grading permit final inspection or prior to building permit issuance, whichever occurs first, a final report shall be submitted to the Environmental Programs Division documenting that the 0.9-acre Riparian/Riverine Mitigation Area #1 has been installed in its entirety in accordance with the Riparian/Riverine Mitigation Plan (PDB04484-R2) Figure 3 for HANS 2128 /TTM 36549 prepared by ESA dated March 1, 2018. The 0.9-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36549 and also in the DBESP (PDB06058-R8)on Figure 4 for HANS 2128 prepared by ESA dated July 30, 2018. EPD may require a site visit to verify that the mitigation has been installed.

080 - Planning-EPD. 5            0080-Planning-EPD-EPD - RIP/RIV MITIGATION                            Not Satisfied

Riparian/Riverine Mitigation Area #2 Prior to grading permit final inspection or prior to building permit issuance, whichever occurs first, a final report shall be submitted to the Environmental Programs Division documenting that the 0.9-acre Riparian/Riverine Mitigation Area #2 has been installed in its entirety in accordance with the Riparian/Riverine Mitigation Plan (PDB04484-R2) Figure 4 for HANS 2128 /TTM 36549 prepared by ESA dated March 1, 2018. The 0.9-acre Riparian/Riverine Mitigation area is mapped on Tentative Tract Map 36549 and also in the DBESP (PDB06058-R8)on Figure 5 for HANS 2128 prepared by ESA dated July 30, 2018. EPD may require a site visit to verify that the mitigation has been installed.

Transportation

080 - Transportation. 1            RCTD-MAP – ANNEX ALL MAINT DISTRICTS                            Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1            RCTD-MAP – ANNEX ALL MAINT DISTRICTS (cont.)            Not Satisfied

080 - Transportation. 2            RCTD-WQ - IMPLEMENT WQMP            Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1            0090-BS-Grade-MAP - BMP GPS COORDINATES            Not Satisfied

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.

090 - BS-Grade. 2            0090-BS-Grade-MAP - PRECISE GRDG APPROVAL            Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
3. 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.
4. 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.

090 - BS-Grade. 3            0090-BS-Grade-MAP - REQ'D GRDG INSP'S            Not Satisfied

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

1. Precise grade inspection.
  - a. Precise Grade Inspection can include but is not limited to the following:
    1. Installation of slope planting and permanent irrigation on required slopes.
    2. Completion of drainage swales, berms and required drainage away from foundation.
  - b. Inspection of completed onsite drainage facilities
  - c. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 4            0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE            Not Satisfied

Prior to final building inspection, the applicant shall make payment to the Building and Safety

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 4                      0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE (cont.)                      Not Satisfied  
Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 5                      0090-BS-Grade-MAP - WQMP BMP CERT REQ'D                      Not Satisfied

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

090 - BS-Grade. 6                      0090-BS-Grade-MAP - WQMP BMP INSPECTION                      Not Satisfied

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.

090 - BS-Grade. 7                      0090-BS-Grade-MAP - WQMP BMP REGISTRATION                      Not Satisfied

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 facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

E Health

090 - E Health. 1                      0090-E Health-USE- E.HEALTH CLEARANCE REQ                      Not Satisfied  
Environmental Health Clearance prior to final inspection.

090 - E Health. 2                      0090-E Health-USE-ALT SYSTEM DEED RECORD                      Not Satisfied

The existence of an alternative system on this property must be recorded on the deed and proof provided to the Department of Environmental Health prior to final.

090 - E Health. 3                      0090-E Health-USE-FEE STATUS                      Satisfied

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

090 - E Health. 4                      0090-E Health-USE-QUALIFIED SERVICE PROVIDER                      Not Satisfied

An annual contract with a qualified service provider for the advanced treatment system is required prior to final approval.

090 - E Health. 5                      0090-E Health-USE-RENEWABLE OPERATING PERMIT                      Not Satisfied

A renewal operating permit must be obtained from Environmental Health Department prior to final approval.

Plan: TR36549

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90. Prior to Building Final Inspection

E Health

090 - E Health. 5                      0090-E Health-USE-RENEWABLE OPERATING PERMIT (cc    Not Satisfied

Planning

090 - Planning. 1                      MAP - Fencing Compliance    Not Satisfied

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plan.

090 - Planning. 2                      Map - Mitigation Monitoring    Not Satisfied

The land divider, or the land divider's successor, shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all remaining conditions of approval and mitigation measures of this TENTATIVE MAP and E.A. No. 42987. The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 3                      Map - Quimby Fees (2)    Not Satisfied

If a district, agency, or other authority is created to collect Quimby Fees applicable to the project's area, the land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with this Quimby Fee authorized organization which demonstrated to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of the County Ordinance No. 460. If no such organization or authority is in effect at map recordation, this condition shall not apply.

090 - Planning. 4                      MAP Concrete Driveways    Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 5                      MAP Trail Construction Compl    Not Satisfied

Prior to issuance of the 7th building permit, the applicant shall complete construction of the trail as shown on the exhibit/trail plan approved by the District and have scheduled an inspection with the District for its approval of the completed work.

090 - Planning. 6                      Map Trail Construction    Not Satisfied

Prior to the issuance of the 7th building permit, the applicant shall begin construction of the trail as shown on the exhibit/trail plan approved by the District. The applicant shall arrange for an inspection of the construction trail with the Riverside County Regional Park and Open Space District.

090 - Planning. 7                      MAP Trail Maintenance Mechan    Not Satisfied

Prior to issuance of the 7th building permit, the applicant shall provide written documentation to Riverside County Planning department and the Regional Park and Open Space District that a trail maintenance mechanism is in place.

Planning-EPD

090 - Planning-EPD. 1                      0090-Planning-EPD-EPD - OAK TREE MITIGATION    Not Satisfied

Oak Tree Mitigation

Plan: TR36549

Parcel: 935370021

90. Prior to Building Final Inspection

Planning-EPD

090 - Planning-EPD. 1            0090-Planning-EPD-EPD - OAK TREE MITIGATION (cont.)            Not Satisfied

Prior to building permit final inspection, documentation shall be provided to EPD providing proof that the oak tree mitigation areas have been installed in accordance within the Oak Tree Management Plan to the satisfaction of EPD. Oak trees proposed for removal will be replaced at a 4:1 ratio. EPD may require a site visit to verify the installation of the oak tree mitigation areas. Oak trees subject to replacements at a 4:1 ratio are mapped on Tentative Tract Map 36549, as in the Oak Tree Report, prepared by ESA, July 2016 Figure 3 as follows:

Lots Requiring Oak Tree Mitigation:

Lot 1: None

Lot 2: 10 oak trees to be removed, 3 oak trees to be preserved

Lot 3: None

Lot 4: 1 oak tree to be removed, 2 oak trees to be preserved

Lot 5: 0 oak trees to be removed, 3 oak trees to be preserved

Lot 6: 2 oak trees to be removed, 0 oak trees to be preserved

Lot 7: 0 oak trees to be removed, 7 oak trees to be preserved

Lot 8: 2 oak trees to be removed, 2 oak trees to be preserved

Lot 9: 5 oak trees to be removed, 9 oak trees to be preserved

Lot 10: 3 oak trees to be removed, 8 oak trees to be preserved

Lot 11: 3 oak trees to be removed, 39 oak trees to be preserved

Lot 12: 0 oak trees to be removed, 15 oak trees to be preserved

Lot 13: 11 oak trees to be removed, 60 or more oak trees to be preserved

090 - Planning-EPD. 2            0090-Planning-EPD-EPD - PERMANENT FENCING            Not Satisfied

Permanent Fencing

Prior to Building Permit Final Inspection Approval, a permanent fence shall be installed around the Mitigation Area #1 and Mitigation Area #2 to EPD's satisfaction found on Tentative Tract Map 36549, in the Riparian/Riverine Mitigation Plan, prepared by ESA, March 1, 2018 RCA and EPD shall be consulted on the type of fence construction. EPD may require a photographs or a site visit to verify the installation of permanent fencing.

Regional Parks and Open Space

090 - Regional Parks and Open Space-EPD. 1            0090-Regional Parks and Open Space-MAP - TRAIL MAINTENANCE            Not Satisfied

Prior to the issuance of the 6th occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

Transportation

090 - Transportation. 1            RCTD-MAP - \*FEE PAYMENT            Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- All Transportation Uniform Mitigation Fees (TUMF)

090 - Transportation. 2            RCTD-MAP - 80% COMPLETION            Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 RCTD-MAP - 80% COMPLETION (cont.) Not Satisfied

recorded residential lots within any map or phase of map prior to completion of the following improvements:

- Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade.
- Written confirmation of acceptance from sewer purveyor is required.
- Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859.

090 - Transportation. 3 RCTD-MAP - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all off-site overhead lines in each direction of the project site to the nearest off-site pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

090 - Transportation. 4 RCTD-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.



**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

October 28, 2013

Paul Rull, Project Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RECEIVED**  
OCT 28 2013

ADMINISTRATION  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**RE: Tentative Tract Map (TR) No. 36549**  
**Proposal: Schedule D subdivision to create 13 single family residential lots with a minimum lot size of 5 acres on 70.3 gross acres.**  
**APNs: 935-370-019,-020,-021**

Dear Mr. Rull:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Calle Nuevo Road, east of Carancho Road, south of Terren Drive and west of Via Vaquero Road in the Southwest Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

3. 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 their waste hauler.
  - Provide recycling service to their 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)

4. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross  
Principal Planner





October 31, 2013



Paul Rull, Project Planner  
Riverside County Planning Department  
Post Office Box 1409  
Riverside, CA 92502-1409

**SUBJECT: WATER AVAILABILITY  
EA42622; CARANCHO ROAD AND DE LUZ ROAD,  
TENTATIVE TRACT MAP NO. 36549; LEGAL  
DESCRIPTION – PARCEL NOS. 9, 10, AND 11 AND H  
THROUGH J OF PARCEL MAP NO. 23303; APNS 935-  
370-019, 935-370-020, AND 935-370-021  
[DAVID JEFFERS CONSULTING, INC.]**

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Chief Engineer  
Kelli E. Garcia  
District Secretary  
James B. Gilpin  
Best Best & Krieger LLP  
General Counsel

Dear Mr. Rull:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD/District). The subject project/property fronts existing 16-inch, 24-inch, and 39-inch diameter water pipelines (1440, 1440, and 1670 Pressure Zones, respectively) within Carancho Road. 16-inch and 12-inch water mains are located on De Luz Road and Terreno Drive, respectively (1670 Pressure Zone).

Water service to the subject project/property does not exist. Additions or modifications to water service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner.

Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Zone of benefit fees will also be assessed on this project for Zone 1, Contract 1, pursuant to the Customer Guide to Rates and Charges in effect at the time of application for water service. Individual water meters will be required for each lot and/or project unit, including separate water meters for landscape irrigation, as applicable.

Water availability is contingent upon the property owner(s) signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is contingent upon the timing of the subject project/property development relative to water supply shortage contingency measures (pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances), and/or the adoption of a required Water Supply Assessment, as determined by the Lead Agency.**

There is no recycled water currently available within the limits established by Resolution 2007-10-5. Should recycled water become available in the future, the project/property may be required to retrofit its facilities to make use of this availability in accordance with Resolution 2007-10-5. Recycled water service, therefore, would be available upon construction of any required on-site and/or off-site recycled water facilities and the completion of financial arrangements between RCWD and the property owner. Requirements for the use of recycled water are available from RCWD.

As soon as feasible, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements. Please note that separate water meters will be required for all landscape irrigation.

Sewer service to the subject project/property is not available. All proposed waste discharge systems must comply with the State Water Resources Control Board and/or the basin plan objectives and the permit conditions issued by the appropriate Regional Water Quality Control Board.

If you should have any questions or need additional information, please contact an Engineering Services Representative at the District office at (951) 296-6900.

Sincerely,

**RANCHO CALIFORNIA WATER DISTRICT**



Phillip Dauben  
Assistant Engineer

cc: Corey Wallace, Engineering Manager-Design  
Warren Back, Engineering Manager-Planning  
Heath McMahon, Construction Contracts Manager  
Corry Smith, Engineering Services Supervisor  
Dave Jeffers, Dave Jeffers Consulting, Inc.





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January 24, 2018

Laurie Correa  
Director of Reserve Management and Monitoring  
**Western Riverside County Regional Conservation Authority**  
3403 10<sup>th</sup> Street, Suite 320  
Riverside, CA 92501

**RE: Walker Hills MSHCP Criteria Refinement - Joint Project Review "Meet and Confer"**

Dear Ms. Correa:

Thank you for hosting the Joint Project Review (JPR) "Meet and Confer" session for the Walker Hills MSHCP Criteria Refinement on January 18, 2018. The Walker Hills project applicant (Beresford Properties) and project team appreciate the time and effort expended by the RCA and the wildlife agencies, and after careful consideration has agreed to make the following enhancements to Replaced CL-12, per the recommendations presented at the JPR "Meet and Confer session:

- Per the request of the wildlife agencies (USFWS / CDFW), the project applicant has agreed to redesign or remove the residential lots from TTM 36550 located north of Calle Nuevo and west of Via Vaquero to assist with widening the wildlife movement corridor (Replaced Constrained Linkage 12) along Sycamore Creek at the identified "pinch-point". The pad areas of the lots will either be eliminated or pulled back from Replaced Constrained Linkage 12 and the planned vineyards within those areas will be modified to allow for increased wildlife movement corridor width. These future residential lots will either be removed from Tentative Tract Map (TTM) 36550 (which has not been submitted to the county yet) and be incorporated into the interior of TTM 36550, or revised and processed separately in the future as a parcel map. The net effect of these lotting changes will result in a substantially widened wildlife movement corridor along Sycamore Creek with reduced edge effects and an additional approximate 100-feet in width within this area. The RCA has agreed to ensure that the offsite portion of Sycamore Creek west of the project site will remain viable to connect Replaced Constrained Linkage 12 to existing Proposed Constrained Linkage 12.
- Per the request of the wildlife agencies, ESA has prepared a coastal sage scrub (CSS) vegetation analysis of the surrounding areas to show that how the proposed onsite habitat conservation and supporting undisturbed connectors (post development) accommodate upland bird movement in and around the project site and between major blocks of habitat. Existing onsite CSS vegetation is shown in the Criteria Refinement report. The attached exhibit shows the surrounding CSS areas in relationship to the project site using the most recently available (2012) County / RCA GIS vegetation data. The exhibit clearly shows the value of the proposed onsite conservation areas and supporting undisturbed connectors in relationship to the surrounding CSS habitat and major core habitat areas associated with the Santa Rosa Plateau and the Santa Margarita Ecological Reserve. The Supporting Undisturbed Connectors



accommodate upland bird movement between offsite CSS habitat areas, the project site and the major core habitat areas. As shown, there are several large areas (20 - 50 acres) of CSS that are located both north and south of the Walker Hills site that provide for connectivity between the two core habitat areas. There is very little CSS located west of the project site and the supporting undisturbed connectors provide additional opportunities for upland bird movement in that area.

- Per the request of the wildlife agencies, additional information is being provided on the management and maintenance responsibilities for the proposed onsite conservation areas. Conservation management requirements for the proposed onsite conservation areas are included in Section 6 of the Walker Hills MSHCP Criteria Refinement report. The RCA will be responsible for all open space conservation management and maintenance for all areas that are covered by a recorded conservation easement. The Walker Hills Homeowners Association (HOA) will be responsible for management and maintenance of the supporting undisturbed connectors that will be shown on future TTM 36550 and the County of Riverside environmental constraints sheet. The applicant and the county will ensure through conditions of approval that the CC&Rs incorporate specific habitat management standards for the supporting undisturbed connectors and a requirement to coordinate with the RCA on land management. The CC&Rs will also include a section describing onsite homeowner pet and livestock protection recommendations to minimize/avoid mountain lion interaction/depredation.
- Per the request of the wildlife agencies, publicly available U.C. Davis mountain lion modeling information from a separate nearby project that has been recently approved is attached to this letter. The modeling shows that the primary mountain lion movement in the region does not follow Proposed Constrained Linkage 12, and instead occurs either across the easternmost portion of the site in a north-south direction, and/or easterly, westerly or southerly of the project site. Major mountain lion movement in the region occurs primarily in a north-south direction connecting the Santa Rosa Plateau to the Santa Margarita Ecological Area, and also in an East West direction along the Santa Margarita River connecting the Cleveland National Forest to the Palomar Mountains. The largest constraint to regional wildlife movement in the area is Interstate 15, located well east of the project site.

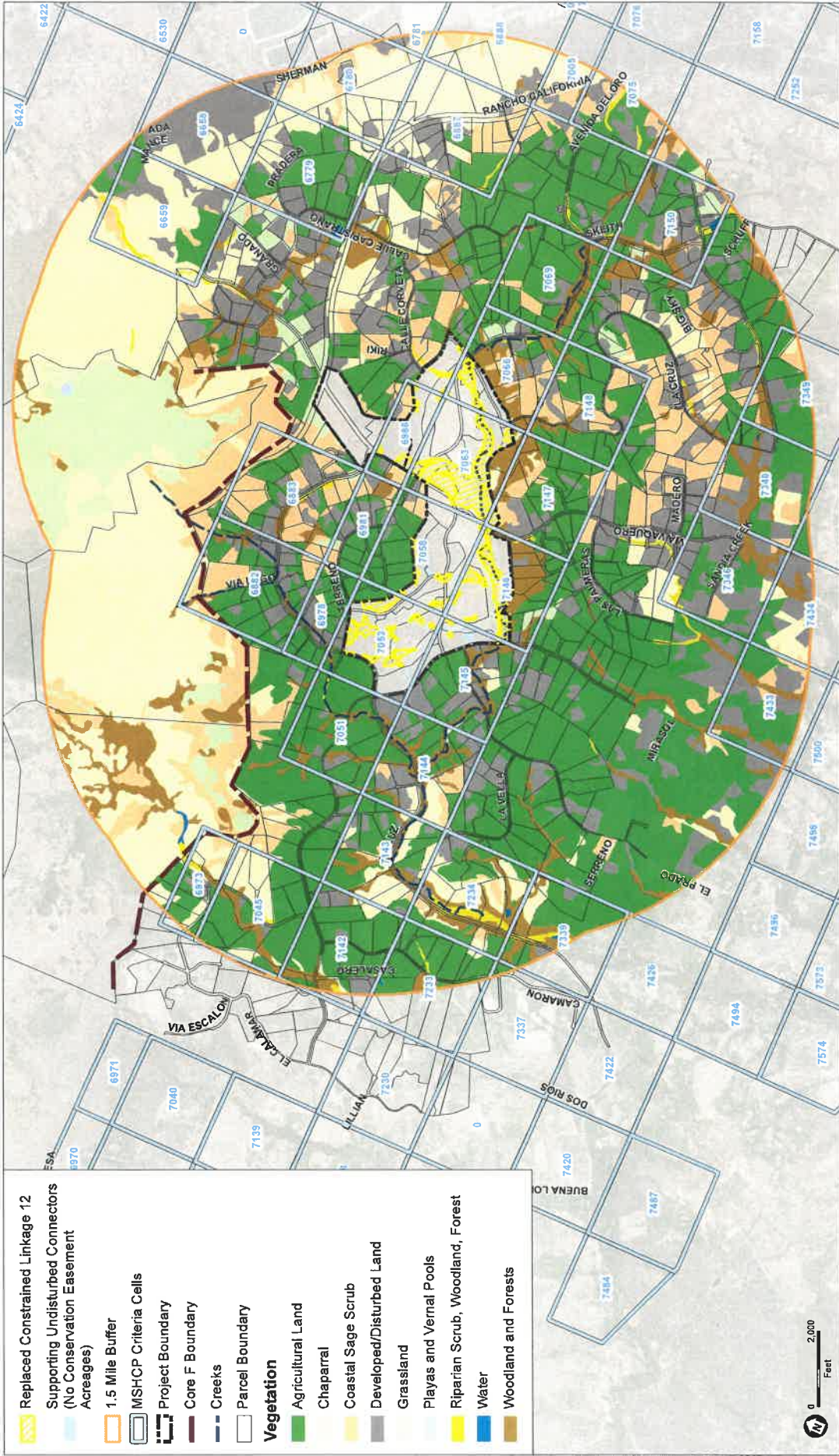
Please contact the undersigned at your convenience should you have questions regarding the information in this letter.

Sincerely,

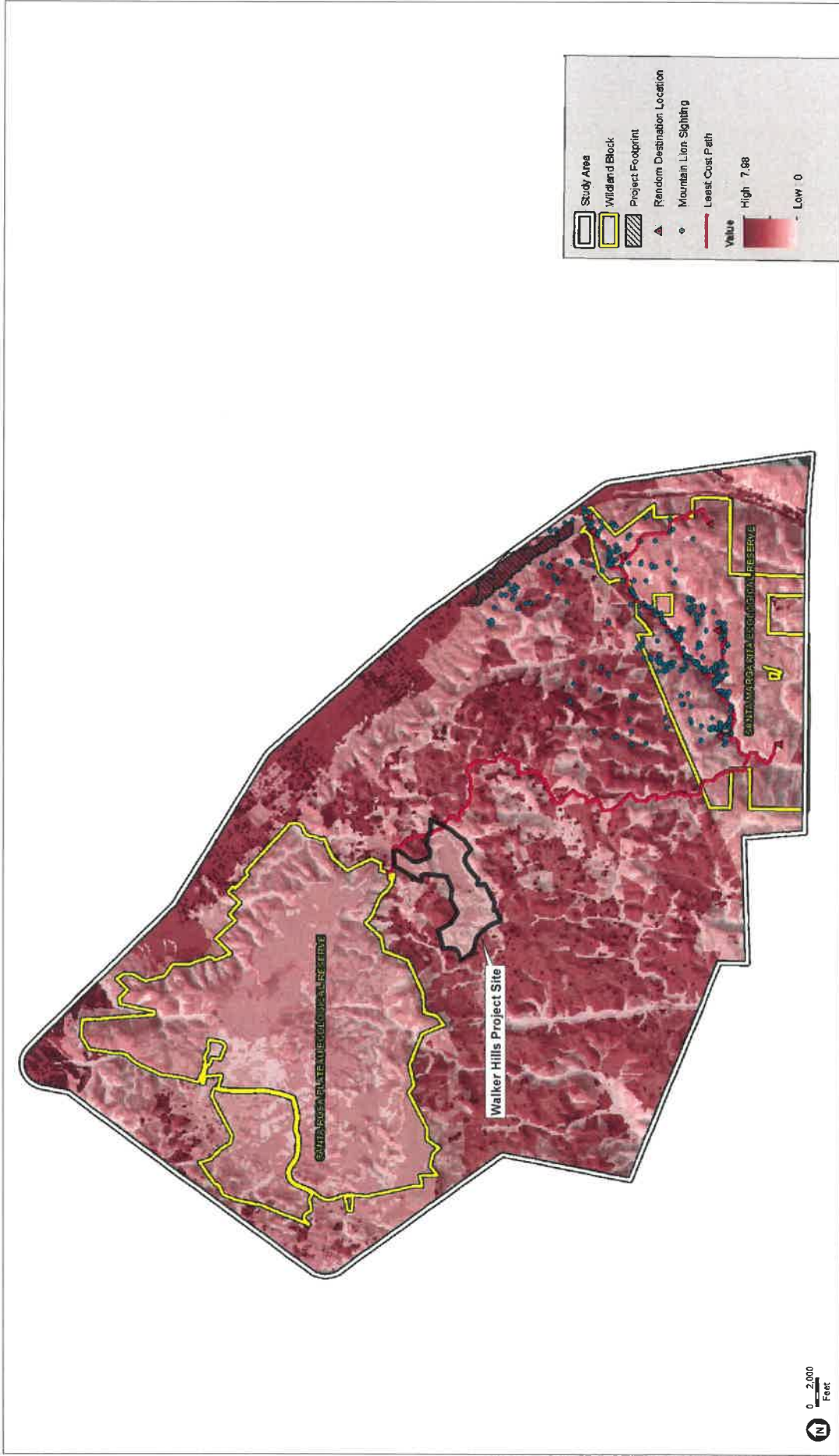
A handwritten signature in black ink, appearing to read 'Eric J. Ruby', written over a horizontal line.

Eric J. Ruby  
*Senior Vice President*

cc: Charles Landry, RCA  
Ken Baez, Riverside County Planning Department  
Karin Cleary-Rose, USFWS  
Heather Pert, CDFW



- Replaced Constrained Linkage 12
- Supporting Undisturbed Connectors (No Conservation Easement Acres)
- 1.5 Mile Buffer
- MSHCP Criteria Cells
- Project Boundary
- Core F Boundary
- Creeks
- Parcel Boundary
- Vegetation**
- Agricultural Land
- Chaparral
- Coastal Sage Scrub
- Developed/Disturbed Land
- Grassland
- Playas and Vernal Pools
- Riparian Scrub, Woodland, Forest
- Water
- Woodland and Forests

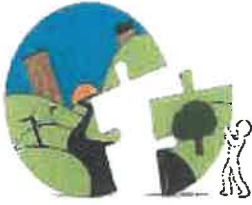


Project Name

**Figure X**  
Mountain Lion Movement Modeling

SOURCE: Altair Specific Plan Draft EIR





# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

October 15, 2015

Pattie Garcia  
Director of Tribal Historic Preservation  
Agua Caliente Band of Cahuilla Indians  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR36549)**

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Rancho California area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to me via email at [htthomson@rctlma.org](mailto:htthomson@rctlma.org) or by contacting me at (951) 955-2873.

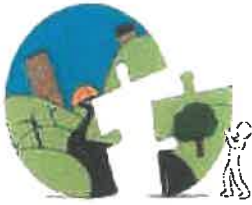
**TENTATIVE TRACT MAP NO. 36549** – EA42622 - Applicant: Dave Jeffers Consulting – Engineer/Representative: Dave Jeffers Consulting - First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) and Open Space: Rural (20 acre minimum) – Location: North of Calle Nuevo Road, east of Carancho Road, south of Terren Drive, west of Via Vaquero Road – 70.3 gross acres - Zoning: Residential Agricultural-5 (5 acre minimum) - REQUEST: Schedule D subdivision to create 13 single family residential lots with a minimum lot size of 5 acres on 70.3 gross acres. - APN: 935-370-019, 935-370-020, 935-370-021

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: Brett Dawson, Contract Planner; [bdawson@rctlma.org](mailto:bdawson@rctlma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

October 15, 2015

Anna Hoover, Cultural Analyst  
Pechanga Cultural Resources Department  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR36549)**

Dear Ms. Hoover:

This serves to notify you of a proposed project located within the Rancho California area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to me via email at [htomson@rctlma.org](mailto:htomson@rctlma.org) or by contacting me at (951) 955-2873.

**TENTATIVE TRACT MAP NO. 36549** – EA42622 - Applicant: Dave Jeffers Consulting – Engineer/Representative: Dave Jeffers Consulting - First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) and Open Space: Rural (20 acre minimum) – Location: North of Calle Nuevo Road, east of Carancho Road, south of Terren Drive, west of Via Vaquero Road – 70.3 gross acres - Zoning: Residential Agricultural-5 (5 acre minimum) - REQUEST: Schedule D subdivision to create 13 single family residential lots with a minimum lot size of 5 acres on 70.3 gross acres. - APN: 935-370-019, 935-370-020, 935-370-021

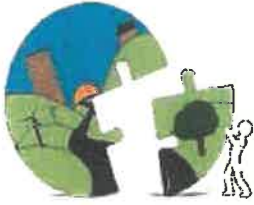
Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: Brett Dawson, Contract Planner; [bdawson@rctlma.org](mailto:bdawson@rctlma.org)

Attachment: Project Vicinity Map





# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

October 15, 2015

Jim McPherson  
Cultural Resources Department  
Rincon Band of Luiseño Indians  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR36549)**

Dear Mr. McPherson:

This serves to notify you of a proposed project located within the Rancho California area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to me via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

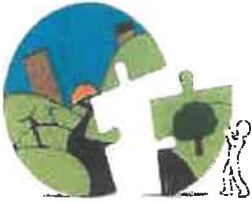
**TENTATIVE TRACT MAP NO. 36549 – EA42622 - Applicant: Dave Jeffers Consulting – Engineer/Representative: Dave Jeffers Consulting - First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) and Open Space: Rural (20 acre minimum) – Location: North of Calle Nuevo Road, east of Carancho Road, south of Terren Drive, west of Via Vaquero Road – 70.3 gross acres - Zoning: Residential Agricultural-5 (5 acre minimum) - REQUEST: Schedule D subdivision to create 13 single family residential lots with a minimum lot size of 5 acres on 70.3 gross acres. - APN: 935-370-019, 935-370-020, 935-370-021**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist  
email cc: Brett Dawson, Contract Planner, [bdawson@rctlma.org](mailto:bdawson@rctlma.org)

Attachment: Project Vicinity Map



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

October 15, 2015

Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseño Indians  
P.O. BOX 487  
San Jacinto, Ca 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR36549)**

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the Rancho California area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to me via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**TENTATIVE TRACT MAP NO. 36549 – EA42622 – Applicant: Dave Jeffers Consulting – Engineer/Representative: Dave Jeffers Consulting - First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) and Open Space: Rural (20 acre minimum) – Location: North of Calle Nuevo Road, east of Carancho Road, south of Terren Drive, west of Via Vaquero Road – 70.3 gross acres - Zoning: Residential Agricultural-5 (5 acre minimum) - REQUEST: Schedule D subdivision to create 13 single family residential lots with a minimum lot size of 5 acres on 70.3 gross acres. - APN: 935-370-019, 935-370-020, 935-370-021**

Sincerely,

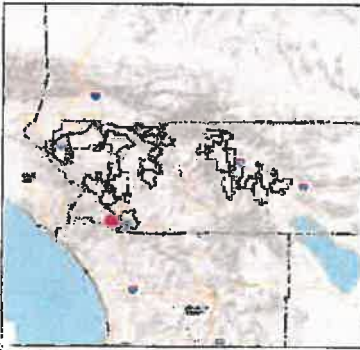
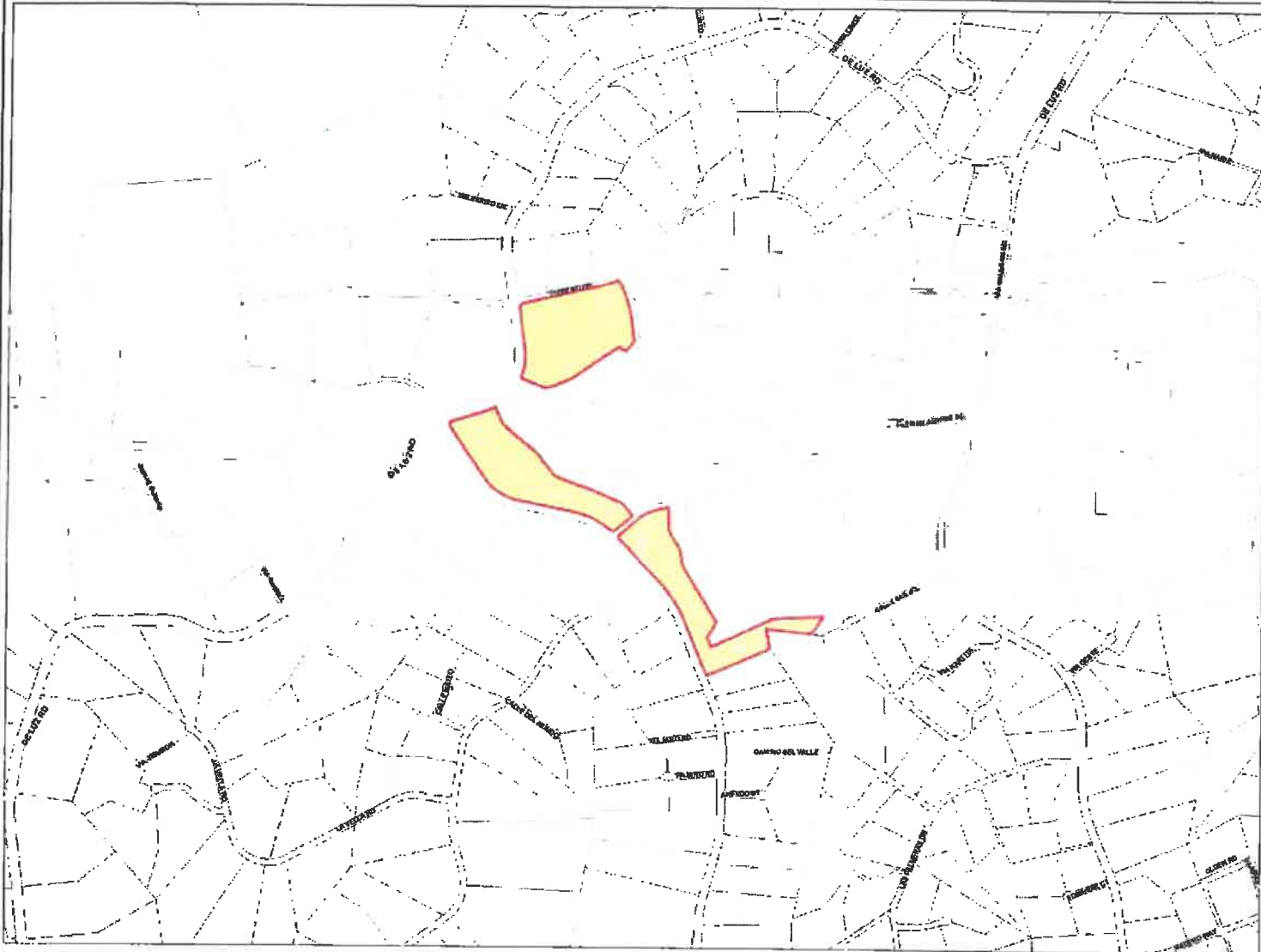
PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist  
email cc: Brett Dawson, Contract Planner; [bdawson@rctlma.org](mailto:bdawson@rctlma.org)

Attachment: Project Vicinity Map

# TR36549



- Legend**
- Display Parcels
  - ▣ City Boundaries
  - Cities
  - roadsanno
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP

## Notes



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

REPORT PRINTED ON... 10/15/2015 6:53:08 AM







**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

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

November 9, 2015

Chairperson:  
Mary Bear Magee

Vice Chairperson:  
Darlene Miranda

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

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

Cultural Analyst:  
Anna Hoover

**VIA E-MAIL and USPS**

Heather Thomson  
County Archaeologist  
Riverside County  
Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

**Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for the TR 36549**

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe" and/or "Payómkawichum"), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated October 15, 2015 and received in our office October 23, 2015.

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

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

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

Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Request: AB 52 RE TR 36549  
November 9, 2015  
Page 2

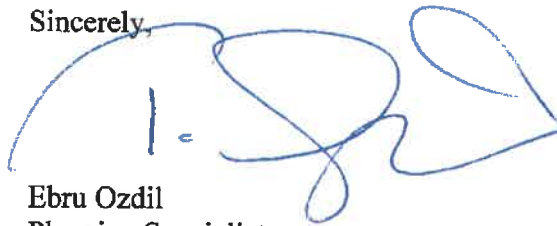
cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area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

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

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

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

Sincerely,



Ebru Ozdil  
Planning Specialist

Cc Pechanga Office of the General Counsel

---

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians  
Post Office Box 2183 • Temecula, CA 92592*

*Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need*

November 11, 2015

Attn: Heather Thomson, Archaeologist  
Riverside County  
Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409



**Re: AB 52 Consultation; TR36549**

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies.

Also, working in and around traditional use areas intensifies the possibility of encountering cultural resources during any future construction/excavation phases that may take place. For this reason the Soboba Band of Luiseño Indians requests that approved Native American Monitor(s) be present during any future ground disturbing proceedings, including surveys and archaeological testing, associated with this project. The Soboba Band wishes to defer to the Pechanga Band of Luiseño Indians, who are in closer proximity to the project. Please feel free to contact me with any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Confidentiality:** The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.





**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

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

November 9, 2015

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Michael Vasquez

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

Cultural Analyst:  
Anna Hoover

**VIA E-MAIL and USPS**

Heather Thomson  
County Archaeologist  
Riverside County  
Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

**Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for the TR 36549**

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe” and/or “Payómkawichum”), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated October 15, 2015 and received in our office October 23, 2015.

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

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

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

Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Request: AB 52 RE TR 36549  
November 9, 2015  
Page 2

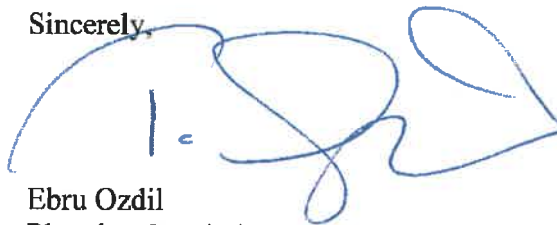
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As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the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

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

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

Sincerely,



Ebru Ozdil  
Planning Specialist

Cc Pechanga Office of the General Counsel

Book

# RINCON BAND OF LUISEÑO INDIANS

## Culture Committee

1 W. Tribal Road - Valley Center, California 92082 -  
(760) 297-2621 or (760) 297-2622 & Fax: (760) 749-8901



October 21, 2015

Heather Thomson  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

**Re: Tentative Tract Map No. 36549**

Dear Ms. Thomson:

This letter is written on behalf of Rincon Band of Luiseño Indians. We have received your notification regarding the Tentative Tract Map No. 36549 and we thank you for the SB18/AB52 continued consultation notification. The location you have identified is within the Territory of the Luiseño people.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is within the Territory of the Luiseño people but, is not within Rincon's Historic Boundaries. We do not have any additional information regarding this project but, we defer to the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are closer to your project area.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Jim McPherson  
Manager  
Rincon Cultural Resources Department

Bo Mazzetti  
Tribal Chairman

Stephanie Spencer  
Vice Chairwoman

Steve Stallings  
Council Member

Laurie E. Gonzalez  
Council Member

Alfonso Kolb  
Council Member

*Blatt*

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION OFFICE



03-006-2015-163

November 04, 2015

[VIA EMAIL TO:Hthomson@rctfma.org]  
Riverside County  
Ms. Heather Thomson  
4080 Lemon Street, 12th Floor, P.O. Box 1409  
Riverside, CA 92502-1409

**Re: AB-52, TR36549**

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the TR36549 project. A records check of the ACBCI cultural registry revealed that the project area is not located within the Tribe's Traditional Use Area (TUA). We currently have no concerns regarding this project. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (750)699-6829. You may also email me at [acbc-thpo@aguacaliente.net](mailto:acbc-thpo@aguacaliente.net).

Cordially,

*Katie Croft*

Katie Croft  
Archaeologist  
Tribal Historic Preservation Office  
AGUA CALIENTE BAND  
OF CAHUILLA INDIANS



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP          | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP           | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36549 DATE SUBMITTED: 10-1-13

### APPLICATION INFORMATION

Applicant's Name: DAVID JEFFERS CONSULTING, INC. E-Mail: dave4djc@yahoo.com

Mailing Address: 19 SPECTRUM POINT DR. # 609  
LAKE FOREST CA 92630  
City State ZIP

Daytime Phone No: (949) 586-5718 Fax No: (949) 586-5527

Engineer/Representative's Name: SAME AS APPLICANT E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

Property Owner's Name: BERESFORD PROPERTIES, LLC E-Mail: kennethkai.chang@yahoo.com

Mailing Address: 330 WILSHIRE BLVD.  
SANTA MONICA CA 90401  
Street City State ZIP

Daytime Phone No: (818) 642-8850 Fax No: (949) 586-5527

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

DAVID T. JEFFERS FOR  
DAVID JEFFERS CONSULTING, INC.  
PRINTED NAME OF APPLICANT

  
SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

BERESFORD PROPERTIES, LLC  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

KENNETH KAI CHANG  
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 935-370-019, -020 AND -021

Section: 6 Township: T 4 B S Range: 3 W

Approximate Gross Acreage: 70.3

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of \_\_\_\_\_, South of DE LUZ ROAD, East of CARANCHO ROAD, West of \_\_\_\_\_.

Thomas Brothers map, edition year, page number, and coordinates: 2008 SAN BERNARDINO AND RIVERSIDE COUNTIES: PG. 957 67, 977 61 AND H1.

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

A SUBDIVISION OF 70.3 ACRES OF LAND INTO 13 SINGLE FAMILY LOTS HAVING A MINIMUM LOT SIZE OF 5 ACRES UNDER SCHEDULE "D" IMPROVEMENTS OF ORD. 460.

Related cases filed in conjunction with this request:

HANS APPLICATION

Is there a previous development application filed on the same site: Yes  No

If yes, provide Case No(s). SP 172 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): 162

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: SOILS, GEOTECH., WQMP, HYDROLOGY

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) NA

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 195,000

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Estimated amount of fill = cubic yards 195,000

Does the project need to import or export dirt? Yes  No

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?  
\_\_\_\_\_

What is the anticipated route of travel for transport of the soil material?  
\_\_\_\_\_

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 43,000 ± sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land  Pay Quimby fees  Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Does the subdivision exceed more than one acre in area? Yes  No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) David Deffen Date AUG. 28, 2013

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region**

<b>Project File No.</b>	TRACT 36549
<b>Project Name:</b>	"SANDIA VINEYARDS"
<b>Project Location:</b>	DE LUZ AND CARANCHO ROADS
<b>Project Description:</b>	TO SUBDIVIDE 70.3 ACRES INTO 13 LOTS
<b>Project Applicant Information:</b>	DAVID JEFFERS CONSULTING, INC. 19 SPECTRUM POINTE DR. #609 LAKE FOREST, CA 92630

Proposed Project Consists of, or includes:	YES	NO
<b>Significant Redevelopment:</b> The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Housing subdivisions of 10 or more dwelling units.</b> Includes single-family homes, multi-family homes, condominiums, and apartments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Commercial development greater than 100,000 square feet.</b> Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Automotive repair shops.</b> (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Restaurants.</b> (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>All Hillside development greater than 5,000 square feet.</b> Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Environmentally Sensitive Areas (ESAs)<sup>1</sup>.</b> All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Parking lots of 5,000 sq. ft. or more.</b> A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Streets, roads, highways, and freeways.</b> Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Retail Gasoline Outlets (RGOs).</b> Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>1</sup>Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from [www.swrcb.ca.gov/nwqcb9/programs/basinplan.html](http://www.swrcb.ca.gov/nwqcb9/programs/basinplan.html). The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/trndj/303d\\_lists.html](http://www.swrcb.ca.gov/trndj/303d_lists.html).

**DETERMINATION: Circle appropriate determination.**

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and DAVID JEFFERS CONSULTING, INC. hereafter "Applicant" and BERESFORD PROPERTIES, LLC "Property Owner".

Description of application/permit use:

TO SUBDIVIDE 70.3 ACRES OF LAND INTO 13 LOTS HAVING A MINIMUM SIZE OF 5 ACRES UNDER SCHEDULE "D" OF ORD. 460.

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 935-370-019, -020 AND -021

Property Location or Address:

SOUTHEASTERLY OF DE LUZ AND CARANCHO ROADS

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: BERESFORD PROPERTIES, LLC Phone No.: 818-642-8850

Firm Name: MR. KENNETH KAI CHANG Email: kennethkaichang@yahoo.com

Address: 330 WILSHIRE BLVD.  
SANTA MONICA, CA 90401

**3. APPLICANT INFORMATION:**

Applicant Name: DAVID JEFFERS CONSULTING, INC. Phone No.: 949-586-5778

Firm Name: DAVID T. JEFFERS Email: dave4djc@yahoo.com

Address (if different from property owner)  
19 SPECTRUM POINTE DR. #609  
LAKE FOREST, CA 92630

**4. SIGNATURES:**

Signature of Applicant: David Jeffers Date: \_\_\_\_\_

Print Name and Title: DAVID T. JEFFERS, PRES.

Signature of Property Owner: Kenneth Kai Chang Date: \_\_\_\_\_

Print Name and Title: KENNETH KAI CHANG, MEMBER

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

<b>FOR COUNTY OF RIVERSIDE USE ONLY</b>	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

**INDEMNIFICATION AGREEMENT**

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Beresford Properties, LLC, a California Limited Liability Company (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

**WITNESSETH:**

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as Lots H, I and J, together with portions of Parcels 3, 4, 10, 11, 12, 13, 14, 15, 17, 18 and 19 of Parcel Map No. 23303 filed in Parcel Map Book 171, pages 26 through 37, inclusive, in the Office of the County Recorder of the County of Riverside, State of California and more particularly described as APN 935-370-021, 935-370-019 and 935-370-020 (“PROPERTY”); and,

**WHEREAS**, on October 1, 2013, PROPERTY OWNER filed an application for Tract Map No. 36549 (“PROJECT”); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Beresford Properties, LLC  
Attn: Kenneth Kai Chang  
330 Wilshire Blvd.  
Santa Monica, CA 90401

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

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

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

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

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

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

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

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

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

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

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

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

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





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

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

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

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

FORM APPROVED COUNTY COUNSEL  
BY: MELISSA R. CUSHMAN 5/2/17  
DATE

By: [Signature]  
~~Juan Perez~~ CHARISSA LENCH  
Asst. Riverside County TLMA Director/Interim Planning Director

Dated: 5/8/17

**PROPERTY OWNER:**  
Beresford Properties, LLC, a California Limited Liability Company

By: [Signature]  
Kenneth Kai Chang  
Manager

Dated: 4/24/2017

**SEE ATTACHED ACKNOWLEDGEMENT  
AND JURAT CERTIFICATES**



# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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



State of California }

County of Los Angeles }

On 04/21/17 before me, Carina Perry, Notary Public  
(Here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Carina Perry  
 Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

\_\_\_\_\_  
(Title or description of attached document)

\_\_\_\_\_  
(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

\_\_\_\_\_ (Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**TENTATIVE TRACT MAP NO. 36549 – Intent to Adopt a Mitigated Negative Declaration – EA42622 –** Applicant: Kenneth Kai Chang/Beresford Properties, LLC – Engineer/Representative: Bobbette Biddulph: Environmental Science Associates – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous – Open Space: Recreation (20 acre minimum) – Location: Northerly of Calle Nuevo Road, easterly of Carancho Road, southerly of Terren Drive, and westerly of Via Vaquero Road – 70.3 gross acres – Zoning: Residential Agricultural (R-A-5)(5 acre minimum) – **REQUEST:** Schedule “D” subdivision to create 13 single family residential lots on 70.3 gross acres. The project also includes approximately 4.5 acres of open space to be conveyed to the Western Riverside Conservation Authority.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	<b>AUGUST 7, 2019</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501
ADDITIONAL TELECONFERENCE LOCATION FOR HEARING:	7908 NE Loowit Loop #52, Vancouver, WA 98662

For further information regarding this project please contact Project Planner Brett Dawson at (951) 955- 0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.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 project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning 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: Brett Dawson  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 16, 2019,

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

APN (s) or case numbers TR36549 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

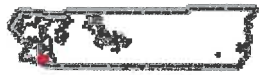
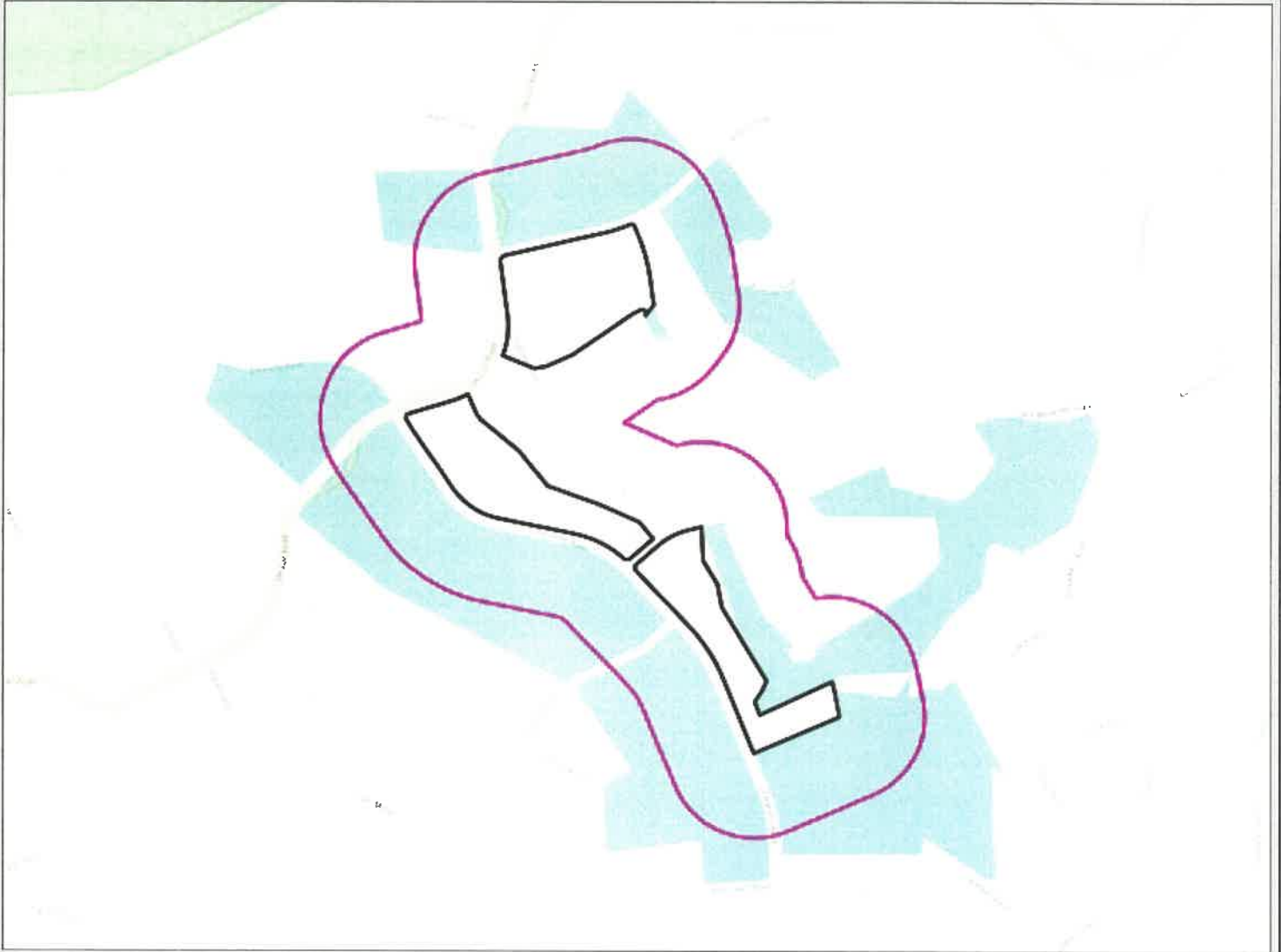
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502



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

# Riverside County GIS Mailing Labels

TR36549 ( 800 feet buffer )



## Legend

-  County Boundary
-  Cities

## Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 7/16/2019 2:45:22 PM

© Riverside County RCIT

933030008  
TWO LITTLE GIRLS  
13801 VENTURA BLV  
SHERMAN OAKS CA 91423

935370022  
BERESFORD PROP  
14111 MULHOLLAND DR  
BEVERLY HILLS CA 90210

934050009  
CLIFFORD LOWY  
1420 EUCLID ST  
LA HABRA CA 90631

935210014  
SARV SINGH  
RASHMI DESAI  
16225 AURORA CREST DR  
WHITTIER CA 90605

935370043  
ANB ENTERPRISE  
19626 DEARBORNE CIR  
HUNTINGTON BEACH CA 92648

934060022  
HERWOOD BUILDING SUPPLIES  
22460 BUNDY CANYON RD  
WILDOMAR CA 92595

934050004  
ANTHONY W TOOLEY  
LISA L TOOLEY  
23445 CARANCHO RD  
TEMECULA CA. 92590

934050007  
JO ANN WALTERS  
23475 CARANCHO RD  
TEMECULA CA. 92590

934050008  
MANUEL DASILVA  
IDA DASILVA  
23505 CARANCHO RD  
TEMECULA CA. 92590

934060018  
RICHARD G HAYES  
MARY M HAYES  
23849 CARANCHO RD  
TEMECULA CA 92590

934070015  
HELEN R HENNESSEY  
24450 PAJARO RD  
TEMECULA CA. 92590

935180014  
PAUL E MAYNE  
LORAIN K MAYNE  
25300 TERRENO DR  
TEMECULA CA 92590

936020008  
LARRY C DEIBLER  
JUDITH A DEIBLER  
255 TAMARISK DR  
WALNUT CREEK CA 94598

934060019  
JEFFREY M MARTINEZ  
27 SIERRA MADRE  
RANCHO MIRAGE CA 92270

935370036  
ANB ENTERPRISE  
330 WILSHIRE BLV  
SANTA MONICA CA 90401

936020016  
MARK C WHITWORTH  
SONIA M WHITWORTH  
331 W DAWSON CT  
GLENORA CA 91740

935180013  
JON H LIEBERG  
JILL S LIEBERG  
41911 FIFTH ST STE 300  
TEMECULA CA 92590

936040014  
GARY W CLELLAND  
KRISTIN L CLELLAND  
43146 CAMINO CASILLA  
TEMECULA CA 92592

934060020  
ROBERT D MORRIS  
44050 EL PRADO RD  
TEMECULA CA. 92590

935180015  
MICHAEL SAID HADDAD  
HELEN ZAKI HADDAD  
REMA GHULOUM

44604 RISTOW CT  
TEMECULA CA 92592

936030014  
KENNETH BRADLEY WHITWORTH  
SUNITA CHAUHAN WHITWORTH  
45485 EAGLE CREST LN  
TEMECULA CA 92592

936020009  
DONALD A MCINTYRE  
ROBIN C MCINTYRE  
6090 KEELE LN  
CAMINO CA 95709

934060012  
CHLOE D DAO  
6948 E LA CUMBRE DR  
ORANGE CA 92869

933020018  
FARM WIN  
7 ROSELEAF  
IRVINE CA 92620

935180016  
JIM A CHITLA  
DONNA J CHITLA  
7417 S RITA LN  
TEMPE AZ 85283

935210013  
JOSEPH G GUTIERREZ  
LORI D GUTIERREZ  
8018 E SANTA ANA CANYON RD  
ANAHEIM CA 92808

936020010  
ERNESTO SANDOVAL  
VERONICA SANDOVAL  
9235 DINSDALE ST  
DOWNEY CA 90240

934060015  
LORA LEE FOGLESONG  
P O BOX 2255  
TEMECULA CA 92593

935210024  
MACHIKO MANAGEMENT  
P O BOX 245  
TEMECULA CA 92593

934050010  
LOWY AVOCADO GROVES  
P O BOX 3344  
SANTA FE SPRINGS CA 90670

935180021  
JAMES R SAVAGE  
MARY SUE SAVAGE  
P O BOX 61287  
BOULDER CITY NV 89006

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821



**Applicant:**

Kenneth Kai Chang  
330 Wilshire Blvd  
Santa Monica, CA 90401

Murrieta Valley Unified School District  
41870 McAlby Court  
Murrieta, CA 92562

**Applicant:**

Kenneth Kai Chang  
330 Wilshire Blvd  
Santa Monica, CA 90401

Rancho California Water District  
42135 Winchester Rd  
Temecula, CA 92590

**Engineer:**

Bobette Biddulph  
ESA  
550 West C Street, Suite 750  
San Diego CA 92101

Southern California Edison  
P.O. Box 800  
Rosemead, CA 91770

**Engineer:**

Bobette Biddulph  
ESA  
550 West C Street, Suite 750  
San Diego CA 92101

Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

**Owner:**

Beresford Properties, LLC  
330 Wilshire Blvd  
Santa Monica, CA 90401

Johnson & Sedlack  
26785 Camino Seco  
Temecula CA 92590

**Owner:**

Beresford Properties, LLC  
330 Wilshire Blvd  
Santa Monica, CA 90401

Jim Brady  
PO Box 2442  
Temecula CA 92593

Pechanga Cultural Resources Department  
PO Box 2183  
Temecula CA 92593

Shaun Jackson  
2435 32nd Street  
San Diego CA  
92104



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
**Assistant Director of**  
**TLMA- Community Development**

**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.**

TR36549  
Project Title/Case Numbers

Brett Dawson  
County Contact Person

(951) 955-0972  
Phone Number

N/A  
State Clearinghouse Number (if submitted to the State Clearinghouse)

Beresford Properties  
Project Applicant

330 Wilshire Boulevard Santa Monica CA 90401  
Address

The project is located south of Santiago Canyon Road and west of Towhee Lane

*Project Location*  
**TENTATIVE TRACT MAP NO. 36549 – EA42622 - Applicant: – Kenneth Kai Chang; Beresford Properties LLC. Engineer/Representative: Eric Ruby; Environmental Science Associates- First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) and Open Space: Rural (20 acre minimum) – Location: North of Calle Nuevo Road, east of Carancho Road, south of Terren Drive, west of Via Vaquero Road – 70.3 gross acres - Zoning: Residential Agricultural-5 (5 acre minimum) - REQUEST: Schedule D subdivision to create 13 single family residential lots with a minimum lot size of 5 acres on 70.3 gross acres. - APN: 935-370-019, 935-370-020, 935-370-021**

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on April 4, 2018, and has made the following determinations regarding that project:

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

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

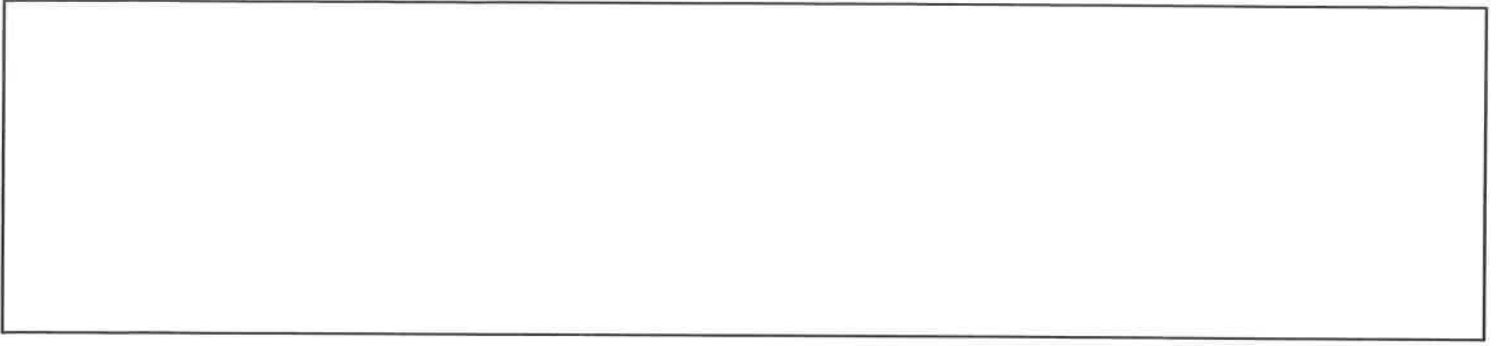
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Project Planner

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

Date Received for Filing and Posting at OPR: N/A



**INVOICE (PLAN-CFG06000)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

Beresfords Properties LLC  
330 Wilshire Blvd  
Santa Monica, Ca 90401

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06000	10/01/2013	10/01/2013	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06000	0452 - CF&G TRUST: RECORD FEES	\$50.00
23135 Engleman Dr Temecula,		<b>SUB TOTAL</b>
		\$50.00

**TOTAL** **\$50.00**

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-7735

**For Questions Please Visit Us at the Following Locations:**

Riverside Permit Assistance Center  
4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste H  
Palm Desert, CA 92211



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

4.3

**Planning Commission Hearing: August 7, 2019**

**PROPOSED PROJECT**

**Case Number(s):** SMP00194R1  
**EA No.:** 42690  
**Area Plan:** Western Coachella Valley  
**Zoning Area/District:** Lower Berdoo Canyon District  
**Supervisory District:** Fourth District  
**Project Planner:** Dionne Harris  
**Project APN(s):** 745-310-003 and 745-320-012

**Applicant(s):** Skanska

**Representative(s):** Lilburn Corporation



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**Surface Mining Permit No. 194 Revision No. 1** proposes a revision to the existing Riverside County approved 58-acre Dillon Road Mine (SMP 194 or 1995 approved Plan). The property site encompassing approximately 95.2 acres within eastern Riverside County and is located northeast of the City of Indio, approximately seven miles north of Interstate 10 (I-10). The proposed revision is requesting to add approximately 6.6 acres that were scraped for mining outside of the 1995 approved mine limits portion for a revised total mine site of approximately 64.6 acres (see Figure 2); extending the length of the permit for an additional 25 years until December 31, 2044 to allow future utilization of the construction aggregate resources (sand and gravel) for local construction projects; and eliminating the future use of an approved asphalt plant from long-term plans.

The site is located within a Riverside County General Plan area designated Open Space – Mineral Resources (OS-MR) and zoned Mineral Resources & Related Manufacturing (M-R-A). Approximately 41 acres of the planned 64.6-acre site are currently disturbed by past mining with a mined slope of approximately 65 feet in depth. The mine is expected to produce aggregate on an on-demand basis to meet mainly construction projects; therefore, it could be idle for inactive periods of over one year or more. The operator will notify the County when the site meets the definition of “idle” and requirements per the State Mining and Reclamation Act (SMARA) and County Ordinance No. 555, Section 14 to submit and implement an Interim Management Plan (IMP).

During active periods, the mining operations will utilize loaders and dozers for the extraction of aggregate material from the pit, feeding the material into a portable crushing/screening plant for sorting and sizing, stockpiling the finished materials by size and product, and loading trucks for off-site shipping. The site will include maintenance/management/employee trailers, portable fuel storage tank(s), portable water tank, and a truck scale. No changes to production are requested; planned production will remain at an average of 100,000 tons per year (tpy) and occasionally a maximum of 200,000 (tpy) as previously approved. All other project parameters will be unchanged from the 1995 approved Plan including slopes, setbacks, production, traffic, and reclamation. The mine will be “horse-shoe shaped” with slopes reclaimed to 4H:1V (horizontal: vertical) and the maximum quarry depth will be 100 feet at the base of the northeastern slope. Setbacks on the east as established and conditioned by the 1995 approval will be maintained at 325 feet

to limit any off-site head cut erosion. All existing conditions of approval will remain in-place with some conditions updated to current regulations (see Figure 3 for Revised Mine Plan).

Reclamation activities will be ongoing throughout the operational life of the quarry. At the conclusion of mining and production, final reclamation of one year will commence followed by monitoring the site's reclamation and revegetation success until deemed meeting its reclamation parameters. The post-mining or future land use is open space habitat. In 1995, Environmental Assessment 36858/Mitigated Negative Declaration (1995 EA/MND) was adopted by the County Planning Commission to comply with the California Environmental Quality Act (CEQA). Conditions of approval (COAs) were adopted and are still in-place and implemented as applicable by the operator. Due to the proposed revisions, EA 42690/MND have been prepared by the County to assess the potential impacts and changes that SMP194R1 may have on the environment. On site operating hours, other than maintenance or emergencies, will be between 6:00 A.M. and 10:00 P.M., Monday through Saturday. Operations shall be prohibited on Sundays and federally recognized holidays.

The project is located North of Interstate 10 and Berdoo Canyon Road, East of Dillon Road, Southeast of Sky Valley and is within the Western Coachella Valley Area Plan.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42690,** based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE SURFACE MINING PERMIT NO. 194 REVISION NO. 1, subject to the attached conditions of approval and advisory notification document, and based upon the findings and conclusions provided in this staff report.**

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Open Space
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Mineral Resources (Min)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Desert (RD) 10 Acre Minimum
East:	Open Space Rural (RUR) 20 Acre Minimum

South:	Open Space Conservation (C) / Open Space Rural (RUR) 20 Acre Minimum
West:	Open Space Rural (RUR) 20 Acre Minimum
Existing Zoning Classification:	Mineral Resources & Related Manufacturing (M-R-A)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Watercourse, Watershed and Conservation Areas (W-1)
East:	Watercourse, Watershed and Conservation Areas (W-1)
South:	Watercourse, Watershed and Conservation Areas (W-1)
West:	Controlled Development Areas (W-2) 10 Acre Minimum
Existing Use:	Surface Mine
Surrounding Uses	
North:	Vacant Land
South:	Vacant Land
East:	Vacant Land
West:	Vacant Land

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	95.2 Acres	

**Located Within:**

City's Sphere of Influence:	Indio
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate Liquefaction
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRMESHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No, CVMSHCP edge impact reduction lighting on-site will be shielded and directed inward and toward the west and south away from the adjacent conservation areas.

Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

**PROJECT LOCATION MAP**

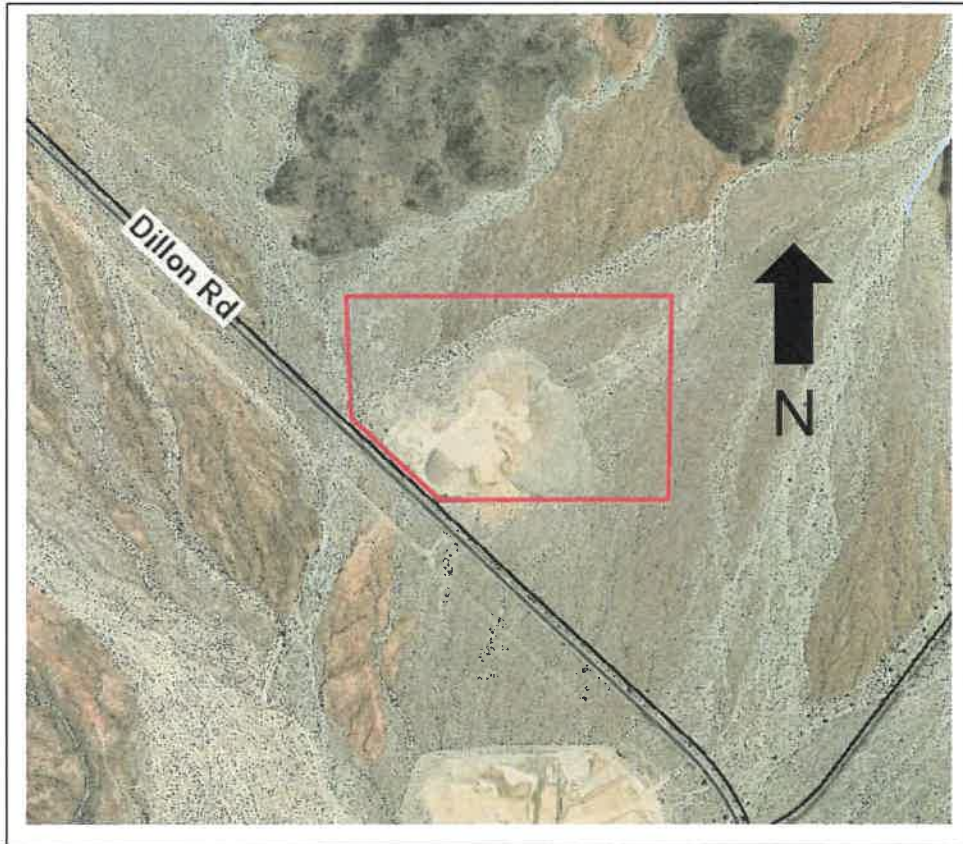


Figure 1: Project Location Map

**Background:**

**PROJECT BACKGROUND AND ANALYSIS**

SURFACE MINING PERMIT NO. 194 REVISION NO. 1 was submitted to the County of Riverside on May 8, 2014. The existing Dillon Road Mine and proposed extension is located northeast of Indio approximately 6 miles from Interstate 10 (I-10) on the northeast side of Dillon Road. The mine occupies a 95.2-acre privately owned property site on unincorporated land under the jurisdiction of the County of Riverside.

The Dillon Road Mine was originally permitted under Surface Mining Permit (SMP) No. 144 in the 1980s and more recently was approved by the County to mine approximately 58 acres in September 1995 for a 20-year period as SMP No. 194. The Environmental Assessment (EA) 36858 (Mitigated Negative Declaration – MND) was also adopted by the County Planning Commission at this time to comply with the California Environmental Quality Act (CEQA). The former Conditions of approval (COAs) were adopted and are still in-place and implemented as applicable by the operator.



The site is located in the Riverside County Western Coachella Valley Area plan with a Land Use Foundation of Open Space – Mineral Resources (OS-MIN). There are no overlays or policy areas over the site. The site is within the Chuckwalla Zoning Area and Zoning District Lower Berdoo Canyon. It is zoned Mineral Resources & Related Manufacturing (M-R-A). No General Plan Amendment or change of zone are being requested or required. The property was sold to and permitted under E.L. Yeager Construction Co. Inc. (Yeager) in 1995. Since that time, Yeager has been purchased several times and Yeager is now owned by Skanska USA Civil West California District, Inc. (dba Skanska). Approximately 41 acres of the planned 64.6-acre site are currently disturbed by past mining with a mined slope of approximately 65 feet in depth. Approximately 58 acres are currently permitted under SMP No. 194.

Skanska submitted a Substantial Conformance SMP and an Interim Management Plan (IMP) to County Planning in March 2014 as the site had been operated on an intermittent basis and had no production for a one-year period. In February 2016, Skanska submitted a revised SMP to expand mining onto 94 acres and to add a ready mix and a recycle plants. Since that time, Skanska has determined that their future plans and product demand for the site does not warrant the extra costs to permit an expanded site. The Substantial Conformance was withdrawn in 2014. Therefore, this revision incorporates the same parameters as the SMP approved in 1995 with the exception of the following:

- Adding approximately 7 acres of disturbed land that is outside of the previously approved project in 1995. The expansion of 7 acres of the project was unpermitted. This area was noted by the County mine inspectors. The project proposal is to permit the 7 acres disturbed outside of the previously approved project.
- Extending the length of the permit for an additional 25 years until December 31, 2044; and
- Eliminating the asphalt plant from long-term plans and continue ready-mix and recycling plants.

All other project parameters will be unchanged. Slopes will be reclaimed to 4H:1V and the maximum quarry depth will be 100 feet at the base of the northeastern slope. Setbacks on the east as established and conditioned by the 1995 approval will be maintained at 325 feet in order to limit any off-site head cut erosion. (Note that Skanska owns the parcels to the east that total approximately 80 acres and extends east for about 2,600 feet.) No changes to production are requested; planned production will remain at an average of 100,000 tons per year (tpy) and occasionally a maximum of 200,000 tpy as previously approved. The site will continue to operate as needed to meet demand for the on-site aggregate crushing and screen plant as previously approved.

The mine site has aggregate resources totaling an estimated 1.7 million cubic yards (mcy) or approximately 2.5 million ton (mt) based on 1.5 tons/cy. With average annual production of 100,000 tons per year (tpy) (1,000 tons/day for 100 days typical) and an occasional maximum tonnage of 200,000 tpy planned, the mine is expected to have a lifespan of up to 25 years until December 31, 2044. The project is not expected to generate any waste material; but rather will use all products mined from the site and will process them all into finished products. If any unusable material is mined, it will be graded back into the toe of the slope or onto the pit floor. The site will be physically reclaimed one year after the end of mining operations (December 31, 2044) except for ongoing revegetation and erosion monitoring and remediation for approximately 5 years or until the revegetation success criteria are achieved.

#### *Department of Mining Resources Review*

Mining and reclamation plans submitted for the proposed project were reviewed by the Department of Mining Resources (DMR) in accordance with Riverside County Ordinance No. 555 (Implementing the

Surface Mining and Reclamation Act of 1975 (SMARA). A Notice of Incomplete Submission Letter with comments were provided by DMR to staff on June 07, 2018. Recommendations for the reclamation plan were made by DMR to address the following items as a result of their review of the application materials:

PRC Section 2772(c)(5)(F) requires that "All maps, diagrams, or calculations that require preparation in accordance with the Professional Engineers Act (Chapter 7 (commencing with Section 6700) of Division 3 of the Business and Professions Code), The Geologist and Geophysicist Act (Chapter 12.5 (commencing with Section 7800) of Division 3 of the Business and Professions Code), of the Professional Land Surveyors' Act (Chapter 15 (commencing with Section 8700) of Division 3 of the Business and Professions Code) shall be prepared by a California-licensed professional, shall include his or her license number and name, and shall bear the signature and seal of the licensee."

The intent from by DMR requiring a licensed stamp is to ensure the documents are complete and genuine and have been prepared by licensed professionals as required by law and regulation. The applicant's technical reports have been prepared by or under supervision of license professionals pursuant to the Professional Engineers Act. The applicant has provided signed and stamped copies of the Mining Plan and Reclamation Plan within 30 days of approval.

DMR states that the revegetation performance standards of 8% cover of native perennials. DMR contends a typical desert revegetation standard should be 40-50% of baseline. In addition, DMR recommends that the performance criteria of four native perennial species. The applicant contends that the 2018 Revegetation Plan prepared by RCA Associates adequately addresses resoiling and revegetation. The applicant states that revegetation is not intended to replace mature desert shrubland, but to establish a trend toward its eventual development, and therefore the studies recommended performance criteria 40-50% baseline native shrub cover is considered acceptable. The County's Environmental Programs Department has reviewed the applicant's biological studies and has determined it acceptable with County and SMARA standards.

California Code of Regulations, Title 8, Section 3703(a) requires that all sensitive species be conserved or mitigated as prescribed by the federal and California Endangered Species Act and CCR Section 3503(c) states that all reasonable measures shall be taken to protect the habitat of fish and wildlife. A General Biological Resources Assessment is included in the submittal describing sensitive plant and animal species documented within a 5-mile radius of the site.

DMR recommends the following changes to the seed mix in:

- Replace *Encelia californica* with *E. farinosa*
- Replace *Plantago erecta* with *P. ovata*

These species are more adapted to the desert climate than the ones proposed.

California Code of Regulations, Title 8, Section 3705(k) requires that noxious weeds be managed. Weed management is discussed on page 30 of Exhibit C, but only in conjunction with revegetation monitoring. In order to be effective, weeds should be controlled during mine operations as well as during reclamation to keep weeds from proliferating and building up a seed bank. The criterion of no more than 15% cover of weeds should be combined with a specified area; e.g. no more than 15% cover of weeds over any given 100 square feet.

California Code of Regulations, Title 8, and Section 3705(m) requires that the reclamation plan include success criteria that can be quantified by cover, density, and species-richness. Success criteria are discussed on pages 30-31, Exhibit C and summarized in Table 5. DMR notes that both the baseline data and proposed success criteria are unrealistically high for the desert environment and may result from a

misinterpretation of the baseline data collected. California Code of Regulations, Title 8, and Section 3705(m) also requires that the sampling methods should be set forth in the plan and the sample size should provide an 80 percent confidence level at a minimum. The County's Environmental Programs Department has reviewed the applicant's biological studies and has determined it acceptable with County and SMARA standards.

## **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

An Initial Study (IS) and the Mitigated Negative Declaration (MND) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. 42690 identified no significant impacts with the identified mitigation measures incorporated. The Initial Study from 1995 also contained mitigation measures, which continue to apply. The Environmental Assessment No. 42690, IS and MND represent the independent judgement of Riverside County. The documents were circulated from July 8, 2019 to August 5, 2019 for public review in accordance with State CEQA Guidelines Section 15105. At the time of preparation of this staff report, no comments have been received on the circulated MND, and no revisions to the project have been made. No comments have been received as of the preparation of this staff report.

## **FINDINGS AND CONCLUSIONS**

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

### **Statewide Significance Findings:**

1. As set forth Section 2761 (b) of SMARA, areas subject to mineral land classification studies are divided by the State Geologist into various Mineral Resource Zone (MRZ) categories that reflect varying degrees of mineral resource potential. Areas where adequate information indicates that significant mineral resources are present, or where it is judged that a high likelihood for their presence exists. This project is specifically within the land included in MRZ-2b is of prime importance because it contains known economic mineral deposits. Areas underlain by mineral deposits where geologic data information indicates that significant inferred resources are present.

The project is classified as in Section E-1 designation of statewide and regional significance. Section E-1 is the Berdoo Canyon Alluvial Fan. The alluvial deposits of PCC-grade aggregate underlying the Berdoo Canyon are inferred to be 50 to 100 feet thick, based on the current and historical aggregate mines in the area. Some portions of the resources area are located within the Desert Tortoise and Linkage Conservation Area, this project has avoided the Conservation Area, much of the resource area lies outside proposed Conservation Areas. The deposits consists of nearly equal percentage of sand and gravel. There is little to no overburden. The Board designated the Section E-1 as being regionally significant deposits of PCC-grade aggregate in 1989.

### **Findings:**

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

The project site has a General Plan Foundation Component Land Use Designation of Open Space: Mineral Resources. This Open Space: Mineral Resources designation allows for mineral extraction and processing facilities designated on the basis of SMARA classification. Areas held in reserve for

future mining activities also fall under this designation. Ancillary structures or uses may be permitted which assist in the extraction, processing, or preservation of minerals. The Open Space: Mineral Resources (OS-MIN) designation applied to areas held in reserve for future mineral extraction and processing facilities are allowed. The proposed project will continue the existing mining use to extract aggregate and have a crushing and screening plant.

General Plan Land Use Element, LU 27.1 provides, "Require that surface mining activities and lands containing mineral deposits of statewide or of regional significance comply with Riverside County Ordinances and the SMARA." The proposed project is to develop a resource that meets the County of Riverside's Ordinance No. 555 and SMARA and its Guidelines.

General Plan Land Use Element, LU 27.4 provides, "Require the recycling of mineral extraction sites to open space, recreational, or other uses that are compatible with the surrounding land uses." The proposed project encompasses the objective of this policy because the project will be reclaimed as open space habitat.

This project will be consistent with all applicable State laws and other County requirements because construction plans will be required to be submitted and reviewed for consistency with all State building codes and local requirements, pertaining to construction.

2. The Zoning Classification for the project site is Mineral Resources & Related Manufacturing (M-R-A), pursuant to the County Ordinance No. 348, Section 12.60. Subsection B. 2, which provides that "Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay, gypsum, limestone, metallic ores, and similar materials, and the rehabilitation of the resulting excavations." Ordinance No. 348, Section 12.60. Subsection B. 2 Also, "Rock crushing plants, aggregate washing, screening and drying facilities and equipment, and concrete batching plants" are allowed subject to an approved Surface Mining Permit. The proposed use is consistent with a Surface Mining and is allowed in Mineral Resources & Related Manufacturing Zone with an approved Surface Mining Permit.
3. The project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties, which is comprised of vacant land to the north, south, east and west. The project is consistent with the surrounding development and designation of Open Space: Rural to the south, west and east, Open Space: Conservation to the south and Rural: Rural Desert to the north. The project is a mining facility that will return to open space when reclaimed.
6. The site plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The site is accessed directly off Dillion Road. The previous approved project conditioned the operators to construct a 24-foot wide asphalt driveway, which is sufficient for the needs of the expansion and the continued operations.
7. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 348 in such a manner that each building is located on a separate legally divided parcel. The scope of this project does not include the subdivision of any land, nor would the selling of an individual building be appropriate. However, should the site or any

portion thereof, be proposed for sale in the future and a subdivision would be required, further analysis will be conducted to ensure compliance with Ordinance No. 348 and required mitigation measures.

9. The Environmental Assessment No. 42690 prepared for the project is a Mitigate Negative Declaration and has analyzed the potential environmental impacts of the project. Based on the findings and conclusions in the attached Environmental Assessment the design of the surface mining permit is not likely to cause substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat due to the incorporation of the standard conditions of approval.
11. The project site is not located within a fault zone, or within a ½ mile of a fault.
12. The project site has a moderate potential for liquefaction and is susceptible to subsidence. However, compliance with the requirements of the California Building Code and standard conditions of approval will ensure that structure will be built to withstand any potential hazards related to these geological factors. Therefore, the health, welfare and safety of the community and property owners will not be jeopardized by the proposed land division.
13. The project is not located within a High Fire Hazard Area; however, emergency vehicle access is available to the project site from Dillion Road. Fire Department conditions of approval, such as location of fire hydrants, fire lanes painted with appropriate signage, portable fire extinguishers, sprinkler system blue dot reflectors, water system capable of required fire flow of 20 PSI will ensure that life and property are protected.

The Fire Department conditioned the project to indicate the location of fire hydrants and that prior to the issuance of building permits the applicant shall submit plans for a water system capable of delivering the required fire flow. Meeting the minimum amount of fire flow for the proposed office building. Additional conditions of approval subject to the requirements of Ordinance No. 787, the California Fire Code and the Riverside County Fire Department Standards which include the gate entrances shall be at least two feet from the traffic lane serving that gate, fire lanes and appropriate lane painting and/or signage will ensure that the requirements of Ordinance No. 787, as it pertains to fire protection, has been met.

**Ordinance No. 555 Surface Mining Findings:**

1. The proposed Surface Mining Permit No. 194 Revision No. 1 is consistent with the requirements as outlined in Section 5 and 6, of Ordinance No. 555 based on the following:
  - a. The proposed project is to extend the Surface Mining operating for the next 25 years and to increase the mining and reclamation area. The mine site has aggregate resources totaling an estimated 1.7 million cubic yards or approximately 2.5 million tons based on 1.5 tons/cubic yards. With average annual production of 100,000 tons per year (1,000 tons/day for 100 days typical) and an occasional maximum tonnage of 200,000 tons per year planned, the mine is expected to have a lifespan of 25 years until December 31, 2044.
  - b. The locations of the equipment, offices, stockpiles, settling ponds, interim drainage, machinery and wastedumps, parking, and areas to be mined are shown on the Exhibits A and B. The Mine Operator's submitted exhibits demarcating the equipment, offices, stockpiles, settling ponds, interim drainage, machinery and wastedumps and parking within the site.

- c. The project is not expected to generate any waste material; but rather will use all products mined from the site and will process them all into finished products. If any unusable material is mined, it will be graded back into the toe of the slope or onto the pit floor. The site will be physically reclaimed one year after the end of mining operations (December 31, 2044) except for ongoing revegetation and erosion monitoring and remediation for approximately 5 years or until the revegetation success criteria are achieved.
- d. The proposed project is designed as a “horse shoe” shaped quarry with finished slopes on the north and east not to exceed 4H:1V (horizontal: vertical) with a depth of approximately 100 feet on the east. The pit floor will daylight to the west with a slight gradient of 2%. These elevations correspond to the existing elevation of 890 feet above mean sea level (amsl) on the east to an average pit floor of 790 feet amsl. The mining operations will include extraction of the aggregates from the pit, feeding the material into a portable crushing and screening plant for sorting and sizing, stockpiling the finished materials by size and product, and loading trucks for off-site shipping. The site will include maintenance and management, employee trailers, fuel storage tanks, water tank, and a truck scale.

**Development Standards Findings:**

- 1. The proposed project meets the development standards of the Mineral Resources & Related Manufacturing (M-R-A) Zoning Classification through the following development standards. Pursuant to Section 12.61 of Ordinance No. 348.
  - a. The lot area must not be less than five acres gross. The proposed project is 95 gross acres.
  - b. The lot width cannot be less than 200 feet. The proposed project’s width is 1, 609.16 feet wide. Which meets the zoning classification’s requirement.
  - c. Setbacks. The front, rear, and side, cannot be less than 50 feet for any use permitted. Also, any structure exceeding 50 feet in height shall have front, side, and rear yard spaces equal to the height of said structure. The proposed project has a minimum is 50 feet to the front and side. The rear setback is 325’ from the property line.
  - d. Structures Height. No building or structure shall exceed fifty (50’) feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. There will be portable office facilities that will be the standard height of the office trailers which are at 13’6” in height.
- 2. The proposed project meets the development standards of the Mineral Resources & Related Manufacturing (M-R-A) Zoning Classification through the following development standards. Pursuant to Section 12.62, Special Development and Performance Standards of Ordinance No. 348.
  - a. Noise Suppression. The process plant will be located in the center of the project site within the pit approximately 1,000 feet from the conservation areas. The pit walls will also shield noise from the conservation areas. The elimination of the asphalt batch plant will also reduce previously approved anticipated noise levels.
  - b. Roads and Driveways. The project will make sure all roads and driveways are wetted while being used to prevent the emission of dust. The project is expected to use an average of 8,000 gallons per operational day for dust control or approximately 3 acre-feet per annum. A portable construction type water tank may be set up on-site sized to meet road and process plant dust

control and fire protection as needed. In the event that concrete aggregate products are washed on-site, water usage could increase by approximately 10 acre-feet per year based on 200,000 tpy and approximately 5 gallons/ton per hour; 125 tons/hour for washing; and 60% recycled with a filter or belt press or similar equipment.

- c. Access Roads. Access to the site is directly off of Dillon Road, a public County-maintained paved road. Previous operators constructed a 24-foot wide asphalt driveway, 3 inches thick road with adequate compacted base material, 100 feet in length with a security gate as required by the County Zoning Ordinance No. 348. All private access roads leading off any paved public street onto property used for any purpose permitted in Section 12.60.B. or C. of this ordinance.
- d. Air and Water Pollution. All operations will be in compliance with the requirements of the Riverside County Air Pollution Control District and the State Water Quality Control Board regulations related to diesel-fueled trucks and equipment, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.
- e. Slopes of Excavations. No production from an open pit quarry shall be permitted which creates an average slope steeper than one foot horizontal to one foot vertical; provided, however, that a steeper slope may be permitted where the soil content or material is such that a vertical-cut excavation is safe in the opinion of the Division of Industrial Safety, Department of Industrial Relations of the State of California. The mine was and is designed as a "horse shoe" shaped quarry with finished slopes on the north and east not to exceed 4H:1V (horizontal: vertical) with a depth of approximately 100 feet on the east. The pit floor will daylight to the west with a slight gradient of 2%. No active slopes will exceed 1H:1V and 30 feet in height.
- f. Landscaping and Fencing. Excavation operations which are located at any time within 500 feet of at least ten buildings or mobilehomes used or designed for dwelling purposes shall be screened to a height of at least six feet by either landscaping, berms, walls or solid fencing and the outer boundaries of the area being excavated shall be enclosed with a six foot high chain link fence, including all necessary gates, except where such a fence would be impracticable as in the bed or flood channel of a wash or watercourse. This project does not have any dwelling units within 1,000 feet of the mining operation. Therefore, the landscaping and fencing is not required.
- g. Hours of Operation. Operations within 300 feet of the property boundary will be confined to between 6 AM and 10 PM; operations over 300 feet from the outer boundary of the site may operate 24 hours /day. No operations are allowed on Sundays or federal holidays.
- h. Insurance. Pursuant to Ordinance No. 348, Section 12.62(H). Before commencing operation in any quarry, the owner or operator shall show continuing evidence of insurance against liability in tort in the amount of \$300,000.00 arising from the production activities, or operations incident thereto, conducted or carried on under or by virtue of any law or ordinance. Such insurance shall be kept in full force and effect during the period of such operations. Currently the site is inactive; there are no facilities or equipment on-site. Two stockpiles of aggregate material are located on the southwest part of the site and palm tree trunks have been piled in the southwest. These stockpiles will be lowered to a maximum height of the allowable 50 feet and the tree trunks removed to reduce existing visual impacts. The site is fenced with a gated access and the disturbed areas are devoid of vegetation. Therefore, the project will be required to have evidence of insurance against liability in tort in the amount of \$300,000.00 arising from the production activities, or operations incident thereto, conducted or carried on under or by virtue of any law or

ordinance. Such insurance shall be kept in full force and effect during the period of such operations.

- i. Ponding. The revision does not propose any changes to the previously approved pit design nor changes to the existing drainage patterns. Flows which enter the site will be allowed to flow over a gentle 4H:1H slope and enter into the 2% bottom area where it will be temporarily retained or slowed allowing some of the storm water to infiltrate into the ground. With the flow traversing the majority of the site in a sheet flow condition over a relatively flat grade, the flow should leave the site in a less erodible manner than it currently does. If future flows entering the site define a flow course, a shallow channel will be designed into the 4:1 slope with a ½-ton rock stabilizer at the top and ½ ton rock energy dissipater at the bottom to control and spread the flow as it enters the 2% bottom area. The pit design would minimally decrease the peak flow but not alter the patterns of storm runoff when compared to pre-use conditions.
- j. Rehabilitation. The operator proposes to reclaim the quarry site to meet Riverside County Ordinance No. 555, the County's implementation of the State's SMARA that will minimize impacts to the surrounding community and environment. The objectives of this Reclamation Plan are to:
  - Eliminate or reduce environmental impacts from mining operations;
  - Reclaim in a usable condition for post-mining end use of open space habitat;
  - Contour mining features and revegetate disturbed areas to minimize safety, biological, and hydrological impacts; and
  - Reclaim the site as necessary to eliminate hazards to public health and safety.

**Other Findings:**

1. The project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan. This project fulfills the plan requirements located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
2. The project site is located within a Sphere of Influence of City of Indio. The project was forwarded to the City of Indio on July 24, 2019, and there were no comments.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all the tribes within the projects vicinity on February 5, 2018. The Twenty- Nine Palms Band of Mission Indians, Soboba Band of Luiseño, Morongo Band of Mission Indians, and the Ramona Band of Cahuilla Indians responded with a requested to monitor during the grading process.

Letters were received by the County in response to the AB52 notifications by the tribes; Soboba Band of Luiseño and Ramona Band of Cahuilla Indians on February 6, 2018. A request to consult was received from the tribes; Twenty-Nine Palms Band of Mission Indians on February 14, 2018. Twenty-Nine Palms Band of Mission Indians requested cultural reports on February 14, 2018. A request to consult was received from the Morongo Band of Mission Indians on February 12, 2018. Morongo Band of Mission Indians requested a records search.

No Tribal Cultural resources were identified on the site. Consultation with the tribes; Twenty- Nine Palms Band of Mission Indians, Soboba Band of Luiseño, Morongo Band of Mission Indians, and the Ramona Band of Cahuilla Indians was formally concluded on March 5, 2018.



Based upon analysis of records and a survey of the property by the County Archaeologist, it has been determined that there will be no impacts to significant cultural historic resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. An Archaeologist and Tribal Monitor will be present to ensure any unanticipated resources are managed according to procedures identified in the Cultural Resources Management Plan (CRMP). The project shall comply with the conditional of approval for unanticipated resources

5. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
6. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

**Fire Findings:**

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or within a Cal Fire Local Responsibility Area ("LRA") and is not within a very high fire hazard severity zone or moderate hazard severity zone. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
  - a. This surface mining permit has been designed so that as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
  - b. Fire protection and suppression services is available for the proposed revised mining permit through California Department of Forestry and Fire Protection. The Fire Station that will service the proposed map is located at Jackson Street.
  - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access with a width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and a unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists. The project meets these requirements by providing primary access on Dillion Road which is 128 foot width. There is adequate accessibility to the project site for all emergency service vehicles

**Conclusion:**

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of

State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 2400 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls from 2400 who indicated support or opposition to the proposed project.

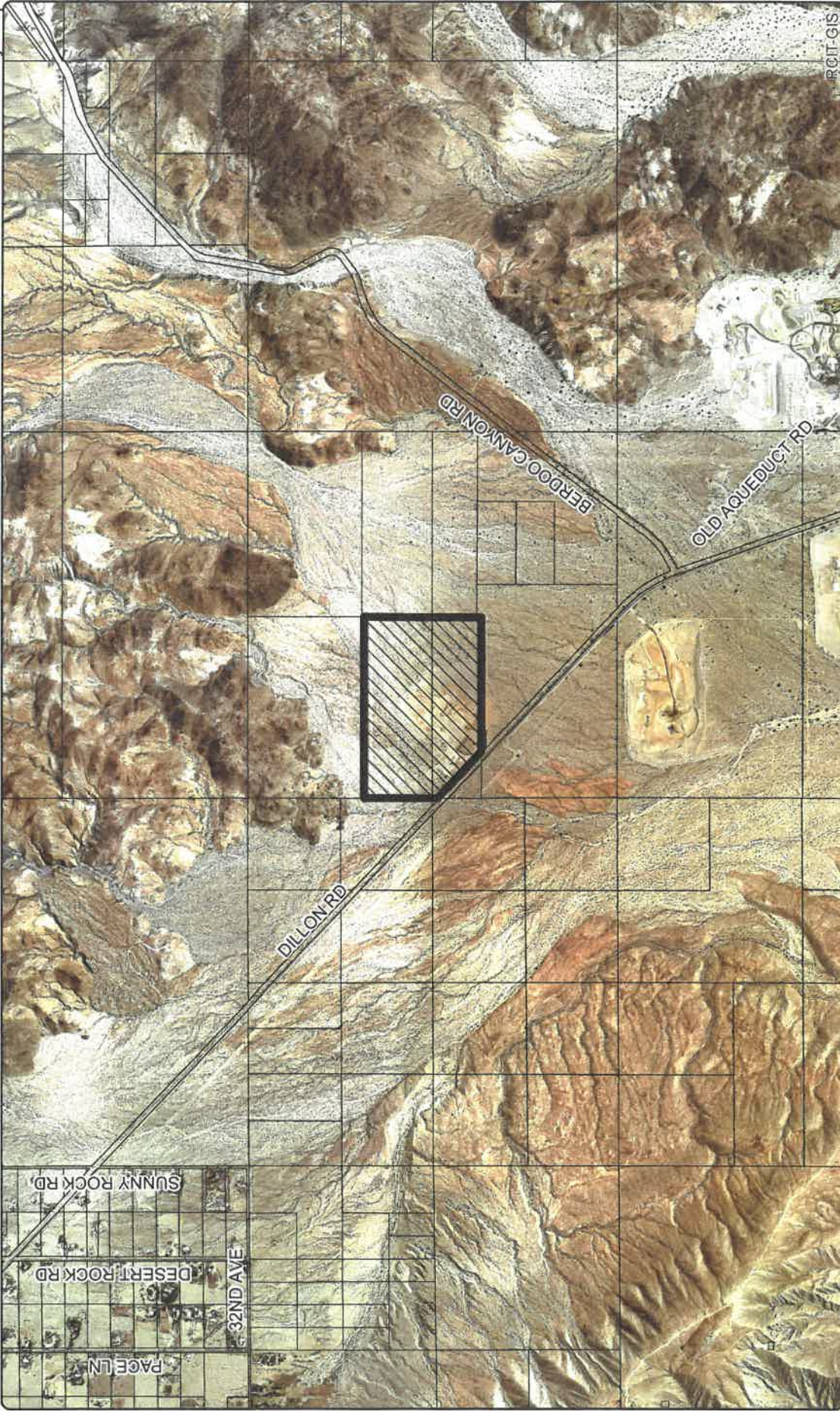
**APPEAL INFORMATION**

The Planning Commission's decision is final, but may be appealed to the Board of Supervisors within 10 days after the notice of decision appears on the Board's agenda. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**SMP00194R1**  
**VICINITY/POLICY AREAS**

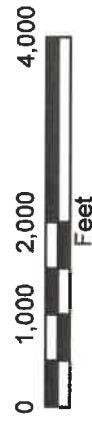
Supervisor: Perez  
District 4

Date Drawn: 01/24/2019  
Vicinity Map



Zoning Dist: Lower Berdoo Canyon

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2019, the County of Riverside adopted a new General Plan update. 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 at (951) 955-3277 (Riverside County) or Website: [www.riversideca.gov](http://www.riversideca.gov)

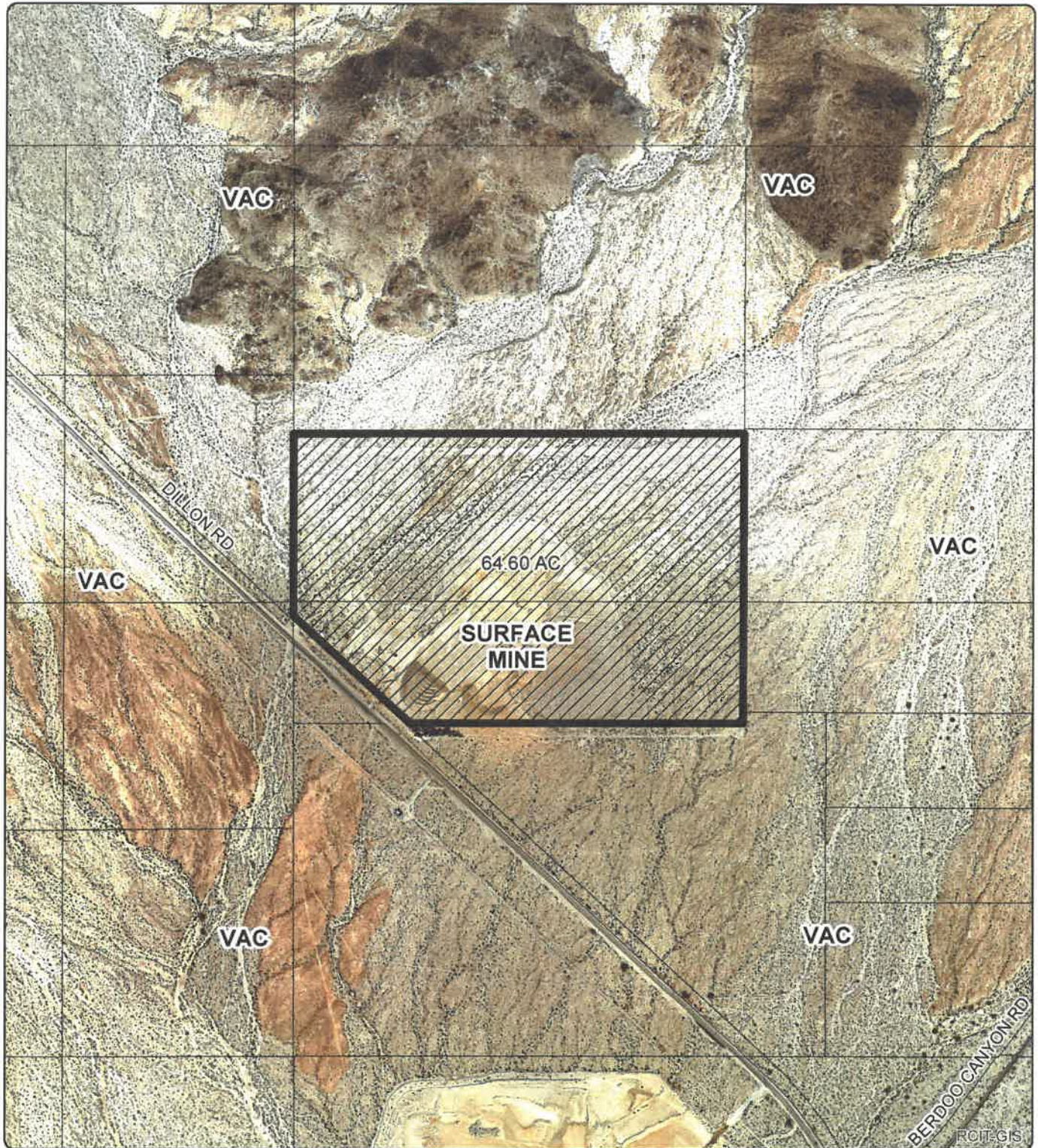
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## SMP00194R1

### LAND USE

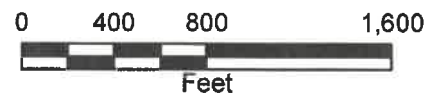
Supervisor: Perez  
District 4

Date Drawn: 01/24/2019  
Exhibit 1



Zoning Dist: Lower Berdoo Canyon

Author: Vinnie Nguyen



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

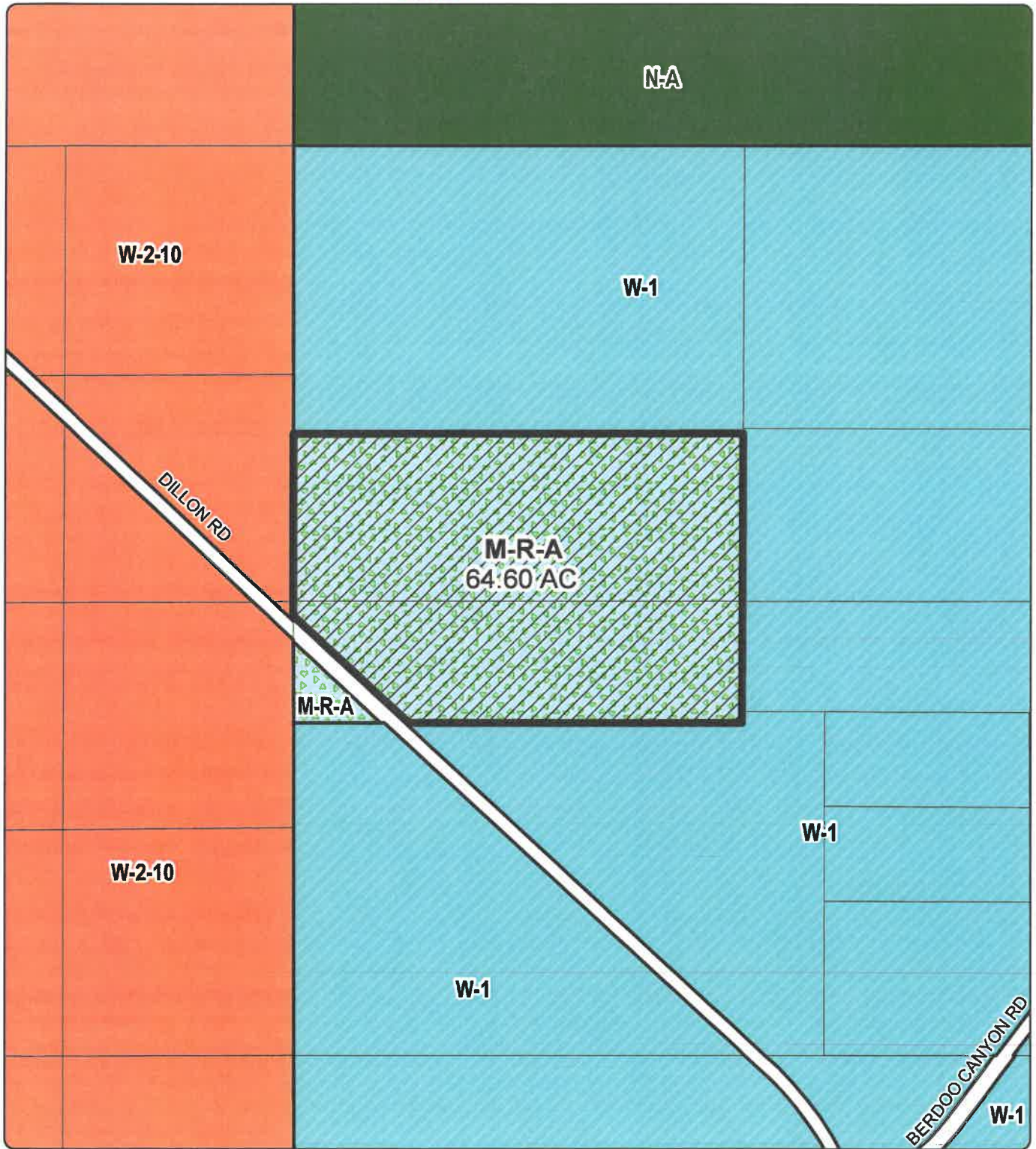
RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00194R1

EXISTING ZONING

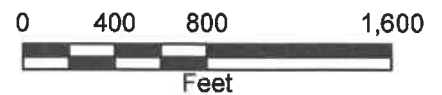
Supervisor: Perez  
District 4

Date Drawn: 01/24/2019  
Exhibit 2



Zoning Dist: Lower Berdoo Canyon

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

SMP00194R1

EXISTING GENERAL PLAN

Supervisor: Perez  
District 4

Date Drawn: 01/24/2019  
Exhibit 5

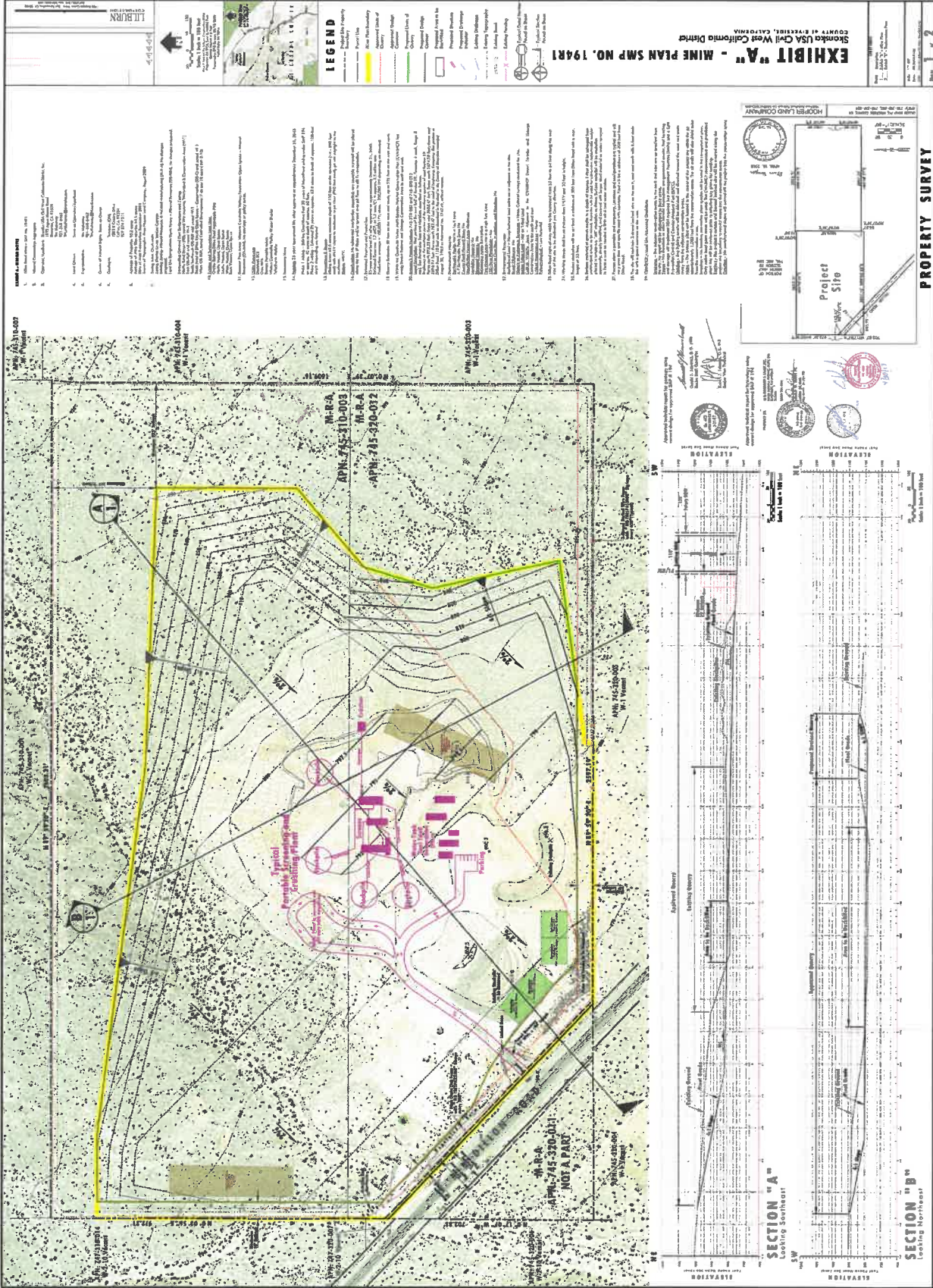


Zoning Dist: Lower Berdoo Canyon

Author: Vinnie Nguyen



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**CASE:** SMP00194R1  
**EXHIBIT:** Exhibit C  
**DATE:** 11/1/18  
**PLANNER:** Dionne Harris



## **EXHIBIT C**

### **DILLON ROAD MINE SURFACE MINING PERMIT NO. 194R1**

### **REVISED PROJECT DESCRIPTION FOR DILLON ROAD MINE CA Mine ID#91-33-0066**

**PREPARED FOR:**  
Skanska USA Civil West California District, Inc.  
1995 Agua Manza Rd.  
Riverside, CA 92509

**PREPARED BY:**  
Lilburn Corporation  
1905 Business Center Drive  
San Bernardino, California 92408

**November 2018**

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## EXHIBITS

- Sheet 1 of 2 – Mine Plan (Exhibit A)
- Sheet 2 of 2 – Reclamation Plan (Exhibit B)

## ATTACHMENTS

- Attachment 1 *General Biological Resources Assessment*, RCA Associates December 2017
- Attachment 2 *Baseline Vegetation Survey*, RCA Associates April 2017

## PROFESSIONAL CERTIFICATION

Civil: The CE, by signing/stamping the exhibits, is accepting responsibility for the engineering design and associated parameters that went into the design.



Geologist: The PG, by signing/stamping the exhibits, is accepting responsibility for the geology-related design and related parameters that went into the design.



Surveyor: The LLS, by signing/stamping the exhibits, is accepting responsibility for the “Property Survey” portion of the exhibits.

Dan Hooper  
APRIL 16, 2018



## INTRODUCTION

### Project Overview

The existing and proposed Dillon Road Mine is located northeast of Indio approximately 6 miles from Interstate 10 (I-10) on the northeast side of Dillon Road. The mine occupies a 95.2-acre privately owned property site on unincorporated land under the jurisdiction of the County of Riverside (County) (see Figure 1). The site location is in Section 19 (portion), Township 4 South, and Range 8 East, SBBM. Assessor's Parcel Map Numbers (APNs) for the site are 745-310-003 and 745-320-012. Note that APN 745-320-011 consisting of 2.86 acres on the southwest side of Dillon Road is not a part of the project (see Figure 2).

The Dillon Road Mine was originally permitted under Surface Mining Permit (SMP) No. 144 in the 1980s and more recently was approved by the County to mine approximately 58 acres in September 1995 for a 20-year period as SMP No. 194. Environmental Assessment (EA) 36858 (Mitigated Negative Declaration – MND) was also adopted by the County Planning Commission at this time to comply with the California Environmental Quality Act (CEQA). Conditions of approval (COAs) were adopted and are still in-place and implemented as applicable by the operator.

The site is located in the Riverside County Western Coachella Valley Area plan with a Land Use Foundation of **Open Space – Mineral Resources (OS-MIN)**. There are no overlays or policy areas over the site. The site is within the Chuckwalla Zoning Area and Zoning District Lower Berdoo Canyon. It is zoned **Mineral Resources & Related Manufacturing (M-R-A)**. No General Plan Amendment or change of zone are being requested or required.

The property was sold to and permitted under E.L. Yeager Construction Co. Inc. (Yeager) in 1995. Since that time, Yeager has been purchased several times and Yeager is now owned by Skanska USA Civil West California District, Inc. (dba Skanska). Approximately 41 acres of the planned 64.6-acre site are currently disturbed by past mining with a mined slope of approximately 65 feet in depth. Approximately 58 acres are currently permitted under SMP No. 194.

Skanska submitted a revised SMP and an Interim Management Plan (IMP) to County Planning in March 2014 as the site had been operated on an intermittent basis and had no production for a one year period. A Land Development Committee (LDC) meeting was held on September 2014 and Skanska was preparing revisions during 2015. In February 2016, Skanska submitted a revised SMP to expand mining onto 94 acres and to add a ready mix and a recycle plants. An LDC was held on April 8, 2016 and County comments were listed in a letter to Skanska dated May 17, 2016.

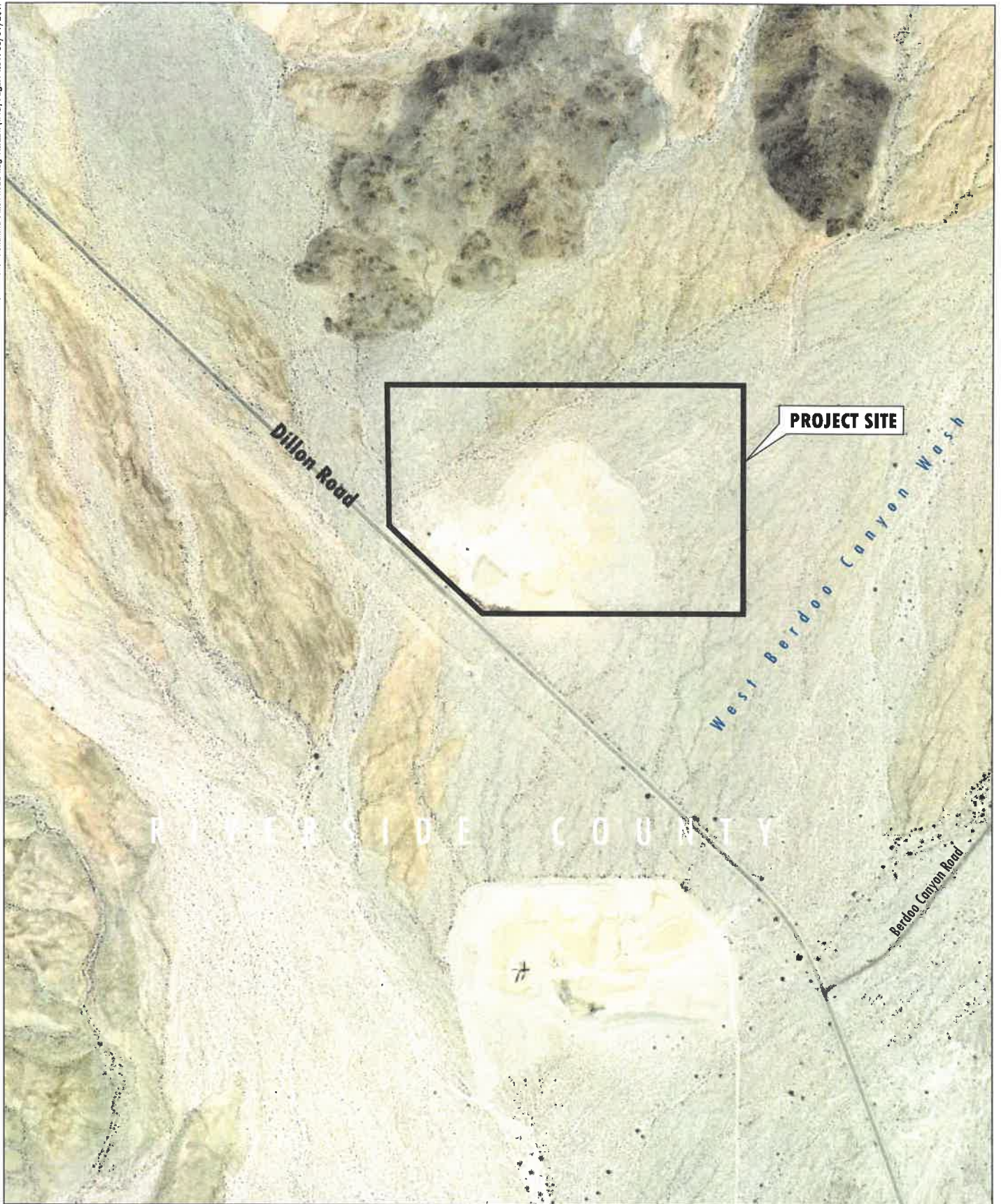
Since that time, Skanska has determined that their future plans and product demand for the site does not warrant the extra costs to permit an expanded site. Therefore, this revision incorporates the same parameters as the SMP approved in 1995 with the exception of the following:



## REGIONAL LOCATION

Skanska USA Civil West California District - SMP NO. 194R1  
County of Riverside, California

Source: Lilburn Corp., June, 2017.



Source: Lilburn Corp., June, 2017.  
Aerial: July 2016

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CORPORATION

## PROJECT VICINTY

Skanska USA Civil West California District - SMP NO. 194R1  
County of Riverside, California

**FIGURE 2**

- Adding approximately 7 acres disturbed outside the 1995 approved boundary in the south central portion that were inadvertently scraped for mining for a total project size of approximately 64.6 acres. This area was noted by County mine inspections;
- Extending the length of the permit for an additional 25 years until December 31, 2043; and
- Eliminating the asphalt plant from long-term plans.

All other project parameters will be unchanged. Slopes will be reclaimed to 4H:1V and the maximum quarry depth will be 100 feet at the base of the northeastern slope. Setbacks on the east as established and conditioned by the 1995 approval will be maintained at 325 feet in order to limit any off-site head cut erosion. (Note that Skanska owns the parcels to the east that total approximately 80 acres and extends east for about 2,600 feet.) No changes to production are requested; planned production will remain at an average of 100,000 tons per year (tpy) and occasionally a maximum of 200,000 tpy as previously approved. The site will continue to operate as needed to meet demand for the on-site aggregate crushing/screen plant as previously approved.

The mine site has aggregate resources totaling an estimated 1.7 million cubic yards (mcy) or approximately 2.5 million ton (mt) based on 1.5 tons/cy. With average annual production of 100,000 tons per year (tpy) (1,000 tons/day for 100 days typical) and an occasional maximum tonnage of 200,000 tpy planned, the mine is expected to have a lifespan of up to 25 years until December 31, 2043. The project is not expected to generate any waste material; but rather will use all products mined from the site and will process them all into finished products. If any unusable material is mined, it will be graded back into the toe of the slope or onto the pit floor. The site will be physically reclaimed one year after the end of mining operations (December 31, 2043) except for ongoing revegetation and erosion monitoring and remediation for approximately 5 years or until the revegetation success criteria are achieved.

The mine is expected to produce aggregate on an on-demand basis to meet mainly construction projects; therefore it could be idle for inactive periods of over one year or more. Therefore, an IMP has been submitted to the County with the SMP revision for review and approval that would be implemented by the operator during those periods when the mine is considered “idle”. The operator will notify the County when the site meets the definition of “idle” and requirements per the State Mining and Reclamation Act (SMARA) and County Ordinance No. 555, Section 14.

The mine is designed as a “horse shoe” shaped quarry with finished slopes on the north and east not to exceed 4H:1V (horizontal: vertical) with a depth of approximately 100 feet on the east. The pit floor will daylight to the west with a slight gradient of 2%. These elevations correspond to the existing elevation of 890 feet above mean sea level (amsl) on the east to an average pit floor of 790 feet amsl. The mining operations will include extraction of the aggregates from the pit, feeding the material into a portable crushing/screening plant for sorting and sizing, stockpiling the finished materials by size and product, and loading trucks for off-site shipping. The site will include maintenance/management/employee trailers, fuel storage tank(s), water tank, and a truck scale.



Reclamation activities will be ongoing throughout the operational life of the quarry. At the conclusion of mining and production, final reclamation of one year will commence followed by monitoring the site's reclamation and revegetation success until deemed meeting its reclamation parameters. The proposed post-mining or future land use is open space habitat.

**Mine Owner/Operator:** Skanska USA Civil West California District Inc.  
1995 Agua Mansa Road  
Riverside, CA 92509  
Tim Mahoney  
951-368-6463  
[Tim.Mahoney@skanska.com](mailto:Tim.Mahoney@skanska.com)

**Representative:** Tim Mahoney  
Regional Equipment Manager  
951-368-6463  
[Tim.Mahoney@skanska.com](mailto:Tim.Mahoney@skanska.com)

**Property Size:** 95.2 acres

**Mine Area:** 65 acres (41 acres currently disturbed; 58 acres currently permitted)

**General Plan Designation:** Open Space – Mineral Resources (OS-MIN)

**Zoning:** Mineral Resources & Related Manufacturing (M-R-A)

**Estimate Operating Life:** 25 years

**Estimated Operations Termination Date:** December 31, 2043 (with an assumed approval by January 1, 2019)

**Area to be Reclaimed:** 64.6 acres

**Estimated Reclamation Completion:** December 31, 2044 (followed by approx. 5 years revegetation monitoring/remediation or until success criteria achieved)

**Reclaimed End Use:** Open space

### **Project Objectives**

Skanska's objectives for this revised mine project is to continue to provide aggregate material to supply local construction needs. The following objectives have been incorporated into the revised SMP application:

- 1) To develop a resource that meets Riverside County Ordinance No. 555, the County's implementation of SMARA;

- 2) To provide a reliable and economic aggregate resource in order to partially meet local demand;
- 3) To provide for an average permitted production level of 100,000 tons per year with an infrequent peak maximum production level of 200,000 tons per year depending on construction demand;
- 4) To reclaim the site for a post-mining use of open space habitat;
- 5) To contour mining features and revegetate disturbed areas to minimize aesthetic and erosional impacts; and
- 6) To reclaim and maintain the site as necessary to eliminate hazards to public health and safety.

## **A. SITE AND AREA CHARACTERISTICS**

### **1. ACCESS**

The existing and future Dillon Road Mine is located northeast of Indio approximately 6 miles from I-10 on the northeast side of Dillon Road. The mining operation primarily will use Dillon Road south to I-10 where an on-off ramp system exists. The portion of Dillon Road adjacent to the project site has a right-of-way (ROW) width of 110 feet as described in the deed to the County of Riverside recorded August 30, 1983 as instrument No. 176742, Official Records. The 1995 approval requested a 128-foot easement for Dillon Road and the additional width is shown on the exhibits.

Access to the mine site is directly off of Dillon Road, a public County-maintained road. Previous operators constructed a 24-foot wide asphalt driveway, 100 feet in length with a security gate as required by the zoning ordinance.

### **2. UTILITIES**

#### **Water Supply**

There are no water sources available on or adjacent to the site. Water is transported to the site daily as needed by means of a 4,000 gallon water truck (typical size). Water is obtained from the Coachella Valley Water District via hydrants at their direction. The project is expected to use an average of 8,000 gallons per operational day for dust control or approximately 3 acre-feet per annum. A portable construction type water tank may be set up on-site sized to meet road and process plant dust control and fire protection as needed.

In the event that concrete aggregate products are washed on-site, water usage could increase by approximately 10 acre-feet per year based on 200,000 tpy and approximately 5 gallons/ton per hour; 125 tons/hour for washing; and 60% recycled with a filter or belt press or similar equipment.

#### **Sewage Disposal**

There are no sewer facilities available at the site. Portable toilets will be used on-site.

#### **Electrical**

The site does have commercial electric power to the property from SCE. This existing power is insufficient for the power demands of the processing plant. The existing local electric power will be used on-site for a truck scale, scale house, and temporary construction trailer or quality control trailer.

## **Diesel**

Diesel is used to fuel on-site mobile equipment, trucks, and electric generators. Propane may be used for the generator depending on operational permits obtained from the South Coast Air Quality Management District (SCAQMD). The average amount of diesel required for one shift running full time is approximately 200 gallons per day. Diesel would be delivered by truck and may be stored on-site in an above ground 3,000-gallon portable diesel tank (typical) with appropriate impervious catch basin permitted through the County Department of Environmental Health (DEH). Best Management Practices (BMPs) will be implemented for storage and fueling and a Spill Prevention Control and Counter-Measure Plan (SPCC) will be completed and submitted to DEH for certification.

### **3. LAND USE**

The site is located in the Riverside County Western Coachella Valley Area plan with a Land Use Foundation of Open Space – Mineral Resources (OS-MIN). There are no overlays or policy areas over the site. The site is within the Chuckwalla Zoning Area and Zoning District Lower Berdoo Canyon. It is zoned Mineral Resources & Related Manufacturing (M-R-A). No General Plan Amendment or change of zone are being requested or required.

#### **Existing Land Use On-site**

The overall project site consist of 95 acres, of which approximately 58 acres are permitted for mining and 41 acres of the site have been disturbed by mining activities over the past 35 years. Currently the site is inactive; there are no facilities or equipment on-site. Two stockpiles of aggregate material are located on the southwest part of the site and palm tree trunks have been piled in the southwest. These palm trees trunks will be removed within 6 months of project approval. The site is fenced and gated.

#### **Adjacent Land Uses**

There are no adjacent residential developments or development. The nearest residence is located approximately 1.25 miles to the northwest. Two other mines are located to the south. Adjacent land uses, General Plan Designations and Zoning are as follows:

- North: Vacant, Open Space; Rural Desert (RD); and zoned Watercourse, Watershed & Conservation Area (W-1)
- East: Vacant, Open Space; OS-RUR; and zoned W-1
- South/southeast: Vacant, Open Space; OS-RUR and zoned W-1
- South (west of Dillon Road): Vacant, Open Space; Open Space – Conservation (OS-C) and zoned W-1
- West: Vacant, Open Space; OS-RUR; and zoned Controlled Development (1 du per 10 acres) (W-2-10)

#### 4. VISIBILITY

The project lies on an alluvial fan at the foothills of the Little San Bernardino Mountain Range. Vegetation is sparse and fairly evenly distributed. Coloration is fairly uniform, with subtle tones of tan, green, light and dark gray. The plane of the alluvial fan contrasts moderately in color, form and texture with the hills 1 mile north and east of the project. The contrast varies depending upon the direction of view, time of day, and the position of the sun. The line of Dillon Road fronting the property is evident due to the lack of vegetative pattern and the contrast in color of the graded soil and the asphalt concrete pavement.

The alluvial fan slopes to the southwest at a gradient of 5% to 6%. The surrounding open desert is vacant with the nearest residence being 1.25 miles northwest along Dillon Road. The site is primarily visible from Dillon Road at the entrance to the site. During the previous mining operations under SMP #144 and #194, a condition to construct vegetated berms along Dillon Road also served as view barriers. These berms will remain part of the current plan. The view shed to this property is limited from the south. From the north driving southerly on Dillon Road, the operations can be seen on the left-hand side (easterly) of Dillon Road.

#### 5. GEOLOGY

The existing pit site is located on an alluvial fan which projects from Berdoo Canyon and West Berdoo Canyon in the Little San Bernardino Mountains. The site slopes downward gently to the southwest at a gradient of approximately 5-6%. Total relief across the site is approximately 160 feet.

The site is located within the Coachella Valley between the Little San Bernardino Mountains and the Indio Hills Range. The Coachella Valley is structurally dominated by the Mission Creek and Banning Faults. Both of these faults represent major traces of the San Andreas Fault, and are considered to be active faults in this area. The northeasterly margin of the Coachella Valley is characterized by a series of coalescing alluvial fans. The entire site was mapped as alluvium of Holocene age by Dibblee (1953).

The principle materials found onsite are sand, silts, cobbles and boulders, which are typical of large alluvial fan deposits. The alluvial fan appears to be dominantly late Pleistocene in age with a thin layer of Holocene alluvium.

The 1995 review of the site included an "Engineering Geology Investigation" by CHJ Inc. (March 1995) and the 1995 adopted CEQA assessment. These reports along with County's Parcel Report (January 2017) determined if the site would be affected by the following:

- Earthquake Faults: Not in a fault zone
- A-P Earthquake Fault Zone: No
- County Fault Hazard Zone: No
- Liquefaction Hazard Area: Moderate
- Landslide Hazard: No

- Blowsand Hazard: No
- Subsidence Area: Susceptible

The approved 4H:1V slopes for the site will not be changed from those approved in 1995. These slopes were determined to be grossly and surficially stable under both static and seismic conditions (CHJ and EA No. 36858, 1995). The top one foot of surface material or desert soil will be salvaged from undisturbed areas for future revegetation. No undisturbed areas will be graded for mining prior to needed to reduce exposed soils. Water erosion will be minimized by the 325-foot setback on the north and east to will limit any off-site headcut erosion and implementation of the Storm Water Pollution Protection Plan (SWPPP).

Wind erosion or blowing dust created by on-site operations will be minimized by compliance with SCAQMD Rules 403, 403.1, and 1157 and implementation of the current conditions of approval as follows:

- Aggregate plant and generator(s) shall maintain and annually renew permits from the SCAQMD including water sprays for dust suppression;
- Water spray and/or use dust suppressants on unpaved roads and stockpiles so that no dust is visible more than 100 feet from any activity, equipment, storage pile, or disturbed area on-site;
- Limit speeds on unpaved internal haul roads to 15 mph;
- Water spray mining, excavating, loading, unloading, and transferring activities;
- Remove any spilled aggregate and water sweep paved roads including adjacent portion of Dillon Road as needed;
- Cover or otherwise stabilize aggregate loads (i.e., loads to remain 6 inches from the upper edge of the container area) to avoid dust emissions from product transport trucks in compliance with California Vehicle Code No. 23114;
- Use a rumble grate with paved entrance road to eliminate track out;
- Main access road and driveway are paved per zoning ordinance (24 feet wide and 100 feet in length);
- Surface mining operations, including excavating, crushing, screening and related material loading and hauling, shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour;
- All equipment is maintained and tuned according to manufacturer's specifications;
- Production is scheduled to minimize daily equipment operations and idling trucks; and
- Compliance with all existing and future CARB and SCAQMD regulations related to diesel-fueled trucks and equipment, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

## **6. HYDROLOGY**

### **Surface Water**

The site sits in the West Berdoo canyon and is within an alluvial fan. The upstream area to the north and east is hilly, known as the Little San Bernardino Mountains, and there is no development. A "Hydrology Report" was prepared by Don Berg (July 1995) and the 1995 adopted CEQA assessment addressed the potential runoff flows and possible head cut erosion that could be caused by the pit slopes. It was determined and agreed by the Riverside County Flood Control and Water Conservation District that the gentle 4H:1V slopes and the 325-foot set back would be adequate to minimize the potential head cut erosion that could occur off-site.

The revision does not propose any changes to the previously approved pit design nor changes to the existing drainage patterns. Flows which enter the site will be allowed to flow over a gentle 4H:1H slope and enter into the 2% bottom area where it will be temporarily retained or slowed allowing some of the storm water to infiltrate into the ground. With the flow traversing the majority of the site in a sheet flow condition over a relatively flat grade, the flow should leave the site in a less erodible manner than it currently does. If future flows entering the site define a flow course, a shallow channel will be designed into the 4:1 slope with a ½-ton rock stabilizer at the top and ½ ton rock energy dissipater at the bottom to control and spread the flow as it enters the 2% bottom area. The pit design would minimally decrease the peak flow but not alter the patterns of storm runoff when compared to pre-use conditions.

### **Groundwater**

In the "Engineering Geology Investigation" study prepared by CHJ Geotechnical, Inc. in 1995 regarding groundwater, CHJ estimated groundwater at about 150 feet below the surface. Mining depth is planned at 100 feet below the surface so will not expose groundwater.

## **7. SOILS**

The site sits on an older alluvium fan and consists of well drained soils defined as the Chuckawalla Series. The project area is composed of Chuckawalla very gravelly, sandy clay loam (Soil Survey of Riverside County Coachella Valley Area, USDA, Soil Conservation Service 1980).

## **BIOLOGICAL RESOURCES**

Note that the project site was assessed for impacts to vegetation and wildlife in the 1995 adopted CEQA assessment EA No. 36858 and it was determined that there would no significant biological impacts with mitigation and conditions. The mitigation included clearing of vegetation only outside the nesting bird season, salvaging of cacti for reclamation, and revegetation with native species.

The Coachella Valley Multi Species Habitat Management Plan (CVMSHCP) was established in 2008 to conserve over 240,000 acres of open space and protect 27 species, safeguarding the desert's natural heritage for future generations. The CVMSHCP provides a regional vision for

balanced growth to meet the requirements of federal and state endangered species laws and helps to expedite transportation improvement projects, while promoting enhanced opportunities for recreation, tourism and job growth.

The site is not within a conservation area, however, it is adjacent to the Desert Tortoise and Linkage Conservation Area located to the north and east. In order to reduce edge impacts to an adjacent conservation area, the CVMSHCP requires the implementation of Land Use Adjacency Guidelines. The project will be designed to incorporate the following measures to comply with these guidelines:

- Drainage – The adjacent conservation areas to the north and east are up gradient from the site. No runoff will be discharged to these areas.
- Toxics – No chemicals or other harmful bi-products are generated on-site. Fuel handling and storage will implement DEH required Best Management Practices (BMPs) and a Spill Prevention Control and Counter-Measure Plan (SPCC).
- Lighting - Any lighting on-site will be shielded and directed inward and toward the west and south away from the adjacent conservation areas.
- Noise – The process plant will be located in the center of the project site within the pit approximately 1,000 feet from the conservation areas. The pit walls will also shield noise from the conservation areas. The elimination of the asphalt batch plant will also reduce noise levels.
- Invasives – No invasive, non-native plant species will be used in the revegetation plan. Only native local plant seeds will be used. The CVMSHCP's recommended and prohibited plant lists will be reviewed prior to selecting any plants for seeding.
- Barriers - The project is remote and 3-strand barbed wire will be erected along the project site boundary to restrict access into the conservation areas.
- Grading – No manufactured slopes will extend off the project into the conservation areas.

## 8. VEGETATION

In December 2017, RCA Associates prepared a *General Biological Resources Assessment*. A copy of this report is included as Attachment 1 and includes a general vegetation survey, a species list, field survey findings, and potential impact assessment on sensitive plants and wildlife. General plant surveys were conducted during a time of year (i.e. April 12, 2017) after substantial winter rains and when many plants were in bloom and plant activity was high.

Approximately 41 of the site's 64.6 acres have been disturbed by past mining activities operated for the past 35 years. The rest of the site supports a mixed desert shrub community dominated by a variety of shrubs species such as ephedra (*Ephedra sp.*), matchweed (*Gutierrezia sarothrae*), barrel cactus (*Opuntia sp.*), cholla (*Opuntia echinocarpa* & *O. ramosissima*), and creosote bush (*Larrea tridentata*). Annuals were limited and included fiddleneck (*Amsinckia sp.*), schismus (*Schismus barbatus*), ricegrass (*Oryzopsis sp.*), and brome grass (*Bromus sp.*). Please review this study for a detailed review of the on-site vegetation and sensitive plant species.



There are eight sensitive plant species (CNPS List 1B species) which have been documented in the region per the California Natural Diversity Data Base (CNDDDB). Based on the field survey, the project site is not expected to support populations of Chaparral sand-verbena (*Abronia villosa aurita*), Coachella Valley milkvetch (*Astragalus lentiginos* var. *coachella*), Little San Bernardino Mts. Linanthus (*Linanthus malculatus*), Robison monardella (*Monardella robisonii*), and Triple-ribbed milk-vetch (*Astragalus tricarinatus*). Three of the plant species; (San Bernardino milk-vetch (*Astragalus bernardinus*) Mecca aster (*Xylorhiza cognata*), and Latimer's woodland gilia (*Saltugila latimeri*), could potentially occur on the site given the presence of suitable habitat; however, the probability of these plants present on the site is relatively low based on past disturbances.

## 9. WILDLIFE

The RCA Associates *General Biological Resources Assessment* referenced above conducted a general wildlife survey and a species list, field survey findings, potential impact assessment on sensitive wildlife, and a focused protocol survey for desert tortoise. There are 13 sensitive wildlife plant species (CDFW species of special concern or more) which have been documented in the region per the CNDDDB. Please review this study for a detailed review of the on-site wildlife.

### Listed Wildlife Species

A focused protocol survey was conducted for the threatened desert tortoise (*Gopherus agassizii*) as part of the general field investigations. Tortoises have been observed in the surrounding region and marginal habitat for tortoises is present on the site. There is a low probability of the species occurring on the site given the past mining activities and the results of the protocol field investigation. Because of the past mining activities, the soil across the project site is highly rocky and with continual fluctuations in terrain making it poor habitat for the desert tortoise. The protocol survey performed on the site did not identify any tortoises nor were any active tortoise burrows or sign (scats, tracks, etc.) observed.

The Coachella fringed-toed lizard (*Uma inornata*) is limited to sand dunes and the known populations of the species are relatively limited in the Coachella Valley area. No sand dunes are present on the project site; therefore, the species is not expected to occur on the site.

Desert Pupfish Populations of desert pupfish (*Cyprinodon macularius*) are very rare in Riverside County and are dependent on pools of water. The project site does not support any ponds, pools, or other water features that would be suitable for use by desert pupfish.

Populations of Southwestern willow flycatchers (*Empidonax traillii*) are located along rivers, stream, and lakes where riparian habitat is present; however, populations are very uncommon. This species is dependent upon extensive areas of undisturbed riparian habitat, and given the absence of riparian areas on the project site, the species does not occur on the site.

## **B. MINING**

The Dillon Road Mine was originally permitted under SMP No. 144 in the 1980s and more recently was approved by the County to mine approximately 60 acres in September 1995 as SMP No. 194. This current SMP No. 194R1 application incorporates the same parameters as SMP No. 194 approved in 1995 with the exception of the following:

- Adding approximately 7 acres disturbed outside the 1995 approved boundary in the south central portion that were inadvertently scraped for mining for a total project size of approximately 64.6 acres. This area was noted by County mine inspections;
- Extending the length of the permit for an additional 25 years until December 31, 2043; and
- Eliminating the asphalt plant from long-term plans.

### **1. MINERAL COMMODITY**

The mineral commodity mined on the site is sand and gravel. The mine site has aggregate resources totaling an estimated 1.7 mcy or approximately 2.5 mt based on 1.5 tons/cy.

### **2. MINING OPERATIONS**

The Mine Plan is shown on Figure 3 and in detail on the attached full size Exhibit A, Mine Plan, Sheet 1 of 2. Currently the site consists of approximately 41 acres of an inactive mine site. The existing mine slopes are approximately 65 feet in height with 4H:1V slopes. The mine was and is designed as a “horse shoe” shaped quarry of approximately 62 acres with finished slopes on the north and east not to exceed 4H:1V with a depth of approximately 100 feet on the east. The pit floor will daylight to the west with a slight gradient of 2% to allow flow through of any drainage. These elevations correspond to the existing elevation or pit rim of 890 feet mean sea level (msl) on the east to an average pit floor of 790 feet msl (refer to Figure 3 - Cross Sections).

Setbacks on the east as established and conditioned by the 1995 approval will be maintained at 325 feet in order to limit any off-site head cut erosion. (Note that Skanska owns the parcels to the east that total approximately 80 acres and extends east for about 2,600 feet.) A 50-foot minimum setback shall be maintained along property lines on the south and west. The entire project area is fenced within property lines with a 5-foot high, 3-strand barbed wire fence posted with "No Trespassing" signs every 400 feet on the north, east and south. Six-foot high chain link fence with "No Trespassing" signs every 200 feet is aligned along the west boundary east of Dillon Road. Note that cut palm trees trunks have been dumped on the southwest side of the site. These will be removed within 6 months of project approval.

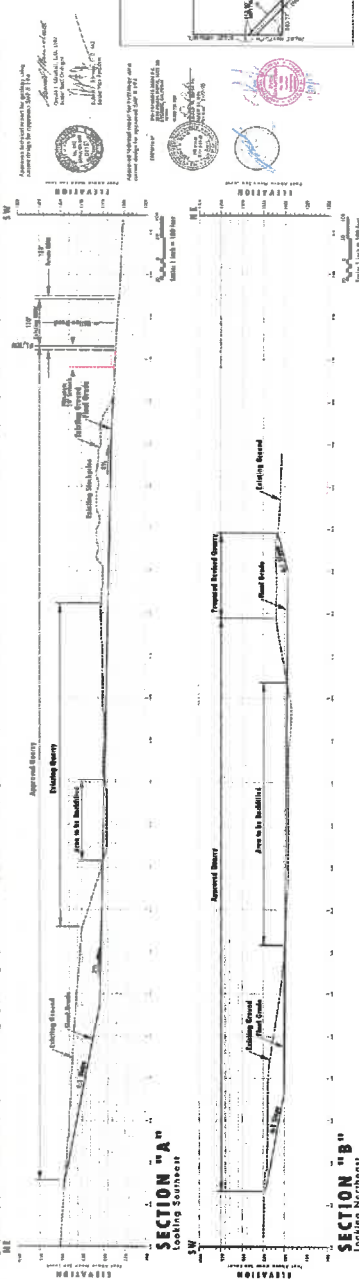
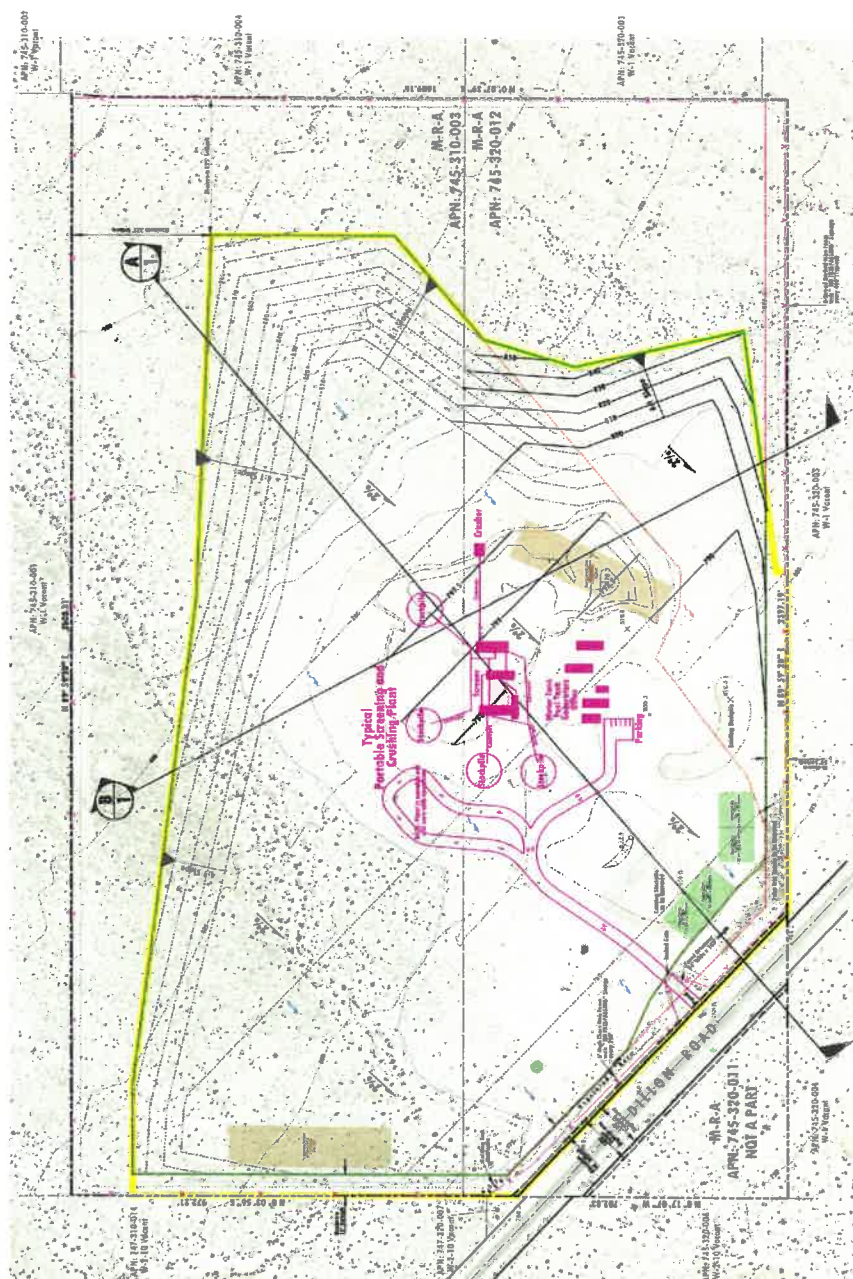
Access to the site is directly off of Dillon Road, a public County-maintained paved road. Previous operators constructed a 24-foot wide asphalt driveway, 100 feet in length with a security gate as required by the County zoning ordinance.



**PROPERTY SURVEY**

Project Site

APN: 745-310-001  
APN: 745-310-002  
APN: 745-310-003  
APN: 745-310-004  
APN: 745-310-005  
APN: 745-310-006  
APN: 745-310-007  
APN: 745-310-008  
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APN: 745-310-098  
APN: 745-310-099  
APN: 745-310-100



**MINE PLAN**  
Stanska USA Civil West California District - SMP NO. 194R1  
County of Riverside, California  
**FIGURE 3**

Mining operations will utilize conventional open pit techniques and on-site processing in the same manner as approved in 1995. The mining operations will include extraction of the raw material into the natural grade creating a shallow pit by a dozer and/or loader, feeding the material into a portable crushing/screening plant for sorting and sizing, stockpiling the finished materials by size and product, and loading trucks with a loader or silo for off-site shipping. Product stockpiles will be set back a minimum of 300 feet from Dillon Road with a maximum allowable height of 50 feet. The site will include maintenance and control trailers, fuel storage tank(s), water tank, and a truck scale. The equipment required for mining, maintaining roads, and loading trucks are listed in Table 1.

Operations within 300 feet of the property boundary will be confined to between 6 AM and 10 PM; operations over 300 feet from the outer boundary of the site may operate 24 hours /day. No operations are allowed on Sundays or federal holidays.

**Table 1  
Typical Mobile Mine and Plant Equipment**

<b>Equipment</b>	<b>Typical Number</b>	<b>Purpose</b>
Dozer	1	Excavation, construction and maintenance of unpaved on-site roads
Motor Grader (as needed)	1	Maintain roads on-site
Water Trucks	1 or 2	Water haul roads, stockpiles, and general dust suppression at Site; supply water for plant water sprayers
Front-End Loaders	2 or 3	Mine excavation, loading of materials onto conveyors, outbound delivery trucks, and into the process equipment.
Off-road or on-road haul/dump truck (as needed)	1	Transport material from active mine face to plant

**Interim Management Plan**

Skanska is in the road and highway construction business and requires varying quantities of aggregate products for the numerous construction projects in the desert region. Over the life of the Dillon Road Mine, it is expected that mining may occur on this site every other year, but may occur more or less frequent with the unpredictable nature of public works and private projects in the Indio/Coachella Valley area.

An Interim Management Plan (IMP) is required for each “idle” mine under SMARA. The purpose of an IMP is to prevent or minimize adverse environmental effects from an idle mining operation and to ensure that residual hazards to the public health and safety are eliminated while the mine is idle. As defined in SMARA, “idle” means to curtail for a period of one year or more surface mining operations by more than 90 percent of the operation’s previous maximum annual mineral production, with the intent to resume those surface mining operations at a future date.

The site operations, by design and intent, are scheduled for regular idle periods, during which, it will follow an IMP to be approved along with this Revision. The complete IMP document has

been provided to the County as a separate stand-alone document. The IMP will therefore be in-place when the site is “idle” for more than one year and is intended to maintain the site security by maintaining fences and gates and by monitoring and maintenance of erosion control measures.

During idle periods, the operator will implement the following procedures during “idle” periods:

- Notification to be sent to the County as Lead Agency of the start and ending of all idle periods in accordance with SMARA and County Ordinance No. 555;
- Quarterly inspections of the site during idle periods;
- Monitoring and maintaining site fencing, gating and signage;
- Removal of on-site equipment;
- Monitoring and treating stockpiles to minimize wind and rain erosion; and
- Dust control which may include approved additional watering to form surface crusts; application of approved dust palliative; and revegetation.

### **3. PROJECT LIFE**

Estimate Operating Life: 25 years

Estimated Operations Termination Date: December 31, 2043 (with an assumed approval by January 1, 2019)

The mine site has aggregate resources totaling an estimated 1.7 mcy or approximately 2.5 mt based on 1.5 tons/cy. With average annual production of 100,000 tpy (1,000 tons/day for 100 days typical) and an occasional maximum tonnage of 200,000 tpy planned, the mine is expected to have a lifespan of 25 years until December 31, 2043.

### **4. PROJECT SIZE**

The overall project site encompasses 95.2 acres of which approximately 60 acres were permitted for operations in 1995. Currently approximately 41 acres are disturbed by past operations. This revision to SMP No. 194 plans on incorporating approximately 7 acres disturbed outside the approved mine area for a total area to be developed and reclaimed of 65 acres.

### **5. EXCAVATIONS AND SLOPE STABILITY**

The mine was and is designed as a “horse shoe” shaped quarry with finished slopes on the north and east not to exceed 4H:1V (horizontal: vertical) with a depth of approximately 100 feet on the east. The pit floor will daylight to the west with a slight gradient of 2%. These elevations correspond to the existing elevation of 890 feet mean sea level (msl) on the east to an average pit floor of 790 feet msl. No active slopes will exceed 1H:1V and 30 feet in height.

The approved 4H:1V slopes for the site will not be changed from those approved in 1995. These slopes were determined to be grossly and surficially stable under both static and seismic conditions (CHJ and EA No. 36858, 1995).

## **6. ANTICIPATED PRODUCTION**

The mine site has aggregate resources totaling an estimated 1.7 mcy or approximately 2.5 mt based on 1.5 tons/cy. With average annual production of 100,000 tpy (1,000 tons/day for 100 days typical) and an occasional maximum tonnage of 200,000 tpy planned, the mine is expected to have a lifespan of 25 years until December 31, 2043.

## **7. PLANNED PROCESSING PLANT**

The mined material will be transported to a portable crushing and screening plant either by loader, conveyor, or off-road haul truck. The plant will be located approximately in the center of the site at least 1000 feet from the north and east boundaries and 300 feet from Dillon Road and within the pit. Due to the movement of the working mining areas over time, the plant may be located in various locations in proximity to the mine operations. The portable plant typically consists of equipment as listed in Table 2 and shown in Figure 4. Power is provided by electric generators fueled by propane or diesel and shall be permitted to operate through the SCAQMD.

The portable crushing and screening plant processes approximately 125 tons per hour (tph) and for a typical 8-hour shift is approximately 1,000 tons/day, 100 days/year. This will vary due to specific construction projects.

Raw material is fed into the feeder by front end loader. The feeder evenly loads a conveyor belt with raw material and conveys that material to a screening deck (which is a large shaker box with several graduated steel screens inside). As material passes through the graduate screens it is sorted and conveyed to pre-determined stockpiles. Raw material which is too large to pass through the first screen is collected and conveyed in a crusher cone which crushes the large rock into smaller pieces. The smaller pieces are again conveyed to a screen deck for sorting. This process is repeated until the material has cycled through enough times to finally find its way to a stockpile with specifically sized rock, gravel and sand.

All materials are used in the production of marketable materials. On occasion there will be some material which will not be clean enough or of too large of quantity to be used. This material may be called "fill" or "excess" material and will be placed back in the mine as fill material (this quantity is usually very small in this type of operation). Smaller clays or fines will be used for reclamation.

A number of ancillary facilities provide support to site operations including: portable office trailer; materials testing laboratory; scalehouse; truck scales; up to four (4) lighting plants if needed (directed downwards and away from adjacent conservation areas and mountain slopes); parking areas for mobile equipment (on and off-road); aboveground diesel storage tanks equipped with secondary containment; generators; areas designated for dumpsters and waste management; and chemical toilets.

Water for process make-up and dust control is stored in a portable construction water tank.

Table 2 lists the major components for the aggregate plant. The listed equipment and facilities are typical plants and the actual plant equipment, manufacturers, and configurations may vary. The plant will be permitted through the SCAQMD to meet dust control requirements. All site operations and generators shall comply with all SCAQMD rules and regulations including control of fugitive dust with water sprayers.

Upon production of an adequate quantity of aggregates for a given project, the crusher is usually shut down and waits for confirming that the quantity is correct prior to dismantling the plant and moving the plant to the next project. When the plant is dismantled and shipped offsite, the entire crushing plant area is cleaned; all non-native materials are picked up and removed from the site.

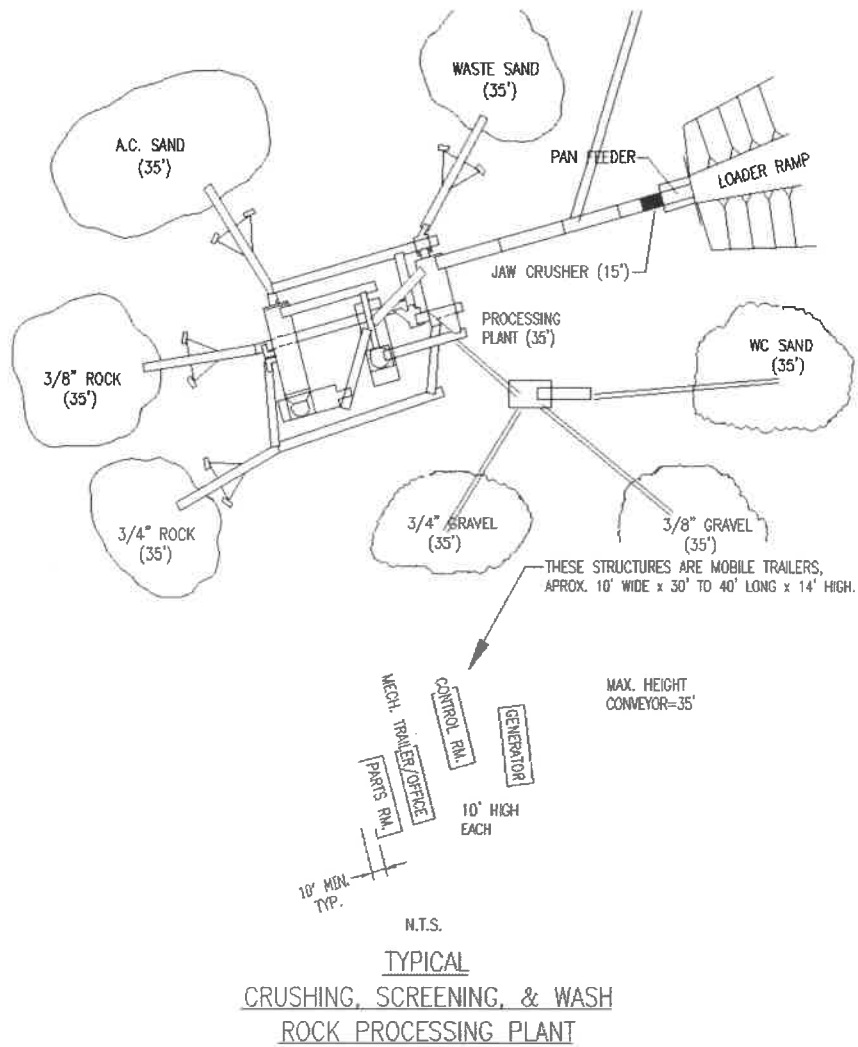
**Table 2**  
**Typical Aggregate Process Plant Equipment**

<b>Plant Equipment</b>	<b>Number</b>	<b>Purpose</b>
<i><b>Aggregate Process and Recycle</b></i>		
Feeder	1	Feeds material into the recycle plant
Crushers	1 - 2	Reduces (crushes) rock to product specification size
Screens	2 - 3	Sizes material
Hopper	1	Collects and distributes material
Conveyors	18	Transports material throughout plant
Stackers	2	Stacks finished material into product stockpiles
Water sprayers	Varies	Water sprayers will be located throughout the plant at transfer points to keep material moist in compliance with SCAQMD permit requirements
Truck Scale	1	Weighs trucks
Portable water tank	1	Size varies with project needs
Office, maintenance, and/or employee breakroom trailer	2-3	Adm., employees breakroom
Electric generator and fuel tank	1	Provides plant power

## **8. PRODUCTION WATER DATA**

There are no water sources available on or adjacent to the site. Water is transported to the site daily as needed by means of a 4,000 gallon water truck (typical size). Water is obtained from the Coachella Valley Water District via hydrants at their direction. The project is expected to use an average of 8,000 gallons per operational day or approximately 3 acre-feet per annum for dust control within the plant and water sprayed on roads and active operations areas as needed to limit blowing dust. A portable construction type water tank may be set up on-site sized to meet road and process plant dust control and fire protection as needed.

In the event that concrete aggregate products are washed on-site, water usage could increase by approximately 10 acre-feet per year based on 200,000 tpy and approximately 5 gallons/ton per hour; 125 tons/hour; and 60% recycled with a filter or belt press or similar equipment. The recycled or “waste water” will be used for dust control or washing.



**FIGURE 4**  
**Typical Processing Plant Layout and Equipment**



## **9. MINE WASTE**

The project is not expected to generate any waste material; but rather will use all products mined from the site and will process them all into finished products. Any unusable material will be graded back into the toe of the slope or on the pit floor.

## **10. IMPORTED WASTES**

There will be no imported waste materials or chemicals brought to the project site besides fuel and equipment maintenance fluids. Maintenance and some fueling will be conducted by a mobile maintenance truck. For longer operations, diesel would be delivered by truck and may be stored on-site in an above ground 3,000-gallon diesel tank (typical) with appropriate impervious catch basin permitted through the County DEH. BMPs will be implemented for storage and fueling and a SPCC Plan will be completed and submitted to DEH for certification. All used fluids are removed from the equipment and from the site following standard regulations. No used fluids are stored on-site.

## **11. EROSION AND SEDIMENTATION CONTROL**

The revision does not propose any changes to the previously approved pit design or changes to the existing drainage patterns. A "Hydrology Report" was prepared by Don Berg (July 1995) and the 1995 adopted CEQA assessment addressed the potential head cut erosion that could be caused by the pit slopes. It was determined and agreed by the Riverside County Flood Control and Water Conservation District that the gentle 4H:1V slopes and the 325-foot set back would be adequate to minimize the potential head cut erosion that could occur off-site.

Flows which enter the site will be allowed to flow over a gentle 4H:1H slope and enter into the 2% bottom area where it will be temporarily retained or slowed allowing some of the storm water to infiltrate into the ground. With the flow traversing the majority of the site in a sheet flow condition over a relatively flat grade, the flow should leave the site in a less erodible manner than it currently does. If future flows entering the site define a flow course, a shallow channel will be designed into the 4H:1V slope with a ½-ton rock stabilizer at the top and ½ ton rock energy dissipater at the bottom to control and spread the flow as it enters the 2% bottom area. The pit design would minimally decrease the peak flow but not alter the patterns of storm runoff when compared to pre-use conditions.

No undisturbed areas will be graded for mining prior to needed to reduce exposed soils. Water erosion will be minimized by the 325-foot setback on the north and east to limit any off-site headcut erosion and implementation of the SWPPP. Typical measures to control erosion include the creation of earthen and hard-faced ditches, remedial grading, revegetation, and supplemental sand bagging and placement of straw bales. The site will be visually inspected after major precipitation events to determine if any substantial erosion is evident such as sheet, rill or gully erosion or any surficial instability. Appropriate erosion control measures will be implemented where erosion is observed. The inspection for erosion and the maintenance of drainage/erosion control measures will be in conformance with the SWPPP.

## **12. BLASTING**

No blasting is planned or needed for the excavation of pit material.

## **13. TRUCKING & TRAFFIC ROUTES**

The approved and continuing truck routes all utilize Dillon Road southerly to I-10 and into the City of Indio. Projects foreseen to utilize the Dillon Road Mine are large projects in scale and most likely are State projects, such as Caltrans contracts or County road projects.

Based on an average production of 100,000 tpy and operations on 100 days/year, a typical production day would amount to around 1,000 tons/day; or 40 daily truck trips (one way) hauling 25 tons per truck. An additional 10 vehicle trips for employees and delivery trucks of water, fuel, supplies, and equipment could occur each typical operational day. On occasion when production could peak at 200,000 tpy for a construction project, it is expected that truck traffic could double up to 80 truckloads per day.

## **C. RECLAMATION**

The intent of the California Surface Mining and Reclamation Act (SMARA) is to “maintain an effective and comprehensive surface mining and reclamation policy with regulation of surface mining operations so as to assure that: (a) adverse environmental effects are prevented or minimized and that mined lands are reclaimed to a usable condition which is readily adaptable for alternative uses; (b) the production and conservation of minerals are encouraged, while giving consideration to values relating to recreation, watershed, wildlife, range and forage, and aesthetic enjoyment; and (c) residual hazards to the public health and safety are eliminated” (Section 2712).

Article 9, Section 3700 of SMARA states the following: “Reclamation of mined lands shall be implemented in conformance with standards in this Article (Reclamation Standards). The standards shall apply to each surface mining operation to the extent that:

- (1) they are consistent with required mitigation identified in conformance with CEQA; and
- (2) they are consistent with the planned or actual subsequent use or uses of the mining site.”

The operator proposes to reclaim the quarry site to meet Riverside County Ordinance No. 555, the County’s implementation of the State’s SMARA that will minimize impacts to the surrounding community and environment. The objectives of this Reclamation Plan are to:

- Eliminate or reduce environmental impacts from mining operations;
- Reclaim in a usable condition for post-mining end use of open space habitat;
- Contour mining features and revegetate disturbed areas to minimize safety, biological, and hydrological impacts; and
- Reclaim the site as necessary to eliminate hazards to public health and safety.

### **1. SUBSEQUENT USES**

The subsequent end use will be open space with native vegetation.

### **2. RECLAMATION SCHEDULE**

Reclamation will to undertaken on the 65 disturbed acres as discussed and as illustrated on Exhibit B, Reclamation Plan and Figure 5 in this Plan. Because the excavations will push east and north into the natural grade, concurrent slope reclamation will take only place as the pit reaches approximately 400 feet from the planned pit rim. Areas of the pit floor that are no longer needed will be revegetated as completed. Final reclamation will take place within one year of the termination of operations. The mobile equipment, any structures, the plant and product stockpile

**RECLAMATION PLAN NOTES (SUMME R)**

- Date of map preparation: June 2017  
 Author: LILBURN Corporation, Job # 2027  
 Project: Reclamation Plan (SMP No. 194R1)  
 Client: LILBURN CORPORATION
- Applicant:  
 LILBURN CORPORATION  
 1000 West Ocean Blvd., Suite 300  
 Laguna Beach, CA 92653  
 Phone: (949) 761-2222  
 Fax: (949) 761-2223  
 Email: info@lilburn.com
- Representation:  
 Title: Engineer  
 License: 75327  
 State: CA
- Project Name:  
 LILBURN CORPORATION  
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 Laguna Beach, CA 92653  
 Phone: (949) 761-2222  
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 Email: info@lilburn.com
- Date of map:  
 06/20/17
- Plan Preparation:  
 Prepared by: LILBURN CORPORATION  
 Checked by: LILBURN CORPORATION  
 Approved by: LILBURN CORPORATION
- Remarks:  
 This map was prepared to show the proposed reclamation plan for the site. The plan shows the proposed reclamation plan, including the proposed reclamation plan, the proposed reclamation plan, and the proposed reclamation plan. The plan is subject to the approval of the relevant authorities.

1. Date of map preparation: June 2017  
 Author: LILBURN Corporation, Job # 2027  
 Project: Reclamation Plan (SMP No. 194R1)  
 Client: LILBURN CORPORATION
2. Applicant:  
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 License: 75327  
 State: CA
4. Project Name:  
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 Email: info@lilburn.com
5. Date of map:  
 06/20/17
6. Plan Preparation:  
 Prepared by: LILBURN CORPORATION  
 Checked by: LILBURN CORPORATION  
 Approved by: LILBURN CORPORATION
7. Remarks:  
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Symbol	Description
	Boundary Line
	Proposed Reclamation Line
	Proposed Reclamation Area
	Proposed Reclamation Structure
	Proposed Reclamation Feature
	Proposed Reclamation Point

Account Name	Account No.	Account Class	Account Description	Account Balance
Account Name	Account No.	Account Class	Account Description	Account Balance
Account Name	Account No.	Account Class	Account Description	Account Balance

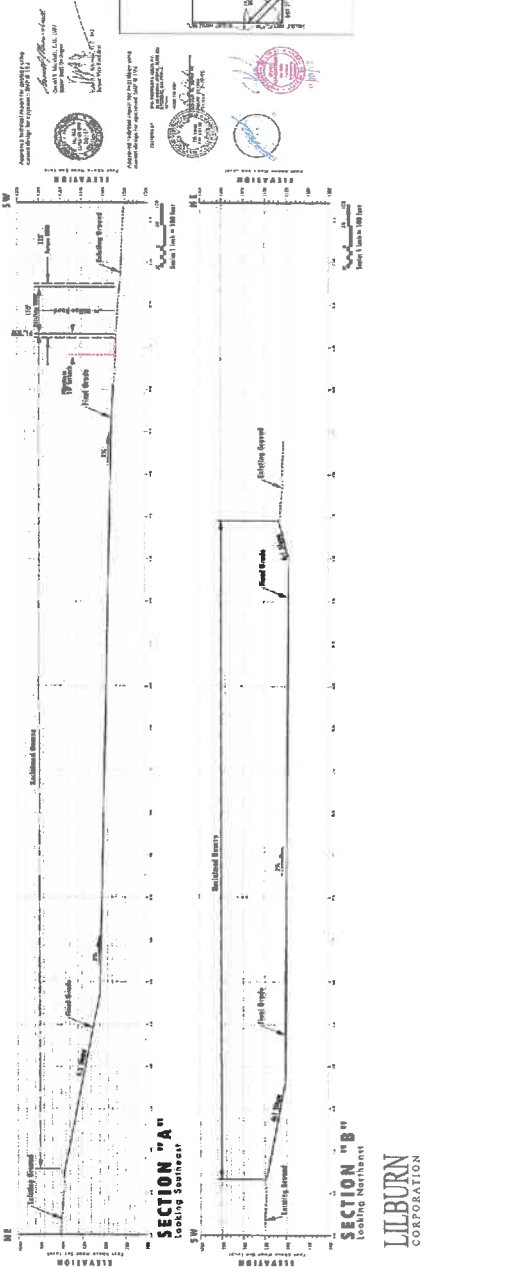
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Map showing reclamation plan with contour lines, property lines, and various annotations. Key features include:

- Property boundaries and adjacent APNs: APN: 745-310-001 (M-1 Forest), APN: 745-310-002 (M-1 Forest), APN: 745-310-003 (M-R-A), APN: 745-320-001 (M-1 Forest), APN: 745-320-005 (M-1 Forest).
- Reclamation features: Proposed reclamation lines, structures, and areas.
- Topographic contours and spot elevations.
- Water bodies and flow directions.
- Various annotations and notes.



areas will be removed and compacted areas ripped will be regraded for positive drainage, scarified, and revegetated. Any remaining stockpiles will be removed and placed into the quarry or graded, scarified, and revegetated. Roads deemed non-essential for access, maintenance, and monitoring will have any gravel material removed and will be scarified and revegetated as set forth in this Reclamation Plan.

### **3. FUTURE MINING**

This revision's plan and reclamation would not preclude future mining. The site could be mined to its full area and deeper depth with appropriate flood control drainage.

### **4. PUBLIC SAFETY**

The site is located in a fairly isolated area with no adjacent residences. The main access road will be gated and locked to limit access. The entire project area is and will remain fenced within property lines with a 5-foot high, 3-strand barbed wire fence posted with "No Trespassing" signs every 400 feet on the north, east and south. Six-foot high chain link fence with "No Trespassing" signs every 200 feet is aligned along the west boundary east of Dillon Road. The pit will be mined and reclaimed with shallow 4H:1V slopes and all equipment and plant facilities will be removed. No safety hazards will remain on-site.

### **5. POST RECLAMATION FEATURES**

After reclamation, the site will take on the appearance of a level pad near Dillon Road extending northeasterly. The shallow slope of 4H:1V at the back of the property will generally blend into the natural slope of the alluvial fan. The entire site will be revegetated per this Plan.

### **6. POST RECLAMATION DRAINAGE AND EROSION CONTROL**

Off-site post-reclamation drainage will not differ from drainage patterns during mining. Any storm water runoff from adjacent areas will either be avoided or allowed to enter the pit area as described under Sections A6 and B11 above. Water erosion will be minimized by the 325-foot setback on the north and east to limit any off-site head-cut erosion. Typical measures to control erosion include the creation of earthen and hard faced ditches, remedial grading, revegetation, and supplemental sand bagging and placement of straw bales. The site will be visually inspected after major precipitation events to determine if any substantial erosion is evident such as sheet, rill or gully erosion or any surficial instability. Appropriate erosion control measures will be implemented where erosion is observed. The inspection for erosion and the maintenance of drainage/erosion control measures will be in conformance with the SWPPP.

### **7. SLOPES AND SLOPE TREATMENT**

The mine was and is designed as a "horse shoe" shaped quarry with finished slopes on the north and east not to exceed 4H:1V (horizontal: vertical) with a depth of approximately 100 feet on the east. The pit floor will daylight to the west with a slight gradient of 2%. These elevations

correspond to the existing elevation of 890 feet mean sea level (msl) on the east to an average pit floor of 790 feet msl. No active slopes will exceed 1H:1V and 30 feet in height.

The approved 4H:1V slopes for the site will not be changed from those approved in 1995. These slopes were determined to be grossly and surficially stable under both static and seismic conditions (CHJ and EA No. 36858, 1995).

After completion of mining, final reclamation will include grading the slopes to 4H:1V, ripping slopes perpendicular to the slope, adding available top soil, and seeding with native species. Revegetation will be monitored until success criteria are achieved. The owner of the site is responsible for any future erosion impacts off site.

## **8. PIT AREA AND EXCAVATIONS**

Reclamation of the pit slopes is discussed above. The pit will be left in a stable, safe condition with site fencing to limit trespassing and illegal dumping.

## **9. OVERBURDEN STOCKPILES, MINE WASTES**

Any stockpiled material will be removed or graded back into the pit and along the slopes and be revegetated. Any excavated native material that does not product specifications would also be graded into the pit and along the lopes and be revegetated.

No ponds, reservoirs, or dams exist on-site or are planned.

## **10. CLEAN UP**

All clean-up operations will be conducted within one year of the termination of mining. Scrap material, refuse, unwanted equipment, and surplus materials will be removed and disposed of at an appropriate landfill site. Excess material piles and disturbed areas will be regraded for positive drainage, scarified, and revegetated. Process plant facilities and equipment will be removed from the site.

## **11. CONTAMINANTS**

The operator will comply with the requirements of the California Industrial Storm Water Permit by implementing the SWPPP that incorporates BMPs and a SPCC plan throughout the operation of the mining and processing activities. During removal of plant equipment, tanks, and other facilities, any fuel or oil spills, or other contaminants will be cleaned up immediately per the SPCC plan. After reclamation, there will be no contamination sources remaining on-site.

## **12. SOILS AND FINE TEXTURED WASTE**

Prior to expansion into undisturbed areas, available surface or growth media available will be scraped and used for concurrent reclamation (preferable), and/or stored in separate soil stockpiles as shown on Exhibit A. Approximately 41 acres of the site are currently disturbed by past

mining. Another 20 acres of relatively undisturbed areas will be mined in the future. The operator will salvage the top one-foot of surface material for future revegetation. This would total approximately 32,000 cy.

Surface material salvage will be conducted only as needed immediately prior to expansion of a pit area to avoid exposing the surface to wind erosion. When possible, the surface material will be immediately utilized for ongoing revegetation efforts. Surface material that cannot be used immediately for revegetation will be stockpiled separately as shown on Figure 3 and Exhibit A, Mining Plan and clearly identified. Stockpiles will be covered with larger sized material to inhibit wind and water erosion or water sprayed to form a crust on the surface.

Areas and slopes to be reclaimed will be ripped to a depth of 1-foot and covered evenly with available surface material to provide a soil base and natural seed source. No soil supplements are recommended, as all plant species utilized will be native to the existing soil and climate.

### **13. REVEGETATION**

The revegetation plan will implement a series of activities to revegetate portions of the site concurrent with mining operations and for final reclamation. All 65 acres if disturbed will be reclaimed and revegetated. Due to the lack of soil and previously mined and rocky existing conditions, only a limited amount of “topsoil” or growth media will be available. The site is a relatively barren environment due to lack of soil and the extreme hot temperatures and very dry conditions. Daytime temperatures average over 100° F. from May through September and annual rainfall is under 4 inches.

Physical reclamation procedures will include regrading to achieve planned slopes of 4H:1V as needed, ripping compacted surfaces to a depth of about 1-foot to hold moisture, spreading stockpiled surface material containing banked seeds evenly across all disturbed areas, seeding with commercial available native seeds, and staking or flagging reclaimed areas to eliminate additional disturbance.

#### **Baseline Data**

RCA Associates prepared a *Baseline Vegetation Survey* to collect on-site detailed plant diversity, density, and richness information for use in the revegetation plan. This report is included in Attachment 2, dated December 2017. The site consists of mixed desert shrub community as discussed in Section A.9 above.

RCA established 15 step-point plant transects in undisturbed portions of the mine site to sample and record existing plant occurrences per SMARA recommendations. Table 3 shows the results of the plant transect data gathered on-site in terms of cover, density and species richness. The revegetation effort will focus on the perennial pioneer shrub and annuals that aid in providing organic material, holding moisture, and breaking up the surface.

The sampling results for the mixed desert scrub per a square meter plot are listed in Table 3.

**Table 3**  
**Dillon Road Mine**  
**Summary of Perennial Plant Plot Data**

SPECIES	COVER (%)	DENSITY (Number per sq. meter)	FREQUENCY
Encelia ( <i>Encelia californica</i> )	8.3	1.8	8.2
Creosote Bush ( <i>Larrea tridentata</i> )	4.9	1.2	6.6
Cooper's lycium ( <i>Lycium cooperi</i> )	4.3	2.3	2.6
Indigo bush ( <i>Parosela schottii</i> )	8.3	1.2	4.0
Ephedra ( <i>Ephedra nevadensis</i> )	8.8	1.8	3.3
Beavertail cactus ( <i>Opuntia basilaris</i> )	1.0	1.1	0.7
Cholla ( <i>Opuntia sp.</i> )	3.0	1.4	2.0
Barrell cactus ( <i>Opuntia sp.</i> )	2.0	1.1	2.7
<b>Total</b>	<b>40.6</b>	<b>11.9</b>	<b>30.1</b>

Source: Data from field investigations conducted on April 12, 2017.

### Site Preparation

Prior to mining or grading undisturbed areas, specific plants and soil will be salvaged under the direction of a project botanist. Selected species of cacti (barrel cactus and various cholla species found on-site) favorable for salvage will be marked and salvaged for transplanting to an area on-site ready for reclamation under the direction of the botanist. On-site vegetation will be removed and crushed with the soil salvaged.

The available surface material will be salvaged to a depth of one-foot and graded into temporary shallow stockpiles as shown on the Mine Plan, Exhibit A and Figure 3 for ongoing or future reclamation. The salvaged material will be stockpiled separately and clearly identified. This surface material will be used as growth media and seed bank for the revegetation effort. Concurrent revegetation will be undertaken as soon as areas are mined to the approved plan design and no longer needed for operations in order to reduce the time the surface materials are stored. In addition, if the stockpiles are composed of fine materials susceptible to wind erosion, there will be water sprayed to form a surface crust or covered with larger gravel materials.

### Revegetation Methods

Upon completion of mining to the approved plan design and no longer needed for operations, the slope and/or pit floor will be ripped to a depth of 1-foot parallel to the slope to break up compacted areas and aid in holding moisture and seeds. The stored surface material will be spread evenly over the areas to be reclaimed with ridges and furrows to aid in holding moisture and windblown seeds. The revegetation effort will be augmented by broadcast seeding of local native species as available commercially. No invasive, non-native plant species will be used in



the revegetation plan. Only native seeds tolerant to existing soil and rainfall conditions and on the CVMSHCP recommended plant list will be used. The species listed below are all on the CVMSHCP Native Plants recommended list.

Seeding will take place between November and January after the first substantial rains to take advantage of winter precipitation and eliminate the need for irrigation. Reclaimed areas will be clearly staked and flagged to eliminate additional disturbance from ongoing operations. The disturbed areas will be broadcast seeded with the species and rates as listed in Table 4.

**Table 4  
Dillon Road Mine  
Seeding Rates**

Common Plant Name	<i>Species Name</i>	Seeding Rate (PLS lbs. /acre)
Creosote bush	<i>Larrea tridentata</i>	1.5
Cooper's Lycium	<i>Lycium cooperi</i>	1.5
Four-wing saltbush	<i>Atriplex canescens</i>	2
Ephedra	<i>Ephedra nevadensis</i>	2
Sand rice grass	<i>Stipa hymenoides</i>	2
Desert mallow	<i>Sphaeralcea ambigua</i>	0.5
White bur-sage	<i>Ambrosia dumosa</i>	2
Encelia	<i>Encelia farinosa</i>	1
California plantain	<i>Plantago ovata</i>	8
<b>Total</b>		<b>20.5</b>

Note: Seeding Rate is pure live seed (PLS) or equivalent.  
Source: RCA Associates April 2017 (see Attachment 2)

The above procedures will be undertaken for final reclamation of the plant areas and roads to be reclaimed. The average precipitation in the area should be sufficient for seed germination and root establishment of native species. No irrigation or fertilization will be conducted, as native seeds are tolerant to existing temperatures, precipitation and soil conditions. Irrigation and fertilization also tend to encourage non-native invasive species. During assessments, the consulting biologist will determine the need for weeding and remediation and will contact the responsible party for any work required.

### **Test Plots**

In addition, the operator shall establish four 25 square meter test plots. The plot areas shall be representative of disturbed areas with the following treatments: (1) ripping to depth of 1-foot; (2) ripping and evenly covering with available topsoil; (3) ripping and seeding; and (4) ripping, covering with available topsoil, and seeding. The test plots will be maintained and monitored and tests conducted to refine revegetation techniques and seeding rates. Additional tests will be conducted if the initial tests and any active revegetation are not successful and may include various types and amounts of seeds and different soil preparation and amendments.

## **Weed Control**

The purpose of the weed control plan is to reduce or eliminate the occurrence of non-native invasive plant species that may invade the site where mining activities have removed the native plant cover and where active and natural revegetation is taking place. Non-native invasive species (weeds) can compete with native plant species for available moisture and nutrients and consequently interfere with revegetation of the site.

The occurrence of weeds on site shall be monitored by visual inspection. The goal is to prevent weeds from becoming established both during mining operations and reclamation and depositing seeds in areas to be revegetated at a later date. No areas over any given 50 square meters (similar to plant transect monitoring) will be allowed to have more than 15 percent of the ground cover provided by non-native plant species. If inspections reveal that weeds are becoming or have established on site, then removal will be initiated. Inspections shall be made in conjunction with annual revegetation monitoring.

Weed removal will be accomplished through manual, mechanical or chemical methods depending on the specific circumstances. For example, solitary or limited numbers of plant species will be manually removed (chopped) and the stumps sprayed with an approved weed killer such as Round-Up. Smaller plants that cover more area may be sprayed, scraped with a tractor, or chopped by hand, depending upon the size of the area of infestation and the number of desired native plants in proximity or mixed in with the weeds.

Reports of inspections and weed control implementation shall be part of the annual revegetation monitoring and kept on file by the operator.

## **Revegetation Monitoring**

The Revegetation Monitoring Plan will be an ongoing effort to assess the results of revegetation on the reclaimed areas of the site. The monitoring plan will be followed annually to monitor and assess completed revegetated areas (and test plots) and areas where revegetation is being planned or just beginning. An annual Revegetation Monitoring Report submitted by the operator to the County upon initiation of revegetation efforts will be part of the overall compliance with conditions. Revegetated areas will be assessed utilizing success criteria with successful methods being implemented for future revegetation.

Monitoring will be performed annually in each revegetated area for a period of 5 years after reclamation, or until success criteria have been achieved. Sampling will be along 14 randomly placed 50-meter by 1-meter transects per reclaimed area. Cover will be calculated using the line-intercept method along each 50-meter transect. The density and species present will then be counted within the 50-meter by 1-meter belt transects. Data for all transects will then be averaged to produce the results. Only native perennial plants will be counted towards meeting the performance standards.

## Success Criteria

Success criteria will be based on the overall quality of the revegetation results compared to the recorded baseline vegetation data. Following completion of the revegetation for a specific area, the surviving perennial plant species shall be evaluated annually by the consulting botanist for relative growth as determined by cover, diversity and density. Individual specimens or areas shall receive appropriate remedial attention as necessary. Remedial actions include removing invasive weed species or reseeding. The above procedure will be repeated annually for a total of five years or until success criteria achieved.

Success will be a measure of the species density, diversity, and cover based on the baseline or control areas. Successful revegetation based on RCA baseline data and DMR standards will be achieved when the reseeded areas have met the following in Table 5. In addition, three cactus species found on-site will be transplanted either as whole plants or segments which root when planted. It is unknown how many individuals of these species are on-site and salvageable, but of the salvageable individuals, the reclamation effort will strive for 50% survival of the beavertail and barrel cactus, and 75% for cholla.

**Table 5**  
**Dillon Road Mine**  
**Revegetation Success Criteria**  
**per 50-meter x 1-meter transect (50 square meters)**

<b>Mixed Desert Scrub</b>	<b>Success Criteria</b>
Cover (%)	8% cover of native perennials/50 m <sup>2</sup>
Shrub Density (stems/50 m <sup>2</sup> )	12 native perennials/50 m <sup>2</sup>
Species Richness or Diversity (species/50 m <sup>2</sup> )	4 native perennial/50 m <sup>2</sup>

Source: DMR Letter dated October 30, 2018

## 14. Monitoring and Maintenance

Reclamation efforts will be monitored pursuant to SMARA requirements and according to the County approved Reclamation Plan. The operator will be required under SMARA (Public Resources Code Section 2207) to submit an annual report. SMARA (Section 2774(b)) requires the lead agency (the County) to conduct an inspection of the mining operation within six months of receipt of the required Annual Report.

Ongoing operations and reclamation activities require monitoring and maintenance as applicable. The operator will provide onsite review of the following among others:

- a. Storm Water Pollution Prevention per the NPDES plan required by State and Federal rules. Erosion control will be reviewed and addressed within the NPDES (SWPPP) permit and plans. Pollution Prevention per the pending Site Business Plan required by the County Environmental Health Services Department.

- b. Implementation and effectiveness of dust control measures including spillage onto Dillon Road;
- c. Maintenance/updating of air quality permits;
- d. Trucking operations;
- e. Inspection of fencing and signs; and
- f. Test revegetation plots and any ongoing revegetate.

During those periods when the mine has ceased operations for a period of over one year, the site shall be monitored in concurrence with the Interim Management Plan, which generally includes site monitoring for fencing and signs, illegal dumping, and erosion.

After reclamation, the operator will annually monitor progress of the revegetation efforts and potential erosion issues. Monitoring will continue until revegetation success criteria is achieved.

#### **15. Reclamation Assurance**

The operator assures reclamation of the site in compliance with Section 2773.1 of SMARA in the form of a bond payable to the County of Riverside and the California Department of Conservation, Division of Mines and Geology. Skanska currently has a bond on file with the County for an amount of \$275,479.51. Skanska's latest FACE submittal in June 2016 estimated FACE costs of approximately \$118,000 due to facilities and equipment have been removed off-site. Therefore the current bond is more than adequate.

An updated financial assurance will be reviewed and adjusted annually to account for new lands disturbed, equipment and facilities on-site, inflation, and reclamation of lands accomplished in accordance with the approved Reclamation Plan (SMARA, Section 2773.1 (a)(3)).

#### **16. Statement of Responsibility**

Statement of Responsibility is on file with the County. A new statement will be signed by the operator upon project approval.

## REFERENCES, ACRONYMS, and GLOSSARY

### REFERENCES

- Baseline Vegetation Survey.* RCA Associates Inc., April 2017.
- Dillon Road Mine Surface Mining Permit No. 194.* August 1995.
- Engineering Geology Investigation.* CHJ Inc., March 1995.
- Environmental Assessment No. 36858 for SMP No. 194.* Riverside County. August 1995.
- General Biological Resources Assessment for Dillon Road Mine.* RCA Associates Inc., December 2017.
- Hydrology Study for Dillon Road Mine.* GFB-Friedrich & Assoc. Don Berg, July 1995.
- Riverside County General Plan.* Riverside County Planning. Effective date 12/15/2015.
- Storm Water Pollution Prevention Plan.* E. L. Yeager Construction Co. Inc., February 1998.
- Surface Mining and Reclamation Act (SMARA).* California Department of Conservation, Office of Mine Reclamation, 2016.

### ACRONYMS

<b>APN</b>	assessor's parcel number
<b>BMP</b>	Best Management Practices
<b>CCR</b>	California Code of Regulations
<b>CDFW</b>	California Department of Fish and Wildlife
<b>CESA</b>	California Endangered Species Act
<b>CEQA</b>	California Environmental Quality Act
<b>CVMSHCP</b>	Coachella Valley Multi-Species Habitat Conservation Plan
<b>CY</b>	Cubic yards
<b>DEH</b>	County Department of Environmental Health
<b>DMR</b>	Division of Mine Reclamation
<b>DOC</b>	Department of Conservation
<b>EA</b>	Environmental Assessment
<b>H: V</b>	Slope description (x height to x vertical; typically in feet)
<b>I-10</b>	Interstate 10
<b>IMP</b>	Interim Management Plan
<b>MCY</b>	million cubic yards
<b>MND</b>	Mitigate Negative Declaration (CEQA document)
<b>M-R-A</b>	Mineral Resources and Manufacturing (County zoning designation)
<b>msl</b>	mean sea level

<b>MT</b>	million tons
<b>NPDES</b>	National Pollutant Discharge Elimination System
<b>OS-MIN</b>	Open Space – Mining (County General Plan Foundation designation)
<b>RP</b>	Reclamation Plan
<b>ROW</b>	Right-of-way
<b>SCAQMD</b>	South Coast Air Quality Management District
<b>SCE</b>	Southern California Edison
<b>SMARA</b>	Surface Mining and Reclamation Act
<b>SMP</b>	Surface Mining Permit
<b>SPCC</b>	Spill Prevention, Control, and Counter-measure
<b>SWPPP</b>	Stormwater Pollution Prevention Program
<b>tpd</b>	tons per day
<b>tpy</b>	tons per year
<b>USGS</b>	United States Geological Survey

## **GLOSSARY OF TERMS**

**Acre-foot:** Volume of water required to cover an area of one acre to a depth of one foot.

**California Endangered Species Act:** California state legislation enacted in 1984, with the intent to protect floral (plant) and faunal (animal) species by listing them as “rare,” “threatened” “endangered,” or “candidate.” The Act also provides a consultation process for the determination and resolution of potential adverse impacts to the species.

**California Environmental Quality Act (CEQA):** Policies enacted in 1970, and subsequently amended, the intent of which is the maintenance of a quality environment for the people of California now and in the future.

**Endangered species:** A species whose prospects of survival and reproduction in the wild are in immediate jeopardy from one or more causes.

**Growth Media:** Surface material which contains nutrients, micro flora, and plant seeds.

**Hazardous material:** Substance, which may cause injury to persons or damage to property because of its potential for corrosivity, toxicity, ignitability, chemical reactivity, or explosiveness.

**Rare species:** A species, which, although not presently threatened with extinction, is in such small numbers throughout its range that it may become endangered if its present environmental worsens.

**Reclamation:** The combined process of land treatment that minimizes water degradation, air pollution, damage to aquatic or wildlife habitat, flooding, erosion, and other adverse effects from surface mining operations (SMARA 2015).

**Regional Water Quality Control Board (RWQCB):** Agency which administers the requirements of the California Administrative Code, Title 23, Division 3, Chapter 15 (Section 2595,g,7) to ensure the highest possible water quality consistent with all demands.

**Sensitive species:** A plant or animal species, which is recognized by the government or by a conservation group, as being depleted, rare, threatened, or endangered.

**Threatened Species:** Species, which, although not presently threatened with extinction, are likely to become endangered in the foreseeable future in the absence of special protection and management efforts.

**Watershed:** A region that contributes water flow and runoff to a particular stream channel or system of channels due to its topography.

**Water table:** The upper water level of a body of groundwater.

## CROSS REFERENCE MATRIX

### Dillon Road Mine Reclamation Plan (SMP 102R1) & Surface Mining and Reclamation Act of 1975 (SMARA) & California Code of Regulations (CCR Title 14)

Prepared by Lilburn Corporation – November 2018

Including reference to:

ARTICLE 1. GENERAL PROVISIONS. SECTION 2710 et seq.

ARTICLE 2. DEFINITIONS. SECTION 2725 et seq.

ARTICLE 3. DISTRICT COMMITTEES. SECTION 2740 – 2741

ARTICLE 4. STATE POLICY FOR THE RECLAMATION OF MINED LANDS. SECTION 2755 et seq.

ARTICLE 5. RECLAMATION PLANS AND THE CONDUCT OF SURFACE MINING OPERATIONS.

SECTION 2770 et seq., as amended

CCR TITLE 14 (REGISTER 85, No. 18-5-4-83)

CHAPTER 8. MINING AND GEOLOGY

SUBCHAPTER 1. STATE MINING AND GEOLOGY BOARD

ARTICLE 1. SURFACE MINING AND RECLAMATION PRACTICE. SECTION 3500 et seq.

ARTICLE 9. RECLAMATION STANDARDS. SECTION 3700 et seq.

SMARA/CCR SECTION	DESCRIPTION	N/A	PAGE(S)	SECTION(S)
<b>MINING OPERATIONS AND CLOSURE</b>				
SMARA 2770.5	100-year flood, Caltrans contact	X		
SMARA 2772 (c) (1)	Name and Address of operator/agent.		5	INTRO
SMARA 2772 (c) (2)	Quantity & type of minerals to be mined.		4 & 14	INTRO B1
SMARA 2772 (c) (3)	Initiation and termination date.		5 & 17	INTRO B3
SMARA 2772 (c) (4)	Maximum anticipated depth of mining.		14 & 17	B2, B5
SMARA 2772 (c) (5)	Description, including map with boundaries, topographic details, geology, streams, roads, utilities.		7, 9-10, 14-17	A2, A5, B2
SMARA 2772 (c) (6)	Mining plan and time schedule for reclamation (concurrent or phased reclamation).		14-17, 23-25	B2, C2
SMARA 2772 (c) (7)	Proposed subsequent use.		23	C1
SMARA 2772 (c) (8)	Description of reclamation measures adequate for proposed end use.		23-32	Entire C Section
SMARA 2772	Description of containment		14-17, 21, 26	B2, B9, B10



SMARA/CCR SECTION	DESCRIPTION	N/A	PAGE(S)	SECTION(S)
<b>MINING OPERATIONS AND CLOSURE</b>				
(c) (8) (a)	control and mine waste disposal.			C9, C10, C11
SMARA 2772 (c) (8) (b)	Rehabilitation of stream banks/beds to minimize erosion	X		
SMARA 2772 (c) (9)	Impact of reclamation on future mining.		25	C3
SMARA 2772 (c) (10)	Applicant statement accepting responsibility for reclamation per the reclamation plan.		32	C16
SMARA 2773 (a)	Water quality monitoring plan specific to property.		21	B11
SMARA 2773 (a)	Sediment and erosion control monitoring plan specific to property.		21	B11
SMARA 2773 (a)	Revegetation plan specific to property. Monitoring Plan.		27-32	C13, C14
SMARA 2773.1	Performance (financial) assurances.		CURRENTLY IN-PLACE	
SMARA 2777	Amended reclamation plans required prior to substantial deviations to approved plans.	X	INFORMATIONAL	
CCR 3502 (b) (1)	Environmental setting and impact of reclamation on surrounding land uses. (Identify sensitive species, wildlife habitat, sensitive natural communities, e.g., wetlands, riparian zones, etc.).		7-13	Section A; Attachment 1
CCR 3502 (b) (2)	Public health and safety (exposure).		25	C4
CCR 3502 (b) (3)	Slopes: critical gradient, consider physical properties and landscaping.		17	B5
CCR 3502 (b) (4)	Fill materials in conformance with current engineering practice.	X		
CCR 3502 (b) (5)	Disposition of old equipment		26	C10
CCR 3502 (b) (6)	Temporary stream and water diversions shown.		21	B11
CCR 3503 (a) (1)	Removal of vegetation and overburden preceding mining		21. 26-27	B11 C12

SMARA/CCR SECTION	DESCRIPTION	N/A	PAGE(S)	SECTION(S)
<b>MINING OPERATIONS AND CLOSURE</b>				
	kept to a minimum.			
CCR 3503 (a) (2)	Overburden stockpiles managed to minimize water and wind erosion.	X		
CCR 3503 (a) (3)	Erosion control facilities (dikes, ditches, etc.) as necessary.		21	B11
CCR 3503 (b) (1)	Settling ponds (sedimentation and water quality).	X		
CCR 3503 (b) (2)	Prevent siltation of groundwater recharge areas.	X		
CCR 3503 (c)	Protection of fish and wildlife habitat (all reasonable measures).		11-13 27-32	A8, A9 C13
CCR 3503 (d)	Disposal of mine waste and overburden (stable-no natural drainage restrictions without suitable provisions for diversion).		21 26	B9 C9
CCR 3503 (e)	Erosion and drainage (grading to drain to natural courses or interior basins).		21	B11
CCR 3503 (f)	Resoiling (fine material on top plus mulches).		26 - 27	C12
CCR 3503 (g)	Revegetation and plant survival (use available research).		27 - 32	C13
CCR 3703 (a)	Sensitive species conserved or mitigated		11-13 27 - 32	A8, A9 C13
CCR 3703 (b)	Wildlife habitat at least as good as pre-project, if approved end use is habitat.		23 - 25 27 -	C1, C2 C13
CCR 3703 (c)	Wetlands avoided or mitigated at 1:1 minimum	X		
CCR 3704 (a)	For urban use, fill compacted in accordance with UBC or local grading ordinance.	X		
CCR 3704 (b)	For resource conservation, compare to standard for that end use		27 – 32; Table 5	C13
CCR 3704 (c)	Mine waste stockpiled to facilitate phased reclamation and separate from growth		22 26	B9 C9

SMARA/CCR SECTION	DESCRIPTION	N/A	PAGE(S)	SECTION(S)
<b>MINING OPERATIONS AND CLOSURE</b>				
	media.			
CCR 3704 (d)	Final reclamation fill slopes not exceed 2:1, except when engineering and revegetation analysis allow.	X		
CCR 3704 (e)	Final landforms or fills conform with surrounding topography or end use.		23-25	C1 C2 C5
CCR 3704 (f)	Cut slopes have minimum factor of safety for end use and conform with surrounding topography.		15 - 17 25-26	B5 C7
CCR 3704 (g)	Piles or dumps not placed in wetlands without mitigation.	X		
CCR 3705 (a)	Vegetative cover, suitable to end use, self-sustaining. Baseline studies documenting cover, density and species richness.		27 - 31 Table 3	C13; Attachment 2
CCR 3705 (b)	Test plots if success has not been proven previously		29 - 30	C13
CCR 3705 (c)	Decompaction of site.		27	C13
CCR 3705 (d)	Roads stripped of road base materials, resoiled and revegetated, unless exempted.		25	C2
CCR 3705 (e)	Soil altered or other than native topsoil, required soil analysis. Amend if necessary.	X		
CCR 3705 (f)	Temporary access not bladed. Barriers installed.	X		
CCR 3705 (g)	Use native plant species, unless exotic species meet end use.		27 – 32; Table 4	C13
CCR 3705 (h)	Plant during correct season.		29	C13
CCR 3705 (i)	Erosion control and irrigation, when necessary.		21 25 - 29	B11 C6 C13
CCR 3705 (j)	If irrigated, demonstrate self-sustaining without for two-year minimum.	X		
CCR 3705 (k)	Weeds managed.		30	C13
CCR 3705 (l)	Plant protection measures, fencing, caging.	X		

SMARA/CCR SECTION	DESCRIPTION	N/A	PAGE(S)	SECTION(S)
<b>MINING OPERATIONS AND CLOSURE</b>				
CCR 3705 (m)	Success quantified by cover, density and species-richness. Standards proposed in plan. Sample method set forth in plan and sample size provides 80 percent confidence level, as minimum.		27 – 32; Table 5	C13
CCR 3706 (a)	Mining and reclamation to protect downstream beneficial uses.		21 25	B11 C6
CCR 3706 (b)	Water quality, recharge, and groundwater storage shall not be diminished, except as allowed by plan.		21 25	B11 C6
CCR 3706 (c)	Erosion and sedimentation controlled during all phases as per RWQCB/SWRCB.		21 25	B11 C6
CCR 3706 (d)	Surface runoff and drainage controlled and methods designed for not less than 20 year/1 hour intensity storm event.		21	B11
CCR 3706 (e)	Altered drainages shall not cause increased erosion or sedimentation.		21	B11
CCR 3706 (f)	Stream diversions constructed in accordance with DFG 1603, EPA 404, Sec. 10 Rivers and Harbors.		21	B11
CCR 3706 (g)	All temporary diversions eventually removed.		21	B11
CCR 3707 (a)	Return prime ag to prime ag, unless exempted.	X		
CCR 3707 (b)	Segregate and replace topsoil by horizon.	X		
CCR 3707 (c)	Productivity rates equal pre-project or similar site for two consecutive years. Rates set forth in plan.	X		
CCR 3707 (d)	Fertilizers and amendments not contaminate water.	X		
CCR 3708	Other ag capable of sustaining crops of area.	X		

SMARA/CCR SECTION	DESCRIPTION	N/A	PAGE(S)	SECTION(S)
<b>MINING OPERATIONS AND CLOSURE</b>				
CCR 3709 (a)	Equipment stored in designated area and waste disposed of according to ordinance.		18 - 19 21 26	B7 B10 C10 -11
CCR 3709 (b)	Structures and equipment dismantled and removed.		26	C10
CCR 3710 (a)	Surface and groundwater protected.		21	B11
CCR 3710 (a)	Surface and groundwater protected in accordance with Porter Cologne and Clean Water Acts (RWQCB/SWRCB).		21	B11
CCR 3710 (b)	In-stream in accordance with CFG 1600, EPA 404, and Sec. 10 Rivers and Harbors.	X		
CCR 3710 (c)	In-stream channel elevations and bank erosion evaluated annually using extraction quantities, cross-sections, and aerial photos.	X		
CCR 3710 (d)	In-stream mining activities shall not cause fish to become entrapped in pools or in off-channel pits. California Fish and Game Code section 1600.	X		
CCR 3711(a)	All salvageable topsoil removed. Topsoil and vegetation removal not proceed mining by more than one year.		26 - 31	C12, C13
CCR 3711 (b)	Topsoil resources mapped prior to stripping, location of stockpiles on map. Topsoil and growth media in separate stockpiles.		26-31	C12, C13
CCR 3711 (c)	Soil salvage and phases set forth in plan, minimize disturbance, designed to achieve revegetation success.		26 - 31	C12, C13
CCR 3711 (d)	Topsoiling phased ASAP. Stockpiles not to be disturbed until needed. Stockpiles		26 - 27	C12 C13

SMARA/CCR SECTION	DESCRIPTION	N/A	PAGE(S)	SECTION(S)
<b>MINING OPERATIONS AND CLOSURE</b>				
	clearly identified and planted with vegetation or otherwise protected.			
CCR 3711 (e)	Topsoil redistributed in stable site and consistent thickness.		26 - 31	C12 C13
CCR 3712	Waste and tailings, and waste disposal governed by SWRCB (Article 7, Chapter 15, Title 23, CCR).		21 26	B10 C11
CCR 3713 (a)	Drill holes, water wells, monitoring wells abandoned in accordance with laws.	X		
CCR 3713 (b)	All portals, shafts, tunnels, or openings, gated or protected from public entry, but preserve access for wildlife.	X		

**ATTACHMENT 1**  
**GENERAL BIOLOGICAL RESOURCES**  
**ASSESSMENT**  
**RCA ASSOCIATES**  
**DECEMBER 2017**

# **GENERAL BIOLOGICAL RESOURCES ASSESSMENT**

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## **DILLON ROAD MINE, SMP #00194 RIVERSIDE COUNTY, CALIFORNIA CA MINE ID# 91-33-0066**

**Prepared for:**

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**Project Number: #2017-25**

**December 18, 2017**

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## **RCA ASSOCIATES, INC.**

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## **1.0 SUMMARY AND PROPERTY DESCRIPTION**

Biological surveys were conducted on a 98-acre site located on Dillon Road approximately six miles north of Interstate 10 in the unincorporated area of Riverside County, California (Figures 1, 2, 3, and 4). The property encompasses assessor parcel number (APN) 745-310-003 and 745-320-012.

### **1.1 Property Legal Description**

That portion of the west half of Section 19, Township 4 south, Range 8 east, San Bernardino Base and Meridian, described as follows: Beginning at the southwest corner of the northwest quarter of said Section 19; thence north 972.23 feet; thence east 2602.47 feet; thence south 1674.70 feet; thence west 2596.94 feet; thence north 702.47 feet to the point of beginning. Excepting that portion in Dillon Road 110 feet wide as described in the deed to the County of Riverside recorded August 30, 1983 as Instrument No. 176742, official records.

### **1.2 Survey Summary**

The surveys were conducted in order to evaluate the existing biological resources present on the site, and to determine if any sensitive species were likely to occur on the property. The project site was also evaluated to determine if any critical habitats were present. This biological report summarizes the results of the field investigations as required by Riverside County and various State agencies. The assessment includes a review of pertinent literature, a review of the California Natural Diversity Data Base (CNDDDB), field investigations, and analysis of potential impacts to biological resources.

The site has been mined in the past and the proponent is proposing a revision and time extension for the existing sand and gravel mine. The site was partially mined under Riverside County Surface Mine Permit No. 194 (SMP #194) approved in 1995, and was previously mined under SMP #144E (expired) (Kjelstrom & Associates, August 2014).

The applicant is proposing to continue mining on approximately 64.6 acres under the same parameters conditioned under SMP #194. The mine operations will be extended for an additional 25 years until the end of 2042. A detailed revised mining and reclamation plan has been prepared for the project and will be submitted under separate cover by Lilburn Corporation.

Approximately 39.5-acres of vegetation have been removed and/or disturbed by past mining activities as noted above, and as shown in Figure 4. The remaining 25-acres support a mixed desert shrub community typical of the area, and Section 4.1 provides a description of the primary plants noted during the April 12, 2017 survey. A relatively well defined drainage channel also bisects the northwest portion of the project site, and the site is located within an alluvial channel (Figure 4). The existing area of the site which has been previously mined covers the southwestern portion of the property (Figure 4).

The only mammal observed during the field investigation was a California ground squirrel (*Spermophilus beecheyi*); although, a few small fossorial burrows were observed which are probably being utilized by antelope ground squirrels (*Ammospermophilus leucurus*) and/or Merriam's kangaroo rat (*Dipodomys merriami*). Other mammals which may occur on the site and in the surrounding region include desert cottontails (*Sylvilagus auduboni*) and jackrabbits (*Lepus californicus*). Coyotes (*Canis latrans*) are relatively common in the region and occasionally traverse the site during hunting activities.

Side blotched lizards (*Uta stansburiana*) and western whiptails (*Aspidoscelis tigris*) were the only reptiles seen during the surveys; although, western fence lizards (*Sceloporus occidentalis*) and granite spiny lizards (*Sceloporus orcuttii*) are common in the general region and likely inhabit the site. Only a few passerine birds (i.e., sparrows) were identified during the field investigations; although, common ravens (*Corvus corvus*), mourning doves (*Zenaida macroura*), and sage sparrow (*Amphispiza belli*) are some of the common species in the area.

A focused survey was also conducted for the desert tortoise. The desert tortoise is the largest reptile in the arid southwest United States, and it historically occupied a range that included a variety of desert communities in southeastern California, southern Nevada, western and southern Arizona, southwestern Utah, and through Sonora and northern Sinaloa, Mexico (Luckenbach, 1982). Today populations are largely fragmented and studies indicate a steady and dramatic decline over most of its former range (BLM, 1988). A highly contagious respiratory disease has infected tortoise populations over the last 20+ years, primarily in the western Mojave Desert region, which has had a very detrimental impact on population levels. Given the continued habitat loss and the rapid decline in numbers of tortoises brought about by the disease, the U.S. Fish and Wildlife Service exercised its emergency authority and determined tortoise populations north and west of the Colorado River to be an endangered species under the Endangered Species Act of 1973, as amended (USFES, 1989). The emergency rule was published in the Federal Register on August 4, 1989, and remained in effect until April 1, 1990. On April 2, 1990, the U.S. Fish and Wildlife Service officially listed the desert tortoise as a threatened species under the Endangered Species Act of 1973, as amended.

## 2.0 CALIFORNIA NATURAL DIVERSITY DATA BASE

The site is located within the West Berdoo Canyon USGS topographic map and a search of this quadrangle and the surrounding eight topographic maps indicate there are eight special status plant species (CNPS List 1B species) and seventeen special status wildlife species (Federal & State listed and CDFW Species of Special Concern) which occur in the region. These species are listed below, and the potential presence of these species on the Dillon Road Surface Mine site and potential impacts are discussed in Section 4.0.

**Table 2.0-1: Sensitive plant and animal species documented within a five mile radius (approximate) of property site according to CNDDDB (2014)**

NAME	STATUS	HABITAT REQUIREMENTS	PRESENCE/ABSENCE ON PROJECT SITE
<b>PLANTS</b>			
San Bernardino milk-vetch ( <i>Astragalus bernardinus</i> )	List 1B.2	Stony washes and dry mesas, Joshua tree and pinyon-juniper woods.	Not expected to occur on project site.
Mecca aster ( <i>Xylorhiza cognata</i> )	List 1B.2	Creosote bush scrub.	Not expected to occur on project site.
Chaparral sand-verbena ( <i>Abronia villosa aurita</i> )	List 1B.1	Sandy places, coastal sage scrub and chaparral.	Absent from project site
Coachella Valley milk-vetch ( <i>Astragalus lentiginous</i> var. <i>coachella</i> )	List 1B.2	Sagebrush scrub	Absent from project site
Little San Bernardino Mts. Linanthus ( <i>Linanthus malculatus</i> )	List 1B.2	Sandy flats, creosote bush communities	Absent from project site
Robison monardella ( <i>Monardella robisonii</i> )	List 1B.1	Joshua tree woods, little San Bernardino Mts.	Absent from project site
Latimer's woodland gilia ( <i>Saltugila latimeri</i> )	List 1B.1	Dry rocky and desert canyons.	Not expected to occur on project site.
Triple-ribbed milk-vetch ( <i>Astragalus tricarinatus</i> )	List 1B.2	Creosote bush scrub, foothills and desert mountains.	Absent from project site

**Table 2.0-1, continued**

NAME	STATUS	HABITAT REQUIREMENTS	PRESENCE/ABSENCE ON PROJECT SITE
<b>ANIMALS</b>			
Desert tortoise ( <i>Gopherus agassizii</i> )	Federal: T State: T	Desert scrub communities	Not expected to occur on project site.
Coachella Valley fringed-toed lizard ( <i>Uma inornata</i> )	Federal: T State: E	Sandy areas in the Coachella valley	Absent from project site.
Desert pupfish ( <i>Cyprinodon macularius</i> )	Federal: E State: E	Small pools and ponds with high salinity levels	Absent from project site.
Southwest willow flycatcher ( <i>Empidonax traillii</i> )	Federal: E State: E	Riparian areas in the southwest	Absent from project site.
Palm Springs pocket mouse ( <i>Perognathus longimembris bangsi</i> )	Federal: None State: None CDFW: SC	Low desert chaparral communities	Absent from project site.
Burrowing owl ( <i>Athene cucularia</i> )	Federal: None State: None CDFW: SC	Creosote bush communities	Not expected to occur on project site.
Pallid San Diego pocket mouse ( <i>Chaetodipus fallax</i> )	Federal: None State: None CDFW: SC	Rocky and sandy areas	Absent from project site.
Red-diamond rattlesnake ( <i>Crotalus ruber</i> )	Federal: None State: None CDFW: SC	Cooler coastal zones	Absent from project site.
Western yellow bat ( <i>Lasiurus xanthinus</i> )	Federal: None State: None CDFW: SC	Desert areas where palm trees exist	Absent from project site
Pocket free-tailed bat ( <i>Nyctinomops femorsacca</i> )	Federal: None State: None CDFW: SXC	Southwestern desert regions at low sea levels	Absent from project site
Flat-tailed horned lizard ( <i>Phrynosoma mcallii</i> )	Federal: None State: None CDFW: SC	Sonoran deserts in the southwest	Absent from project site
San Diego woodrat ( <i>Neotoma lepida intermedia</i> )	Federal: None State: None CDFW: SC	Mixed chaparral, sagebrush, and Joshua tree woodlands	Not expected to occur on project site.
Palm Springs round-tailed ground squirrel ( <i>Spermophilus tereticaudus chlorus</i> )	Federal: None State: None CDFW: SC	Alkali desert shrub. desert washes	Absent from project site
Western mastiff bat ( <i>Eumops perotis</i> )	Federal: None State: None CDFW: SC	Desert regions through the southwest	Absent from project site
Bendire thrasher ( <i>Toxostoma bendirei</i> )	Federal: None State: None CDFW: SC	Mixed desert scrub, valleys and drylands	Absent from project site

**Table 2.0-1, continued**

<b>NAME</b>	<b>STATUS</b>	<b>HABITAT REQUIREMENTS</b>	<b>PRESENCE/ABSENCE ON PROJECT SITE</b>
Coast horned lizard ( <i>Phrynosoma coronatum</i> )	Federal: None State: None CDFW: SC	Mixed desert scrub, chaparral and creosote bush communities	Not expected to occur on project site.
Loggerhead shrike ( <i>Lanius ludovicianus</i> )	Federal: None State: None CDFW: SC	Open grasslands	Not expected to occur on project site.

Legend: CNPS = California Native Plant Society  
E = Endangered  
T = Threatened  
SC = Species of special concern

### **3.0 METHODOLOGY**

#### **3.1 General Vegetation and Wildlife**

Pertinent environmental documents were reviewed prior to initiation of biological field surveys. Documents reviewed included, but were not limited to, sensitive species occurrence maps, data from the California Natural Diversity Data Base, field guides, soil maps, and biological assessments prepared for other projects in the general region. Biological surveys were conducted on April 12, 2017 to evaluate the existing biological conditions.

Table 1 (Appendix A) provides a list of the plants identified during the surveys. The vegetation classification system used during the biological surveys and in this report is based on a classification system described by Holland (1986). Wildlife species observed were identified using several methods and those species observed, as well as those expected to occur in the area, are provided in Table 2. Birds were identified by both visual observations and vocalizations. Visual observations of individual animals, as well as tracks, scats, etc. were also used to determine the mammal and reptile populations found on the site and in the surrounding area. Evaluation of habitats and review of existing documentation were also utilized to determine the types of large and small mammals that may occur on the property, either as permanent residents or transitory species.

#### **3.2 Special Status Species**

As noted in Section 2.0, there are eight sensitive plant species (CNPS List 1B species) and thirteen sensitive wildlife species (CDFW “species of special concern”) which have been documented in the region (See table 2.0-1). A focused survey was conducted for the desert tortoise as part of the general field investigations. USFWS and CDFW specify when surveys for tortoises can be conducted (i.e., April through May and September through October). As required by the CDFW and USFWS survey protocol, 10 meter,



parallel belt transects were walked in the more undisturbed areas of the property, along the north, south, east, and west boundaries until the entirety of the 59.5-acres of relatively undisturbed property had been checked for tortoises and/or tortoise sign (burrows, tracks, scats, etc.). Zone of influence surveys were also conducted in the surrounding area, where possible as per survey criteria.

## 4.0 RESULTS

General plant surveys were conducted during a time of year (i.e. April 12, 2017), when many plants were in bloom and plant activity was high. Mammalian and reptilian species inhabiting the site and/or occurring in the surrounding region are also discussed below as are the various bird species which utilize the site either as resident or seasonal species.

### 4.1 General Vegetation Resources

Approximately 40-percent (~39.5-acres) of the property has been previously disturbed and supports virtually no vegetation (Figures 3 and 4). The remainder of the site supports a mixed desert shrub community dominated by a variety of shrubs species such as ephedra (*Ephedra* sp.), matchweed (*Gutierrezia sarothrae*), barrel cactus (*Opuntia* sp.), cholla (*Opuntia echinocarpa* & *O. ramosissima*), and creosote bush (*Larrea tridentata*). Annuals were limited fiddleneck (*Amsinckia* sp.), schismus (*Schismus barbatus*), ricegrass (*Oryzopsis* sp.), and brome grass (*Bromus* sp.) (Figure 3). Table 1 provides a list of all of the plants that were identified during the field investigations. A drainage channel bisects the northern portion of the site and plant diversity was somewhat higher in this area; however, the plants present within the channel were similar to the surrounding area and no riparian vegetation was observed (Figure 4).

### 4.2 General Wildlife Resources

Wildlife observed included those species typically found in desert environments; however, only a few species and/or their sign were observed during the April 12, 2017 field investigations. These species are discussed below, and a compendium of all wildlife species observed on the site, as well as those likely to occur in the general region, are provided in Table 2 (Appendix A).

#### 4.2.1 Mammals

The property is surrounded by vacant lands that support habitat for a variety of mammals such as jackrabbits (*Lepus californicus*), California ground squirrels (*Spermophilus*

*beecheyi*), cottontail rabbits (*Sylvilagus auduboni*), deer mice (*Peromyscus maniculatus*), pocket gophers (*Thomomys bottae*), and California mice (*Peromyscus californicus*). However, past mining activities have had an overall negative impact on the diversity of wildlife in the general area; consequently, the only mammals observed were California ground squirrels (*Spermophilus beecheyi*). Coyotes (*Canis latrans*) are the most common predator in the area, and frequently traverse the project site during hunting activities based on the presence of scats throughout the site.

#### **4.2.2 Birds**

During the 2014 field investigations, a few birds were identified on the project site and in adjacent areas including common raven (*Corvus corax*), mourning dove (*Zenaida macroura*), and sage sparrow (*Amphispiza belli*), however, during the April 12, 2017 field investigations, sparrows (*Amphispiza belli*) and (*Passer domesticus*) were the only bird identified. Table 2 provides a compendium of birds observed and those species common in the region. (Note: The species discussed above and listed in Table 2 are not intended to be a comprehensive list of all birds likely to occur on the property throughout the year.).

#### **4.2.3 Reptiles and Amphibians**

Side-blotched lizards (*Uta stansburian*) and western whiptails (*Aspidoscelis tigris*) were the only reptiles seen during the field surveys; although, species such as western fence lizards (*Sceloporus occidentalis*), and granite spiny lizards (*Sceloporus orcuttii*) are common to the region and may inhabit the project site, and surrounding region. Other reptiles known to occur in the region include banded gecko (*Cleonyx variegates*), desert iguana (*Dipsosaurus dorsalis*), zebra-tailed lizard (*Callisaurus draconoides*), and desert collared lizard (*Crotaphytus insularius*). Sidewinders (*Crotalus cerastes*) and Mojave rattlesnake (*Crotalus scutulus*) may also occur in the area. No amphibians were observed during the field investigation and the site is not expected to support any populations of amphibians given the absence of ponds or streams.

#### **4.2.4 Waters of the State and/or Waters of the US**

As previously mentioned above, the site does contain a large channel which traverses the site from north to south. During the field investigations it was discovered that this channel could have direct connectivity to blueline channel approximately 0.5 miles north of the property. No water was present in the channel during the field investigations nor did it support any plant species associated with riparian/riverine habitats. This channel was previously permitted in 1995 with provisions stating that prior to issuance of any special inspection permits, grading permits, or surface disturbance, the project proponent shall obtain permits and/clearance from CA Fish and Game and present evidence of permit or clearance to the Planning Department.

#### **4.3 Federal and State Listed Species**

##### **4.3.1 Desert Tortoise (*Gopherus agassizii*)**

Tortoises have been observed in the surrounding region and marginal habitat for tortoises is present on the site. A focused/protocol survey was performed for the desert tortoise on the project site as part of the biological investigations, and the survey methodology utilized followed the survey criteria established by CDFW and USFWS for the species.. However, there is a low probability of the species occurring on the site given the past mining activities, and based on the results of the field investigations conducted in April 2017. Because of the past mining activities, the soil across the project site is highly rocky and with continual fluctuations in terrain making it poor habitat for the desert tortoise. The protocol surveys performed on the site did not identify any tortoises nor were any active tortoise burrows or sign (scats, tracks, etc.) observed.

##### **4.3.2 Coachella Valley Fringed-toed Lizard (*Uma inornata*)**

The Coachella fringed-toed lizard is limited to sand dunes and the known populations of the species are relatively limited in the Coachella Valley area. No sand dunes are present on the project site; therefore, the species is not expected to occur on the site.

#### **4.3.3 Desert Pupfish (*Cyprinodon macularius*)**

Populations of desert pupfish are very rare in Riverside County and are dependent on pools of water. The project site does not support any ponds, pools, or other water features that would be suitable for use by desert pupfish.

#### **4.3.4 Southwestern Willow Flycatcher (*Empidonax traillii*)**

Populations of Southwestern willow flycatchers are located along rivers, stream, and lakes where riparian habitat is present; however, populations are very uncommon. This species is dependent upon extensive areas of undisturbed riparian habitat, and given the absence of riparian areas on the project site, the species does not occur on the site.

#### **4.4 Special Status Species**

Based on the data collected on April 12, 2017, the project site is not expected to support populations of Chaparral sand-verbena, Coachella Valley milkvetch, Little San Bernardino Mts. Linanthus, Robison monardella, and Triple-ribbed milk-vetch. Three of the plant species (San Bernardino milk-vetch, Mecca aster, and Latimer's woodland gilia) could potentially occur on the site given the presence of suitable habitat; however, the probability of these plants present on the site is relatively low based on past disturbances (Table 2.0-1).

There are thirteen wildlife species which are listed as species of special concern by CDFW which have been documented in the general area surrounding the project site (CNDDDB, 2017). The field investigations conducted on April 12, 2017 did not identify any sensitive wildlife species. Furthermore, as noted above about 39.5-acres of the project site have been disturbed by mining activities, and the site is unlikely to support any species classified by CDFW as species of special concern. Table 2.0-1 provides a comprehensive list of the sensitive wildlife species which occur in the area. The habitat requirement for the majority of these species is relatively specific and as such most of the species are not expected to occur on the project site.

CDFW species of special concern which could potentially inhabit the site are limited to burrowing owl, San Diego woodrat, coast horned lizard, and loggerhead shrike (Table 2.0-1). Each of these species is discussed in greater detail below. The remaining nine CDFW species of special concern species have habitat requirements which preclude them from inhabiting the project site. The habitat requirement of the species is provided in Table 2.0-1.

#### **4.4.1 Burrowing Owl**

Burrowing Owls are a year round resident of Southern California and utilize a variety of natural and modified habitats for nesting and foraging where the vegetation is low-growing. Typical habitats for the species includes native and non-native grasslands, interstitial grassland within shrub lands, shrubs lands with low density cover, drainage ditches, earthen berms, pasture lands, and fallow fields (CDFW, 1992). Burrowing owls typically utilize abandoned fossorial burrows which have been excavated by various mammals such as coyotes, foxes, ground squirrels, badgers, and dogs. Owls may also use man-made structures such as electrical vaults, cement culverts, man-made structures, and large debris piles. Although no owls were present on the site or in the surrounding area, suitable habitat is present throughout the site and the species could potentially occur on the site.

#### **4.4.2 San Diego Woodrat**

The San Diego desert woodrat is an aggressively solitary species found throughout southern California. The species relies on buds, fruits, seeds, bark, leaves, and young shoots of many plant species. In coastal scrub, it prefers live oak, chamise, and buckwheat as food plants (Meserve 1974). Creosote, cholla, and prickly-pear are eaten in the Mojave Desert (MacMillen 1964, Cameron and Rainey 1972). In juniper/sagebrush habitats, the species relies on Mormon-tea, rattlesnake weed, mustard, sagebrush, and buckwheat (Stones and Hayward 1968). The species will construct houses using a variety

of material including; twigs, sticks, cactus parts, rocks, depending on availability of building materials. The house is usually built against a rock crevice, at the base of creosote or cactus, or in the lower branches of trees. Rock crevices appear preferred where available, but woodrats generally adapt to virtually any situation. Houses are used for nesting, food caching, and predator escape. The site does support suitable habitat for the species in the areas of site where little ground disturbance has occurred. Based on this data, the San Diego Woodrat could potentially occur on the site.

#### **4.4.3 Coast Horned Lizard**

The coast horned lizard is found primarily in coastal areas of the southwestern coast of the United States and the Baja Peninsula of northwestern Mexico. Although little is known of the historical range of the coast horned lizard, according to Jennings (1998, cited in SAWA 2004), the species was found from the Transverse Ranges of Kern and Santa Barbara Counties, south along the coast and inland valleys to the tip of the Baja Peninsula, Mexico. It is reported to have disappeared from 35% to 45% of its historical habitat (Jennings and Hayes 1994). The coast horned lizard is found in a fairly wide variety of habitats within its range (Stebbins 1985; CDFG 2000; SAWA 2004; UC Davis 2011). These habitats can include various scrublands, grasslands, coniferous and broadleaf forests, and woodlands. It can range from the coast to elevations of 6,000 feet in the Southern California Mountains (CDFG 2000). It is most common in mid-elevations of the coastal mountains and valleys within open habitat that offer good opportunities for sunning. It is often associated with sandy soils in which it will bury itself; these often support ant colonies (Behler and King 1979). The coast horned lizard needs loose, fine soils with open areas for basking and shrubs for refuge (Jennings and Hayes 1994, cited in UC Davis 2011). Although the species was not observed during the April 12, 2017 surveys, the site supports suitable habitat throughout and the species could potentially occur on the site.

#### **4.4.4 Loggerhead Shrike**

The loggerhead shrike is a year round resident of Southern California. They inhabit open country with short vegetation and well-spaced shrubs or low trees, particularly those with spines or thorns. They frequent agricultural fields, pastures, old orchards, riparian areas, desert scrublands, savannas, prairies, golf courses, and cemeteries. Loggerhead Shrikes are often seen along mowed roadsides with access to fence lines and utility poles. Loggerhead Shrikes eat insects and other arthropods, amphibians, reptiles, small mammals, and birds; they also sometimes feed on road-kill and carrion.

Their staple foods include agricultural pests such as grasshoppers, beetles and rodents. Insects generally dominate the Loggerhead Shrike's diet during breeding season, while winter brings a greater reliance on vertebrate prey. These include lizards, snakes, frogs, turtles, sparrows, goldfinches, ground squirrels, voles, mice, shrews, etc. The site and surrounding area does support suitable habitat for the species, therefore the loggerhead shrike could potentially inhabit or traverse the site during hunting activities.

#### **4.5 Habitat Fragmentation and Wildlife Movement**

Habitat fragmentation and subsequent impacts to wildlife movements occur when a proposed action results in a single, unified habitat area being divided into two or more areas. This frequently results in the isolation of areas which prevents wildlife from moving freely from one portion of a habitat to another habitat, or from one habitat type to another habitat type. Commercial developments, particularly in undisturbed areas, may result in the fragmentation of habitats and/or conversion of native habitats to disturbed, lower quality habitat. Habitat fragmentation also results in the reduction of local wildlife populations and the possible elimination of certain species from the local area and/or region. The property is located in an area where several other active mines are present and the Dillon Road Mine has been operated for the last 20 years.



Based on the existing site conditions and the current surrounding land use, the proposed expansion of the existing mine is not expected to have an adverse effect on wildlife movements in the immediate area. The site is basically surrounded by vacant lands and there no defined wildlife corridors on the project site. Therefore, the proposed expansion of the mine will not eliminate or impact any wildlife corridors, and will not result in habitat fragmentation.

#### **4.6 Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP)**

The Coachella Valley Multi Species Habitat Management Plan (CVMSHCP) was established in 2008 to conserve over 240,000 acres of open space and protect 27 species, safeguarding the desert's natural heritage for future generations. The CVMSHCP provides a regional vision for balanced growth to meet the requirements of federal and state endangered species laws and helps to expedite transportation improvement projects, while promoting enhanced opportunities for recreation, tourism and job growth.

The site is not within a conservation area; however, it is adjacent to the Desert Tortoise and Linkage Conservation Area located to the north and east. To reduce edge impacts to an adjacent conservation area, the CVMSHCP requires the implementation of Land Use Adjacency Guidelines. The project will be designed to incorporate the following measures to comply with these guidelines:

- Drainage – The adjacent conservation areas to the north and east are up gradient from the site. No runoff will be discharged to these areas.
- Toxics – No chemicals or other harmful bi-products are generated on-site. Fuel handling and storage will implement DEH required Best Management Practices (BMPs) and a Spill Prevention Control and Counter-Measure Plan (SPCC).
- Lighting - Any lighting on-site will be shielded and directed inward and toward the west and south away from the adjacent conservation areas.

- Noise – The process plant will be located in the center of the project site within the pit approximately 1,000 feet from the conservation areas. The pit walls will also shield noise from the conservation areas. The elimination of the asphalt batch plant will also reduce noise levels.
- Invasives – No invasive, non-native plant species will be used in the revegetation plan. Only native local plant seeds will be used. The CVMSHCP's recommended and prohibited plant lists will be reviewed prior to selecting any plants for seeding.
- Barriers - The project is remote and 3-strand wire fencing will be erected along the project site boundary to restrict access into the conservation areas.
- Grading – No manufactured slopes will extend off the project into the conservation areas.

## **5.0 IMPACTS AND MITIGATIONS**

### **5.1 General Vegetation and Wildlife**

The proposed mine expansion would generate some impacts to the general biological resources during clearing, grubbing, and mining activities. Plant species which would be lost during mining activities are common to the region and loss of approximately 59.5-acres of mixed desert shrub is not expected to have a significant cumulative impact on regional vegetation resources. Loss of the existing vegetation would also affect a limited number of wildlife species given the limited wildlife diversity on the site. Direct impacts would include an increase in mortality for less mobile species (e.g., rodents, etc.); whereas, more mobile species (primarily birds) would be displaced into vacant habitats in the surrounding area. The ability of displaced wildlife species to survive in adjacent habitats would be dependent upon the existing carrying capacity of the habitats at the time of displacement.

The number of wildlife species that would be displaced from the property during development is expected to be negligible and the overall mortality rate for most wildlife species is expected to be relatively low. Indirect impacts would include an increase in disturbance of daily and seasonal behavior of some species due to increased noise levels during the construction phase. Cumulative impacts to the wildlife resources in the region are also expected to be negligible.

### **5.2 Threatened, Endangered, and Species of Special Concern**

The site is not expected to support any populations of listed plant or animal species, and there are no documented populations of any sensitive species on the site (CNDDDB, 2017). Sensitive species which have been documented within about 10-miles of the site are not expected to occur on the property however, given that there is marginal habitat for desert tortoise present on site, prior to disturbance (within 90 days of disturbance) a presence/absence survey shall be required.

In addition to the presence/absence survey for desert tortoise, and in accordance with the Migratory Bird Act, a nesting bird survey should be completed if new ground disturbance is to take place between March 1<sup>st</sup> and September 30<sup>th</sup>. If any active nests are found on the site during this time, specific avoidance distances will be established.

### **5.3 Habitat Fragmentation and Wildlife Movement**

The project site is located in an area where habitat has not been fragmented to a large extent due to past mining activities and existing mines in the surrounding region have not resulted with a significant incremental loss of wildlife habitat. Therefore, the proposed expansion of the Dillon Road Mine is expected to have no impact on wildlife corridors, nor will the project result in any habitat fragmentation and or impacts to regional wildlife movement.

### **5.4 Jurisdictional Waters**

As previously mentioned above, the site does contain a large channel which traverses the site from north to south. This drainage channel within the site was previously permitted in 1995. The revised project is focused on the seven (7) acres to the south where the operator graded an area outside the permitted boundary. There are no drainage channels in this revised project area.

The 1995 Conditions of Approval #3.7 required that prior to issuance of any special inspection permits, grading permits, or surface disturbance, the permittee shall obtain permits and/clearance from CA Fish and Game and present evidence of permit or clearance to the Planning Department. Based on the past 20 years plus of operations and County inspections of the site, this condition is in compliance. However, unless the County or the current operator can find past documentation that a 1602 permit is not required, the operator will agree to not disturb any areas within 25 feet of said drainage channel as mapped on the attached figure until receiving determination from CDFW that a 1603 permit is not required or obtaining a 1602 permit if required.

## **5.5 Local Policies and Ordinances**

The proposed expansion will not conflict with or have any adverse impact on any local policies or ordinances

## 6.0 REFERENCES

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- Whitaker, J.O. 1980. *The Audubon Society Field Guide to North American Mammals*. A. Knopf, New York. 745 pp.

## 7.0 CERTIFICATION

I hereby certify that the statements furnished in this report present data and information required for this biological assessment, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Randall Arnold  
President & Principal Biologist  
RCA & Associates, Inc.  
15555 Main Street, #D4-235  
Hesperia, CA 92345  
(760) 956-9212



**APPENDIX A**

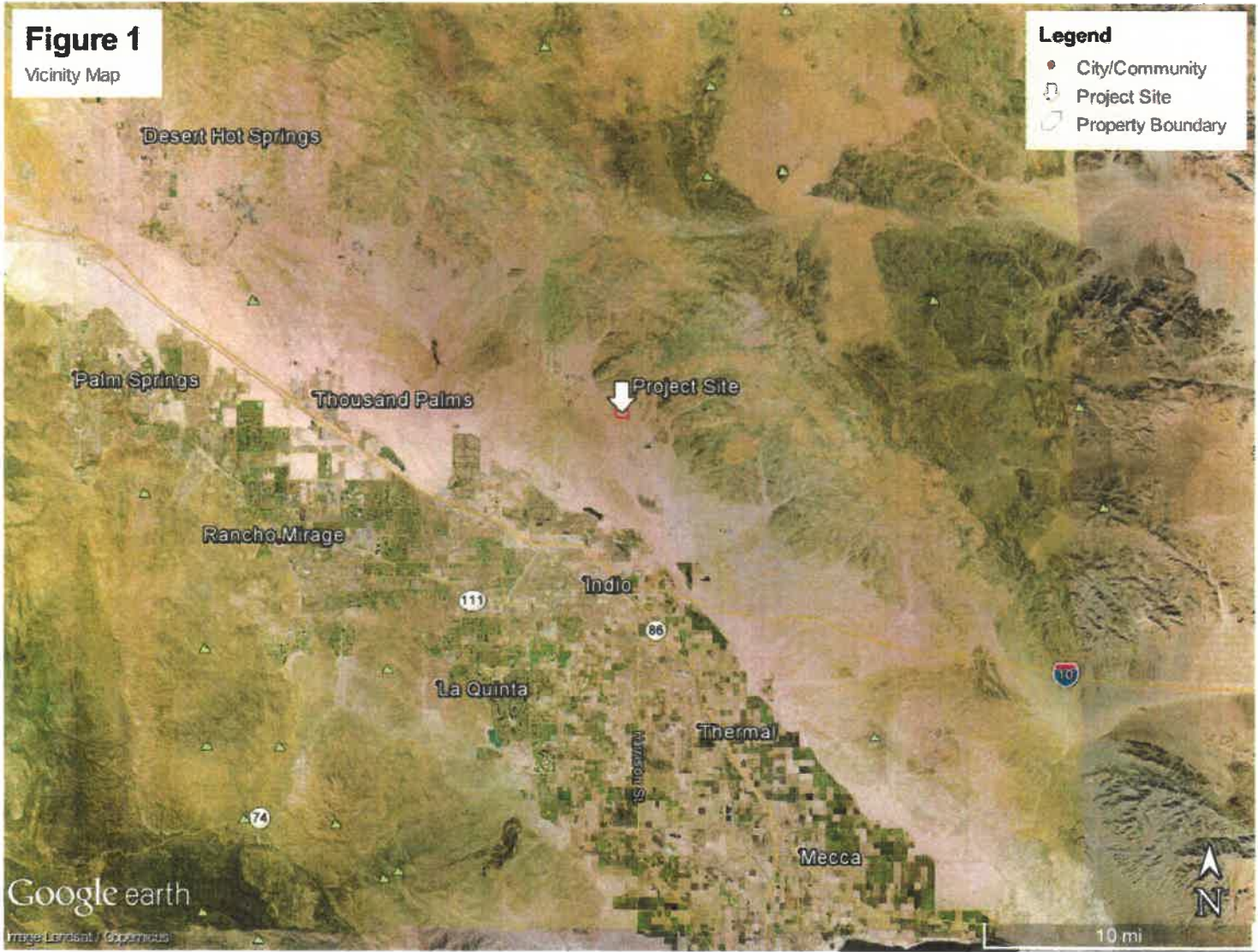
**FIGURES**

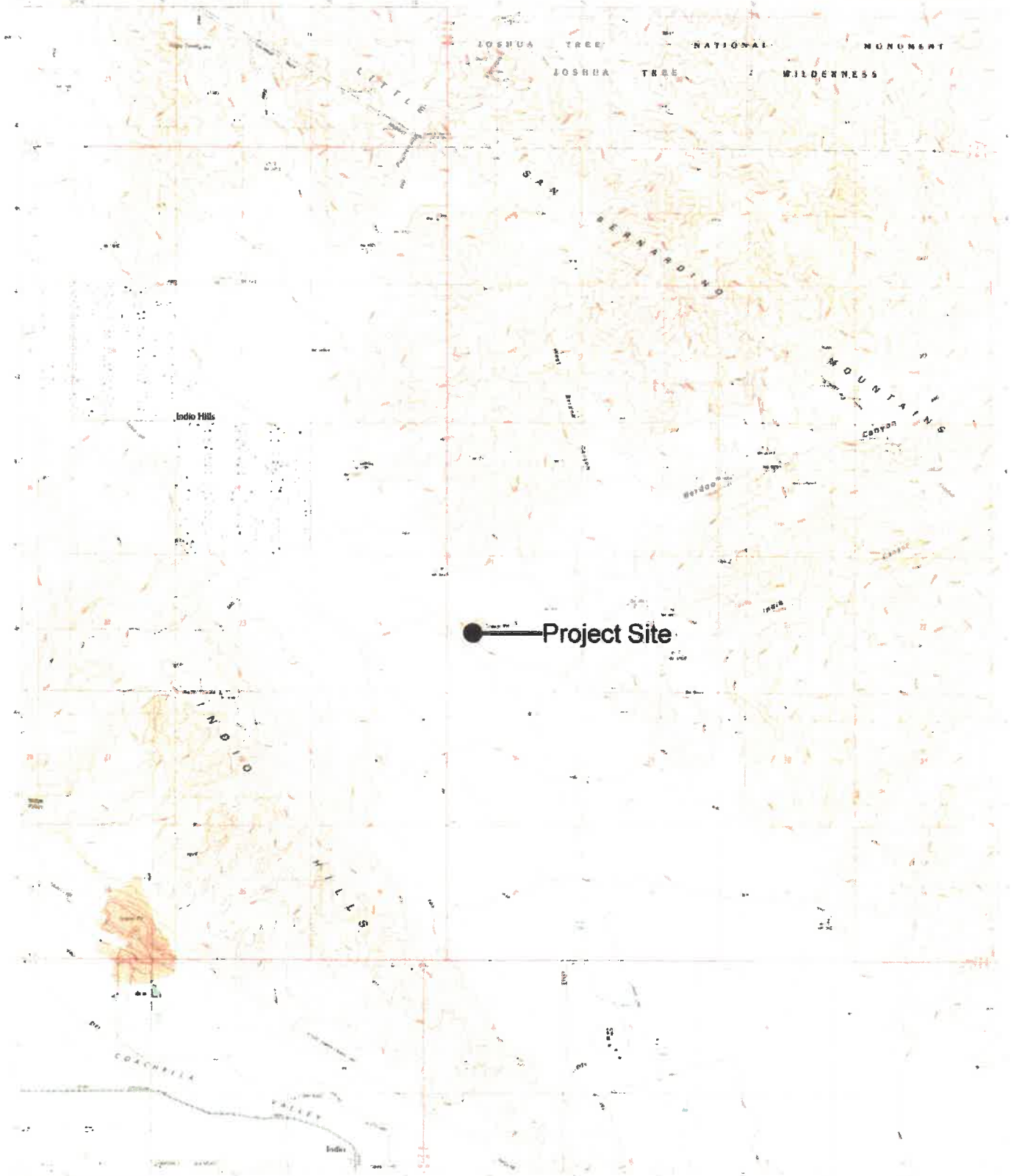
# Figure 1

Vicinity Map

**Legend**

- City/Community
- 📍 Project Site
- 📏 Property Boundary





Project Site

SCALE 1:24,000



Legend

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

PROVISIONAL MAP  
Produced from original  
photographic drawings. Data  
subject to change without notice.  
Topography

ROAD SYMBOLS  
National Road  
State Road  
Federal Road  
County Road  
Mileage Road  
1/4 Mile Road  
1/2 Mile Road  
1 Mile Road  
2 Mile Road  
3 Mile Road  
4 Mile Road  
5 Mile Road  
6 Mile Road  
7 Mile Road  
8 Mile Road  
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55 Mile Road  
60 Mile Road  
65 Mile Road  
70 Mile Road  
75 Mile Road  
80 Mile Road  
85 Mile Road  
90 Mile Road  
95 Mile Road  
100 Mile Road

WEST BRIDGO CANYON CALIF  
PROVISIONAL EDITION 1984  
1:24,000

CENTER LOOKING NORTH



CENTER LOOKING EAST



FIGURE 3  
SITE PHOTOS

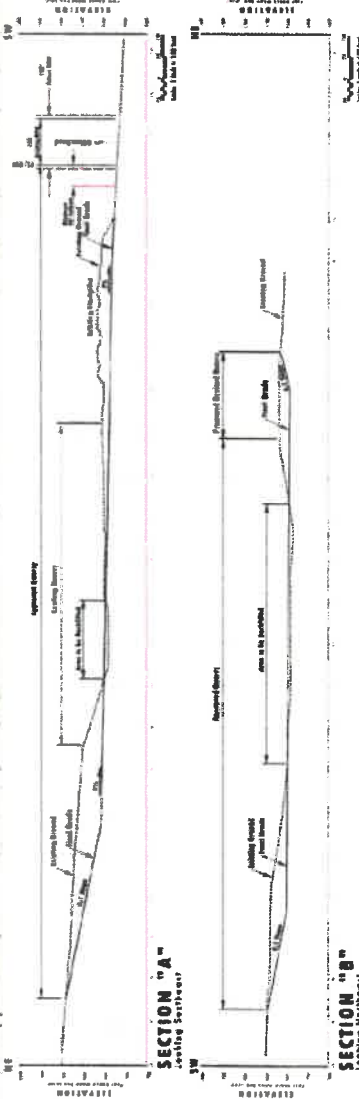
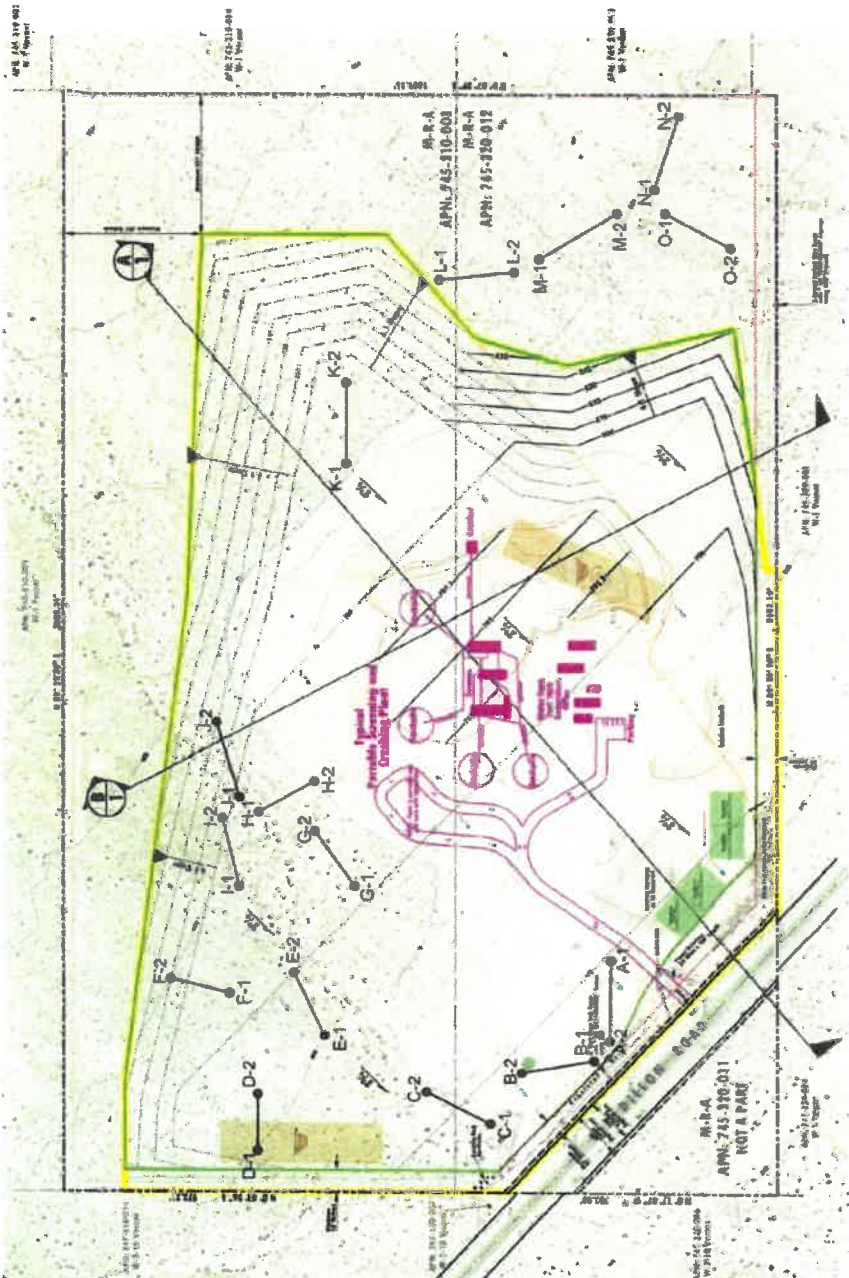
CENTER LOOKING SOUTH



CENTER LOOKING WEST



FIGURE 3 Cont.  
SITE PHOTOS



MINE PLAN  
 st California District - SMP NO. 194R1  
 County of Riverside, California

FIGURE 4

**APPENDIX B**

**TABLES**

**Table 1: Plant species observed on the project site and/or in adjacent areas. (Note: Surveys were performed in December when most plants are dominant and not identifiable.)**

Common Name	Scientific Name	Comments
<b>Annuals</b>		
Schismus	<i>Shsimus barbatus</i>	DS
Ricegrass	<i>Oryzopsis sp.</i>	DS
Fiddleneck	<i>Amsinckia tessellate</i>	DS
<b>Perennials</b>		
Saltbush	<i>Atriplex sp.</i>	
Mesquite	<i>Prosopis sp.</i>	
Eriogonum	<i>Eriogonum sp.</i>	DS
Ephedra	<i>Ephedra sp.</i>	DS
Matchweed	<i>Gutierrezia sarothrae</i>	DS
Creosote bush	<i>Larrea tridentate</i>	DS
Barrell cactus	<i>Opuntia sp.</i>	DS
Cholla	<i>Opuntia sp.</i>	DS
Erodium	<i>Erodium texanum</i>	DS
Buckwheat	<i>Eriogonum fasciculatum</i>	DS
Schismus	<i>Schismus barbatus</i>	DS
Lycium	<i>Opuntia sp.</i>	DS
Copper's lycium	<i>Lucium copperi</i>	DS
Indigo bush	<i>Parosela schottii</i>	DS
Beavertail cactus	<i>Opuntia barsilaris</i>	DS
Encelia	<i>Encelia californica</i>	DS

Source: Munz, P.A. 1974. A Flora of Southern California. University of California Press. Berkeley, California. 1086 pp.

Legend: DS = Desert shrub



**Table 2: Wildlife species observed on the property and/or known to occur in the immediate area. (Note: The following list is not intended to be a comprehensive list of every species which may occur on the site or in the immediate surrounding area.)**

Common Name	Scientific Name	Comments
<b>Mammals</b>		
California ground squirrel	<i>Spermophilus beecheyi</i>	Observed on-site.
Desert cottontail	<i>Sylvilagus audubonii</i>	Common in area.
Coyote	<i>Canis latrans</i>	"
Deer mouse	<i>Peromyscus maniculatus</i>	May occur on-site.
Merriam's kangaroo rat	<i>Dipodomys merriami</i>	"
Antelope ground squirrel	<i>Ammospermophilus leucurus</i>	"
<b>Birds</b>		
House sparrow	<i>Passer domesticus</i>	Observed on-site.
Sage sparrow	<i>Amphispiza belli</i>	"
Raven	<i>Corvus corax</i>	Occurs in area.
Crow	<i>C. brachyrhynchos</i>	"
Rock dove	<i>Columba livia</i>	"
Mourning dove	<i>Zenaida macroura</i>	"
Western kingbird	<i>Tyrannus verticalis</i>	Occurs in area.
House finch	<i>Carpodacus mexicanus</i>	"
European starling	<i>Sturnus vulgaris</i>	Occurs in area.
Costa hummingbird	<i>Calypte costae</i>	"
Anna's hummingbird	<i>Calypte anna</i>	"
Brewer's blackbird	<i>Euphagus cyanocephalus</i>	"
<b>Reptiles and Amphibians</b>		
Western Whiptail	<i>Aspidoscelis tigris</i>	Observed on site.
Side-blotched lizard	<i>Uta stansburiana</i>	"
Granite spiny lizard	<i>Sceloporus orcuttii</i>	Occurs in area.
Western fence lizard	<i>Sceloporus occidentalis</i>	"
Banded gecko	<i>Cleonyx variegates</i>	"
Desert iguana	<i>Dipsosaurus dorsalis</i>	"
Zebra-tailed lizard	<i>Callisaurus draconoides</i>	"
Desert collared lizard	<i>Crotaphytus insularius</i>	"
Sidewinder	<i>Crotalus cerastes</i>	"
Mojave rattlesnake	<i>Crotalus scutulus</i>	"

**SOURCES:**

- (1) Blair, W.F. 1968. Vertebrates of the United States. McGraw-Hill, Inc. New York. 616 pp.
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**ATTACHMENT 2**  
**BASELINE VEGETATION SURVEY**  
**RCA ASSOCIATES**  
**APRIL 2017**

# **BASELINE VEGETATION SURVEY**

## **DILLON ROAD MINE, SMP #00194**

**CALIFORNIA MINE ID# 91-33-006**

**RIVERSIDE COUNTY, CALIFORNIA**

*Prepared for:*

**Skanska USA Civil**

**1995 Aqua Mansa Road**

**Jurupa Valley, California 92509**

**(951) 684-5360**

*Prepared by:*

**RCA Associates, Inc.**

**15555 Main Street, #D4-235**

**Hesperia, California 92345**

**(760) 956-9212**

**Project No: RCA#2017-25A**

**April 20, 2017**

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## **1.0 INTRODUCTION**

This Baseline Vegetation Survey report has been prepared and is designed to meet the Surface Mining and Reclamation Act (SMARA) for the Dillon Road Mine Site in Riverside County, California (Appendix A: Figures 1, 2, 3 & 4). The property consists of a parcel east of Dillon Road and about ten miles north of Interstate 10, and is 95.2-acres in size. Approximately 39.5-acres of vegetation have been removed and/or disturbed by past mining activities as shown in Figure 4. The remaining 25-acres of undisturbed lands to be mined in the future support a mixed desert shrub community typical of the area. A relatively well defined drainage channel also bisects the northwest portion of the project site, and the site is located within an alluvial channel (Figure 4). The existing area of the site which has been previously mined covers the southern portion of the property (Figure 4).

The site has been mined in the past and the proponent is proposing a revision and time extension for the existing sand and gravel mine. The site was partially mined under Riverside County Surface Mine Permit No. 194 (SMP #194) approved in 1995, and was previously mined under SMP #144E (expired) (Kjelstrom & Associates, August 2014). The applicant is proposing to continue mining on approximately 64.6 acres under the same parameters conditioned under SMP #194. The mine operations will be extended for an additional 25 years until the end of 2042. A detailed revised mining and reclamation plan has been prepared for the project and will be submitted under separate cover by Lilburn Corporation.

The proposed modification is expected to have minimal impacts on the general biological resources due to past mining activities and the amount of native vegetation still present within the boundaries of the site. Some vegetation would be eliminated during proposed project operations; however, a minimal amount of existing vegetation would be impacted by proposed mine activities.

### **1.1 PROJECT LOCATION AND PROJECT DESCRIPTION**

The Dillon Road Mine is located along Dillon Road and north of Interstate 10 and Coachella, California in the unincorporated area of Riverside County (Section 19, Township 4 South, Range

8 East)(Figures 1 and 2). The site is bordered on the west by Dillon Road and on the north, south, and east by vacant lands. An excavation pit is located in the central portion of the site and covers approximately 39.5-acres of the site. The remainder of the site supports a mixed desert shrub community dominated by a variety of shrub species such as ephedra (*Ephedra* sp.), matchweed (*Gutierrezia sarothrae*), encelia (*Encelia californica*), barrell cactus (*Opuntia* sp.), cholla (*Opuntia echinocarpa* & *O. ramosissima*), and creosote bush (*Larrea tridentata*). Annuals observed were limited to fiddleneck (*Amsinckia* sp.), schismus (*Schismus barbatus*), ricegrass (*Oryzopsis* sp.), and brome grass (*Bromus* sp.) (Figure 3). Table 1 provides a list of all of the plants that were identified during the various field investigations. A distinct drainage channel bisects the northern portion of the site and appears to connect with various channels to the east, including a large channel located in West Berdoo Canyon.

The Dillon Road Mine has been mined in the past and the proponent is proposing a revision and time extension for the existing sand and gravel mine. The site was also partially mined in 1995 under Riverside County Surface Mine Permit No. 194 (SMP #194), and was previously mined under SMP #144E (expired) (Kjelstrom & Associates, August 2014).

The applicant, Skanska, is submitting a revision to SMP No. 194 that incorporates the same parameters as the SMP approved in 1995 with the exception of the following:

- Adding approximately 7 acres disturbed outside the 1995 approved boundary in the south central portion that were inadvertently scraped for mining for a total project size of approximately 64.6 acres;
- Extending the length of the permit for an additional 25 years until December 31, 2042; and
- Eliminating the asphalt plant from long-term plans.

All other project parameters will be unchanged. Slopes will be reclaimed to 4H:1V and the maximum quarry depth will be 100 feet at the base of the northeastern slope. Setbacks on the east as established and conditioned by the 1995 approval will be maintained at 325 feet in

order to limit any off-site head cut erosion. No changes to production are being requested; planned production will remain at an average of 100,000 tons per year (tpy) and occasionally a maximum of 200,000 tpy as previously approved. The site will continue to operate as needed to meet demand for the on-site aggregate crushing/screen plant as previously approved.

## 2.0 ENVIRONMENTAL SETTING

### 2.1 Existing Vegetation

Approximately 40-percent (~39.5-acres) of the property has been previously disturbed and supports virtually no vegetation (Figures 3 and 4). The remainder of the site supports a mixed desert shrub community dominated by a variety of shrub species. Species observed during the field investigations included ephedra (*Ephedra* sp.), matchweed (*Gutierrezia sarothrae*), indigo bush (*Parosela schottii*), barrel cactus (*Opuntia* sp.), cholla (*Opuntia echinocarpa* & *O. ramosissima*), encelia (*Encelia californica*), and creosote bush (*Larrea tridentata*). A variety of annuals were also observed with fiddleneck (*Amsinckia* sp.), schismus (*Schismus barbatus*), ricegrass (*Oryzopsis* sp.), poppy (*Arctomecon merriami*), glyptopleura (*Glyptopleura* sp.), and brome grass (*Bromus* sp.) observed throughout the site (Figure 3). Table 1 provides a list of all of the plants that were identified during the field investigations. A relatively well defined drainage channel bisects the northern portion of the site and plant density was somewhat higher along the edge of the channel; however, the plants present within the channel were similar to the surrounding area and no riparian vegetation was observed (Figures 3 and 4).

Mammals which have been observed on the mine site during previous field investigations, as well as during the April 2017 surveys, include jackrabbits (*Lepus californicus*), California ground squirrel (*Spermophilus beecheyi*), western whiptail lizards (*Cnemidophorus tigris*), desert spiny lizards (*Sceloporus magister*), desert iguana (*Dipsosaurus dorsalis*), and side-blotched lizards (*Uta stansburiana*). No distinct wildlife corridors were identified on the site or in the immediate surrounding areas, and no breeding activities were observed among any of the wildlife. A flora and fauna compendia is provided in Appendix B.



### **3.0 SURVEY METHODOLOGIES**

Baseline plant surveys were conducted on April 12, 2017 during which biologists from RCA Associates, Inc. established 15 step-point transects in the northwestern, northeastern, and eastern portion of the mine site. These portions of the site support relatively dense stands of mixed desert scrub and are representative of the surrounding undisturbed area. Squared 1-metered plots were sampled at the center point of each transect and data collected included percent cover, density, and species richness. The results of the data collected along each of the fifteen transects is presented in Table 1. General data was also collected on plants and wildlife observed during the field investigation and a compendium of plant and wildlife species are provided in Tables 4 & 5 (Appendix A). Weather conditions during the survey consisted of temperatures ranging from the low 60's to low 80's (°F), 5 percent cloud cover, and winds about 5- MPH.

#### 4.0 RESULTS OF BASELINE SURVEYS

Approximately 40-percent (~39.5-acres) of the property has been previously disturbed by past mining activities and supports very little vegetation (Figure 4). The northwestern and northeastern areas of the mine site support mixed desert shrub dominated by a variety of shrub species such as ephedra (*Ephedra* sp.), matchweed (*Gutierrezia sarothrae*), barrell cactus (*Opuntia* sp.), encelia (*Encelia californica*), indigo bush (*Parosela schottii*), cholla (*Opuntia echinocarpa* & *O. ramosissima*), and creosote bush (*Larrea tridentata*). Annuals included fiddleneck (*Amsinckia* sp.), schismus (*Schismus barbatus*), ricegrass (*Oryzopsis* sp.), poppy (*Arctomecon merriami*), and brome grass (*Bromus* sp.) (Figure 3). Table 4 (Appendix A) provides a list of all of the plants that were identified during the field investigations. A drainage channel bisects the northern portion of the site and plant diversity was somewhat higher along the channel; however, the plants present within the channel were similar to the surrounding area and no riparian vegetation was observed (Figure 4). All of the perennial species observed on the mine site were observed along each of the 15 site-point transects and the data for each of the perennial species is provided in Table 1. Figure 4 depicts the approximate location of the transects and Table 2 provides plant diversity for each transect (Appendix A). Based on the results of our field baseline transect data, the site has a cover of 40.6%; a density of 11.9 plants /m<sup>2</sup>; and a diversity of 2.4 plants/m<sup>2</sup> (Tables 1, 2 and 3). Table 3 provides a summary of the seed mix that should be utilized for re-vegetation of the site.

**Table 1: Baseline Vegetation Data for the Dillon Road Mine.**

<b>SPECIES</b>	<b>COVER (%)</b>	<b>DENSITY (Number per sq. meter)</b>	<b>FREQUENCY</b>
Encelia ( <i>Encelia californica</i> )	8.3	1.8	8.2
Creosote Bush ( <i>Larrea tridentata</i> )	4.9	1.2	6.6
Cooper's lycium ( <i>Lycium cooperi</i> )	4.3	2.3	2.6
Indigo bush ( <i>Parosela schottii</i> )	8.3	1.2	4.0
Ephedra ( <i>Ephedra nevadensis</i> )	8.8	1.8	3.3
Beavertail cactus ( <i>Opuntia basilaris</i> )	1.0	1.1	0.7
Cholla ( <i>Opuntia sp.</i> )	3.0	1.4	2.0
Barrell cactus ( <i>Opuntia sp.</i> )	2.0	1.1	2.7
Total	40.6	11.9	30.1

Source: Data from field investigations conducted on April 12, 2017.

**Table 2: Transect Data for the Dillon Road Mine.**

<b>TRANSECT</b>	<b>SPECIES OBSERVED</b>	<b>NUMBER OF SPECIES</b>
A	Encelia, creosote bush	2
B	Creosote bush, ephedra, Indigo bush	3
C	Indigo bush, Cooper's lycium	2
D	Creosote bush, barrel cactus	2
E	Creosote bush, Indigo bush, cholla, Cooper's lyceum	4
F	Creosote bush, Indigo bush	2
G	Ephedra	1
H	Ephedra, barrel cactus, creosote bush	3
I	Cholla, Cooper's lyceum	2
J	Creosote bush. Ephedra	2
K	Creosote bush	1
L	Ephedra, cholla, Indigo bush	3
M	Barrell cactus, beavertail cactus, ephedra	3
N	Creosote bush, ephedra	2
O	Indigo bush, creosote bush, encelia, barrel cactus	4
<b>Average Species Per Transect</b>		<b>2.4</b>

## 5.0 REVEGETATION

The goal of the revegetation program for the Dillon Road Mine will be to revegetate the site using native plant species common in the surrounding area. Revegetation of the site will occur as soon as practical and will follow a series of steps once mining has ceased. In addition, the site will be restored to pre-mine conditions based on approved reclamation plan. Seeding activities will be conducted as per County requirements and seeds of shrubs and other plant species shall be collected locally or purchased by a licensed seed vendor who is able to supply an appropriate desert seed mix suitable for the area.

Seeding shall be conducted during the appropriate time of year (preferably November through March) to take advantage of cooler temperatures and higher amounts of natural precipitation to increase the chances of successful germination throughout the site. An appropriate seeding rate will be utilized given the low germination rates that are sometimes typical of arid regions, and the potential loss of some of the seeds to birds, mice, and insects. The native seed mix which is being proposed for the site is summarized in Table 2 (see below) and includes plant species common to the desert regions of Southern California. These plants are acclimated to the site conditions, resilient to the arid environment over the long-term, and are common in the surrounding area. The cacti species present on the site will be evaluated by a botanist and those which are deemed suitable for transplanting will be salvaged and relocated to an approved area.

**TABLE 3: Proposed Seed Mix for the Dillon Road Mine.**

COMMON NAME	SCIENTIFIC NAME	APPLICATION RATE (pounds/acrc.)
Creosote bush	<i>Larrea tridentate</i>	1.50
Cooper's Lycium	<i>Lycium cooperi</i>	1.50
Four-wing saltbush	<i>Atriplex canescens</i>	2.00
Ephedra	<i>Ephedra nevadensis</i>	2.00
Sand rice grass	<i>Stipa hymenoides</i>	2.00
Desert mallow	<i>Sphaeralcea ambigua</i>	0.50
White bur-sage	<i>Ambrosia dumosa</i>	2.00
Encelia	<i>Encelia californica</i>	1.00
California plantain	<i>Plantago erecta</i>	8.00
<b>TOTAL</b>		<b>20.50</b>

## 6.0 Bibliography

RCA Associates, Inc. January 12, 2014. General Biological Resources Assessment: Dillon Road Mine, SMP #00194, Riverside County, California, CA Mine ID #91-33-006. 25pp.

Soil Survey. 1999. Soil Taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2<sup>nd</sup>. Edition. Natural Resources Conservation Service, U.S. Department of Agricultural handbook 436.

Soil Survey. 2010. Keys to Soil Taxonomy. 11<sup>th</sup> Edition. U.S. Department of Agricultural, Natural Resources Conservation Service.

United States Department of Agricultural. 2014. Natural Resources Conservation Service. [www.nrcs.usda.gov](http://www.nrcs.usda.gov).

**APPENDIX A**

**Tables & Figures**

**Table 4 - Plants observed on the site and known to occur in the immediate surrounding area.**

<b>Common Name</b>	<b>Scientific Name</b>	<b>Location</b>
Erodium	<i>Erodium texanum</i>	On-site & Off-site
Buckwheat	<i>Eriogonum fasciculatum</i>	“
Schismus	<i>Schismus barbatus</i>	“
Creosote bush	<i>Larrea tridentate</i>	“
Ephedra	<i>Ephedra nevadensis</i>	“
Lycium	<i>Lycium cooperii</i>	“
Cholla	<i>Opuntia sp.</i>	“
Cooper’s lycium	<i>Lycium cooperi</i>	“
Indigo bush	<i>Parosela schottii</i>	“
Beavertail cactus	<i>Opuntia basilaris</i>	“
Barrell cactus	<i>Opuntia sp.</i>	“
Encelia	<i>Encelia californica</i>	“

**Table 5: Wildlife species observed on the property and/or known to occur in the immediate area. (Note: The following list is not intended to be a comprehensive list of every species which may occur on the site or in the immediate surrounding area.)**

Common Name	Scientific Name	Comments
<b>Mammals</b>		
Desert cottontail	<i>Sylvilagus audubonii</i>	Common in area.
California ground squirrel	<i>Spermophilus beecheyi</i>	“
Coyote	<i>Canis latrans</i>	Scats observed on-site.
Deer mouse	<i>Peromyscus maniculatus</i>	May occur on-site.
Merriam’s kangaroo rat	<i>Dipodomys merriami</i>	“
Antelope ground squirrel	<i>Ammospermophilus leucurus</i>	“
<b>Birds</b>		
Raven	<i>Corvus corax</i>	Occurs in area.
Crow	<i>C. brachyrhynchos</i>	“
Rock dove	<i>Columba livia</i>	“
Mourning dove	<i>Zenaida macroura</i>	“
Western kingbird	<i>Tyrannus verticalis</i>	Occurs in area.
House finch	<i>Carpodacus mexicanus</i>	“
House sparrow	<i>Passer domesticus</i>	“
Sage sparrow	<i>Amphispiza belli</i>	Observed on-site.
European starling	<i>Sturnus vulgaris</i>	Occurs in area.
Costa hummingbird	<i>Calypte costae</i>	“
Anna’s hummingbird	<i>Calypte anna</i>	“
Brewer’s blackbird	<i>Euphagus cyanocephalus</i>	“
<b>Reptiles and Amphibians</b>		
Side-blotched lizard	<i>Uta stansburiana</i>	Observed on site.



Granite spiny lizard	<i>Sceloporus orcuttii</i>	Occurs in area.
Western fence lizard	<i>Sceloporus occidentalis</i>	“
Banded gecko	<i>Cleonyx variegates</i>	“
Desert iguana	<i>Dipsosaurus dorsalis</i>	“
Zebra-tailed lizard	<i>Callisaurus draconoides</i>	“
Desert collared lizard	<i>Crotaphytus insularius</i>	“
Sidewinder	<i>Crotalus cerastes</i>	“
Mojave rattlesnake	<i>Crotalus scutulus</i>	“

**SOURCES:**

- (1) Blair, W.F. 1968. Vertebrates of the United States. McGraw-Hill, Inc. New York. 616 pp.
- (2) Whitaker, J. O. 1980. The Audubon Society Field Guide to North American Mammals. A. A. Knopf, New York. 745 pp.
- (3) NGS. 1987. Field Guide to the Birds of North America. The National Geographic Society. 464 pp.

Note: The above Tables are not intended to be comprehensive lists of every plant or animal species which may occur in the area or on the mine site, but are a list of those common species which have been identified on the site or in the region by biologists from RCA Associates, Inc.

**Figure 1**  
Vicinity Map





CENTER LOOKING NORTH



CENTER LOOKING EAST



FIGURE 3  
SITE PHOTOS

CENTER LOOKING SOUTH



CENTER LOOKING WEST



FIGURE 3 Cont.  
SITE PHOTOS





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach P.E.  
Assistant TLMA Director*

## ~~ADDENDUM TO MITIGATED NEGATIVE DECLARATION~~

Project/Case Number: Surface Mining Permit No. 194 Revision No. 1

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

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

### COMPLETED/REVIEWED BY:

By: Dionne Harris Title: Project Planner Date: July 10, 2019

Applicant/Project Sponsor: Skanska USA Civil West California District, Inc. (Skanska)

Date Submitted: July 10, 2019

### ADOPTED BY: Planning Commission

Person Verifying Adoption: Dionne Harris Date: July 10, 2019

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

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

For additional information, please contact Dionne Harris at (951)955-6836.

Please charge deposit fee case#: ZEA42690 ZCFG06073

**FOR COUNTY CLERK'S USE ONLY**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42690

**Project Case Type (s) and Number(s):** Surface Mining Permit #194 Revision 1 (SMP194R1)

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

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

**Contact Person:** Dionne Harris

**Telephone Number:** 951-955-6836

**Applicant's Name:** Skanska USA Civil West California District, Inc. (Skanska)

**Applicant's Address:** 1995 Agua Mansa Road, Riverside CA, 92509

### I. PROJECT INFORMATION

**Project Description: Surface Mining Permit No. 194 Revision No. 1** (SMP194R1 or proposed revision) proposes a revision to the existing Riverside County approved 58-acre Dillon Road Mine (SMP 194 or 1995 approved Plan). The property site encompassing approximately 95.2 acres within eastern Riverside County and is located northeast of the City of Indio, approximately seven miles north of Interstate 10 (I-10) (see Figure 1). The proposed revision is requesting adding approximately 6.6 acres that were scraped for mining outside the 1995 approved mine limits but within their property boundary in the south-central portion for a revised total mine site of approximately 64.6 acres (see Figure 2); extending the length of the permit for an additional 25 years until December 31, 2044 to allow future utilization of the construction aggregate resources (sand and gravel) for local construction projects; and eliminating the future use of an approved asphalt plant from long-term plans.

The site is located within a Riverside County General Plan area designated Open Space – Mineral Resources (OS-MR) and zoned Mineral Resources & Related Manufacturing (M-R-A). Approximately 41 acres of the planned 64.6-acre site are currently disturbed by past mining with a mined slope of approximately 65 feet in depth. The mine is expected to produce aggregate on an on-demand basis to meet mainly construction projects; therefore, it could be idle for inactive periods of over one year or more. The operator will notify the County when the site meets the definition of “idle” and requirements per the State Mining and Reclamation Act (SMARA) and County Ordinance No. 555, Section 14 to submit and implement an Interim Management Plan (IMP).

During active periods, the mining operations will utilize loaders and dozers for the extraction of aggregate material from the pit, feeding the material into a portable crushing/screening plant for sorting and sizing, stockpiling the finished materials by size and product, and loading trucks for off-site shipping. The site will include maintenance/management/employee trailers, portable fuel storage tank(s), portable water tank, and a truck scale. No changes to production are requested; planned production will remain at an average of 100,000 tons per year (tpy) and occasionally a maximum of 200,000 (tpy) as previously approved. All other project parameters will be unchanged from the 1995 approved Plan including slopes, setbacks, production, traffic, and reclamation. The mine will be “horse-shoe shaped” with slopes reclaimed to 4H:1V (horizontal: vertical) and the maximum quarry depth will be 100 feet at the base of the northeastern slope. Setbacks on the east as established and conditioned by the 1995 approval will be maintained at 325 feet to limit any off-site head cut erosion. All existing conditions of approval will remain in-place with some conditions updated to current regulations (see Figure 3 for Revised Mine Plan).

Reclamation activities will be ongoing throughout the operational life of the quarry. At the conclusion of mining and production, final reclamation of one year will commence followed by monitoring the site's reclamation and revegetation success until deemed meeting its reclamation parameters. The post-mining or future land use is open space habitat.



File: P1 and 2 Skanska Dillon Road-Reg Vis-COR (TAG) Page: 03/01/2017



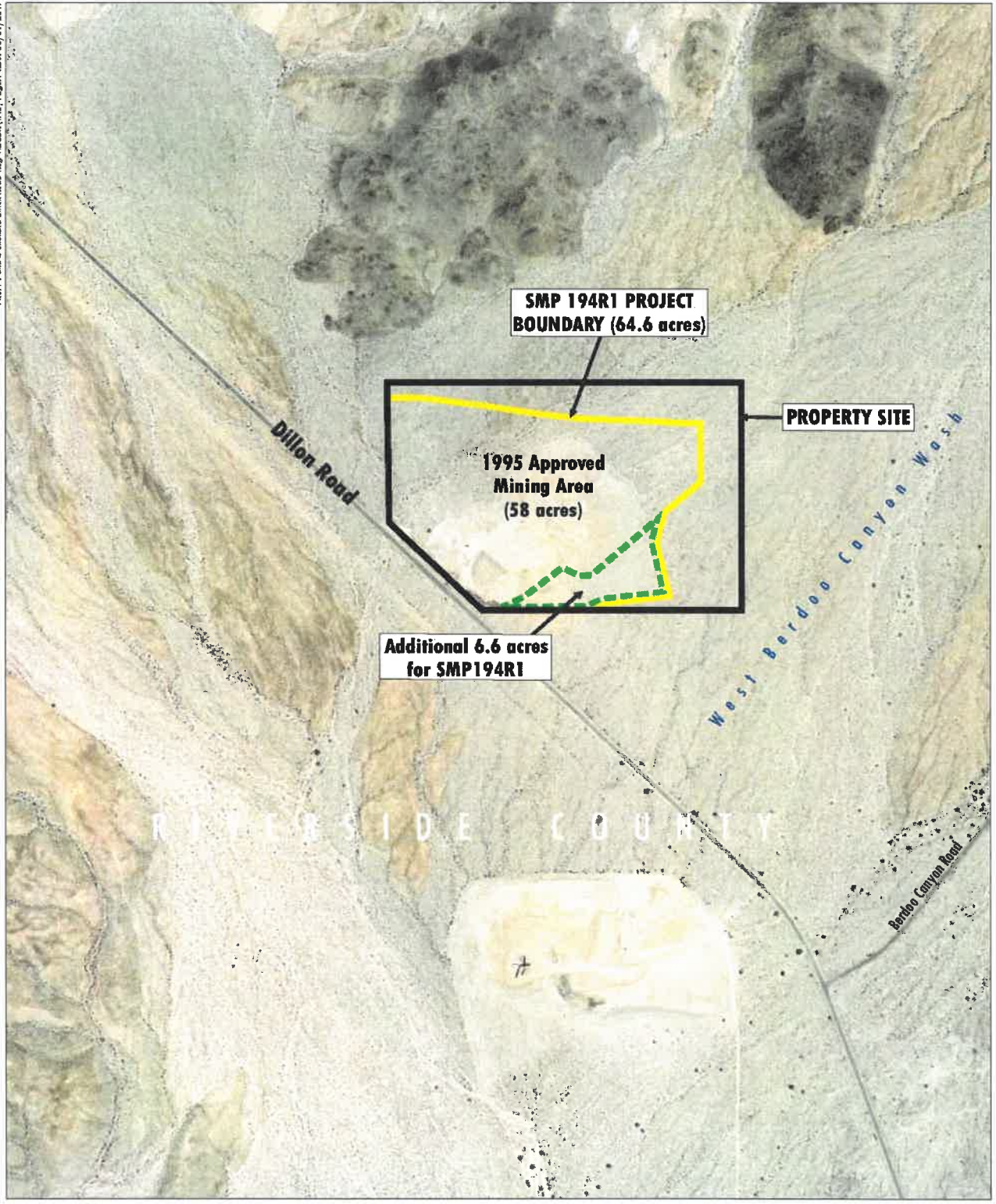
Source: Ulburn Corp., June, 2019.

**LILBURN**  
CORPORATION

## REGIONAL LOCATION

*Dillon Road Mine*  
*Skanska USA Civil West California District - SMP NO. 194R1*  
*County of Riverside, California*

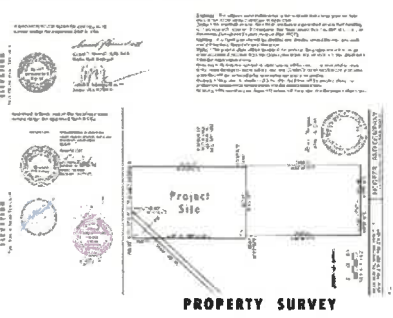
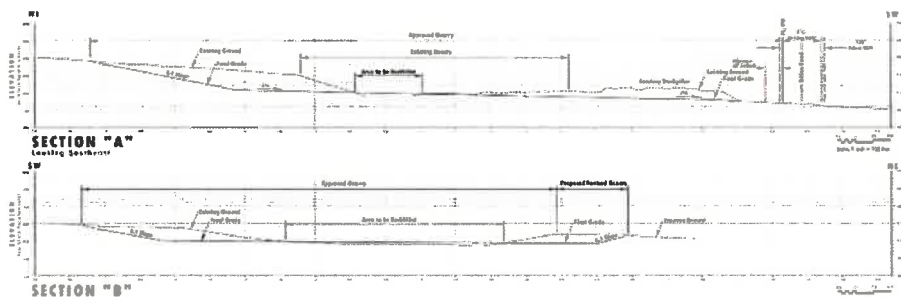
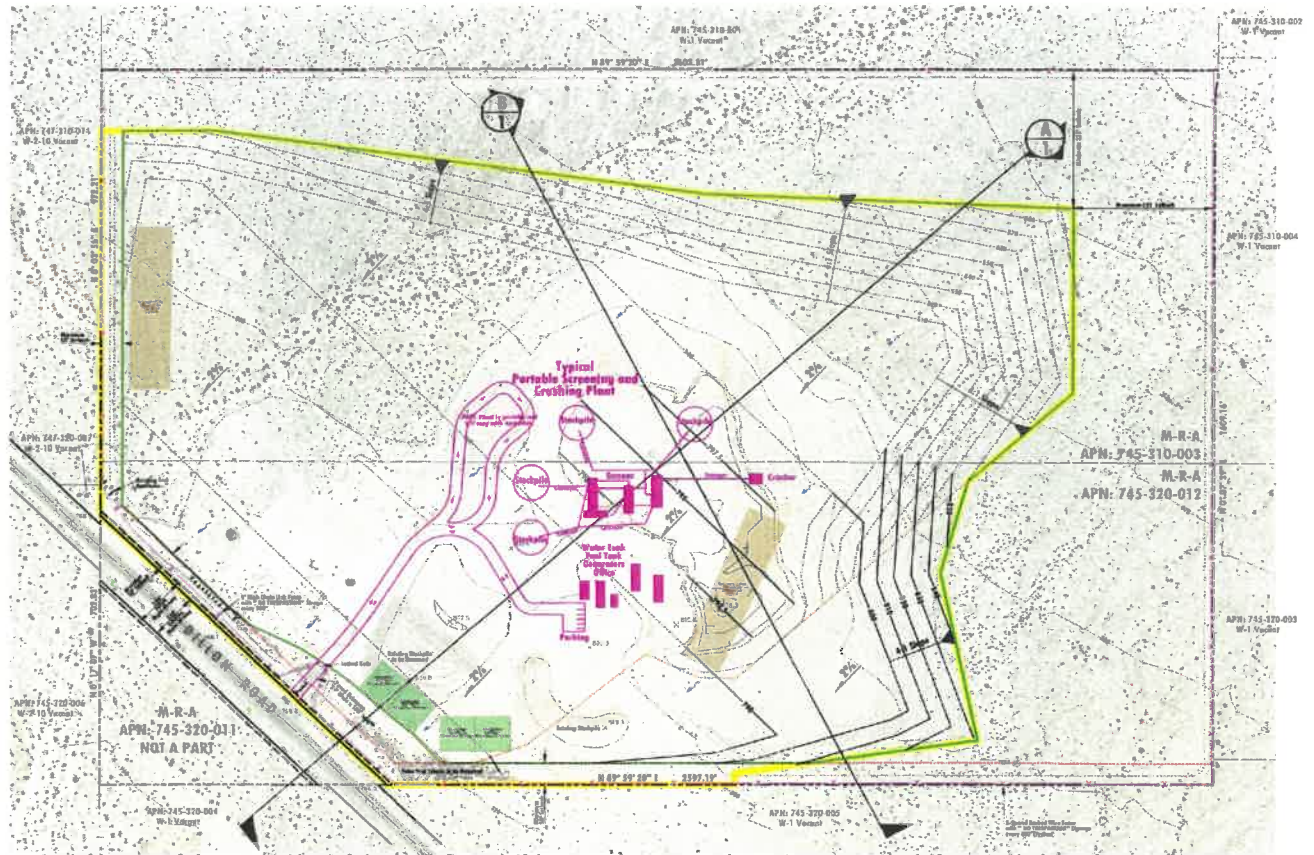
**FIGURE 1**



0  800  
 FEET  
 Source: Lilburn Corp., June, 2019.  
 Aerial: July 2016  
**LILBURN**  
 CORPORATION

**PROJECT VICINITY**  
*Dillon Road Mine*  
 Skanska USA Civil West California District - SMP NO. 194R1  
 County of Riverside, California

**FIGURE 2**



**LILBURN**  
CORPORATION

In 1995, Environmental Assessment 36858/Mitigated Negative Declaration (1995 EA/MND) was adopted by the County Planning Commission to comply with the California Environmental Quality Act (CEQA). Conditions of approval (COAs) were adopted and are still in-place and implemented as applicable by the operator. Due to the proposed revisions, EA 42690/MND have been prepared by the County to assess the potential impacts and changes that SMP194R1 may have on the environment. On site operating hours, other than maintenance or emergencies, will be between 6:00 A.M. and 10:00 P.M., Monday through Saturday. Operations shall be prohibited on Sundays and federally recognized holidays.

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

**B. Total Project Area:** 95.2 gross acres; 64.6-acre mine site

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 5 - 10
Other: 95.2 acres			

**C. Assessor's Parcel No(s):** 745-310-003 and 745-320-012

**Street References:** Northeast side of Dillon Road and northwest of Berdoo Canyon Road.

**Section, Township & Range Description or reference/attach a Legal Description:** Section 19, Township 4 South, Range 8 East

**D. Brief description of the existing environmental setting of the project site and its surroundings:** The Property Site consists of approximately 95 acres; approximately 58 acres are permitted for mining of which 34.4 acres have been disturbed by mining activities over the past 35 years and another 6.6 acres were disturbed outside the approved mine limits. Currently the site is inactive; there are no facilities or equipment on-site. Two stockpiles of aggregate material are located on the southwest part of the site and palm tree trunks have been piled in the southwest. These stockpiles will be lowered to a maximum height of the allowable 50 feet and the tree trunks removed to reduce existing visual impacts. The site is fenced with a gated access and the disturbed areas are devoid of vegetation. Dillon Road is located on the southwest side of the site. Adjacent land uses are vacant and undeveloped. Three other mines are located to the south within one mile of the site.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

- 1. Land Use:** SMP194R1 is located in the Western Coachella Valley Area Plan of the Riverside County Integrated Project. The General Plan Foundation Component and land use designation is Open Space-Mineral Resource (OS-MIN). This land use designation allows for mineral extraction and processing facilities based on the Surface Mining and Reclamation Act (SMARA) of 1975 classification. Site is classified by the State Geologist as Mineral Resource Zone-2 (MRZ-2) which is an area where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists. Ancillary structures or uses may be permitted which assist in the extraction, processing, or preservation of minerals. The proposed revision is consistent with OS-LU policies requiring compliance with County Ordinances and SMARA and an approved reclamation plan.
- 2. Circulation:** SMP194R1 does not impact any transportation facilities referenced in the General Plan and meets all other applicable circulation policies.

3. **Multipurpose Open Space:** SMP 194R1 is consistent with the Non-Renewable Resources – Mineral Resources policies requiring compliance with County Development Code and SMARA and to comply with conditions imposed by the County geologist to minimize or eliminate potential adverse impacts of mining on surrounding properties and environmental resources.
4. **Safety:** SMP194R1 does not propose any human-occupied structures that may be impacted by geologic and flood hazards. No steep slopes are proposed, water flow will be managed by project design. The site is not located in a high fire area and no hazardous materials besides diesel fuels regulated by current regulations are anticipated to be included in mine operation. No blasting will be conducted on-site. The site is fenced, will have no steep/unsafe slopes, and equipment will be removed when inactive for extended periods.
5. **Noise:** Surrounding parcels are undeveloped and vacant and therefore noise compatibility issues are not anticipated. General Plan policy for lands designated as Open Space-Mineral Resource be protected from encroachment of incompatible land uses through buffer zones or visual screening to reduce potential impacts.
6. **Housing:** SMP194R1 does not include the construction of housing and is not anticipated to create permanent employment opportunities which will require housing.
7. **Air Quality:** SMP194R1 will continue to implement existing conditions of approval and comply with South Coast Air Quality Management District (SCAQMD) rules and regulations to minimize exhaust, dust and carbon dioxide emissions consistent with General Plan policies.
8. **Healthy Communities:** SMP194R1 is located in an OS-MIN land use designations that was determined as an appropriate area to minimize impacts to communities and human living and recreation areas. County policy requires buffers to protect mineral resources from encroachment of incompatible uses to a mining operation. The project site is located in an isolated area that would not impact healthy communities and their policies.

**B. General Plan Area Plan(s):** Western Coachella Valley

**C. Foundation Component(s):** Open Space

**D. Land Use Designation(s):** Open Space-Mineral Resource (OS-MIN)

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

**F. Policy Area(s), if any:** N/A

**G. Adjacent and Surrounding**

1. **Area Plan(s):** Western Coachella Valley

2. **Foundation Component(s):** Rural and Open Space

3. **Land Use Designation(s):** North – Open Space-Rural Desert (RD); East and Southeast - Open Space-Rural (OS-RUR); South – Open Space – Conservation (OS-C); and West – OS-RUR.

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

5. **Policy Area(s), if any:** N/A

**H. Adopted Specific Plan Information**

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

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

**I. Existing Zoning:** Mineral Resources & Related Manufacturing (M-R-A)

**J. Proposed Zoning, if any:** N/A

**K. Adjacent and Surrounding Zoning:** Watershed & Conservation Area (W-1) and Controlled Development (1 du per 10 acres) (W-2-10)

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15164 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

Dionne Harris Project Planner

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

6/6/19

\_\_\_\_\_  
Date

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

## V. ENVIRONMENTAL ISSUES ASSESSMENT

This EA/MND assesses the potential environmental impacts of SMP194R1 on the existing conditions. The EA/MND assessment incorporates project design, and existing conditions of approval and mitigation measures that were required in the 1995 approved SMP and EA/MND.

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

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

### Findings of Fact:

a, b) **Less than Significant Impact.** In accordance with Riverside County General Plan Figure C-8 "Scenic Highways", the Project Site is located adjacent to Dillon Road, a County Eligible scenic highway mainly due to its view of open vistas and mountain ridges.

The Project Site lies on an alluvial fan at the foothills of the Little San Bernardino Mountain Range. 41 acres of the 64-acre project site are disturbed by previous mining activities. Vegetation is sparse and evenly distributed on undisturbed areas. The alluvial fan slopes to the southwest at a gradient of five to six percent. The surrounding open desert is vacant with the nearest residence being 1.25 miles northwest along Dillon Road. The proposed revision will not change previously approved land impacts and operations as well as the overall view or character of the project site. The project area and areas south along Dillon Road are designated and zoned for mining and numerous mine operations currently operate in this area.

The mine site is not visible due to topography from residences to the northwest. The Project Site is primarily visible from Dillon Road at the entrance to and along the Project Site. Existing conditions require the operator to construct and maintain vegetated berms along Dillon Road to serve as view barriers. These berms will remain part of the revised plan. The view shed to the property is limited from the south. From the north driving southerly on Dillon Road, the operations can be seen on the left-hand side (easterly) of Dillon Road.

SMP194R1 is not anticipated to 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 an aesthetically offensive site open to public view, as the Project Site does not contain these resources and such resources are not located within the vicinity of the Project Site.



Adopted existing conditions and mitigation measures from the 1995 SMP and EA/MND) will be part of the revised project conditions:

4.21 - The processing plant shall be painted with colors which blend and camouflage with the surrounding areas.

4.24 - The permittee shall maintain the existing berm and existing native vegetation located along the Dillon Road boundary of the site as a buffer. This buffer shall remain in place during the life of this project.

The project will have less than significant impact with implementation of existing conditions and mitigation measures.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**2. Mt. Palomar Observatory**

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

Source: Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) **No Impact.** The Project Site is located approximately 115 miles northeast of the Mt. Palomar Observatory and is therefore located outside of Ordinance No. 655 Zone A (15-mile radius) and Zone B (45-mile radius). Given the Project Site's distance from the Mt. Palomar Observatory, the General Requirements do not apply, and no impacts would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Dillon Road Mine SMP No. 194R1 Application

Findings of Fact:

a-b) **Less than Significant Impact.** The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Since these standards are imposed on all outdoor lighting sources, they are not considered mitigation for CEQA purposes. SMP194R1 will not change or add new lighting that has not been previously approved and in-place for past operations. Lighting impacts will be less than significant with adherence

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

to County lighting standards. Furthermore, there are no residential developments adjacent to the Project Site and the nearest residence is located approximately 1.25 miles to the northwest.

As shown on Riverside County's Map My County (GIS database), the Project Site is adjacent to the Coachella Valley Multi Species Habitat Management Plan (CVMSHCP) Desert Tortoise and Linkage Conservation Area, which is located to the north and east of the Project Site. To reduce edge impacts to an adjacent conservation area, the CVMSHCP requires implementation of Land Use Adjacency Guidelines. SMP194R1 will be conditioned to incorporate the following measure, regarding lighting, to comply with these guidelines:

- Lighting – Any lighting on-site will be shielded and directed inward and toward the west and south away from the adjacent conservation areas.

With implementation of the standards and measure listed above, SMP194R1 is not anticipated to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Less than significant impacts are anticipated, and no additional mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>AGRICULTURE &amp; FOREST RESOURCES</b> Would the project				
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Williamson Act FY 2015/2016 Sheet 2 of 3, GIS database, and Project Application.

Findings of Fact:

a - d) **No Impact.** According to Riverside County's Map My County (GIS database), the Project Site is not located within prime farmland, unique farmland, or farmland of statewide importance; is not located in the vicinity of any agricultural reserves within in Non-Williamson Act Land; is not located within 300 feet of any land zoned primarily for agricultural use; and will not otherwise result in conversion of farmland to other uses. Therefore, no impact will occur.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas”

**Findings of Fact:**

a-c) **No Impact.** As depicted on Riverside County General Plan Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,” the Project Site is not located within or adjacent to forest land or timberland. Therefore, SMP194R1 would not result in the loss of forest land or conversion of forest land to non-forest use and would not involve changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Therefore, no impact will occur.

**Mitigation:** No mitigation required.

**Monitoring:** No monitoring required.

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

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

Source: SCAQMD AQMP & CEQA Air Quality Handbook as updated, Dillon Road Mine SMP No. 194R1 Application, Updated Air Quality and Greenhouse Gas Assessment for Dillon Road Mine SMP No. 194R1, Lilburn Corp. January 2018.

Findings of Fact:

a) **Less than Significant Impact.** The project site is within the Salton Sea Air Basin (SSAB) and under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The AQMP was developed for the primary purpose of controlling emissions to maintain all federal and state ambient air standards for the district. A project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project is conforming if it complies with all applicable District rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan). Conformity with growth forecasts can be established by demonstrating that the project is consistent with the land use plan that was used to generate the growth forecast.

The existing project and SMP No. 194R1 are consistent with the County's zoning and General Plan land use classifications that were used to prepare the AQMP. SMP No. 194R1 will not create any additional population or traffic growth. In addition, based on Table 1 below, Project-generated emissions will not exceed the 1995 approved emission levels or the current SCAQMD CEQA emission thresholds and equipment and trucks will comply with all SCAQMD rules and regulations. This is due to the strict diesel emission reduction requirements promulgated by the California Air Resources Board (CARB) making today's diesel-fueled equipment and trucks much cleaner than those in 1995 and the elimination of the operation of the asphalt plant. The additional acreage in SMP194R1 will not increase emissions as overall daily and annual equipment use and production will not change. Only a small specific area of the mine site is mined at any one time. SMP No. 194R1 would not significantly increase local air emissions and therefore would not conflict with or obstruct implementation of the AQMP. Therefore, the project will have a less than significant impact.

b, c) **Less than Significant Impact.** The 1995 EA/MND determined that there was a potential impact to air quality and the EA and SMP required conditions and mitigation measures to reduce these potential impacts to less than significant. SMP No. 194R1 will be required to comply with the existing conditions as updated and does not propose any increase in production, processing, equipment usage or trucking as compared to the existing 1995 approved project. Due to the time since the last air quality review, an "Updated Air Quality and Greenhouse Gas Assessment" was prepared by Lilburn Corporation (January 2018).

The air quality assessment prepared an updated emissions inventory utilizing current emission factors and required control conditions and measures from 1995 approved project and the SCAQMD. These are listed at the end of this section below with updates to be consistent with current SCAQMD regulations. The estimated air pollutant emissions and the significance of the increase in the proposed SMP No. 194R1 emissions as compared to the 1995 emissions totals and the 2019 CEQA thresholds

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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are summarized in Table 1. Details of the parameters and estimations are included in the referenced report.

As shown, the net change of emissions from the approved 1995 project as compared to the proposed SMP 194R1 are all less than those emissions estimated in the 1995 EA and well below the CEQA thresholds of significance. This is due to the strict diesel emission reduction requirements promulgated by the CARB making today's diesel fueled equipment and trucks much cleaner and the elimination of the asphalt plant. Therefore, the project will have a less than significant impact.

**Mitigation:** The following adopted and updated conditions and mitigation measures from the approved 1995 SMP and EA/MND to reduce potential impacts to less than significant are included below. No substantial changes to the project related to air quality are proposed in SMP194R1. No significant effects are identified.

**Table 1  
Dillon Road Mine (SMP 194R1)  
Estimated 2018 Air Pollutant Daily Emissions and Significance  
Compared to the Approved 1995 Levels and CEQA Thresholds**

Equipment	Hours / Day	ROG Lbs/Day	NO <sub>x</sub> Lbs/Day	CO Lbs/Day	PM <sub>10</sub> Lbs/Day	PM <sub>2.5</sub> Lbs/Day
Loader	12	1.03	7.0	5.36	0.36	0.33
Dozer	8	0.95	6.37	4.31	0.37	0.34
Dump/Haul Truck	8	0.01	0.06	0.02	0.01	0.01
Water truck	2	0.01	0.12	0.05	0.01	0.01
Processing Plant & Generator	8	0.38	3.01	2.23	3.82	0.87
Fugitive Dust (dozing, loading, un-loading, road dust & stockpiles)	8	---	---	---	16.3	3.5
Trucks/Employee Vehicles On-Site	50	0.02	0.25	0.11	0.01	0.01
Trucks/Employee Vehicles Off-Site	50	2.38	24.65	12.16	1.28	1.17
<b>2018 Emissions Totals</b>	---	<b>4.78</b>	<b>41.46</b>	<b>24.24</b>	<b>22.16</b>	<b>6.25</b>
<b>1995 EA Totals</b>	---	<b>6.4</b>	<b>80.0</b>	<b>33.7</b>	<b>83.2</b>	<b>21.7</b>
<b>2018 Compared to 1995 EA</b>	---	<b>-1.62</b>	<b>-38.54</b>	<b>-9.46</b>	<b>-61.04</b>	<b>-15.45</b>
SCAQMD 2019 CEQA Operational Thresholds		55	55	550	150	55
<b>Significant?</b>		<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: "Updated Air Quality and Greenhouse Gas Assessment", Appendix A for detailed emission inventory.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Scenario Year: 2018; 1,000 tons/day; 40 trucks /day for 200 days /year; max. production capped at 200,000 tpy. Emission Sources: SCAQMD EMFAC2007 Emission Factors for off-road mobile and on-road mobile vehicles; verified by Michael Krause at SCAQMD (12-22-2017) as adequate to use until District updates to EMFAC 2014 in its Air Quality section.

Particulate Matter Emission Factors - SCAQMD, July 2010; & AP-42 Section 13.2.2 EPA, November 2006.

\* Dust related PM<sub>2.5</sub> = 0.208 of PM<sub>10</sub> (CEIDARS List)

d – f) **No Impact.** There are no sensitive receptors located within one mile of the project site; the proposed revision does not involve construction of a sensitive receptor; and the proposed revision will not create any objectionable odors that may affect a number of people. The elimination of the previously approved asphalt plant further reduces the potential to release objectionable odors. SMP No. 194R1 would not create any impacts to sensitive receptors or create substantial odors. Therefore, no impact will occur.

**ADOPTED UPDATED CONDITIONS / MITIGATION MEASURES FROM 1995 APPROVED SMP**

The existing mining and processing are conducted under SMP 194 approved in 1995. The County's Conditions of Approval include measures to limit and monitor the air and dust emissions from the site. These include the following summarized below and listed by the condition number. Note that updated language per current regulations has been added in *italics*.

- 2.11 The permittee shall obtain any and all necessary permits or clearances from the South Coast Air Quality Management District. The permittee shall comply with all applicable SCAQMD rules and regulations, including, but not limited to Rule 403 for fugitive dust, *Rule 1157 for dust reduction from aggregate operations*, PM<sub>10</sub> requirements, and the operational requirements, and the operational requirements for asphalt concrete plants.
- 3.7 Prior to issuance of any special inspection permits, grading permits or surface disturbance, the permittee shall first obtain permits and/or clearance from the following public agencies among others: SCAQMD.
- 4.3 All roads, driveways, and mining areas shall be kept wetted while being used and shall be treated with EPA approved dust suppressants to prevent emission of dust. All semi-permanent or permanent access roads connecting the project with Dillon Road shall be paved with asphaltic concrete. Non-hazardous soil stabilizers shall be applied to all inactive surface mining areas and/or stockpiles (previously mined areas which remain inactive for 96 hours). (Amended by Planning Commission, 8-2-95)
- 4.7 All loaded trucks egressing from the subject property shall be properly trimmed with a *2-foot 6-inch* freeboard height and/or covered or sprayed with water so as to minimize dust and prevent spillage onto the public roadway *in compliance with California Vehicle Code No. 23114*. In the event that spillage onto the road does occur, said spillage shall be removed immediately from the road right-of-way. (Amended by Planning Commission, 8-2-95)
- 4.11 Stockpiles and/or berms created for use in reclamation revegetation shall be protected against water and wind erosion by covering with burlap or other County approved material, wetting, and/or temporary seeding with native plant species.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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4.20 All surface mining operations, including excavating, crushing, screening and related loading and hauling shall be suspended when wind speeds (as instantaneous gusts) exceed 20 miles per hour. All surface mining operations shall be suspended during first and second stage smog alerts. (Amended by Planning Commission, 8-2-95)

SCAQMD Regulatory Measures to Control Air Emissions

As part of their compliance with SCAQMD Rules 403, 403.1, and 1157 and implementation of the current conditions of approval, the operator implements the following measures during operations:

- Aggregate crushing/screening plant will have current air quality permits, and maintain and annually renew permits from the SCAQMD with water sprays for dust suppression;
- Water spray and/or use dust suppressants on unpaved roads and stockpiles so that no dust is visible more than 100 feet from any activity, equipment, storage pile, or disturbed area on-site;
- Limit speeds on unpaved internal haul roads to 15 mph;
- Water spray mining, excavating, loading, unloading, and transferring activities;
- Remove any spilled aggregate and water sweep paved roads including adjacent portion of Dillon Road as needed;
- Cover or otherwise stabilize aggregate loads (i.e., loads to remain 6 inches from the upper edge of the container area) to avoid dust emissions from product transport trucks in compliance with California Vehicle Code No. 23114;
- Use a rumble grate with paved entrance road to eliminate track out;
- Main access road and driveway are paved;
- Surface mining operations, including excavating, crushing, screening and related material loading and hauling, shall be suspended when wind speeds (as instantaneous gusts) exceed 20 miles per hour;
- All equipment is maintained and tuned according to manufacturer’s specifications;
- Production is scheduled to minimize daily equipment operations and idling trucks;
- During operations, trucks and vehicles in loading and unloading queues will have their engines turned off when not in use for more than five minutes to reduce idling and vehicle emissions. *(Note that this reduced idling limitation measure is required under Title 13, California Code of Regulations, Section 2485 Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling. The on-site operator supervises vehicles that access the site for loading and unloading and off-road trucks and equipment to comply with this regulation); and*
- Compliance with all existing and future CARB and SCAQMD regulations related to diesel-fueled trucks and equipment, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

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

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, CVMSHCP, On-site Inspection, Dillon Road Mine SMP No. 194R1 Application, and General Biological Resources Assessment prepared by RCA Associates, Dec. 2017.

Findings of Fact:

a) **Less than Significant Impact.** As shown on Riverside County's Map My County (GIS database), the Project Site is adjacent to the Coachella Valley Multi Species Habitat Management Plan (CVMSHCP) Desert Tortoise and Linkage Conservation Area, which is located to the north and east of the Project Site. As included in the Dillon Road Mine SMP No. 194R1, in order to reduce edge impacts to an adjacent conservation area, the CVMSHCP requires implementation of Land Use Adjacency Guidelines. SMP194R1 will be designed and conditioned to comply with these guidelines:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Drainage – The adjacent conservation areas to the north and east are up gradient from the site. No runoff will be discharged to these areas.
- Toxics – No chemicals or other harmful bi-products are generated on-site. Fuel handling and storage will implement Department of Environmental Health (DEH) required Best Management Practices (BMPs) and a Spill Prevention Control and Counter-Measure Plan (SPCC). No blasting nor blasting materials will be used or stored on-site.
- Lighting – Any lighting on-site will be shielded and directed inward and toward the west and south away from the adjacent conservation areas.
- Noise – the aggregate processing plant will be located in the center of the Project Site within the pit, approximately 1,000 feet from the conservation areas. The pit walls will shield noise from the conservation areas. The elimination of the asphalt batch plant will also reduce noise levels. No blasting will be conducted on-site.
- Invasive Plants – No invasive, non-native plant species will be used in the revegetation plan. Only native local plant seeds will be used. The CVMSHCP’s recommended and prohibited plant lists will be reviewed prior to selecting any plants for seeding.
- Barriers – The Project Site is remote, and 3-strand is erected along the project site boundary to restrict access into the conservation areas.
- Grading – No manufactured slopes will extend off the project into the conservation areas.

With implementation of the guidelines and conditions required under the CVMSHCP listed above, SMP194R1 is not anticipated to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. A less than significant impact is anticipated.

b) **Less than Significant Impact with Mitigation Incorporated.** The findings from the 2017 General Biological Resources Assessment (BRA) for SMP194R1 regarding endangered or threatened species are summarized herein. The following federal and state listed endangered or threatened species have been documented within a five-mile radius of the Project Site: Desert tortoise (*Gopherus agassizii*), Coachella Valley fringed-toed lizard (*Uma inornata*), Desert pupfish (*Cyprinodon macularius*), and Southwest willow flycatcher (*Empidonax traillii*).

A focused protocol survey was conducted for the threatened desert tortoise as part of the general field investigations. Because of the past and ongoing mining activities, the soil across the Project Site is highly rocky and with continual fluctuations in terrain and is mostly barren, making it poor habitat for desert tortoise. The protocol surveys performed on the site did not identify any tortoises nor were any active tortoise burrows or sign (scats, tracks, etc.) observed. A less than significant impact to tortoise is expected. However, marginal habitat for tortoises is present on the site and to reduce any potential impact, new mitigation measures BIO-1 and BIO-2, listed below, will be implemented.

The Coachella fringed-toed lizard is limited to sand dunes and the known populations of the species are relatively limited in the Coachella Valley area. No sand dunes are present on the Project Site; therefore, the species is not expected to occur on the site.

Desert pupfish populations of the desert pupfish are very rare in Riverside County and are dependent on pools of water. The Project Site does not support any ponds, pools, or other water features that would be suitable for use by desert pupfish.

Populations of Southwestern willow flycatchers are located along rivers, stream, and lakes where riparian habitat is present; however, populations are very uncommon. This species is dependent upon

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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extensive areas of undisturbed riparian habitat and given the absence of riparian areas of on the Project Site, the species does not occur on the Project Site.

The 1995 EA/MND determined that the Existing Project could have potentially significant impact related to biological resources and required implementation of conditions listed below to reduce biological impacts to less than significant. Based on the updated biological conditions and findings described in the 2017 General BRA, SMP194R1 is not anticipated to create any new significant impacts, either directly or through habitat modifications, on any state or federally listed endangered or threatened species. To limit any potential impact to desert tortoise, the following new mitigation measures listed as BIO-1 and 2 are recommended. A less than significant impact with implementation of mitigation incorporated is anticipated.

c) **Less than Significant Impact with Mitigation Incorporated.** The 2017 BRA notes that there are eight sensitive plant species and thirteen sensitive wildlife species which have been documented in the region. Based on the data collected by RCA Associates, the Project Site is not expected to support populations of Chaparral sand-verbena, Coachella Valley milkvetch, Little San Bernardino Mts. Linanthus, Robinson monardella, and Triple-ribbed milk-vetch. Three of the plant species (San Bernardino milk-vetch, Mecca aster, and Latimer’s woodland gilia) could potentially occur on the site given the presence of suitable habitat; however, the probability of these plants’ presence on the Project Site is relatively low based on past disturbances.

There are thirteen wildlife species which are listed as species of special concern by the California Department of Fish and Wildlife (CDFW) which have been documented in the general area surrounding the Project Site. The field investigations conducted in April 2017 did not identify any sensitive wildlife species. Additionally, the Project Site has been disturbed by mining activities and therefore is unlikely to support any species classified by the CDFW as species of special concern. The habitat requirements for the majority of the species which could potentially occur in the region is relatively specific and as such, most of the species are not expected to occur on the Project Site.

CDFW species of special concern which could potentially inhabit the Project Site are limited to burrowing owl, San Diego woodrat, coast horned lizard, and loggerhead shrike. Based on the 2017 BRA, although no burrowing owls were present on the site or in the surrounding area, suitable habitat is present and the species could potentially occur. Therefore, Mitigation Measure BIO-3, listed below, a standard measure for most new development, will be implemented.

Furthermore, migratory nesting birds, such as the loggerhead shrike, could potentially inhabit the Project Site. Nesting birds are protected pursuant to the Migratory Bird Treaty Act (MBTA) and Fish and Game Code which prohibit the take, possession, or destruction of birds, their nests or eggs. In the 1995 approval, Condition 4.22 requires grading of undisturbed areas outside of the nesting period. This condition has been updated below. Therefore, with implementation of the 1995 conditions and the new measures included below, SMP194R1 is not anticipated to create any new significant impacts on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or U.S. Fish & Wildlife Service (FWS). There will therefore be a less than significant impact with implementation of mitigation incorporated.

d) **Less than Significant Impact.** (Also refer to a above) In regard to habitat fragmentation and wildlife movement, the 2017 BRA states the following: Habitat fragmentation and subsequent impacts to wildlife movements occur when a proposed action results in a single, unified habitat area being divided into two

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or more areas. This frequently results in the isolation of areas which prevents wildlife from moving freely from one portion of a habitat to another habitat, or from one habitat type to another habitat type. The property is located in an area where several other active mines are present besides the subject Dillon Road Mine and is along the Dillon Road Corridor. Note that the CVMSHP has established the Desert Tortoise and Linkage Conservation Area to the north and east to provide wildlife movement.

The Project Site is located in an area along Dillon Road where habitat has been fragmented to a large extent due to past mining activities in the surrounding region. SMP194R1 is not expected to create any new impact on wildlife corridors, nor will SMP194R1 result in any new habitat fragmentation and or impacts to regional wildlife movement. There will therefore be a less than significant impact.

e) The 2017 BRA notes that a drainage channel bisects the northern portion of the Project Site, traversing southwesterly. However, the plants present within the channel were similar to the surrounding area and no riparian vegetation or any plant species associated with riparian/riverine habitats were observed. The Project Site does not support any sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or FWS. The 1995 EA/MND determined that the Existing Project could potentially affect a jurisdictional drainage and Condition 3.7 (see Adopted Conditions and Mitigation Measures below) required the operator to contact CDFW to determine 1602 permit requirements. The drainage channel has not been impacted by mining during the past 20 years. This condition has been updated below to require the operator to contact CDFW prior to any new disturbance within 25 feet of the drainage alignment. SMP194R1 is not anticipated to create any new significant impacts impact related to jurisdictional waters with implementation of the existing condition. 3.7. There will be a less than significant impact with implementation of existing condition 3.7 .

f) **No Impact.** As stated in Findings of Fact 7e, a drainage channel bisects the northern portion of the Project Site, traversing southerly. The drainage channel, however, does not connect with waters of the U.S. as it is cut off from flowing to the Whitewater River or the Salton Sea due to the All-American Canal. SMP194R1 is not anticipated to create any new significant impacts. There will be no impact and no mitigation measures are required.

g) **Less than Significant Impact.** The General BRA concludes that SMP194R1 will not conflict with or have any impact on any local policies or ordinances. With adherence to Land Use Adjacency Guidelines listed in Findings of Fact 7a and implementation of the updated mitigation measures, listed below, less than significant impacts are anticipated.

Mitigation (and Conditions): The 1995 EA/MND determined that the Existing Project could have potentially significant impact related to wildlife and vegetation. The following adopted conditions and mitigation measures from the 1995 approved SMP and EA/MND to reduce potential impacts to less than significant are included below. Updated measures are in *italics*.

**ADOPTED CONDITIONS AND MITIGATION MEASURES FROM 1995 SMP AND EA 36858/MND**

- 3.7 Prior to issuance of any special inspection permits, grading permits or surface disturbance, the permittee shall first obtain permits and/or clearance from following public agencies among others: CA Fish and Wildlife and U.S. Fish and Wildlife Service.

*Updated Condition 3.7 for Biology:*

*Prior to issuance of any special inspection permits, grading permits or new surface disturbance within 25 feet of the drainage area on the northwest portion of the site, the*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*operator shall contact CDFW to determine if a 1602 Streambed Alteration Agreement is required, and if so, shall obtain said agreement.*

- 4.22 The clearing and excavation of vegetation in the undisturbed and previously unmined areas of the site shall occur outside the months of March through May, which is the nesting season of the local bird population.

*Updated Condition 4.22:*

*In order to ensure compliance with the MBTA, a nesting bird clearance survey will be required prior to any vegetation removal or new ground disturbing activities during the nesting season (generally from February 1 – August 31 but can vary annually based upon seasonal weather conditions).*

*If an active avian nest is discovered during the pre-construction clearance survey, construction activities shall stay outside of a 300-foot buffer around the active nest. For raptors including burrowing owl, this buffer is expanded to 500 feet. It is recommended that a biological monitor be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities can resume.*

- 4.23 During the clearing of native vegetation in areas to be mined, the permittee shall salvage individual barrel cacti and other cacti plants. These plants shall be replanted on the perimeter berms of the project or offered to local residents or cactus nurseries.

The following new mitigation measures shall be implemented to reduce potential impacts to wildlife associated with SMP194R1 to a less than significant level:

**RECOMMENDED NEW MITIGATION MEASURES**

*BIO-1: Prior to the start of any onsite activities, personnel associated with the operation shall be required to attend a desert tortoise education seminar. The awareness program shall be provided to all new employees and reviewed with all personnel and truck drivers quarterly.*

*BIO-2: Pre-construction or avoidance surveys shall be conducted within 14 days prior to initiating new ground disturbance to determine presence or absence of the desert tortoise. If desert tortoise is found on-site and cannot be avoided, consultation with U.S. Fish and Wildlife (FWS) under the federal Endangered Species Act and the CDFW review under Section 2081 of the state Fish and Game Code must be initiated and applicable “take” permits obtained.*

*BIO-3: A pre-construction burrowing owl clearance survey shall be conducted prior to any vegetation removal or new ground disturbing activities on undisturbed areas to ensure burrowing owls are absent from the survey area. The clearance survey should be conducted in accordance with the CDFW 2012 Staff Report on Burrowing Owl Mitigation. Two pre-construction clearance surveys shall be conducted 14-30 days and 24 hours prior to any vegetation removal or new ground disturbing activities throughout all areas determined to support suitable habitat for burrowing owls.*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*If burrowing owl or an occupied burrow is observed on-site during the survey, avoidance, minimizations and mitigation recommendations in the CDFW 2012 Staff Report shall be implemented.*

**Monitoring:** Survey results from the required conditions and mitigation measures shall be provided to the Planning Dept. prior to disturbance of undisturbed areas. Reclamation and revegetation shall be monitoring during the County’s annual mine inspection. Records of desert tortoise and desert tortoise education shall be maintained on-site for County review.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Alter or destroy an historic site?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Sources:** EA 36858/MND, “Archaeological Assessment of the Dillon Road Mine,” Archaeological Associates 1995, on-site Inspection, Dillon Road Mine SMP No. 194R1 Application, GIS Database

**Findings of Fact:**

**a-b) No Impact.** In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all the tribes within the projects vicinity on February 5, 2018. The Twenty- Nine Palms Band of Mission Indians, Soboba Band of Luiseño, Morongo Band of Mission Indians, and the Ramona Band of Cahuilla Indians responded with a requested to monitor during the grading process.

Letters were received by the County in response to the AB52 notifications by the tribes; Soboba Band of Luiseño and Ramona Band of Cahuilla Indians on February 6, 2018. A request to consult was received from the tribes; Twenty-Nine Palms Band of Mission Indians on February 14, 2018. Twenty-Nine Palms Band of Mission Indians requested cultural reports on February 14, 2018. A request to consult was received from the Morongo Band of Mission Indians on February 12, 2018. Morongo Band of Mission Indians requested a records search.

No Tribal Cultural resources were identified on the site. Consultation with the tribes; Twenty- Nine Palms Band of Mission Indians, Soboba Band of Luiseño, Morongo Band of Mission Indians, and the Ramona Band of Cahuilla Indians was formally concluded on March 5, 2018.

Based upon analysis of records and a survey of the property by the County Archaeologist, it has been determined that there will be no impacts to significant cultural historic resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. An Archaeologist and Tribal Monitor will be present to ensure any unanticipated resources are managed according to procedures identified in the Cultural Resources Management Plan (CRMP). The project shall comply with the conditional of approval for unanticipated resources. Therefore, no impact will occur.

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

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

**9. Archaeological Resources**

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

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

Source: EA 36858/MND, "Archaeological Assessment of the Dillon Road Mine," Archaeological Associates 1995, Dillon Road Mine SMP No. 194R1 Application and.

Findings of Fact:

a, b) **No Impact.** EA 36858/MND, prepared in 1995, included an "Archaeological Assessment of the Dillon Road Mine," Archaeological Associates 1995, which found that no archaeological or historical materials were noted on the Project Site and that no further archaeological research or monitoring is recommended. Considering the Project Site has been impacted by mining activities since the time of the last EA, SMP194R1 is not anticipated to alter or destroy an archaeological site or cause substantial adverse change in the significance of an archaeological resource. SMP194R1 will include standard conditions to stop operations and to avoid any cultural resources that may be inadvertently uncovered during operations. Therefore, no impact will occur

c) **Less than Significant Impact.** SMP194R1 includes ground-disturbing activities which have the potential to uncover human remains. SMP194R1 will include standard conditions to stop operations and avoid any possible human remains and to contact the Riverside County Coroner's office in the event that human remains are discovered. Therefore, a less than significant impact is expected.

d) **No Impact.** The 1995 Archaeological Assessment found that no archaeological or historical materials were noted on the Project Site and that no further archaeological research or monitoring is recommended. SMP194R1 will include standard conditions to stop operations and avoid any potential cultural resources that may be inadvertently uncovered during operations. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>GEOLOGY AND SOILS</b> Would the project				
<b>10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, EA 36858/MND

Findings of Fact:

a,b) **Less than Significant Impact.** The Project Site is located in seismically active southern California with numerous fault systems in the region. The Project Site is not located within one-half mile of an earthquake fault zone. All structures are required to comply with the Uniform Building Code which incorporates standards to protect buildings from seismic shaking; no habitable structures are proposed on-site. Previous Condition of approval from 1995, 3.7 below requires the operator to comply with Building and Safety and Planning requirements. The project will have a less than significant impact.

- 3.7 Prior to issuance of any special inspection permits, grading permits or surface disturbance, the permittee shall first obtain permits and/or clearance from the following public agencies among others:

Co. Planning Department	Co. Transportation Dept.
Co. Building & Safety	Co. Environmental Health Dept.
Co. Fire Dept.	

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**11. Liquefaction Potential Zone**

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

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

Findings of Fact:

a) **Less than Significant Impact.** The Project Site is located in an area which has a moderate potential for liquefaction. Therefore, SMP194R1 is required to adhere to the applicable policies listed in the Safety Element of the County of Riverside General Plan. No habitable structures are proposed on-site; Condition 3.7 requires the operator to comply with Building and Safety and Planning requirements. Less than significant impacts are anticipated, and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Ground-shaking Zone**

- a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) **No Impact.** The Project Site is located in seismically active southern California with numerous fault systems in the region. The Project Site is not located within one-half mile of an earthquake fault zone. No habitable or human-occupied structures or permanent structures are proposed on-site. All portable structures are required to comply with the Uniform Building Code which incorporates standards to protect buildings from seismic shaking; Condition 3.7 requires the operator to comply with Building and Safety and Planning requirements. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Landslide Risk**

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" and Dillon Road Mine SMP No. 194R1 Application

Findings of Fact:

a) **No Impact.** The site has a very slight slope to the northeast with no risks from landslides. Mining slopes are addressed in Section 16 below. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Ground Subsidence**

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

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

Findings of Fact:

a) **Less than Significant Impact.** According to Riverside County General Plan Figure S-7 "Documented Subsidence Areas," the Project Site is located in an area which is susceptible to subsidence. No habitable or human-occupied structures or permanent structures are proposed on-site. All portable structures are required to comply with the Uniform Building Code which incorporates standards to protect buildings from geologic hazards; Condition 3.7 listed under Section 10 above requires the operator to comply with Building and Safety and Planning requirements. Therefore, less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.



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

**15. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-10 "Dam Failure Inundation Zones"

Findings of Fact:

a) **No Impact.** The Project Site is not located in an area susceptible to seiches, mudflow, or volcanic hazard. No impacts are anticipated, and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Slopes**

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"/>

Source: Riv. Co. 800-Scale Slope Maps and Dillon Road Mine SMP No. 194R1 Application

Findings of Fact:

a-b) **Less than Significant Impact.** As stated in the Dillon Road Mine SMP No. 194R1, the mine was and is designed as a "horse shoe" shaped quarry with finished slopes on the north and east not to exceed 4H:1V with a depth of approximately 100 feet on the east. The pit floor will daylight to the west with a slight gradient of two percent. These elevations correspond to the existing elevation of 890 feet above mean sea level (amsl) on the east to an average pit floor of 790 feet amsl. No active slopes will exceed 1H:1V and 30 feet in height. The approved 4H:1V slopes for the Project Site will not be changed from those approved in 1995. These slopes were determined to be grossly surficially stable under both static and seismic conditions by a slope stability analysis performed by CHJ, Inc in March 1995. Therefore, impacts in this regard are considered less than significant, and no mitigation measures are required.

c) **No Impact.** No subsurface sewage disposal systems will be disturbed by SMP194R1, since these systems currently do not exist on-site and are not proposed. Portable sanitation stations will be available on-site for employees. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Dillon Road Mine SMP No. 194R1 Application, On-site Inspection

Findings of Fact:

a) **Less than Significant Impact.** SMP194R1 does not propose any changes to the previously approved pit design or changes to the existing drainage patterns. A "Hydrology Report" was prepared by Don Berg (July 1995) and the 1995 adopted EA/MND addressed the potential head cut erosion that could be caused by the pit slopes. It was determined and agreed by the Riverside County Flood Control and Water Conservation District that the gentle 4H:1V slopes and the 325-foot set back would be adequate to minimize the potential head cut erosion that could occur off-site.

Water erosion will be minimized by the 325-foot setback on the north and east to limit any off-site head-cut erosion and implementation of the Storm Water Pollution Prevention Plan (SWPPP). Typical measures to control erosion include the creation of earthen and hard-faced ditches, remedial grading, revegetation, and supplemental sand bagging and placement of straw bales. The Project Site will be visually inspected after major precipitation events to determine if any substantial erosion is evident such as sheet, rill or gully erosion or any surficial instability. Appropriate erosion control measures will be implemented where erosion is observed. The inspection for erosion and the maintenance of drainage/erosion control measures will be in conformance with the SWPPP. Therefore, the impact will be less than significant.

b) **Less than Significant Impact.** The Project Site sits on an older alluvium fan and consists of well drained soils defined as the Chuckawalla Series, Group B soils. Group B soils are defined as soils having a moderate infiltration rate when thoroughly wet. These soils have a moderate rate of water transmission and are typically considered to contain a low to moderate shrink-swell potential. Based on the characteristics of Group B soils, the Project Site is not anticipated to contain expansive soils. Therefore, the impact will be less than significant related to soil expansion are anticipated. No new mitigation measures are required.

c) **No Impact.** SMP194R1 will include the temporary use of portable toilets as necessary. Therefore, septic tanks and sewer systems will not be required for SMP194R1. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. Erosion</b>				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Dillon Road Mine SMP No. 194R1 Application

Findings of Fact:

a) **Less than Significant Impact.** SMP194R1 does not propose any changes to the previously approved pit design or changes to the existing drainage patterns. The 1995 EA/MND addressed the potential head cut erosion that could be caused by the pit slopes. It was determined and agreed by the Riverside County Flood Control and Water Conservation District that the gentle 4H:1V slopes and the 325-foot set back would be adequate to minimize the potential head cut erosion that could occur off-site.

Flows which enter the Project Site will be allowed to flow over a gentle 4H:1V slope and enter the two percent bottom area where it will be temporarily retained or slowed allowing some of the storm water to infiltrate into the ground. With the flow traversing the majority of the Project Site in a sheet flow condition over a relatively flat grade, the flow should leave the Project Site in a less erodible manner than it currently does. If future flows entering the Project Site define a flow course, a shallow channel will be designed into the 4H:1V slope with a ½-ton rock stabilizer at the top and ½-ton rock energy dissipater at the bottom to control and spread the flow as it enters the two percent bottom area. The pit design would minimally decrease the peak flow but not alter the patterns of storm runoff when compared to pre-use conditions. Therefore, the impact will be less than significant.

b) **Less than Significant Impact.** Water erosion will be minimized by the 325-foot setback on the north and east to limit any off-site head-cut erosion and by implementation of the Storm Water Pollution Prevention Plan (SWPPP). Typical measures to control erosion include the creation of earthen and hard-faced ditches, remedial grading, revegetation, and supplemental sand bagging and placement of straw bales. The Project Site will be visually inspected after major precipitation events to determine if any substantial erosion is evident such as sheet, rill or gully erosion or any surficial instability. Appropriate erosion control measures will be implemented where erosion is observed. The inspection for erosion and the maintenance of drainage/erosion control measures will be in conformance with the SWPPP. Therefore, the impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>19. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484, and Dillon Road Mine SMP No. 194R1 Application

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

a) **Less than Significant Impact.** The Project Site is located within a high wind erodibility rating area. The 1995 EA and SMP required conditions and mitigation measures to reduce blowing dust. SMP194R1 required conditions of approval which shall be implemented to minimize wind erosion and blowing dust, in accordance with SCAQMD Rules 403, 403.1, and 1157 listed under Section 6, Air Quality, above.

Therefore, the impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>GREENHOUSE GAS EMISSIONS</b> Would the project				
<b>20. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Climate Action Plan December 2015 and Updated Air Quality and Greenhouse Gas Assessment for Dillon Road Mine SMP No. 194R1, Lilburn Corp. January 2018.

Findings of Fact:

a-b) **Less than Significant Impact.** The following is a summary of the Updated Air Quality and Greenhouse Gas Assessment referenced above.

The County of Riverside adopted a Climate Action Plan (CAP) as part of their General Plan Amendment process on December 8, 2015. The County has prepared and will implement the CAP to help ensure that the impact of development on air quality is minimized, energy is conserved and land use decisions and all internal operations within Riverside County are consistent with adopted state legislation. The CAP sets a target to reduce community-wide GHG emission emissions by 15% from 2008 levels by 2020 consistent with the state reduction goals in AB 32.

The County of Riverside has not adopted its own thresholds of significance for greenhouse gas emissions; however, the County’s CAP has set a target to reduce community-wide GHG emission emissions by 15% from 2008 levels by 2020. A reduction strategy is described in Chapter 4 of the CAP that would meet the state reduction goal.

The CEQA guidelines support projects that lower the carbon footprint of new development and encourage programmatic mitigation strategies that may include reliance on adopted regional blueprint plans, CAPs and general plans that meet regional and local GHG emissions targets and that have also undergone CEQA review. The County is responsible for ensuring that new projects conform to these guidelines and meet the goals and requirements outlined in the CAP. The County implements the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reduction measures for new development during the CEQA review through the use of a GHG Screening Table document (CAP - Appendix F).

However, more unusual types of industrial projects such as in this case construction-type mining activities cannot use the Screening Tables because the emission sources for those types of land uses were not contemplated in the table. In the CAP, Appendix F, the County determined that a project that emits less than 3,000 metric tons of carbon dioxide equivalent (MTCO<sub>2e</sub>) defines a small project that is considered less than significant and so not need to use the Screening Tables or alternative GHG mitigation analysis. In addition, the SCAQMD adopted an Interim GHG Significance Threshold for industrial projects of 10,000 MTCO<sub>2e</sub>/year.

For SMP194R1, which is proposing no changes that would increase GHG, the project’s onsite and mobile GHG emissions were screened using the SCAQMD “Air Quality Handbook” guidelines, Emission Factors for On-Road Heavy-Heavy Duty Diesel Trucks (Emfac 2007) (as verified to use by Michael Krause - SCAQMD 12-22-2017), and SCAQMD Off-Road Mobile Source Emissions Factors (year 2018).

Project-related GHG emissions are shown in Table 2 and were compared to the CAP threshold of 3,000 MTCO<sub>2e</sub> and the interim SCAQMD industrial threshold of 10,000 MTCO<sub>2e</sub> per year as potentially significant to global warming. Utilizing these thresholds, the estimated GHG emissions for the SMP194R1 operations and activities including vehicle travel would not exceed the CAP or the SCAQMD GHG thresholds and will not significantly impact global warming/climate change. Therefore, the impact will be less than significant. Note that air quality measures to reduce exhaust emissions and idling of vehicles under Section 6 above will also reduce CO<sub>2</sub> emissions. These include the following measures:

- All equipment is maintained and tuned according to manufacturer’s specifications;
- Production is scheduled to minimize daily equipment operations and idling trucks;
- During operations, trucks and vehicles in loading and unloading queues will have their engines turned off when not in use for more than five minutes to reduce idling and vehicle emissions. *(Note that this reduced idling limitation measure is required under Title 13, California Code of Regulations, Section 2485 Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling. The on-site operator supervises vehicles that access the site for loading and unloading and off-road trucks and equipment to comply with this regulation); and*
- Compliance with all existing and future CARB and SCAQMD regulations related to diesel-fueled trucks and equipment, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

**Table 2<sup>1</sup>  
Greenhouse Gas Emissions  
SMP 194R1 Activities - Annual Emissions (MTCO<sub>2e</sub>)**

Source/Phase	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O
Onsite Equipment	250.8	46.4	negl
On-site Vehicles	6.1	negl	negl
Off-site Vehicles	612.0	0.2	negl

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Electrical Usage	147.8	0.2	0.4
<b>Total MTCO<sub>2</sub>e per year</b>	<b>1063.7</b>		
CAP Threshold for Small Projects	3,000		
<b>CAP Significant</b>	<b>No</b>		
SCAQMD Industrial Threshold	10,000		
<b>SCAQMD Significant</b>	<b>No</b>		

Source: Updated Air Quality and Greenhouse Gas Assessment for Dillon Road Mine SMP No. 194R1, Lilburn Corp. January 2018

<sup>1</sup> Refer to Appendix A tables in source document above.

MTCO<sub>2</sub>e - metric tons of carbon dioxide equivalent

CO<sub>2</sub>e – CH<sub>4</sub> x 25; N<sub>2</sub>O x 598

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

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

<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Dillon Road Mine SMP No. 194R1 Application, California Department of Toxic Substances Control EnviroStor database, and County Dept. of Environmental Health

**Findings of Fact:**

a) **No Impact.** Regular maintenance of equipment and fuel, oil and grease will be stored and dispensed using a lube and fuel truck. If above ground fuel tanks are used on-site, appropriate regulations will be implemented to capture and control fuels in the event of an accidental spill. The operator is required to comply with all federal, state and County regulations and to submit a Hazardous Material Business Emergency Plan to the County Dept. of Environmental Health, Hazardous Material Management Branch, the acting Certified Uniform Program Agency (CUPA). The Plan includes a hazardous material inventory, emergency procedures, spill prevention and control measures and Best Management

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Practices (BMPs) to ensure that on-site materials are used, stored appropriately, and contained and cleaned up in the event of uncontrolled release.

SMP194R1 does not anticipate creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. No blasting nor blasting materials will be used or stored on-site. The project will have no impact with compliance with existing regulations.

b) **No Impact.** SMP194R1 does not anticipate creating 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 as mining activities will not require the use of hazardous materials. The project will have no impact with compliance with existing regulations.

c) **No Impact.** Adequate access to the Project Site will be available by a 24-foot wide paved driveway via Dillon Road. SMP194R1 will not encroach onto public right-of-way and therefore will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project will have no impact.

d) **No Impact.** SMP194R1 does not include the emission of hazardous material or handling of hazardous or acutely hazardous materials, substances, or waste. The nearest school is Amistad High School, located approximately six miles south of the Project Site and south of I-10. The project will have no impact with compliance with existing regulations.

e) **No Impact.** SMP194R1 is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 as demonstrated by the California Department of Toxic Substances Control EnviroStor database (accessed on December 7, 2017). The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>22. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

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

a-d) **No Impact.** According to Riverside County General Plan Figure S-20 "Airport Locations," the nearest airport is the Bermuda Dunes Airport, located approximately 6.5 miles southwest of the Project Site. Additionally, according to the Riverside County's Map My County (GIS database), the Project Site is not located within an Airport Master Plan, an airport land use of safety hazard area, or a private airstrip. The project will have no impact.

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

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

23. Hazardous Fire Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

a) **Less than Significant Impact.** According to Riverside County "Map My Parcel" reports, the project site is not located in a fire hazard zone or within a Fire Responsibility Area1. The project site is sparsely vegetated desert lands which will be cleared of vegetation during mining. The closest residence is over 1.25 miles to the northwest and the proposed revision activities will not expose people or structures to a significant risk of losses, injury, or death involving wildland fires. The project's operations are required to comply with requirements included in County of Riverside Ordinance No. 787 (California Fire Code) and County Fire Department regulations per Condition of Approval 3.7. Therefore, the impact will be less than significant.

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

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

HYDROLOGY AND WATER QUALITY	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>24. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Dillon Road Mine SMP No. 194R1 Application, EA 36858/MND, 1995 Hydrology Report

Findings of Fact:

a) **Less than Significant Impact.** The Project Site sits in the West Berdoo canyon within an alluvial fan. The upstream area to the north and east is hilly, known as the Little San Bernardino Mountains, and there is no development. A "Hydrology Report" was prepared by Don Berg in July 1995 and EA 36858/MND addressed the potential runoff flows and possible head cut erosion that could be caused by the pit slopes. It was determined and agreed by the Riverside County Flood Control and Water Conservation District that the gentle 4H:1V slopes and the 325-foot set back would be adequate to minimize the potential head cut erosion that could occur off-site.

SMP194R1 does not propose any changes to the previously approved pit design nor changes to the existing drainage patterns. Flows which enter the site will be allowed to flow over a gentle 4H:1V slope and enter the two percent bottom area where it will be temporarily retained or slowed allowing some of the storm water to infiltrate into the ground. With the flow traversing the majority of the Project Site in a sheet flow condition over a relatively flat grade, the flow should leave the site in a less erodible manner than it currently does. If future flows entering the site define a flow course, a shallow channel will be designed into the 4:1 slope with a 1/2 -ton rock stabilizer at the top and 1/2-ton rock energy dissipater at the bottom to control and spread the flow as it enters the two percent bottom area. The pit design would minimally decrease the peak flow but not alter the patterns of storm runoff when compared to pre-use conditions. Therefore, SMP194R1 will not 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. The project will have a less than significant impact with compliance with project design.

b) **No Impact.** The Proposed Project will not violate any water quality standards or waste discharge requirements as no waste water will be produced or discharged. Therefore, no impact is expected..

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) **Less than Significant Impact.** The estimated groundwater depth at the Project Site is approximately 150 feet. The mining depth is planned at 100 feet; therefore, SMP194R1 will not expose groundwater. There are no water sources available on or adjacent to the site. Water is transported to the site daily as needed by means of a 4,000-gallon water truck (typical size). Water is obtained from the Coachella Valley Water District via hydrants at their direction. The project is expected to use an average of 8,000 gallons per operational day or approximately 3 acre-feet per year for dust control within the plant and water sprayed on roads and active operations areas as needed to limit blowing dust. A portable construction type water tank may be set up on-site sized to meet road and process plant dust control and fire protection as needed.

In the event that concrete aggregate products are washed on-site, water usage could increase by approximately 10 acre-feet per year based on 200,000 tpy and approximately 5 gallons/ton per hour; 125 tons/hour; and 60% recycled with a filter or belt press or similar equipment. The recycled or “waste water” will be used for dust control or washing. The Coachella Valley Water Management Plan (WMP) 2010 Update (2012) estimated 2019 water usage at approximately 700,000 acre-feet per year. The revised project’s usage is minimal compared to the Water District demand and supply.

Additionally, SMP194R1 is anticipated to provide water for employees as necessary. SMP194R1 will not substantially change the water usage previously approved, deplete groundwater supplies or interfere substantially with groundwater recharge. The proposed revision will have a less than significant impact.

d) **Less than Significant Impact.** SMP194R1 anticipates that any runoff water produced on-site would generally remain on-site and evaporate or percolate into the ground; therefore, will have no impact on the off-site drainage systems. Additionally, SMP194R1 does not propose any changes to the previously approved pit design nor changes to the existing drainage patterns. Therefore, the impact will be less than significant with compliance with project design.

e) **No Impact.** SMP194R1 does not include housing; therefore, SMP194R1 does not place housing within a 100-year flood hazard area. The project will have no impact.

f) **Less than Significant Impact.** According to Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” the Project Site is in a flood hazard area. SMP194R1, however, will only place temporary material and structures (non-habitable) within the mine pit. Therefore, SMP194R1 will not place structures which would impede or redirect flood flows within a flood hazard area. Furthermore, the Dillon Road Mine SMP No. 194R1 pit design would minimally decrease the peak flow but not alter the patterns of storm runoff when compared to pre-use conditions. Therefore, the impact will be less than significant with compliance with project design.

g) **No Impact.** SMP194R1 does not present any other known conditions that could result in the substantial degradation of water quality. No impacts are anticipated.

h) **No Impact.** The pit design would minimally decrease the peak flow but not alter the patterns of storm runoff when compared to pre-use conditions. SMP194R1 does not include new or retrofitted stormwater Treatment Control BMPs, the operation of which could result in significant environmental effects. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

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

**25. 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"/>

**Source:** Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database, Dillon Road Mine SMP No. 194R1 Application

**Findings of Fact:**

a, b) **No Impact.** According to Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” the Project Site is in a flood hazard area. SMP194R1, however, will only place temporary material and structures (non-habitable) within the mine pit. Therefore, SMP194R1 will not place structures which would impede or redirect flood flows within a flood hazard area. Furthermore, SMP No. 194R1 pit design would minimally decrease the peak flow but not alter the patterns of storm runoff when compared to pre-use conditions. Less than significant impacts are anticipated, and no mitigation measures are required. SMP194R1 does not propose any changes to the previously approved pit design nor changes to the existing drainage patterns. Flows which enter the site will be allowed to flow over a gentle 4H:1V slope and enter the two percent bottom area where it will be temporarily retained or slowed allowing some of the storm water to infiltrate into the ground. With the flow traversing the majority of the Project Site in a sheet flow condition over a relatively flat grade, the flow should leave the site in a less erodible manner than it currently does. If future flows entering the site define a flow course, a shallow channel will be designed into the 4:1 slope with a 1/2 -ton rock stabilizer at the top and 1/2-ton rock energy dissipater at the bottom to control and spread the flow as it enters the two percent bottom area.

Therefore, SMP194R1 will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Additionally, SMP194R1 will not result in a change of absorption rate or the rate and amount of surface runoff in a way that would have negative impacts to the surrounding area. The project will have no impact.

c) **No Impact.** SMP194R1 is not anticipated 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 because

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the Project Site is not within an area susceptible to the impacts of the failure of a levee or dam as shown on Figure S-10 "Dam Failure Inundation Zones" of the Riverside County General Plan. The project will have no impact.

d) **No Impact.** SMP194R1 will not change the amount of surface water in any body of water as no bodies of water are found on the Project Site or within the vicinity. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING	Would the project			
<b>26. Land Use</b>				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, Dillon Road Mine SMP No. 194R1 Application

Findings of Fact:

a) **No Impact.** The Project Site is currently designated for Open Space-Mineral Resource (OS-MIN). SMP194R1 is an acceptable use within the OS-MIN land use area with approval of an SMP. SMP194R1 will not result in a substantial alteration of the present or planned land use of the area. The project will have no impact.

b) **No Impact.** The Project Site is within the City of Indio sphere of influence and therefore SMP194R1 shall adhere to all applicable policies listed within the Land Use Element section of the County of Riverside General Plan. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>27. Planning</b>				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) **No Impact.** The Project Site is located in a zone designated for Mineral Resources & Related Manufacturing (M-R-A) as shown by the Riverside County's Map My County (GIS database). SMP194R1 is an acceptable use within the M-R-A zone with approval of an SMP. SMP194R1 will be in compliance with zoning standards. Therefore, SMP194R1 is consistent with the site's existing zoning. The project will have no impact.

b) **No Impact.** Property immediately to the north, east, and south of the Project Site are zoned for Watercourse, Watershed & Conservation Areas (W-1) and property immediately to the west of the Project Site is zoned for Controlled Development Areas – 10 Acre Minimum (W-2-10). Currently, all surrounding properties are vacant, and SMP194R1 will not extend beyond the Project Site. Therefore, SMP194R1 is compatible with surrounding uses. The project will have no impact.

c) **No Impact.** Property to the east, west, and partially to the south of the Project Site is designated for Open Space Rural (OS-RUR) land uses, while properties to the north and partially the south are designated for Rural Desert (RD) and Conservation (C) land uses, respectively. SMP194R1 will not conflict with the surrounding land uses as SMP194R1 will not extend beyond the Project Site. Therefore, SMP194R1 is compatible with existing and planned surrounding land uses. The project will have no impact.

d) **No Impact.** The Project Site is located in an area designated for Open Space Mineral Resources (OS-MIN). The General Plan notes that the OS-MIN land use designation is for mineral extraction and processing facilities, and areas held in reserve for future mineral extraction and processing. As such, SMP194R1 shall comply with the OS-MIN land use policies outlined in the County of Riverside General Plan. Therefore, SMP194R1 is consistent with the land use designations and policies of the General Plan.  
The project will have no impact.

e) **No Impact.** SMP194R1 will not disrupt or divide the physical arrangement of an established community as the surrounding properties are not developed and no such community exists within the immediate vicinity of the Project Site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>MINERAL RESOURCES</b> Would the project				
<b>28. Mineral Resources</b>				
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area", Dillon Road Mine SMP No. 194R1 Application

Findings of Fact:

a, b) **No Impact.** No changes to production are requested; planned production will remain at an average of 100,000 tons per year (tpy) and occasionally a maximum of 200,000 tpy as previously approved. The proposed project will continue to operate as needed to meet demand for the on-site aggregate crushing/screen plant as previously approved. The mine is expected to produce aggregate on an on-demand basis to meet mainly construction projects.

As concluded in EA 36858/MND and confirmed by Riverside County General Plan Figure OS-6 "Mineral Resources Area," the area proposed for surface mining on the Project Site is located in an area that is designated by the State as Regionally Significant Aggregate Resource Areas (MRZ-2). Although SMP194R1 will inherently include the loss of availability of mineral resources as mining occurs, the use of these mineral resources will benefit the overall development of the region. The project will have no impact.

c) **No Impact.** The parcels surrounding the Project Site are currently undeveloped and the Project Site is located adjacent to a State classified or designated areas with existing surface mines in the area. SMP194R1 would have no impact on adjacent mining designations or existing mines.

d) **No Impact.** To protect people or property from potential hazards while the mine is operational as well as idle, the Project Site is fenced within property lines with a five-foot high, three-strand wire fence posted with "No Trespassing" signs every 400 feet on the north, east, and south. Six-foot high chain link fence with "No Trespassing" signs every 200 feet is aligned along the west boundary east of Dillon Road. With maintenance of existing fencing, SMP194R1 is not expected to expose people or property to hazards. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**29. 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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

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

NA  A  B  C  D

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a,b) **No Impact.** The nearest airport is the Bermuda Dunes Airport, located approximately 6.5 miles southwest of the Project Site and the Project Site is not located within an Airport Master Plan nor near a private airstrip. Therefore, SMP194R1 would not expose people residing or working in the project area to excessive noise levels. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**30. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact:

a) **No Impact.** As shown on Riverside County General Plan Figure C-1 "Circulation Plan," the Project Site is not located in the vicinity of any railroads. The nearest railroad is approximately six miles southwest of the Project Site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) **No Impact.** The Project Site is not located in the vicinity of any major highways. The nearest major highway, Interstate 10 (I-10), is approximately seven miles southwest of the Project Site. The project will have no impact.

Mitigation: No mitigation measures are required.

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

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

Source: EA 36858/MND, Dillon Road Mine SMP No. 194R1 Application, GIS database

Findings of Fact:

a) There are no other noise sources that would impact the project. The project will have no impact, and no new mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>33. Noise Effects on or by the Project</b>				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, EA 36858/MND, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Dillon Road Mine SMP No. 194R1 Application

Findings of Fact:

a, b) **Less than Significant Impact.** SMP194R1 is not anticipated to increase or create any new noise sources or levels not previously approved or assessed in the 1995 EA and approved project. The nearest residences are located approximately 1.25 miles northwest of the Project Site and west of Dillon Road. Distance. The site is located in an M-R-A zone that anticipates mining and manufacturing that produces higher noise levels. No new residences have been built closer to the site. SMP194R1 is not anticipated to result in a substantial permanent increase in ambient noise levels in the project vicinity above existing levels. The 1995 SMP and EA conditions restrict operational hours and requires the aggregate process plant to be located in the center of the Project Site within the pit approximately 400 feet from Dillon Road, for which distance and pit walls will reduce and shield noise (see Conditions 4.6 and 4.19 below). Also, the elimination of the asphalt batch plant will reduce noise levels. Furthermore, no mine-related blasting is planned. Therefore, the impact will be less than significant with compliance with project conditions and mitigation measures.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**ADOPTED CONDITIONS / MITIGATION MEASURES FROM 1995 SMP AND EA/MND**

- 4.6 All uses shall confine operations on the property, other than maintenance or emergencies, to the hours between 6:00 AM and 10:00 PM, except those operations that are located not less than 300 feet from the outer boundary of the property. Operations shall be prohibited on Sundays and Federally recognized holidays.
- 4.19 Permanent structures or other office or maintenance facilities, other than portable processing equipment shall be allowed on the property only in the locations delineated on the Mining Plan, Exhibit A, Amended No. 1. Modifications to the locations and/or type of structures shall require the granting of a substantial conformance or revised permit in accordance with Riverside County Ordinance No. 555. (Amended by Planning Commission, 8-2-95)

c) **Less than Significant Impact.** Mine-related noise impacts may occur during operation of SMP194R1, however, the nearest residences are located approximately 1.25 miles northwest of the Project Site and west of Dillon Road. Distance and the locating of the plant within the pit will limit off-site noise.

The County’s General Plan Noise Element (Chapter 7) lists the stationary source land use noise exterior standards as 65 Leq (10 minute) from 7:00 a.m. to 10:00 p.m. and 45 Leq (10 minute) from 10:00 p.m. to 7:00 a.m. Operational hours for the plant are from 6 a.m. to 10 p.m. The following assessment demonstrates that the ongoing activities associated with SMP194R1 will not generate noise at the residences located at least 1.25 miles to the northwest that would exceed the noise thresholds above.

Outdoor sound levels decrease logarithmically as the distance from the source increases. As the sound waves travel away from the source, the sound energy is dispersed over a greater area. This spreading of the sound wave or energy from a source reduces the noise level at a rate of 6 dB per doubling of distance. This formula is called the Inverse Square Law of Noise Propagation.

The noise model is based on a direct line-of-sight, that is, that there is nothing blocking the noise source from the receptor. Noise barriers, in this case the pit slopes as well as the overall increase in height towards the northwest, does not allow direct line-of-sight from the plant site to the residences. Typically, barriers that block the line of sight provide between 5 to 10 dBA of noise reduction. Based on the existing and future pit conditions, the pit walls would provide an average of -7.5 dBA reduction in noise levels.

Noise levels referenced in past noise studies and by the Federal Highway Administration Construction Noise Model (FHWA 2006) has documented that a plant site generates about 91 dBA at a distance of 50 feet. Mobile equipment and trucks create a noise level of 79 dBA at 50 feet. To be conservative, we used the higher value of 91 dBA for the noise source (noise levels are not additive) and incorporated the estimated 7.5 dB noise reduction as discussed above. Table 3 below shows the noise level decrease of 6 dB per doubling of distance from the plant site.

The assessment shows that noise levels for processing would be less than the 65 dBA threshold levels for daytime hours at distances greater than approximately 400 feet as well as below the 45 Leq for the one hour between 6 a.m. and 7 a.m. at residences about 4,800 feet away.

**Table 3  
Noise Level Decrease with Distance**

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

Distance to Residence (feet)	Noise Source and Level (dB)
	Crusher (processing)
50	91
Minus pit wall barrier of 7.5 dBA	83.5
100	77.5
200	71.5
400	65.5
800	59.5
1,600	53.5
3,200	47.5
4,800	44.5
6,400 (1.21 miles)	41.5

Total estimated noise reduction = 7.5 dBA  
 Nearest residences – 1.25 miles

SMP194R1 is not anticipated to result in a substantial increase in ambient noise levels in the project vicinity above existing levels. Therefore mine-related noise is anticipated to have less than significant impacts with adherence to the applicable policies listed within the Noise Element section of the General Plan and existing conditions.

d) **No Impact.** SMP194R1 is not anticipated to generate any new ground-borne vibration or ground-borne noise levels that weren't already anticipated with the 1995 approved project. The nearest residences are located approximately 1.25 miles northwest of the Project Site and west of Dillon Road. With the removal of the asphalt batch plant, less ground-borne vibration or ground-borne noise levels are anticipated. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### PALEONTOLOGICAL RESOURCES

#### 34. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) **No Impact.** The Project Site is in an area which is deemed to have a low potential for paleontological sensitivity. The 1995 EA 36858/MND determined the Existing Project would have "no impact" related to paleontological resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: GIS database, Riverside County General Plan Housing Element, and Dillon Road Mine SMP No. 194R1 Application

Findings of Fact:

a-f) **No Impact.** The existing and proposed SMP194R1 is not located within a land use that is designated for housing; housing does not exist on the Project Site and therefore will displace housing or people; will not create a demand for additional housing as permanent employment opportunities are limited; is not located within or in the vicinity of a County Redevelopment Project Area; and will not create population increases or growth. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

a) **No Impact.** SMP194R1 would not cause in an increase in housing or population which requires an increased need for fire services compared to the existing land use. The project will have no impact.

Mitigation: No mitigation measures are required.

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

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

Findings of Fact:

a) **No Impact.** SMP194R1 would not cause in an increase in housing or population which requires an increased need for sheriff services compared to the existing land use. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

a) **No Impact.** SMP194R1 would not cause in an increase in housing or population which requires an increased need for schools compared to the existing land use. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

a) **No Impact.** SMP194R1 would not cause in an increase in housing or population which requires an increased need for library services compared to the existing land use. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) **No Impact.** SMP194R1 would not cause in an increase in housing or population which requires an increased need for health services compared to the existing land use. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

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

Source: GIS database, EA 36858/MND

Findings of Fact:

a-c) **No Impact.** The existing project and the proposed SMP194R1 do not include the construction or expansion of recreational facilities or facilities which might have an adverse physical effect on the environment; would not cause in an increase in housing or population which requires an increased need for recreational facilities; and is not located within a County Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

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

Findings of Fact:

a) **No Impact.** According to Riverside County's Map My County (GIS database), the Project Site is not located within the path or in the vicinity of any recreational trails. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, EA 36858/MND, Dillon Road Mine SMP No. 194R1 Application

Findings of Fact:

a, b) **Less than Significant Impact.** SMP194R1 does not request any increases to the existing mine production and shipping previously approved in 1995. The approved and continuing truck route is Dillon Road southerly to I-10 and into the Coachella Valley region as needed.

A typical production day would amount to around 40 daily truck trips (one way) hauling 25 tons per truck with an additional 10 vehicle trips for employees and delivery trucks. On occasion when production could peak at 200,000 tpy for a construction project, truck traffic could double up to 80 truckloads per day. This is the same truck volumes as approved in 1995.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The 1995 conditions 2.1 and 3.7 listed below were required to mitigate any traffic impacts and included payment of TUMF and signal mitigation fees, resurfacing the acceleration and deceleration lanes on Dillon Road, and providing a driveway 24-feet wide extending not less than 100 feet from Dillon Road. SMP194R1 would not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system and similarly would not conflict with an applicable congestion management program. Therefore, the impact will be less than significant with compliance with existing conditions.

**ADOPTED CONDITIONS / MITIGATION MEASURES FROM 1995 SMP AND EA/MND**

- 2.1 The permittee shall comply with the requirements set forth in the County Transportation Department’s letter date August 30, 1995. (Amended by Planning Commission, 8-2-95). (These include payment of TUMF and signal mitigation fees and resurfacing the acceleration and deceleration lanes on Dillon Road, and providing a driveway 24 feet wide extending not than 100 feet from Dillon Road.)
- 3.7 Prior to the issuance of any special inspection permits, grading permits or surface disturbance, the permittee shall first obtain permits and/or clearance from among other agencies, the County Transportation Department.

c, d) **No Impact.** The nearest airport is located approximately 6.5 miles southwest of the Project Site. SMP194R1 will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks or alter waterborne, rail, or air traffic. The project will have no impact.

e, f) **Less than Significant Impact.** The 1995 approval required repaving of the acceleration and deceleration lanes on Dillon Road and providing a driveway 24-feet wide extending not less than 100 feet from Dillon Road. SMP194R1 does not request any increases to the existing trucking volumes shipping previously approved in 1995. Therefore, SMP194R1 would not create any new hazardous design features or new road maintenance besides what is already conditioned. Therefore, the impact will be less than significant with compliance with existing conditions.

g-i) **No Impact.** SMP194R1 does not include a traditional construction phase associated with typical infrastructure developments; will not to result in inadequate emergency access or access to nearby uses; and will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Dillon Road Mine SMP No. 194R1 Application

Findings of Fact:

a) **Less than Significant Impact.** According to General Plan’s Figure C-6 “Riverside County Trails and Bikeway System,” Dillon Road is designated as a Combination Trail (Regional Trail/Class I Bike Path).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Operations will not directly impact the proposed trail alignment as the site is set off the road right-of-way. It has not been determined what side or both sides of Dillon Road could have a bike lane. When the bike route is constructed, the operator shall be conditioned to construct appropriate warning signs for truck drivers that bicyclists/hikers may be utilizing said trail and for bicyclists/hikers that trucks will be entering and exiting the site's driveway at the direction of County Transportation. Existing Condition 4.6 also, restricts the operator to 6am to 10pm. No new impacts to the proposed circulation/bike trail system are anticipated. Therefore, the impact will be less than significant and no new mitigation measures are required.

**ADOPTED AND NEW CONDITIONS / MITIGATION MEASURES**

- 4.6 All uses shall confine operations on the property, other than maintenance or emergencies, to the hours between 6:00 AM and 10:00 PM, except those operations that are located not less than 300 feet from the outer boundary of the property. Operations shall be prohibited on Sundays and Federally recognized holidays.

*NEW CONDITION: When the bike route is constructed and at the direction of County Transportation Dept., the operator shall construct appropriate warning signs for truck drivers that bicyclists/hikers may be utilizing said trail and for bicyclists/hikers that trucks will be entering and exiting the site's driveway.*

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRIBAL CULTURAL RESOURCES** Would the project

45. Tribal Cultural Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:  Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EA 36858/MND, Dillon Road Mine SMP No. 194R1 Application



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

**a, b) Less than Significant Impact.** In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all the tribes within the project's vicinity on February 5, 2018. The Twenty-Nine Palms Band of Mission Indians, Soboba Band of Luiseño, Morongo Band of Mission Indians, and the Ramona Band of Cahuilla Indians responded with a requested to monitoring during the grading process.

Letters were received by the County in response to the AB52 notifications by the tribes; Soboba Band of Luiseño and Ramona Band of Cahuilla Indians on February 6, 2018. A request to consult was received from the tribes; Twenty-Nine Palms Band of Mission Indians on February 14, 2018. Twenty-Nine Palms Band of Mission Indians requested cultural reports on February 14, 2018. A request to consult was received from the Morongo Band of Mission Indians on February 12, 2018. Morongo Band of Mission Indians requested a records search.

No Tribal Cultural resources were identified on the site. Consultation with the tribes; Twenty- Nine Palms Band of Mission Indians, Soboba Band of Luiseño, Morongo Band of Mission Indians, and the Ramona Band of Cahuilla Indians was formally concluded on March 5, 2018.

Based upon analysis of records and a survey of the property by the County Archaeologist, it has been determined that there will be no impacts to significant cultural historic resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. An Archaeologist and Tribal Monitor will be present to ensure any unanticipated resources are managed according to procedures identified in the Cultural Resources Management Plan (CRMP). The project shall comply with the conditional of approval for unanticipated resources. Therefore, the impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**46. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review, GIS database, Dillon Road Mine SMP No. 194R1 by Lilburn Corporation dated June 2017.

Findings of Fact:

**a, b) Less than Significant Impact.** The Project Site is located within the Coachella Valley Water District (CVWD) service area. However, as stated by the Dillon Road Mine SMP No. 194R1, there are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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no water sources available on or adjacent to the Project Site. Water is obtained from CVWD via hydrants at their direction. SMP194R1 is expected to use an average of 8,000 gallons per operational day for dust control or approximately three acre-feet per annum. A portable construction type water tank may be set up on-site, sized to meet road and process plant dust control and fire protection as needed.

In the event that concrete aggregate products are washed on-site, water usage could increase by approximately 10 acre-feet per year based on 200,000 tpy and approximately five gallons/ton per hour; 125 tons/hour for washing; and 60% recycled with a filter or belt press or similar equipment.

Additionally, no changes to production are requested by SMP194R1; the mine will continue to operate as needed to meet demand for the on-site aggregate crushing/screen plant as previously approved. Therefore, SMP194R1 is not anticipated to require increased water use from what has already been approved and will not require or result in the construction of new water treatment facilities. The Coachella Valley WMP 2010 Update (2012) estimated 2019 water usage at approximately 700,000 acre-feet per year. The revised project's usage is minimal compared to the Water District demand and supply. Therefore, the impact will be less than significant.

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

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

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

**Source:** Department of Environmental Health Review, Dillon Road Mine SMP No. 194R1 Application

**Findings of Fact:**

a, b) **No Impact.** SMP194R1 will include the temporary use of portable toilets as necessary. Therefore, SMP194R1 will not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities or require a determination by the wastewater treatment provider that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. No impacts will occur.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>48. Solid Waste</b>				
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence, EA 36858/MND, Dillon Road Mine SMP No. 194R1 Application

Findings of Fact:

a, b) **No Impact.** SMP194R1 is not expected to generate any waste material; but rather will use all products mined from the Project Site and will process them all into construction products. Any unusable material will be graded back into the toe of the slope or on the pit floor. The operator will contract for an on-site waste bin for domestic-type waste. SMP194R1 will not have increased solid waste disposal needs, will not need to be served by a landfill, and will comply with applicable regulations. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Utilities**

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

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

Source: GIS database, EA 36858/MND, Dillon Road Mine SMP No. 194R1 Application

Findings of Fact:

a) **No Impact.** According to the Dillon Road Mine SMP No. 194R1, the Project Site has commercial electrical power from Southern California Edison. The existing local electrical power will be used on-site for a truck scale, scale house, and temporary construction trailer or quality control trailer. SMP194R1 would not require the construction or expansion of existing electrical facilities, the construction of which could cause significant environmental effects. Therefore, the project will have no impact.

b, c) **No Impact.** SMP194R1 does not require the use of utility services in the form of natural gas or communications systems. Therefore, SMP194R1 would not require the construction or expansion of existing natural gas or communication facilities, the construction of which could cause significant environmental effects. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) **No Impact.** As discussed in Section 24(d), SMP194R1 anticipates that any runoff water produced on-site would remain on-site and therefore have no impact on the off-site drainage systems. Additionally, SMP194R1 does not propose any changes to the previously approved pit design nor changes to the existing drainage patterns. Therefore, SMP194R1 would not require the construction or expansion of existing storm water drainage facilities, the construction of which could cause significant environmental effects. The project will have no impact, and no mitigation measures are required.

e) **No Impact.** SMP194R1 is not anticipated to require any adjustment to the existing street lighting. The project will have no impact, and not mitigation measures are required.

f) **No Impact.** SMP194R1 is not anticipated to be correlated with an increased use of public facilities. Additionally, as discussed in Section 43(a, b), the approved and continuing truck routes all utilize Dillon Road southerly to I-10 and into the City of Indio. Therefore, SMP194R1 is not anticipated to require maintenance of public facilities, including roads, which could cause significant environmental effects. The project will have no impact, and no mitigation measures are required.

g) **No Impact.** SMP194R1 is not anticipated to require additional government services. The project will have no impact, and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**50. Energy Conservation**

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

Source: EA 36858/MND, Dillon Road Mine SMP No. 194R1 Application

Findings of Fact:

a) SMP194R1 is not anticipated to conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, SMP 194R1 Application

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact: Less than Significant Impact with Mitigation Incorporated.** Implementation of SMP194R1 would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Implementation of existing conditions and the Biological Resources mitigation measures BIO-1, 2, and 3 would ensure impacts to biological resources are mitigated to less than significant levels. As discussed in Section 9 (Archaeological Resources), the revised project and site would not impact any historical or cultural resources. However, implementation of the proposed revision could uncover such materials during operations. Implementation of standard conditions CR-1 and 2 would protect any accidental discoveries. Therefore, the proposed revision would not substantially degrade the quality of the environment.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, SMP 194R1 Application

**Findings of Fact: Less than Significant Impact with Mitigation Incorporated.** The project does not have impacts which are individually limited, but cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. These impacts can result from a combination of the proposed revision together with other projects causing related impacts. The proposed revision is the time extension and a 6.6-acre land expansion of an existing mining project in which all operational and production parameters including truck traffic are unchanged. Cumulative projects include approximately five other mining operations to the south all located within County land use designations and zoning for mine operations. Each project is required to implement regulations, conditions and mitigation measures to limit cumulative impacts. Since the proposed revision is a minor change to its area and does not produce any new environmental impacts not previously assessed and will implement conditions and measures to minimize environmental impacts, the proposed revision would not contribute substantially to cumulative impacts on any resource.

The other projects include similar surface mining uses as proposed by the project or consist of complementary industrial uses. The cumulative effect of the proposed project taken into consideration with these other development projects in the area would be limited, because the project would develop the project site in consistency with the existing General Plan land use designation for the site and would not result in substantial effects to any environmental resource topic, as described though out this document. Furthermore, the proposed project would be developed within an area that has been previously graded and disturbed through many years of the previously approved SMP194. Thus, impacts to environmental resources or issue areas would not be cumulatively considerable; and cumulative impacts would be less than significant.

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

Source: Staff review, SMP 194R1 Application

Findings of Fact: SMP194R1 would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. The site is not located near any sensitive receptors and implementation of conditions and mitigation measures required above would ensure the proposed revision would have a less than significant impact on human beings including impacts from air quality, geologic hazards, hazardous materials, and noise.

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

SMP 194, EA 36858/MND approved and adopted by County Planning Commission, August 1995; and its supporting documents and conditions.

Location Where Earlier Analyses, if used, are available for review:

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

## VII. AUTHORITIES CITED

Authorities cited: California Environmental Quality Act (CEQA): Public Resources Code Sections 21000-21189 and CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387)

## VIII. REFERENCES

The following documents were referred to as information sources during the preparation of this document.

Coachella Valley Multi-Species Habitat Conservation Plan, Riverside County, 2008.

*Dillon Road Mine SMP No. 194R1*, Lilburn Corporation, November 2018.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Environmental Assessment 36858/Mitigated Negative Declaration for SMP 194, Riverside County Planning, 1995 with associated technical documents.

*General Biological Resources Assessment*, RCA Associates, December 2017.

GIS database: Riverside County "Map My County," 2019.

Riverside County General Plan, Revised December 8, 2015 with amendments.

SCAQMD Air Quality Management Plan 2016.

SCAQMD CEQA Air Quality Handbook as amended, 2019.

*Surface Mining Permit 194 Dillon Road Mine* approved by Riverside County Planning Commission with staff report and conditions of approval, 1995.



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



*Juan C. Perez  
Agency Director*

07/01/19, 7:18 am

SMP00194R1

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for SMP00194R1. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Project Description & Operational Limits**

(SMP194R1 or proposed revision) proposes a revision to the existing Riverside County approved 58-acre Dillon Road Mine (SMP 194 or 1995 approved Plan). The property site encompassing approximately 95.2 acres within eastern Riverside County and is located northeast of the City of Indio, approximately seven miles north of Interstate 10 (I-10) (see Figure 1). The proposed revision is requesting adding approximately 6.6 acres that were scraped for mining outside the 1995 approved mine limits but within their property boundary in the south-central portion for a revised total mine site of approximately 64.6 acres (see Figure 2); extending the length of the permit for an additional 25 years until December 31, 2044 to allow future utilization of the construction aggregate resources (sand and gravel) for local construction projects; and eliminating the future use of an approved asphalt plant from long-term plans.

The site is located within a Riverside County General Plan area designated Open Space – Mineral Resources (OS-MR) and zoned Mineral Resources & Related Manufacturing (M-R-A). Approximately 41 acres of the planned 64.6-acre site are currently disturbed by past mining with a mined slope of approximately 65 feet in depth. The mine is expected to produce aggregate on an on-demand basis to meet mainly construction projects; therefore, it could be idle for inactive periods of over one year or more. The operator will notify the County when the site meets the definition of “idle” and requirements per the State Mining and Reclamation Act (SMARA) and County Ordinance No. 555, Section 14 to submit and implement an Interim Management Plan (IMP).

During active periods, the mining operations will utilize loaders and dozers for the extraction of aggregate material from the pit, feeding the material into a portable crushing/screening plant for sorting and sizing, stockpiling the finished materials by size and product, and loading trucks for off-site shipping. The site will include maintenance/management/employee trailers, portable fuel storage tank(s), portable water tank, and a truck scale. No changes to production are requested; planned production will remain at an average of 100,000 tons per year (tpy) and occasionally a maximum of 200,000 (tpy) as previously approved. All other project parameters will be unchanged from the 1995 approved Plan including slopes, setbacks, production, traffic, and reclamation. The mine will be “horse-shoe shaped” with slopes reclaimed to 4H:1V (horizontal: vertical) and the maximum quarry depth will be 100 feet at the base of the northeastern slope. Setbacks on the east as established and conditioned by the 1995



**ADVISORY NOTIFICATION DOCUMENT****Advisory Notification**

**Advisory Notification. 1 AND - Project Description & Operational Limits (cont.)**  
approval will be maintained at 325 feet to limit any off-site head cut erosion. All existing conditions of approval will remain in-place with some conditions updated to current regulations (see Figure 3 for Revised Mine Plan).

Reclamation activities will be ongoing throughout the operational life of the quarry. At the conclusion of mining and production, final reclamation of one year will commence followed by monitoring the site's reclamation and revegetation success until deemed meeting its reclamation parameters. The post-mining or future land use is open space habitat. In 1995, Environmental Assessment 36858/Mitigated Negative Declaration (1995 EA/MND) was adopted by the County Planning Commission to comply with the California Environmental Quality Act (CEQA). Conditions of approval (COAs) were adopted and are still in-place and implemented as applicable by the operator. Due to the proposed revisions, EA 42690/MND have been prepared by the County to assess the potential impacts and changes that SMP194R1 may have on the environment. On site operating hours, other than maintenance or emergencies, will be between 6:00 A.M. and 10:00 P.M., Monday through Saturday. Operations shall be prohibited on Sundays and federally recognized holidays.

**Advisory Notification. 2 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS: Exhibit A (Mine Plan), Amended No. 7, dated November 1, 2018. Exhibit B (Reclamation Plan), Amended No. 7, dated November 1, 2018. Exhibit C (Project Description), Amended No. 7, dated November 1, 2018.

**Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to: • National Pollutant Discharge Elimination System (NPDES) • Clean Water Act • Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to: • The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.) • Government Code Section 66020 (90 Days to Protest) • Government Code Section 66499.37 (Hold Harmless) • State Subdivision Map Act • Native American Cultural Resources, and Human Remains (Inadvertent Find) • School District Impact Compliance • Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to: • Ord. No. 348 (Land Use Planning and Zoning Regulations) • Ord. No. 413 (Regulating Vehicle Parking) • Ord. No. 457 (Building Requirements) • Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

**Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance (cont.)**  
 Insurance Program) • Ord. No. 484 (Control of Blowing Sand) • Ord. No. 555 (Surface Mining and Reclamation) • Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals) • Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals) • Ord. No. 671 (Consolidated Fees) • Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) • Ord. No. 787 (Fire Code) • Ord. No. 847 (Regulating Noise) {Land Use Entitlements} • Ord. No. 857 (Business Licensing) {Land Use Entitlements} • Ord. No. 859 (Water Efficient Landscape Requirements) • Ord. No. 915 (Regulating Outdoor Lighting) 4. Mitigation Fee Ordinances • Ord. No. 659 Development Impact Fees (DIF) • Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR) • Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF) • Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

**Advisory Notification. 4 AND - Planning Previous Conditions of Approval**

The conditions of approval from SMP00194 remain in effect unless specifically amended by the SMP00194R1.

### E Health

**E Health. 1 0010-E Health-SMP - HAZMAT HWGEN PERMIT**

The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and 66261.3.

**E Health. 2 0010-E Health-SMP - USE PORTABLE TOILETS**

No plumbing is existing or proposed for this project. A minimum of (1) one portable toilet shall be provided to serve the facility employees and shall be maintained in accordance with Riverside County Ordinance No. 712. The portable toilets shall be located within 100' walking distance for the persons for whom they are furnished.

**ADVISORY NOTIFICATION DOCUMENT****E Health****E Health. 3                      0010-E Health-USE DRINKING WATER (cont.)**

Bottled water from an approved source shall be provided to all employees for drinking.

**Fire****Fire. 1                              0010-Fire-SMP-#20-SUPER FIRE HYDRANT**

Super fire hydrants(s) (6"x4"x 2-2 1/2") shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

**Fire. 2                              0010-Fire-SMP-#25-GATE ENTRANCES**

Gate entrances shall be at least two feet wider than the width of the traffic lane(s) serving that gate. Any gate providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

**Fire. 3                              0010-Fire-SMP\*-#23-MIN REQ FIRE FLOW**

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is required due to the proposed office building (permanent/portable).

**ADVISORY NOTIFICATION DOCUMENT****Flood****Flood. 1****0010-Flood-SMP FLOOD HAZARD REPORT (cont.)**

Surface Mining Permit (SMP) 00194, Revised Permit No. 1 is a proposal to expand operations of an existing sand and gravel mine on 100-acre site north of Indio. The site is located about 6.5 miles north of Interstate 10 along the north side of Dillon Road. The site is located on the alluvial fan at the mouth of West Berdoo Canyon just before the confluence with Pushawala Canyon and receives alluvial type stormwater runoff from a tributary drainage area of 1800 acres. Alluvial type flows typically has tributary runoff that will flow in an unpredictable manner along the width of the fan, resulting in headward erosion of the project.

The existing mining operation consists of excavated material at a 4 to 1 slope to a depth of about 100 feet at the upstream edge. The "floor" of the excavated area would then slope toward the southwest at approximately 2% to daylight just north of Dillon Road. Headward cutting type of erosion can be expected over time with this type of excavation on an alluvial fan with this size of tributary drainage area and will migrate upstream consequential distant before equilibrium is established.

To account for this, the original proposal set the top of the excavated slope back from the property line a significant distance so that erosion will be kept onsite and not impact neighboring properties. The southerly limits of the proposed excavation were set so that the potential for flow diversion is minimized. This approach was originally approved by the District back in July 1995 with the additional requirement to have all buildings flood proofed by constructing the finished floors a minimum of 18 inches above the surrounding ground surface.

Currently the mining operation is within the previously approved excavation limits. This proposed revision to the project expands the excavation footprint along the southerly portion of the site while still maintaining the 4 to 1 slope and minimum 325-foot setback from easterly property line. There is no proposed expansion outside of the previously approved northerly excavation limits.

The Flood District does not object to this proposed revision.

**Planning****Planning. 1****0010-Planning-SMP - ANNUAL REPORT**

During the life of this permit, the permittee shall annually prepare and submit a written report to the County Geologist, demonstrating compliance with all the conditions of approval and mitigation measures required for this SMP No. 194R1 and EA No.42690. This report shall be submitted along with the mine operator's annual mining report and annual inspection application package required for this mine's annual SMARA inspection. This package shall be submitted to the County

**ADVISORY NOTIFICATION DOCUMENT****Planning**

**Planning. 1**                                    **0010-Planning-SMP - ANNUAL REPORT (cont.)**  
no later than June 30 of each calendar year.

**Planning. 2**                                    **0010-Planning-SMP - CAUSES FOR REVOCATION**

In the event the use hereby permitted under this surface mining permit, a) ceases operation for a period of one (1) year or more (unless an Interim Management Plan is approved in accordance with Ordinance No. 555), b) is found to be in violation of the terms and conditions of this permit, c) is found to have been obtained by fraud or perjured testimony, or d) is found to be detrimental to the public health, safety and welfare, or is a public nuisance, this permit shall be subject to the revocation procedures in Section 18.31 of Ordinance No. 348 and/or the applicable section of Ordinance No. 555.

**Planning. 3**                                    **0010-Planning-SMP - CEASED OPERATION EFFECT**

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, unless an Interim Management Plan is submitted to the Planning Director within 90 days of becoming idle, as specified in Riverside County Ordinance No. 555. The applicant shall be responsible for the submission of the Interim Management Plan and remains responsible for the implementation of the Reclamation Plan should the permit become null and void.

**Planning. 4**                                    **0010-Planning-SMP - COMPLY W/ 348 STANDARDS**

The development of the property shall comply with all provisions of Riverside County Ordinance No. 348.

**Planning. 5**                                    **0010-Planning-SMP - COMPLY W/ ORD. 655**

Surface mining operations approved by this permit shall conform to all of the applicable requirements of Riverside



**ADVISORY NOTIFICATION DOCUMENT****Planning****Planning. 10                      0010-Planning-SMP - DUST PREVENTION MEASURE**

During the life of the permit, all roads, driveways and mining areas shall be kept continuously wetted while being used, and shall be treated with EPA approved dust suppressants to prevent emission of dust. Nonhazardous soil stabilizers shall be applied to all inactive surface mining areas and/or stockpiles (previously mined areas which remain inactive for 96 hours or more).

**Planning. 11                      0010-Planning-SMP - FIRE PREVENTION**

All work areas and parking areas shall be maintained free of flammable vegetation and debris at all times. No open fires shall be allowed.

**Planning. 12                      0010-Planning-SMP - Lighting**

Any lighting on-site will be shielded and directed inward and toward the west and south away from the adjacent conservation areas.

**Planning. 13                      0010-Planning-SMP - LOADED TRUCK CARE**

All loaded trucks egressing from the subject property shall be properly trimmed with a two (2) foot freeboard height and/or covered and sprayed with water so as to minimize dust and prevent spillage onto the public roadway. In the event that spillage onto the road does occur, said spillage shall be removed immediately (within one hour of the spillage) from the road right-of-way.

**Planning. 13                      0010-Planning-SMP - LOADED TRUCK CARE**

All loaded trucks egressing from the subject property shall be properly trimmed with a two (2) foot freeboard height

**ADVISORY NOTIFICATION DOCUMENT****Planning**

**Planning. 13**                                **0010-Planning-SMP - LOADED TRUCK CARE (cont.)**  
and/or covered and sprayed with water so as to minimize dust and prevent spillage onto the public roadway. In the event that spillage onto the road does occur, said spillage shall be removed immediately (within one hour of the spillage) from the road right-of-way.

**Planning. 14**                                **0010-Planning-SMP - NO EXPLOSIVES**

No blasting, dynamiting or use of explosives of any kind whatsoever on the premises is authorized.

Comments: RECOMMEND DLJONES 20190123  
DRAFT DLJONES 20171116

**Planning. 15**                                **0010-Planning-SMP - RESPONSIBLE TO RECLAIM**

The permittee (mine operator and/or land owner) shall accept responsibility for reclaiming the mine lands in accordance with the reclamation plan and within the time limits of said plan and in conformance with reclamation requirements and standards according to State of California Surface Mining and Reclamation Act and Riverside County Ordinance No. 555 guidelines.

**Planning. 15**                                **0010-Planning-SMP - RESPONSIBLE TO RECLAIM**

The permittee (Mine operator and/or land owner) shall accept responsibility for reclaiming the mine lands in accordance with the reclamation plan and within the time limits of said plan and in conformance with reclamation requirements and standards according to State of California Surface Mining and Reclamation Act and Riverside County Ordinance No. 555 guidelines.









## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

#### **Planning-All. 1                      0010-Planning-All-SMP - HOLD HARMLESS (cont.)**

annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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

### Planning-CUL

#### **Planning-CUL. 1                      If Human Remains Found**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

**ADVISORY NOTIFICATION DOCUMENT****Planning-CUL****Planning-CUL. 2                      Unanticipated Resources**

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. \* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other. \*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

**Planning-EPD****Planning-EPD. 1                      0010-Planning-EPD-EPD - CVMSHCP LUAG**

Coachella Valley Multiple Species Habitat Conservation Plan Land Use Adjacency Guidelines (CVMSHCP Section 4.5)

The proposed project site is adjacent to the Mecca Hills/Orocopia Mountains Conservation Area. The purpose of Land Use Adjacency Guidelines is to avoid or minimize indirect effects from Development adjacent to or within the Conservation Areas. Adjacent means sharing a common boundary with any parcel in a Conservation Area. Such indirect effects are commonly referred to as edge effects, and may include noise, lighting, drainage, intrusion of people, and the introduction of non-native plants and non-native predators such as dogs and cats. Edge effects will also be addressed through reserve management activities such as fencing. The following Land Use Adjacency Guidelines shall be considered by the Permittees in their review of individual public and private Development projects adjacent to or within the Conservation Areas to minimize edge effects, and shall be implemented

**ADVISORY NOTIFICATION DOCUMENT****Planning-EPD****Planning-EPD. 1****0010-Planning-EPD-EPD - CVMSHCP LUAG (cont.)**

where applicable.

4.5.1 Drainage Proposed Development adjacent to or within a Conservation Area shall incorporate plans to ensure that the quantity and quality of runoff discharged to the adjacent Conservation Area is not altered in an adverse way when compared with existing conditions. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the adjacent Conservation Area.

4.5.2 Toxics Land uses proposed adjacent to or within a Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife and plant species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in any discharge to the adjacent Conservation Area.

4.5.3 Lighting For proposed Development adjacent to or within a Conservation Area, lighting shall be shielded and directed toward the developed area. Landscape shielding or other appropriate methods shall be incorporated in project designs to minimize the effects of lighting adjacent to or within the adjacent Conservation Area in accordance with the guidelines to be included in the Implementation Manual.

4.5.4 Noise Proposed Development adjacent to or within a Conservation Area that generates noise in excess of 75 dBA Leq hourly shall incorporate setbacks, berms, or walls, as appropriate, to minimize the effects of noise on the adjacent Conservation Area in accordance with the guidelines to be included in the Implementation Manual.

4.5.5 Invasives Invasive, non-native plant species shall not be incorporated in the landscape for land uses adjacent to or within a Conservation Area. Landscape treatments within or adjacent to a Conservation Area shall incorporate native plant materials to the maximum extent Feasible; recommended native species are listed in Table 4-112. The plants listed

**ADVISORY NOTIFICATION DOCUMENT****Planning-EPD****Planning-EPD. 1                    0010-Planning-EPD-EPD - CVMSHCP LUAG (cont.)**

in Table 4-113 shall not be used within or adjacent to a Conservation Area. This list may be amended from time to time through a Minor Amendment with Wildlife Agency Concurrence.

4.5.6 Barriers Land uses adjacent to or within a Conservation Area shall incorporate barriers in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in a Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls and/or signage.

4.5.7 Grading/Land Development Manufactured slopes associated with site Development shall not extend into adjacent land in a Conservation Area.

**Transportation****Transportation. 1                    0010-Transportation-SMP - COUNTY WEB SITE**

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

**Transportation. 2                    0010-Transportation-SMP - ENCROACHMENT PERMIT**

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

**Transportation. 3                    0010-Transportation-SMP - STD INTRO (ORD 461)**

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows

**ADVISORY NOTIFICATION DOCUMENT****Transportation**

**Transportation. 3                    0010-Transportation-SMP - STD INTRO (ORD 461) (cont.)**  
acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

**Transportation. 4                    0020-Transportation-SMP - R-O-W DEDICATION**

By within eighteen (18) months from the date of this permit approval, whichever is later, the applicant shall dedicate sufficient right-of-way for public use along Dillon Road to provide for a 128-foot full-width right-of-way.



Plan: SMP00194R1

Parcel: 745310003

## 60. Prior To Grading Permit Issuance

### Planning

**060 - Planning. 1**                      **0060-Planning-SMP - 1ST ACCESS THRU BLM**                      **Not Satisfied**

Prior to the commencement of expanded surface disturbance the permittee shall provide written proof to the Riverside County Planning Department that the Right-of-Way application for use of the proposed access road on public land has been approved by the Bureau of Land Management.

**060 - Planning. 2**                      **0060-Planning-SMP - 1ST FINANCIAL ASSURANCE**                      **Not Satisfied**

Prior to commencement of any surface disturbance, construction of any processing plant, surface mining operation, the permittee shall establish financial assurances to ensure reclamation of the surface mining operation with the County.

a. The financial assurance shall take the form of a surety bond, irrevocable letter of credit, trust fund or other form of financial assurance as approved by the County.

b. The specific amount of financial assurance for this mining operation shall be based upon actual calculations of reclamation costs and shall be subject to review and approval by the County and review by the California Department of Conservation. Calculations shall be provided on forms created by the Department of Conservation, as appropriate.

c. The financial assurance shall include, but not necessarily be limited to, costs for the removal of equipment, structures and derelict machinery, removal of waste materials, landscaping stabilization of slopes, land restoration and revegetation compatible with the topography and general environment of surrounding property in accordance with the approved Reclamation Plans.

d. The financial assurance shall remain in effect for a twenty-five (25) year period and/or shall be released by the County on approval of the site's final reclamation by the County and the Department of Conservation, Division of Mine Reclamation.

e. The financial assurance shall be made payable to Riverside County and the State of California, Department of Conservation.

**060 - Planning. 3**                      **0060-Planning-SMP - 1ST INSPECTION REPORT**                      **Not Satisfied**

Prior to commencement of any surface disturbance, or construction of any processing plant, surface

Plan: SMP00194R1

Parcel: 745310003

## 60. Prior To Grading Permit Issuance

### Planning

**060 - Planning. 3                      0060-Planning-SMP - 1ST INSPECTION REPORT (cont.)                      Not Satisfied**

minning operation, or issuance of the first Special Inspection Permit, the permittee shall apply for a Special Inspection Permit from the Riverside County Department of Building and Safety which will be accompanied by the appropriate filing fee set forth in Riverside County Ordinance No. 671. The Special Inspection Permit shall be accompanied by a written report which specifies conformance with these conditions of approval.

**060 - Planning. 4                      0060-Planning-SMP - RCL RECLAMATION PLAN                      Not Satisfied**

The permittee shall comply with the Reclamation Plan, Exhibit B, and the Surface Mining and Reclamation Project Description, Exhibit C, all on file with the Riverside County Planning Department. Approval of the Reclamation Plan does not grant approval of any planned future use of the site.

**060 - Planning. 5                      0060-Planning-SMP - YR BLASTING NOTICES                      Not Satisfied**

A letter, containing a general description of the blasting operations and precautions, including the blast warning whistle signals that are required by the State of California Construction Safety orders, shall be sent to all residents within a one-half mile radius of the surface mining operations. The notification will occur a minimum of once a year. Evidence that notification has been done shall be included in the annual report submitted prior to the issuance of the annual Special Inspections Permit.

**060 - Planning. 6                      0060-Planning-SMP- 1ST ROAD ACCESS                      Not Satisfied**

Prior to the commencement of any expanded surface mining operation, the access roads connecting the project with the paved County maintained roads shall be paved with asphaltic concrete and/or covered with aggregate base materials, as approved by TLMA.

**060 - Planning. 7                      0060-Planning-SMP- YR ADJUST ASSURANCES                      Not Satisfied**

The amount of reclamation financial assurance shall be adjusted annually for new lands disturbed by surface mining operations, completed reclamation in conformance with the approved Reclamation Plan, Exhibit B, and/or by adjustments to the U.S. Department of Labor Consumer Price Index for the Los Angeles-Long Beach Metropolitan Area.

**060 - Planning. 8                      0060-Planning-SMP- YR RECLAMATION REPORT                      Not Satisfied**

The permittee shall submit a final reclamation completion

Plan: SMP00194R1

Parcel: 745310003

## 60. Prior To Grading Permit Issuance

### Planning

**060 - Planning. 8                      0060-Planning-SMP- YR RECLAMATION REPORT (cont.)                      Not Satisfied**

report prior to the completion and expiration of this mining permit to the County Geologist for review and approval. This report shall indicate the completion of reclamation in accordance with the approved plan, including final contours, slope configuration of 2:1 (horizontal:vertical), resoiled areas, erosion control structures, and successful revegetation. This report shall be accompanied by a stamped and wet-signed substantial conformance letter from an independent licensed engineer, landscape architect, geologist or other appropriate professional stating that the project was reclaimed pursuant to the approved Reclamation Plan.

**060 - Planning. 9                      0060-Planning-SMP\*- 1ST PROCESSING PLANT                      Not Satisfied**

Prior to the commencement of any surface disturbance, surface mining operations, or issuance of the first Special Inspection Permit, the permittee shall cause a plot plan application for development of temporary and permanent processing plant areas to be submitted to the Riverside County Planning Department, Land Use Section for review and approval by the Planning Department Engineering Geologist. Said plan shall be in conformance with the approved Surface Mining Permit No. 194, Revision No. 1, Mining Plan, Exhibit "A".

### Planning-EPD

**060 - Planning-EPD. 1                      0060-Grading Limits near streambeds                      Not Satisfied**

No grading shall be allowed within 25 feet of Riverine/Riparian areas. If the proposed grading is suspected to encroach into any of these areas, Environmental Programs Department shall be contacted to review any suspected discrepancies.

**060 - Planning-EPD. 2                      0060-Planning-EPD                      Not Satisfied**

Pre-construction or avoidance surveys shall be conducted within 14 days prior to initiating new ground disturbance to determine presence or absence of the desert tortoise. If desert tortoise is found on-site and cannot be avoided, consultation with U.S. Fish and Wildlife (FWS) under the federal Endangered Species Act and the CDFW review under Section 2081 of the state Fish and Game Code must be initiated and applicable "take" permits obtained.

**060 - Planning-EPD. 3                      0060-Planning-EPD                      Not Satisfied**

A pre-construction burrowing owl clearance survey shall be conducted prior to any vegetation removal or new ground disturbing activities on undisturbed areas to ensure burrowing owls are absent from the survey area. The clearance survey should be conducted in accordance with the CDFW 2012 Staff Report on Burrowing Owl Mitigation. Two pre-construction clearance surveys shall be conducted 14-30 days and 24 hours prior to any vegetation removal or new ground disturbing activities throughout all areas determined to support suitable habitat for burrowing owls. If burrowing owl or an occupied burrow is observed on-site during the survey, avoidance, minimizations and mitigation recommendations in the CDFW 2012 Staff Report shall be implemented.

Plan: SMP00194R1

Parcel: 745310003

## 60. Prior To Grading Permit Issuance

### Planning-EPD

**060 - Planning-EPD. 4                      0060-Planning-EPD                      Not Satisfied**

Prior to the start of any onsite activities, personnel associated with the operation shall be required to attend a desert tortoise education seminar. The awareness program shall be provided to all new employees and reviewed with all personnel and truck drivers quarterly.

### Transportation

**060 - Transportation. 1                      0060-Transportation-SMP - WATER QUALITY MGMT PLANS                      Not Satisfied**

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

## 70. Prior To Grading Final Inspection

### Planning

**070 - Planning. 1                      0070-Planning-SMP - YR TEMPORARY SLOPES                      Not Satisfied**

Temporary slopes created during mining operations shall be excavated no steeper than 1:1 (horizontal: vertical) and no higher than 30 feet in vertical height, or in compliance with MSHA and CALOSHA requirements.

**070 - Planning. 2                      0070-Planning-SMP- 1ST & YR BOUNDARY FENCE                      Not Satisfied**

There shall be a fence and locked gates erected along the outer boundary of the active surface mining areas and processing plant indicated on Mining Plan, Exhibit "A". The fence shall be maintained at all times during the operation, and shall consist of a chain link or barbed wire fencing in areas of steep topography, as approved by the County Geologist.

**070 - Planning. 3                      0070-Planning-SMP- 1ST & YR COLOR BLENDING                      Not Satisfied**

The processing plant, asphalt plant, [and] concrete batch plant, shall be painted with colors that blend and camouflage with the surrounding areas.

**070 - Planning. 4                      0070-Planning-SMP- 1ST & YR NO TRESPASSING                      Not Satisfied**

The outer boundary of the mining, processing, maintenance and access road areas shall be posted with "No Trespassing" signs as delineated on Mining Plan, Exhibit "A". Said "No Trespassing" signs shall be maintained to the completion of the project.

**070 - Planning. 5                      0070-Planning-SMP- 1ST & YR ROAD SIGNS                      Not Satisfied**

All roads within the project limits shall be posted with speed limit signs of 15 miles per hour.

Plan: SMP00194R1

Parcel: 745310003

## 70. Prior To Grading Final Inspection

### Planning

**070 - Planning. 6                      0070-Planning-SMP- 1ST & YR SITE STAKING                      Not Satisfied**

The outer boundary of the surface mining areas approved as part of this permit shall be surveyed and staked with visible markers such as white PVC pipe. These stakes shall be placed at no more than 300-foot intervals along the boundary of these areas. This staking shall be maintained throughout the life of this permit.

**070 - Planning. 7                      0070-Planning-SMP- 1ST CHECK CLEARANCES                      Not Satisfied**

The Riverside County Planning Department - Land Use Section shall verify that the Development Standards of this approval and all other conditions have been complied with prior to any use allowed by this Surface Mining Permit, and clearances have been obtained from all required agencies, departments, and/or districts.

## 80. Prior To Building Permit Issuance

### BS-Grade

**080 - BS-Grade. 1                      0080-BS-Grade-SMP - NO B/PMT W/O G/PMT                      Not Satisfied**

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

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

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the 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.

### Planning

**080 - Planning. 1                      0080-Planning - SCAQMD Regulatory Measures to Control                      Not Satisfied**

Diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled

Plan: SMP00194R1

Parcel: 745310003

## 80. Prior To Building Permit Issuance

### Planning

**080 - Planning. 1                      0080-Planning - SCAQMD Regulatory Measures to Control                      Not Satisfied**  
engines, trucks, and equipment with the statewide CARB Diesel Reduction Plan. These measures are implemented by CARB in phases with new rules imposed on existing and new mobile diesel-fueled off-road and on-road equipment and trucks.

## 90. Prior to Building Final Inspection

### BS-Grade

**090 - BS-Grade. 1                      0090-BS-Grade-SMP - PRECISE GRDG APPROVAL                      Not Satisfied**

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

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

**090 - BS-Grade. 2                      0090-BS-Grade-SMP - REQ'D GRADING INSP'S                      Not Satisfied**

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance No. 457. 1.Precise grade inspection.

### E Health

**090 - E Health. 1                      0090-E Health-USE- E.HEALTH CLEARANCE REQ                      Not Satisfied**

Environmental Health Clearance prior to final inspection.

### Transportation

**090 - Transportation. 1                      0090-Transportation-Sign                      Not Satisfied**

When the bike route is constructed and at the direction of County Transportation Department. The operator shall construct appropriate warning signs for truck drivers that bicyclists/hikers may be utilizing said trail and for bicyclists/hikers that trucks will be entering and exiting the site's driveway.

Plan: SMP00194R1

Parcel: 745310003

## 90. Prior to Building Final Inspection

### Transportation

**090 - Transportation. 2      0090-Transportation-SMP - IMP PLANS (cont.)      Not Satisfied**

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. NOTE: Before you prepare the street improvement plans(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: [www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

**090 - Transportation. 3      0090-Transportation-SMP - SIGNING & STRIPING      Not Satisfied**

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

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - PALM DESERT**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: August 21, 2014

**TO:**

Riv. Co. Transportation Dept. - DESERT  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – Industrial Hygiene  
Coachella Valley Water District  
Riv. Co. Fire Department - DESERT  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Archaeology Section  
Riv. Co. Waste Management Dept.  
4th District Supervisor  
4th District Planning Commissioner

City of Indio  
Desert Sands Unified School Dist.  
Southern California Edison  
Southern California Gas Co.  
Office of Mine Reclamation

~~**SURFACE MINING PERMIT NO. 194, REVISED PERMIT NO.1 – EA42690 – Applicant: Skanska – Engineer/Representative: Kjelstrom & Associates - Fourth Supervisorial District – Lower Berdoo Canyon Zoning District – Western Coachella Valley Area Plan: Open Space: Mineral Resources – Location: Approximately 6 miles north of I-10 Freeway, easterly of Dillon Road, southerly of 32<sup>nd</sup> Avenue, westerly of Berdoo Canyon Road – 99.8 Gross Acres - Zoning: Mineral Resources and Related Manufacturing (M-R-A) - REQUEST: Revision to the existing surface mining permit (SMP194) to increase the proposed mining amount to a maximum of 20,000,000 tons of rock, gravel and sand for offsite use and to expand the mine life span 100 years to 2114 on 99.8 acres (94 acres to be mined). The process of the mining operation will include extraction of raw materials from the pit, feeding materials into a screen plant for sorting and sizing, stockpiling finished materials by size and product. Asphalt processing and manufacturing is also being proposed onsite. The mine is not expected to be producing aggregate on a continuous basis, therefore an idle period management plan during those periods when the mine is non-operational (Interim Management Plan) – APN(s) 745-310-003, 745-310-012 – Related Case(s) SMP00194, SMP00194S1,**~~

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 18, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Paul Rull**, Project Manager, at (951) 955-0972 or email at prull@rctlma.org / **MAILSTOP# 1070**.

**COMMENTS:**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

May 10, 2018

Pat Perez  
California Department of Conservation  
Division of Mine Reclamation  
801 K. Street MS 09-06  
Sacramento, CA 95814

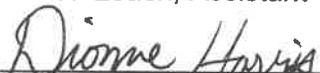
RE: DMR's 30-Day Review  
Dillon Road Mine (91-33-0066)  
Surface Mining Permit Revision  
County Surface Mining Plan– SMP00194R1

The above referenced reclamation plan amendment is enclosed for DMR's 30-day review. Riverside County certifies this submission is in compliance with the applicable requirements of Article 9 of Chapter 8 of Division 2 of Title 14 of the California Code of Regulations. The approved Mining Plan, Reclamation Plan, Project Description (Exhibits A, B, and C), and Initial Study have all been attached for your review.

We look forward to receiving any comments you may have on this amended reclamation plan. Please call me at (951) 955-6836 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Charissa Leach, Assistant TLMA Director

  
\_\_\_\_\_  
Dionne Harris, Project Planner  
TLMA-PLANNING

cc: Applicant: Skanska USA Civil West California District, Inc., Fax (951) 680-1281  
Representative: John Matich ([john.matich@skanska.com](mailto:john.matich@skanska.com))  
Marty Derus ([marty@lilburncorp.com](mailto:marty@lilburncorp.com))  
OMR: Beth Hendrickson ([Beth.Hendrickson@conservation.ca.gov](mailto:Beth.Hendrickson@conservation.ca.gov))  
Chief Engineering Geologist: David L. Jones

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555



State of California • Natural Resources Agency  
Department of Conservation  
**Division of Mine Reclamation**  
801 K Street • MS 09-06  
Sacramento, CA 95814  
(916) 323-9198 • FAX (916) 445-6066

Edmund G. Brown Jr., Governor  
Pat Perez, Supervisor

June 7, 2018

**VIA EMAIL: DLJones@rivco.org**  
**ORIGINAL SENT BY MAIL**

Mr. Dave Jones  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1811

**DILLON ROAD MINE, CA MINE ID #91-33-0066, RECLAMATION PLAN AMENDMENT  
NOTICE OF INCOMPLETE SUBMISSION**

Dear Mr. Jones:

The Division of Mine Reclamation (DMR) received an amended reclamation plan submittal for the Dillon Road Mine on May 15, 2018. DMR has determined the submission is incomplete pursuant to Public Resources Code (PRC) Section 2772(b)(1). An incomplete submission is one that does not meet the applicable content requirements of the following:

- PRC, Division 2, Chapter 9, Sections 2772, 2773, and 2773.3; and
- California Code of Regulations, Title 14, Division 2, Chapter 8, Subchapter 1, Article 1 (commencing with Section 3500) and Article 9 (commencing with Section 3700).

The following items were identified as incomplete or missing from the submittal:

PRC Section 2772(c)(5)(F) requires that "All maps, diagrams, or calculations that require preparation in accordance with the Professional Engineers Act (Chapter 7 (commencing with Section 6700) of Division 3 of the Business and Professions Code), The Geologist and Geophysicist Act (Chapter 12.5 (commencing with Section 7800) of Division 3 of the Business and Professions Code), of the Professional Land Surveyors' Act (Chapter 15 (commencing with Section 8700) of Division 3 of the Business and Professions Code) shall be prepared by a California-licensed professional, shall include his or her license number and name, and shall bear the signature and seal of the licensee."

The submitted amended reclamation plan includes Exhibit A (Mine Plan SMP No. 194R1) and Exhibit B (Reclamation Plan SMP No. 194R1) which contain the following:

- A note that states: "Source of Topographic Map: Hooper Land Company, August 2009".
- An inset map, titled: "Property Survey" depicting the site's parcel boundaries. This inset map includes the license number, stamp, and signature of Dan Hooper within a plat presented by Hooper Land Company.
- A note that states: "Approved technical report for geology using current design for approved SMP #194". Included with this note are signatures and professional license numbers for Gerald Marshall, E.G.1909, and Robert J. Johnson, G.E. 443 and the Geotechnical Engineer stamp for Robert J. Johnson with an expiration date of 3-31-97.
- A note that states: "Approved technical report for hydrology using current design for approved SMP #194". Included with this note are the signature, professional license

Mr. David Jones  
June 7, 2018  
Page 2

number, and professional civil engineer stamp, (with an expiration date of 3-31-99), for Donald W. Bergh, P.E.

It is not clear from these exhibits if the source cited for the topographic map was used for existing or proposed topography. Moreover, these exhibits do not include the stamp of the professional engineer and/or surveyor that prepared the depicted existing topography, proposed topography, setbacks, utilities, and roads. The figures should be revised to include the signature and stamp of the licensed engineer and/or surveyor who prepared the maps that depict the existing topography, proposed topography, setbacks, utilities, and roads pursuant to PRC Section 2772(c)(5)(F), and relevant sections of the Professional Engineers Act, and/or the Professional Surveyors Act.

As stated above, Exhibits A and B cite technical reports approved for Surface Mining Permit (SMP) 194. These reports are also cited on pages nine and ten of the submitted amended reclamation plan. The submitted amended reclamation plan includes revisions that would change slope directions from the original civil engineered design and add seven acres that have been disturbed outside of the approved disturbance boundary for SMP 194. The technical reports should be updated for the proposed design pursuant to PRC Section 2772(c)(5)(F), and relevant sections of the Geologist and Geophysicist Act, Professional Engineers Act, and the Professional Surveyors Act.

The lead agency, as the entity with principal responsibility for approving reclamation plans, should ensure these plans and appurtenant reports meet the minimum requirements of SMARA.

The reclamation plan submittal will be considered complete upon receipt of the required items and DMR's review and comment period will commence pursuant to PRC Section 2772.1(b)(3).

If you have any questions on these comments or require any assistance with other mine reclamation issues, please contact me at (916) 323-5435.

Sincerely,



Ian Stevenson, Manager  
Engineering Geology Unit

cc:

Riverside County Civil Engineering NOD  
Charissa Leach, Assistant Director  
Transportation and Land Management  
4080 Lemon St., 12<sup>th</sup> Floor  
Riverside, CA 92505-1629

Riverside County Surveying NOD  
Richard G. Lantis, County Surveyor  
Transportation and Land Management  
4080 Lemon St., 14<sup>th</sup> Floor  
Riverside, CA 92502-6742



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

September 18, 2018

Pat Perez  
California Department of Conservation  
Division of Mine Reclamation  
801 K. Street MS 09-06  
Sacramento, CA 95814

RE: Response to DMR's NOIS Letter  
Dillon Road Mine (91-33-0066)  
Surface Mining Permit Revision No. 1  
County Surface Mining Plan– SMP00194R1

The above referenced reclamation plan amendment and the attached response to the DMR's June 7, 2018, Notice of Incomplete Submission (NOIS) is enclosed for DMR's 30-day review. Riverside County certifies this submission is in compliance with the applicable requirements of Article 9 of Chapter 8 of Division 2 of Title 14 of the California Code of Regulations. The approved Mining Plan, Reclamation Plan, Project Description (Exhibits A, B, and C), and Initial Study have all been attached for your review.

We look forward to receiving any comments you may have on this amended reclamation plan. Please call me at (951) 955-6836 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Charissa Leach, Assistant TLMA Director

  
\_\_\_\_\_  
Dionne Harris, Project Planner  
TLMA-PLANNING

cc: Applicant: Skanska, Attn: Tim Mahoney ([Tim.Mahoney@skanska.com](mailto:Tim.Mahoney@skanska.com))  
Applicant's Rep: Lilburn Corp., Attn: Marty Derus ([marty@lilburncorp.com](mailto:marty@lilburncorp.com))  
DMR: Beth Hendrickson ([Beth.Hendrickson@conservation.ca.gov](mailto:Beth.Hendrickson@conservation.ca.gov))  
Chief Engineering Geologist: David L. Jones

Attachment: Lilburn Response to DMR Comments  
Enclosed: CD with Letter of Exhibits A, B & C and signed Surface Mining Permit Application

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555



October 30, 2018

**VIA EMAIL: Dharris@rivco.org**  
**ORIGINAL SENT BY MAIL**

Ms. Dionne Harris  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502-1409

DILLON ROAD MINE, CA MINE ID #91-33-0066, SMP #00194R1  
AMENDED RECLAMATION PLAN

Dear Ms. Harris:

The Division of Mine Reclamation (DMR) has reviewed the amended reclamation plan (plan) submittal for the Dillon Road Mine dated June 2017. The applicant, Skanska USA, is proposing to continue to mine sand and gravel on 65 acres of a 95-acre site for an additional 25 years. The mine is located northeast of Indio approximately 6 miles from Interstate 10.

SMARA (Public Resources Code (PRC) Division 2, Chapter 9, Section 2710 et seq.) and associated regulations (California Code of Regulations (CCR) Title 14, Division 2, Chapter 8, Subchapter 1, Articles 1 and 9) require that specific items be addressed or included in reclamation plans. Prior to approving the amended reclamation plan, please consider the following comments, which were prepared by a restoration ecologist pursuant to PRC Section 2772.1(b)(2).

**Sensitive Species and Habitat Considerations**

(Refer to CCR Sections 3502, 3503, 3703, 3704, and 3710)

Comment 1- CCR Section 3703(a) requires that all sensitive species be conserved or mitigated as prescribed by the federal and California Endangered Species Act and CCR Section 3503(c) states that all reasonable measures shall be taken to protect the habitat of fish and wildlife. A General Biological Resources Assessment is included in the submittal describing sensitive plant and animal species documented within a 5-mile radius of the site. Since the project is in the early stage of environmental review, DMR recommends the reclamation plan not be finalized or approved until mitigation is determined, since mitigation measures recommended under CEQA may substantially change the manner in which mining and reclamation are accomplished.

**Topsoil Considerations**

(Refer to CCR Sections 3503, 3704, 3705, and 3711)

Comment 2-

CCR Section 3711(e) requires that topsoil shall be redistributed in a stable, consistent thickness. On page 27, the plan states that stockpiled surface material will be placed a foot deep in "islands". This and any other references (e.g. Figure 5) to soil islands should be deleted. Topsoil and other suitable growth media - as determined in test plot trials - should be spread evenly across all disturbed surfaces and seeded.

**Notice: Updated Procedures**

The passage of Assembly Bill 1142 in 2016 (specifically, the newly-created PRC Section 2772.1) changed the administrative requirements for submitting, reviewing, and approving a reclamation plan or reclamation plan amendment (hereafter: Plan). We have summarized the updated procedures below. Please ensure that your agency allows adequate time in the approval process to meet these new requirements. The full text of the current statute and regulations can be found at this website: <http://www.conservation.ca.gov/index/Pages/lawsregs.aspx>.

*Pre-Approval Procedures:*

Once DMR has provided comments, the lead agency must provide a written response to the comments at least 30 days before you intend to approve the Plan.

- The proposed response must include a description of how you propose to adopt DMR's comments; and/or a detailed description of the reasons for not adopting DMR's comments.
- Forward a copy of DMR's comments and your responses to the operator.
- Provide at least 30 days' notice of the time, place, and date of the approval hearing, or if no hearing is required, provide 30 days' notice to DMR of the Plan approval date.

*Post-Approval Procedures:*

Within 30 days following approval of the Plan, notify DMR of the approval. Within 60 days following the approval, provide DMR an official copy of the approved Plan that incorporates all approved modifications. Additionally,

- The Approved Plan should include an Appendix containing copies of any permit conditions of approval and any binding mitigation measures (pursuant to CEQA) that are needed to meet the requirements of SMARA.
- The permit conditions of approval and binding mitigation measures (and their locations) should be shown in an Index.
- All maps, diagrams, and calculations that require preparation in accordance with the California Business and Professions Code must include the licensed professional's license number, name, signature, and seal/stamp [PRC Section 2772(c)(5)(f)].

If you have any questions on these comments or require any assistance with other mine reclamation issues, please contact me at (916) 323-9198.

Sincerely,



Beth Hendrickson, Manager  
Environmental Services Unit

cc: Dávid Jones  
dljones@rivco.org



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 29, 2018

Pat Perez  
California Department of Conservation  
Division of Mine Reclamation  
801 K. Street MS 09-06  
Sacramento, CA 95814

RE: 30 Day Advance Notice of Intent of Agency Action  
Dillon Road Mine (91-33-0066)  
Surface Mining Permit Revision No. 1  
County Surface Mining Permit No. 194, Revision No 1– (SMP00194R1)

Riverside County is in receipt of the Department of Mine Reclamation (DMR) October 30, 2018 comments on the referenced amendment SMP00194R1. Thank you for DMR's timely submittal of these comments.

Pursuant to Section 2772.1 (5) (A), the County of Riverside and the Mine Operator have accepted and incorporated DMR's comments into the Exhibits A, B & C, Initial Study and the Mine Operator's response to comments letter, see enclosed.

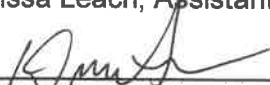
This letter is intended to serve as the required 30-day advance notice of an agency decision on the above-described project in compliance with the requirements set forth in Public Resources Code, Section 2774. The County of Riverside intends to present this case (SMP00194R1) at Planning Commission with staff's recommendation for approval of the requested mine permit revisions.

**DATE and TIME OF HEARING:** February 20, 2018 at 9:00 or thereafter.

**HEARING LOCATION:** COUNTY ADMINISTRATION CENTER,  
BOARD CHAMBERS 1<sup>ST</sup> FLOOR,  
4080 LEMON STREET,  
RIVERSIDE, CA 92501

Please call me at (951) 955-6836 if you have any questions.

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Charissa Leach, Assistant TLMA Director

  
\_\_\_\_\_  
Dionne Harris, Project Planner  
TLMA-PLANNING

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-6892 • Fax (951) 955-1811

Desert Office • 77588 El Duna Court  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

cc: Applicant: Skanska USA Civil West California District, Inc., Fax (951) 680-1281  
Representatives: Attn: Tim Mahoney ([Tim.Mahoney@skanska.com](mailto:Tim.Mahoney@skanska.com))  
Lilburn Corp.: Marty Derus ([marty@lilburncorp.com](mailto:marty@lilburncorp.com))  
DMR: Beth Hendrickson ([Beth.Hendrickson@conservation.ca.gov](mailto:Beth.Hendrickson@conservation.ca.gov))  
Chief Engineering Geologist: David L. Jones

Enclosed: CD with Letter of Response to DMR  
Exhibits A, B & C  
Signed Surface Mining Permit Application





Established in 1918 as a public agency

## Coachella Valley Water District

**Directors:**

John P. Powell, Jr., President - Div. 3  
Franz W. De Klotz, Vice President - Div. 1  
Ed Pack - Div. 2  
Peter Nelson - Div. 4  
Debi Livesay - Div. 5

**Officers:**

Jim Barrett, General Manager  
Julia Fernandez, Board Secretary

September 17, 2014

Best Best & Krieger LLP, Attorneys

File: 0163.1  
0421.1  
0721.1  
Geo. 040819-2.3  
PZ 14-5773

Paul Rull  
Riverside County Planning Department  
PO Box 1409  
Palm Desert, CA 92502-1409

Dear Mr. Rull:

Subject: Surface Mining Permit No. 194, Revised Permit No. 1-EA42690

This area is not within the boundaries of the stormwater unit of Coachella Valley Water District (CVWD).

CVWD will provide domestic water service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for such purpose.

This notice of domestic water service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service.

Although this development does not utilize groundwater supplies from the Indio subbasin, the Coachella Valley Groundwater basin is in overdraft and the State of California is experiencing historic drought. All local water supplies are precious. CVWD requests that Riverside County ensures that this project utilize best management practices regarding water conservation.

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,

  
Carrie Oliphant  
Engineering Services Manager

cc: Majeed Farshad  
Riverside County Department of Transportation  
77588 El Duna, Suite H  
Palm Desert, CA 92211

Alan French  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Michael Mistica, MBA  
County of Riverside, Department of Environmental Health  
Land Use and Water Resources Program  
3880 North Lemon St., Suite 200  
Riverside, CA 92501

Skanska  
1995 Agua Manza Road  
Jurupa Valley, CA 92509

SL: ms\Eng\Dev Srvs\2014\SEP\Dev Review Surface Mining.doc



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

February 5, 2018

Agua Caliente Band of Cahuilla Indians  
Pattie Garcia-Plotkin, THPO  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00194R1)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by March 7, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**Surface Mining Permit No. 00194 Revision No. 1, AMD No. 1 - EA42690 – Applicant: SKANSKA – Engineer/Representative: Lilburn Corporation - Fourth Supervisorial District – Lower Berdoo Canyon Zoning District – Western Coachella Valley Area Plan: Open Space – Mineral Resources – Location: North of of Interstate 10 and Berdoo Canyon Road, East of Dillon Road, Southeast of Sky Valley - 95.2 Gross Acres - Zoning: M-R-A.**

**REQUEST:** Expand the footprint of the Mining Operation and Reclamation Plan from approximately 58 acres to a total of approximately 64.6 acres, and extend the life of the mining permit 25 years to 2042 – APN: 745-310-003, 745-320-012 - Related Cases: SMP00194, SMP00194S1.

Sincerely,

PLANNING DEPARTMENT-

Heather Thomson, Archaeologist

Email CC: Dionne Harris, [dharris@rivco.org](mailto:dharris@rivco.org)

Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

February 5, 2018

Cabazon Band of Mission Indians  
Doug Todd Welmas, Chair  
84-245 Indio Springs Parkway  
Indio, CA 92203

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00194R1)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

February 5, 2018

Cahuilla Band of Indians  
Anthony Madrigal, Cultural Director  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00194R1)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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Palm Desert, California 92211  
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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

February 5, 2018

Colorado River Indian Tribes (CRIT)  
Brian Etsitty, THPO  
26600 Mohave Road  
Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00194R1)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

February 5, 2018

Morongo Cultural Heritage Program  
Ray Huaute, THPO  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00194R1)**

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

February 5, 2018

Quechan Indian Nation  
Keeny Escalanti, President  
P.O. Box 1899  
Yuma Ariz. 85366

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00194R1)**

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

February 5, 2018

Ramona Band of Cahuilla  
Joseph D. Hamilton, Chair  
56310 Highway 371, Suite B  
Anza, California 92539

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

February 5, 2018

Soboba Band of Luiseño Indians  
Joseph Ontiveros, Cultural Resource Director  
P.O. BOX 487  
San Jacinto, CA 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00194R1)**

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PLANNING DEPARTMENT

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

February 5, 2018

Torres Martinez Desert Cahuilla Indians  
Michael Mirelez, Cultural Resource Coordinator  
P.O. Box 1160 Thermal, CA 92274

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00194R1)**

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PLANNING DEPARTMENT

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

February 5, 2018

Twenty- Nine Palms Band of Mission Indians  
Darrell Mike, Chair  
46-200 Harrison Place  
Coachella, CA 92236

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (SMP00194R1)**

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PLANNING DEPARTMENT

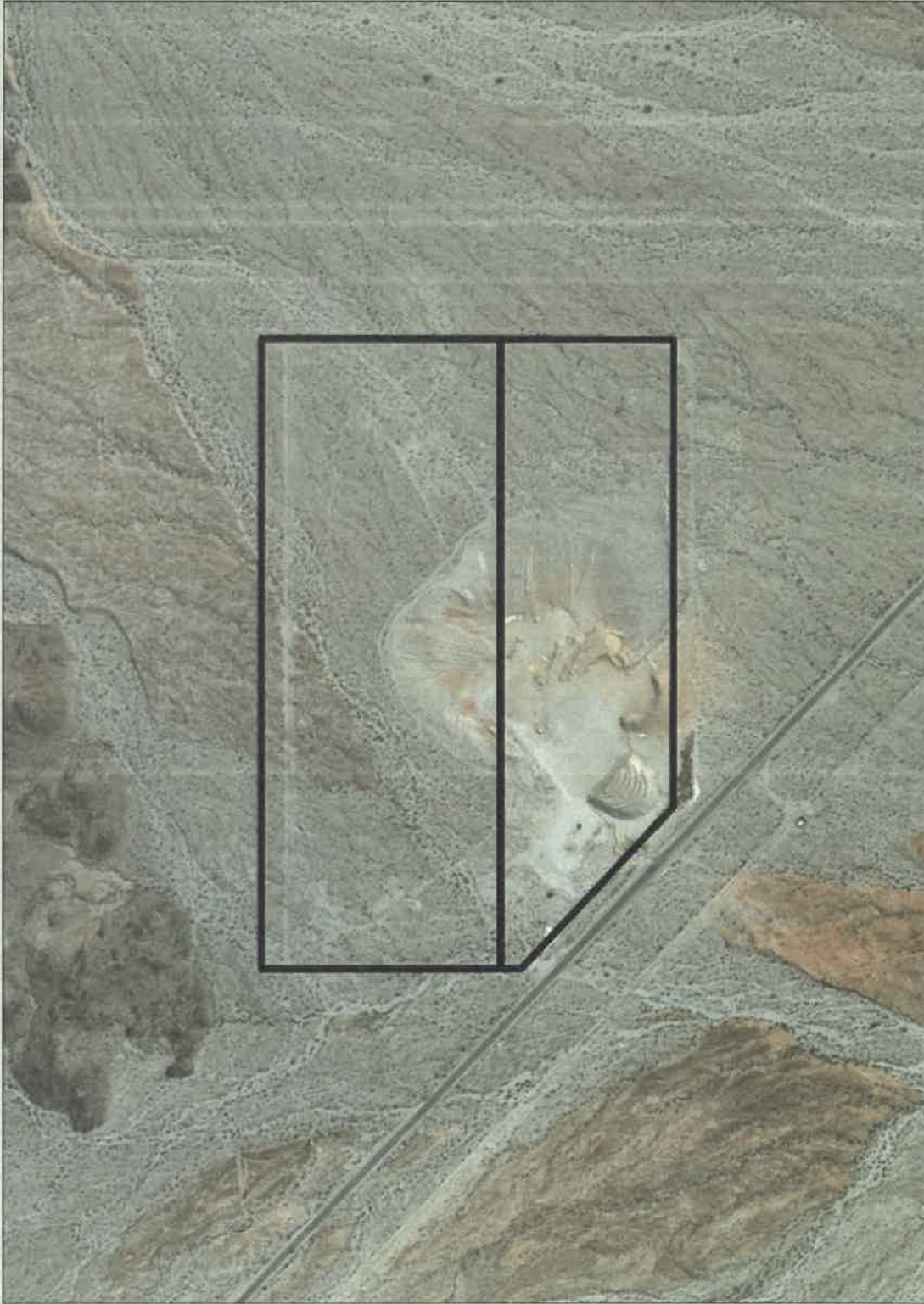
Heather Thomson, Archaeologist

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SMP00194R1



**Legend**

- Blueline Streams
- ⋮ City Areas
- World Street Map



0 770 1,539 Feet

REPORT PRINTED ON... 2/5/2018 2:27:10 PM

© Riverside County GIS

**Notes**

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

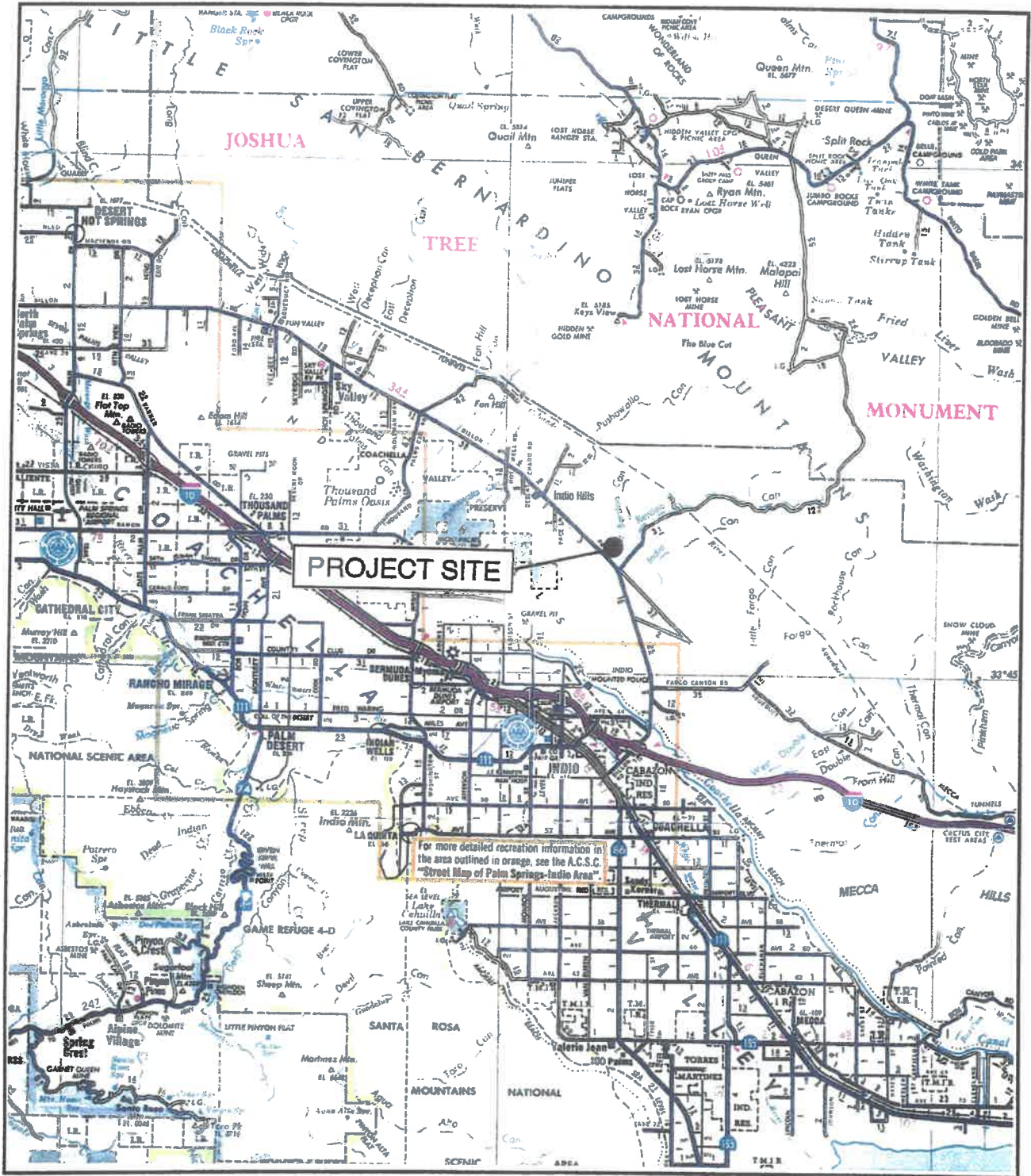


FIGURE 1

VICINITY MAP  
 (Source: ACSC Map Source, 2014)





# TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

February 14, 2018

Heather Thomson, Archaeologist  
Riverside County Planning Department  
4080 Lemon St., 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

**RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (SMP00194R1)**

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of SMP00194R1. This project entails the expansion of the footprint for the Mining Operation and Reclamation Plan and extending the mining permit for 25 years. The Tribal Historic Preservation Office (THPO) is not aware of any additional cultural resources or any Tribal Cultural Resources, as defined California Public Resources Code § 21074 (a) (1) (A)-(B), within the project area. However, the project is located within the Chemehuevi Traditional Use Area. For these reasons the project could have an adverse effect on potential cultural resources that concern the Twenty-Nine Palms Band of Mission Indians, and we are interested in any future development of the project.

Since the project is located within the boundary that the Tribe designates as its Traditional Use Area; there is an increased possibility of encountering cultural resources during the construction processes that may take place. The THPO requests copies of all available cultural reports. Further recommendations will be issued after review of all available cultural reports. The Tribe and THPO look forward to working with the Riverside County Planning Department on this project. If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 775-3259 or by email: [TNPConsultation@29palmsbomi-nsn.gov](mailto:TNPConsultation@29palmsbomi-nsn.gov).

Sincerely,



Anthony Madrigal, Jr.  
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman  
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist  
Felicia Sierra, Riverside County Planning Department

MORONGO  
BAND OF  
MISSION  
INDIANS



A SOVEREIGN NATION

**MORONGO BAND OF MISSION INDIANS  
TRIBAL HISTORIC PRESERVATION OFFICE**

12700 PUMARRA RD BANNING, CA 92220

OFFICE 951-755-5025 FAX 951-572-6004

Date: 2/12/2018

Re:

AB 52 (ASSEMBLY BILL 52) NOTIFICATION (SM00194R1)

Dear,

Heather Thomson

County Archaeologist

County of Riverside

Thank you for contacting the Morongo Band of Mission Indians (MBMI) Cultural Heritage Department regarding the above referenced project(s). After conducting a preliminary review of the project, the tribe would like to respectfully issue the following comments and/or requests:

- The project is located outside of the Tribe's aboriginal territory and is not within an area considered to be a traditional use area or one in which the Tribe has cultural ties. We recommend contacting the appropriate tribe(s) who may have cultural affiliations to the project area. We have no further comments at this time.
- The project is located within the Tribe's aboriginal territory or in an area considered to be a traditional use area or one in which the Tribe has cultural ties. In order to further evaluate the project for potential impacts to tribal cultural resources, we would like to formally request the following:
  - A thorough records search be conducted by contacting one of the California Historical Resources Information System (CHRIS) Archaeological Information Centers and a copy of the search results be provided to the tribe.
  - Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results of that study. In the event the pedestrian survey has already been conducted, MBMI requests a copy of the Phase I study be provided to the tribe as soon as it can be made available.
  - MBMI Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the project.
- The project is located with the current boundaries of the Morongo Indian Reservation. Please contact the Morongo Cultural Heritage Department for further details.



Please be aware that this letter is merely intended to notify your office that the tribe has received your letter requesting tribal consultation for the above mentioned project and is requesting to engage in consultation. Specific details regarding the tribe's involvement in the project must be discussed on a project by project basis during the tribal consultation process. This letter does not constitute "meaningful" tribal consultation nor does it conclude the consultation process. Under federal and state law, "meaningful" consultation is understood to be an ongoing government-to-government process and may involve requests for additional information, phone conferences and/or face-to-face meetings. If you have any further questions or concerns regarding this letter, please contact the Morongo Cultural Heritage office at (951) 755-5139.

Sincerely,

Raymond Huate  
Tribal Historic Preservation Officer  
Morongo Band of Mission Indians  
Email: [rhuate@morongo-nsn.gov](mailto:rhuate@morongo-nsn.gov)  
Phone: (951) 755-5025



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR SURFACE MINING PERMIT/ RECLAMATION PLAN

CHECK ONE AS APPROPRIATE:

- |  |   |
|--|---|
| <input type="checkbox"/> Surface Mining Permit (SMP)                           | <input type="checkbox"/> Reclamation Plan   |
| <input type="checkbox"/> SMP Substantial Conformance                           | <input type="checkbox"/> Reclamation Substantial Conformance                        |
| <input checked="" type="checkbox"/> Revised SMP (Original SMP No. <u>194</u> ) | <input type="checkbox"/> Revised Reclamation Plan (Original RCL No. <u>      </u> ) |
| <input type="checkbox"/> Interim Management Plan                               |   |

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: Skanska USA Civil West California District Inc. (Skanska)

Contact Person: Tim Mahoney E-Mail: Tim.Mahoney@skanska.com

Mailing Address: 1995 Agua Mansa Road  
 Riverside CA 92509  
 City State ZIP

Daytime Phone No: (951) 368-6463 Fax No: (951) 680-1281

Engineer/Representative Name: Tim Mahoney

Contact Person: Tim Mahoney E-Mail: Tim.Mahoney@skanska.com

Mailing Address: 1995 Agua Mansa Road  
 Riverside CA 92509  
 City State ZIP

Daytime Phone No: (951) 368-6463 Fax No: (951) 680-1281

Property Owner Name: Skanska USA Civil West California District Inc. (Skanska)

Contact Person: Tim Mahoney E-Mail: Tim.Mahoney@skanska.com

Mailing Address: 1995 Agua Mansa Road  
 Riverside CA 92509  
 City State ZIP

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

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**APPLICATION FOR SURFACE MINING PERMIT**

Daytime Phone No: (951 ) 684-5360 Fax No: (951 ) 680-1281

Mineral Rights Owner Name: Same as owner

Contact Person Name: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street  
City State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

Lessee Name: Not Applicable

Contact Person Name: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street  
City State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Skanska USA Civil West California District, Inc.  
*PRINTED NAME OF PROPERTY OWNER(S)*

*J Bailey Sr. Vice President*  
*SIGNATURE OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

\_\_\_\_\_  
*SIGNATURE OF PROPERTY OWNER(S)*

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

**APPLICATION FOR SURFACE MINING PERMIT**

If the mineral rights are owned by more than one person, attach a separate page that references the application case number in the following manner "Surface Mining Permit No. \_\_\_\_\_," and lists the names, mailing addresses, and phone numbers of all persons having an interest in the ownership of the mineral rights involved in this application.

***AUTHORIZATION FOR CONCURRENT FEE TRANSFER***

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

I certify that the above information in this Mining and Reclamation Plan application is correct to the best of my knowledge and that all of the owners of possessory interest in the property in question have been notified of the proposed uses or potential uses of the land after reclamation. I also certify that I personally accept responsibility for reclaiming the mined lands in accordance with the approved reclamation plan and within the time limits of said plan.

Skanska USA Civil West California District, Inc.

PRINTED NAME OF APPLICANT

*J. Bailey Sr. Vice President*  
SIGNATURE OF APPLICANT

Executed on June 8th, 2017

*Month, Date, Year*

**PROPERTY INFORMATION:**

Name of Mine: Dillon Road Mine

Assessor's Parcel Number(s): 745-310-003 and 745-320-012

Approximate Gross Acreage: 95.2 acres

General location of Mine (nearby or cross streets): North of I-10 (6 miles north) on Dillon Road, South of \_\_\_\_\_, East of Dillon Road, West of Berdoe Canyon Road.

**PROJECT PROPOSAL:**

Proposal (describe the type of mining operation, the days and hours of operation, number of employees, number of daily vehicle trips, etc.):

**APPLICATION FOR SURFACE MINING PERMIT**

See Exhibit C. Revision to SMP No. 194 to add approx. 7 acres outside approved boundary and to extend the life of the permit 25 years to year 2043. Site is an existing approved mine operating for past 35 years. It is located within Open Space - Mineral Resources and zoned Mineral Resources and Related Manufacturing (M-R-A). No changes to approved production or excavation design being requested.

Related cases filed in conjunction with this request:

Is there a previous development application filed on the same site: Yes  No

If yes, provide Application No(s). SMP No. 144 and SMP No. 194  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 36858 EIR No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a signed copy(ies): Biological Survey

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**APPLICATION FOR SURFACE MINING PERMIT**

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) J. Bailey Date 6/8/2017  
Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**This completed application form, together with all of the listed requirements provided on the Surface Mining Permit Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1033 SMP Condensed Application.docx  
Created: 05/12/2015 Revised: 06/07/2016



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Property Owner objects to this Indemnification Agreement on the ground that it constitutes an unconstitutional condition on the issuance of a permit. California Bldg. Industry Assn. v. City of San Jose (2015) 61 Cal.4th 435. Property Owner signs this Agreement under protest. To the extent the Agreement is enforceable, Property Owner only agrees to defend, indemnify, and hold harmless the indemnities against any lawsuit, claim, action, or proceeding arising while Property Owner owns the property.

*James Bailey* 5/24/2018

Property Owner(s) Signature(s) and Date

*James Bailey*

PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.**

*If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:*

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

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

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## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*



# SKANSKA

## CERTIFIED COPY OF CORPORATE RESOLUTION

I, Joseph M. Nogue, Secretary of Skanska USA Civil West California District Inc., a California Corporation, do hereby certify that the following is a true and correct copy of a resolution that was adopted through action by unanimous written consent of the Board of Directors of Skanska USA Civil West California District Inc., and further certify that said resolution has not been repealed or amended and is still in full force and effect.

“RESOLVED, that Donald Fusco, Chairman, President & Chief Executive Officer; Tony Taddeo, Senior Vice President; James Bailey, Senior Vice President; Michael Aparicio, Executive Vice President; Michael F. Smithson, Senior Vice President; and Joseph M. Nogue, Senior Vice President, Chief Financial Officer & Secretary/Treasurer, be and is hereby authorized on behalf of Skanska USA Civil West California District Inc. to execute bids, bid bonds, contracts, performance and payment bonds, and all other documents necessary for the execution and progress of contracts.”

IN WITNESS WHEREOF, I have signed this instrument and caused the corporate seal of said corporation to be affixed this 16th day of May, 2018.

  
\_\_\_\_\_  
Joseph M. Nogue  
Senior VP, Chief Financial Officer & Secretary / Treasurer  
SKANSKA USA CIVIL WEST CALIFORNIA DISTRICT INC.

(SEAL)

STATE OF CALIFORNIA )

COUNTY OF RIVERSIDE )

Subscribed and sworn to before me this 16th day of May, 2018.

  
\_\_\_\_\_  
Notary Public in and for the State of California



**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**SURFACE MINING PERMIT NO. 00194, REVISION NO. 1 – Intent to Adopt a Mitigated Negative Declaration** – EA42690 – Applicant: Skanska – Engineer/Representative: Lilburn Corporation – Fourth Supervisorial District – Lower Berdoo Canyon Zoning District – Western Coachella Valley Area Plan – General Plan: Open Space – Mineral Resources (OS-Min) – Location: Northerly of Interstate 10 (I-10) and Berdoo Canyon Road, easterly of Dillon Road, and southeasterly of Sky Valley – 95.2 Gross Acres – Zoning: Mineral Resources & Related Manufacturing (M-R-A) – **REQUEST:** Surface Mining Permit No 194, Revision No. 1 proposes a revision to the existing Riverside County approved 58-acres Dillon Road Mine (SMP 194). The property encompasses approximately 95.2 acres within eastern Riverside County and is located northeast of the City of Indio, approximately seven (7) miles north of I-10. The proposed revision is requesting to add approximately 6.6 acres that were scraped for mining outside the 1995 approved mine limits but within their property boundary in the south-central portion for a revised total mine site of approximately 64.6 acres; extend the length of time for the mining permit for an additional 25 years until December 31, 2044, to allow future utilization of the construction aggregate resources (sand and gravel) for local construction projects; and eliminate the future use of an approved asphalt plant from long-term plans. Approximately 41 acres of the planned 64.6-acre site are currently disturbed by past mining activities. No changes to production rates are requested. Planned production will remain at an average of 100,000 tons per year (tpy) and occasionally a maximum of 200,000 (tpy) as previously approved. Skanska also, submitted an Interim Management Plan (IMP) as the mine site had been operated only on an intermittent basis and had no reported production for a one (1) year period. The mine is anticipated to remain in an idle state for the near future.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	<b>AUGUST 7, 2019</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501
ADDITIONAL TELECONFERENCE LOCATION FOR HEARING:	7908 NE Loowit Loop #52, Vancouver, WA 98662

For further information regarding this project please contact Project Planner Dionne Harris at (951) 955- 6836 or email at [dharris@rivco.org](mailto:dharris@rivco.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 project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning 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: Dionne Harris, P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on January 24, 2019,

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

APN (s) or case numbers SMP00194R1 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

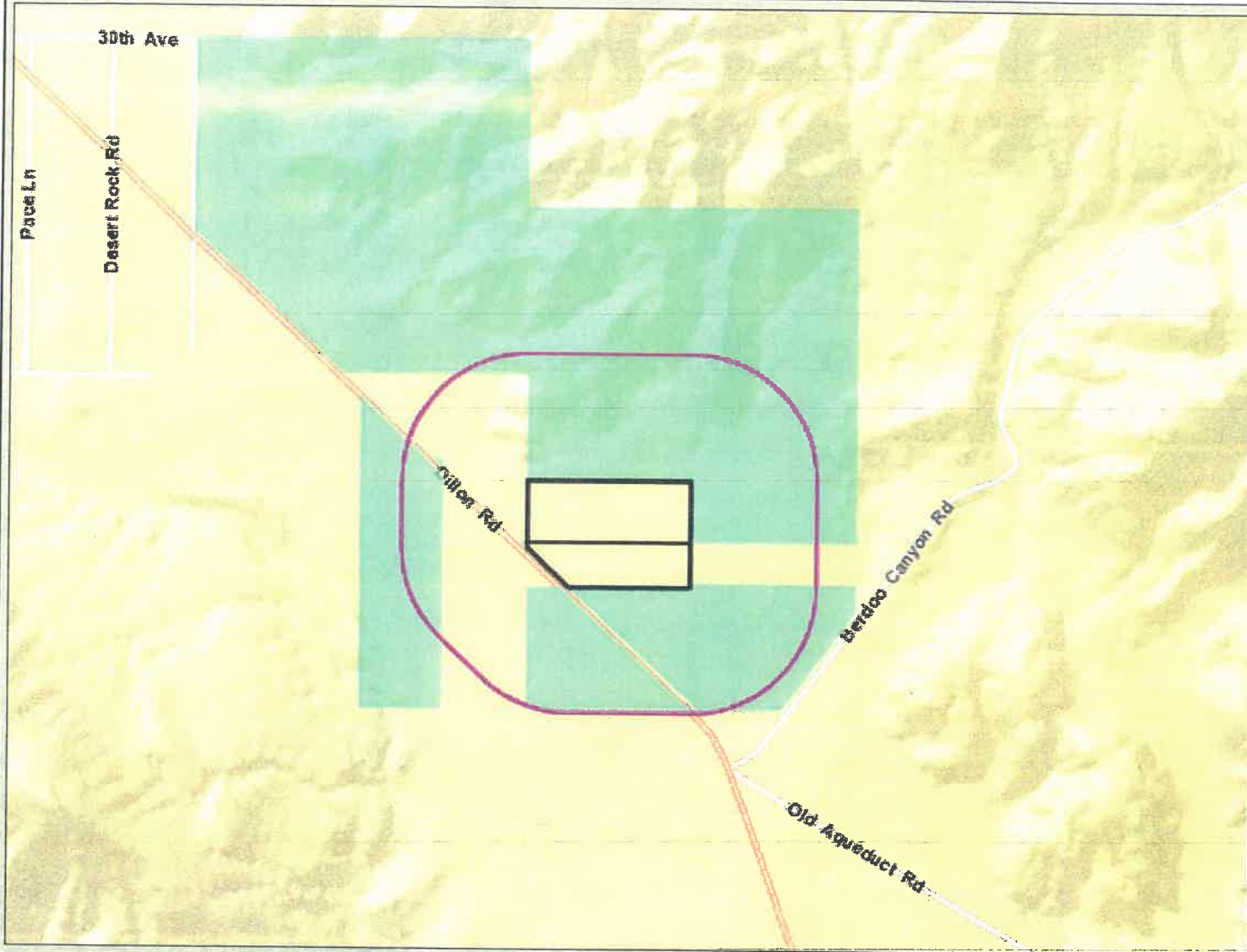
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

SMP00194R1 ( 2400 feet buffer )



### Legend

-  County Boundary
-  Cities
-  World Street Map

### Notes



0 3,009 6,019 Feet

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

REPORT PRINTED ON... 1/24/2019 9:31:43 AM

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745260001  
USA 745  
US DEPT OF THE INTERIOR  
WASHINGTON DC 21401

745310001  
CHARLES A MACK  
N GRAHREMAN  
RN DEV  
C/O LAURENCE FRIEDMAN  
2908 OREGON CT STE G1  
TORRANCE CA 90503

745310002  
GARY ALLEN ISAACS  
SUSAN RAE ISAACS  
AHMAD GHOREICHI

745310004  
E L YEAGER CONST CO INC  
1995 AGUA MANSA RD  
RIVERSIDE CA 92509

436 PROSPECT AVE  
MONROVIA CA 91016

745320004  
RRM PROP  
200 S MAIN ST STE 200  
CORONA CA 92882

745320005  
BOBBI PRESSER  
DARREN SCHULTE  
HEATHER RABINEAU

1270 E FRIESS DR  
PHOENIX AZ 95022

745320008  
MANUEL ABARCA  
FLORA ABARCA  
42305 EVEREST DR  
INDIO CA 92203

745320009  
DAVID D WELTY  
BARBARA S WELTY  
JOHN A HAMMOND  
C/O PAMELA HAMMOND  
42335 WASHINGTON ST  
PALM DESERT CA 92211

745320010  
FRIENDS OF THE DESERT MOUNTAINS  
P O BOX 1281  
PALM DESERT CA 92261

750180001  
LOST HORSE MOUNTAIN  
C/O C/O MATTHEW V JOHNSON  
P O BOX 3  
RANCHO MIRAGE CA 92270

750240008  
CHARLES H PENDLETON  
45130 GOLF CTR PKWY STE A  
INDIO CA 92203

750240011  
JEFFREY B SMITH  
MELANIE ROSE SMITH  
365 E PAYSON ST  
SAN DIMAS CA 91773

750240012  
JOANNE G BUSH  
C/O C/O GEORGE RODDA JR  
5401 CAMINO MOJADO  
SAN CLEMENTE CA 92673

750250005  
INNER BEAUTI DEV INC  
620 ROHNERT PARK EXPY W AP  
ROHNERT PARK CA 94928

750250007  
RRM PROP  
200 S MAIN ST NO 200  
CORONA CA 92882

750250008  
RICHARD E FRYER  
ELIZABETH FRYER  
BRESEE AVENUE CHURCH OF THE NAZARENE  
1240 LONGVIEW AVE  
PISMO BEACH CA 93449

MARTIN DERUS  
LILBURN CORPORATION  
1905 BUSINESS CENTER DRIVE  
SAN BERNARDINO, CA 92408

TIM MAHONEY  
SKANSKA USA CIVIL  
1995 AGUA MANSA RD  
RIVERSIDE, CA 92509

Desert Sands Unified School District  
47950 Dune Palms Rd,  
La Quinta, CA 92253

City of Indio  
Planning Division  
100 Civic Center Mall  
Indio, CA 92201

South Coast Air Quality Mgmt. Dist.,  
Los Angeles County  
ATTN: Steve Smith  
21865 E. Copley Dr.  
Diamond Bar, CA 91765-4178

Division of Mine Reclamation  
801 K Street, MS 09-06  
Sacramento, CA 95814

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821

Southern California Gas Company  
Engineering Department  
ATTN: Teresa Roblero  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607

**INVOICE (PLAN-CFG06073)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**  
Macias Skanska - Ray

**County of Riverside  
Trans. & Land Management Agency**



1995 Agua Mansa Rd  
Riverside, Ca 92509

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06073	05/08/2014	05/08/2014	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06073	0452 - CF&G TRUST: RECORD FEES	\$50.00
84100 Dillion Rd Indio,		<b>SUB TOTAL</b>
		\$50.00

**TOTAL** **\$50.00**

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-7735

**For Questions Please Visit Us at the Following Locations:**

Riverside Permit Assistance Center  
4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste H  
Palm Desert, CA 92211





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NOTICE OF DETERMINATION

**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

77-588 El Duna Court, Suite H  
Palm Desert, California 92211

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

**SMP00194R1 /EA42690**

*Project Title/Case Numbers*

**Dionne Harris** \_\_\_\_\_ **(951)955-6836** \_\_\_\_\_  
*County Contact Person* *Phone Number*

**N/A** \_\_\_\_\_  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

**Skanska** \_\_\_\_\_ **1995 Aqua Mansa Road, Riverside, CA 92509** \_\_\_\_\_  
*Project Applicant* *Address*

The project site is located on North of Interstate 10 and Berdoo Canyon Road, East of Dillon Road, Southeast of Sky Valley

Surface Mining Permit No. 194 Revision No. 1 proposes a revision to the existing approved Dillon Road Mine, which is located on a site encompassing approximately 95.2 acres within eastern Riverside County. Permitting the approximately seven acres disturbed outside the 1995 approved boundary in the south-central portion that were inadvertently scraped for mining for a total project size of approximately 64.6 acres. Extending the length of the permit for an additional 25 years until December 31, 2043; and eliminating the asphalt plant from long-term plans. Approximately 41 acres of the planned 64.6-acre site are currently disturbed by past mining with a mined slope of approximately 65 feet in depth. Approximately 58 acres are currently permitted under SMP No.194. Skanska submitted a revised SMP and an Interim Management Plan (IMP) as the site had been operated on an intermittent basis and had no production for a one year period.

*Project Description*

This is to certify that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 09/19/18, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,354.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

\_\_\_\_\_  
*Signature* **Urban Planner** \_\_\_\_\_ **08/07/19** \_\_\_\_\_  
*Title* *Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA42690 ZCFG06073

### FOR COUNTY CLERK'S USE ONLY

**INVOICE (INV-00065880)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**  
Macias Skanska - Ray

1995 Agua Mansa Rd  
Riverside, Ca 92509

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00065880	01/23/2019	01/23/2019	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06073	0451 - CF&W Trust ND/MND	\$2,280.75
	0451 - CF&W Trust ND/MND	\$74.00
84100 Dillion Rd Indio,		<b>SUB TOTAL</b>
		\$2,354.75

**TOTAL** **\$2,354.75**

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-7735

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Palm Desert, CA 92211



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

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## Memorandum

4 . 4

**Date:** July 30, 2019

**To:** Riverside County Planning Commission

**From:** Jason Killebrew, Principal Planner

**RE:** August 7, 2019 Regular Scheduled Planning Commission Meeting, Agenda Item 4.4, Appeal of the Planning Director's Decision to Approve Plot Plan No. 180023 – Intent to Adopt a Mitigated Negative Declaration

On July 8, 2019, The Planning Director, based upon the facts, finding, and conclusions of the project stated in the staff report approved Plot Plan No. 180023 ("Project") The Project, was approved to allow the construction of a 203,445 square foot, single-story concrete tilt up building with a maximum height of forty-four (44') feet for warehousing. Approximately 7,000 square feet of office space will be proposed at ground level and on a mezzanine on the northwest and northeast corner of the building. In addition, a gated truck cover is proposed along the northern area of the site that would provide access to 28 loading docks on the north side of the building. A total of 126 parking stalls are proposed for the 9.58 site.

On July 17, 2019, the County received an appeal application from Lozeau Drury LLP., "Supporters Alliance for Environmental Responsibility" ("Appellant's"), prior to the appeal period closure on July 19, 2019.

On July 30, 2019, the appellant notified staff that they are withdrawing their appeal (attached). Staff recommends that the Planning Commission accept the withdrawal of the appeal. If the Planning Commission accepts the withdrawal of the appeal, the Director's decision to approve PPT180023 will remain in effect.

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

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



T 510.836.4200  
F 510.836.4205

1939 Harrison Street, Ste. 150  
Oakland, CA 94612

www.lozeaudrury.com  
richard@lozeaudrury.com

BY FAX, EMAIL AND OVERNIGHT MAIL

July 30, 2019

Riverside County Planning Commission  
County Administration Center  
4080 Lemon Street  
Riverside, CA 92502  
Fax: (951) 955-1811  
Email: vslopez@rivco.org.

**Re: Notice of Dismissal of Appeals Challenging Director's Approval of Rider Commerce Center Project**

Dear Members of the Planning Commission:

On or about July 16 2019, Supporters Alliance for Environmental Responsibility ("SAFER") appealed the Planning Director's approval of the Rider Commerce Center Project ("Project"). The Project is being developed by Rider Commerce, LLC ("Rider").

SAFER is pleased to announce that they have reached an agreement with Rider to resolve the issues raised in their appeals of the Project. Pursuant to our agreement, Rider has agreed to implement additional measures to further reduce air pollution and protect human health and safety.

In consideration of these additional measures, SAFER is pleased to withdraw its appeal of the Planning Director's approval of the Project to the Planning Commission, and to request that the item be removed from the Planning Commission's agenda. SAFER believes that the construction and operation of the Project will benefit the County. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Drury", is written over a light blue horizontal line.

Richard Toshiyuki Drury  
LOZEAU DRURY LLP  
Counsel for SAFER



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.:

4.5

Planning Commission Hearing: August 7, 2019

**PROPOSED PROJECT**

**Case Number:** Ordinance No. 348.4911  
**CEQA Exempt:** CEQA Exempt – Section 15061(b)(3)  
**Supervisory District:** Countywide  
**Project Planner:** John Earle Hildebrand III

Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

Ordinance No. 348.4911 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to amend and reorganize Section 18.45. Kennels and Catteries, Section 21.20. Catteries, and Section 21.40a. Kennel. The amendment updates definitions for dog kennels and catteries, removes Class II through Class IV dog kennels from being permitted within residential zones, and clarifies that dog kennels and catteries are permitted in certain industrial and commercial zones.

This amendment results in updating Ordinance No. 348 and will apply countywide.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**FIND** that the proposed amendment is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) based on the findings and conclusions incorporated in the staff report; and,

**ADOPT** Ordinance No. 348.4911, based on the findings and conclusions incorporated into this staff report.

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

On November 14, 2017, the Riverside County Board of Supervisors approved an initiation for County staff to amend certain ordinances pertaining to the keeping and licensing of dog kennel facilities. Specifically, the initiation motion directed Planning staff to amend Ordinance No. 348 (Land Use) and directed the Department of Animal Services to amend Ordinance No. 630 (Regulating Dogs and Cats & Suppression

of Rabies). The amendment to Ordinance No. 630 is a separate process from the amendment to Ordinance No. 348; whereby, Ordinance Amendment No. 630.17 was adopted by the Board of Supervisors on February 27, 2018, as agenda item 9.1, and became effective on March 29, 2018.

The primary purpose for amending Ordinance No. 348, is to further restrict the zoning locations where certain large-scale dog kennel facilities may be located. The County recognizes that large-scale kennels could result in impacts related to noise, odors, safety, and traffic to surrounding properties. As a result, these types of large-scale kennels will no longer be allowed to be established within residential zones. This amendment also updates the definitions section for dog kennels and catteries, to be consistent with the definitions in Ordinance No. 630. Lastly, this amendment clarifies that dog kennels and catteries are permitted in certain industrial and commercial zones, reducing the ambiguity that currently exists.

As defined in Ordinance No. 348, the following are the existing kennel classifications: Class I Kennel (5 to 10 dogs), Class II Kennel (11 to 25 dogs), Class III Kennel (26 to 40 dogs), and Class IV Kennel (41 or more dogs). The keeping of 1 to 4 dogs is permitted in any zone and does not require entitlement approval. Establishing a Class I, Class II, or Class III Kennel requires Plot Plan approval, and establishing a Class IV Kennel requires Conditional Use Permit approval.

Similar to dog kennels, catteries are also separated into categories based upon the number permitted. For clarification purposes and to be consistent with how dog kennels are described, this ordinance amendment assigns a class type to catteries based on the number of cats, resulting in the following: Class I Cattery (10 to 25 cats), Class II Cattery (26 or more cats). The keeping of 1 to 9 cats is permitted in any zone and does not require entitlement approval. Establishing a Class I or Class II Cattery requires Plot Plan approval.

### **Proposed Amendments:**

The following describes the specific proposed amendments to each of the sections in Ordinance No. 348:

**Section 18.45 – Kennels and Catteries** is being amended to reorganize the listing order of dog kennel and cattery classes for better clarification. The section is also being amended to remove Class II through Class IV dog kennels from being allowed within residential zones and adding certain industrial and commercial zones, consistent with where Animal Hospitals and Pet Shops / Pet Supply Stores are currently allowed, resulting in the following changes:

- A **Class I Dog Kennel (5 to 10 dogs)** is permitted in the following zones, provided a plot plan has been approved under the provisions of this ordinance: I-P, MU, C-1/C-P, C-P-S, C-R, R-1, R-1A, R-2, R-2A, R-3, R-3A, R-R, R-R-O, R-A, R-T-R, M-SC, M-M, M-H, A-1, A-P, A-2, A-D, C/V, W-2, R-D, N-A, and W-2-M. (**Adding:** I-P, MU, C-1/C-P, C-P-S, and C-R zones)
- A **Class II Dog Kennel (11 to 25 dogs)** is permitted in the following zones, provided a plot plan has been approved under the provisions of this ordinance: I-P, MU, C-1/C-P, C-P-S, C-R, M-SC, M-M, M-H, A-1, A-P, A-2, A-D, and N-A. (**Removing:** R-R, R-R-O, R-A, R-T-R, R-D, W-2, and W-2-M zones) (**Adding:** I-P, MU, C-1/C-P, C-P-S, and C-R zones)
- A **Class III Dog Kennel (26 to 40 dogs)** is permitted in the following zones, provided a plot plan has been approved under the provisions of this ordinance: I-P, MU, C-1/C-P, C-P-S, C-R, M-SC, M-M, M-H, A-1, and A-2. (**Removing:** R-R and R-R-O zones) (**Adding:** I-P, MU, C-1/C-P, C-P-S, and C-R zones)

- A **Class IV Dog Kennel (41 or more dogs)** is permitted in the following zones, provided a conditional use permit has been approved under the provisions of this ordinance: I-P, MU, C-1/C-P, C-P-S, C-R, M-SC, M-M, M-H, A-1, and A-2. (Removing: R-R and R-R-O zones) (Adding: I-P, MU, C-1/C-P, C-P-S, and C-R zones)
- A **Sentry Dog Kennel** (Any number of dogs) is permitted in the following zones, provided a conditional use permit has been approved under the provisions of this ordinance: I-P, M-SC, M-M, M-H, A-1, and A-2. (Removing: R-R and R-R-O zones) (Adding: I-P zone)

For the purpose of better organization and clarity in this same section of Ordinance No. 348, catteries have been removed from the kennel groupings and are being listed separately with the following assigned classes and zones. No zones that catteries are currently permitted within, are being removed.

- A **Class I Cattery (10 to 25 cats)** is permitted in the following zones, provided a plot plan has been approved under the provisions of this ordinance: I-P, MU, C-1/C-P, C-P-S, C-R, R-R, R-R-O, R-A, R-T-R, M-SC, M-M, M-H, A-1, A-P, A-2, A-D, C/V, W-2, R-D, N-A, and W-2-M. (Adding: I-P, MU, C-1/C-P, C-P-S, and C-R zones)
- A **Class II Cattery (26 or more cats)** is permitted in the following zones, provided a plot plan has been approved under the provisions of this ordinance: I-P, MU, C-1/C-P, C-P-S, C-R, R-R, R-R-O, M-SC, M-M, M-H, A-1, and A-2. (Adding: I-P, MU, C-1/C-P, C-P-S, and C-R zones)

For each dog kennel and cattery class, commercial zones have been specifically added to clarify that these uses are already permitted in certain commercial zones. Currently, the MU, C-1/C-P, C-P-S, and C-R zones allow for “Animal Hospitals” and “Pet Shops / Pet Supply Stores” which often include kennel and animal adoption services as part of their regular business operations. It is intended that commercial zones support kennel and cattery uses, but recognizing the potential impacts that large-scale kennels and catteries could have related to noise, odors, and safety, the following new additional development standard is being added to **Section 18.45, c.1.(b)**– “All kennels and catteries located in commercial zones (MU, C-1/C-P, C-P-S, and C-R) shall be located within a fully enclosed building.”

Additionally, the I-P zone, is also being specifically added to the list of zones where dog kennels and catteries are permitted. Dog kennels and catteries are currently allowed in most industrial zones and are encouraged to locate there, as industrial zones are typically located away from residential areas, reducing potential conflicts between the uses.

**Section 21.20 – Catteries** is the definition section and is being amended to associate a Class type naming convention with the existing categories of catteries. The Amendment also expands on the definitions, for the purpose of being consistent with Ordinance No. 630, resulting in the following:

- **CLASS I CATTERY.** Any building, structure, enclosure, or premises whereupon, or within which, ten (10) cats to twenty-five (25) cats, four (4) months of age or older, are kept or maintained.
- **CLASS II CATTERY.** Any building, structure, enclosure, or premises whereupon, or within which, twenty-six (26) or more cats, four (4) months of age or older, are kept or maintained.

**Section 21.40a – Kennels** is being amended to expand on the definitions related to dog kennels and to be consistent with Ordinance No. 630, resulting in the following:

- **CLASS I KENNEL.** Any building, structure, enclosure, or premises whereupon, or within which, five (5) dogs to ten (10) dogs, four (4) months of age or older, are kept or maintained. A Class I Kennel shall not include an animal rescue operation that meets the definition and requirements set forth in Ordinance No. 630.
- **CLASS II KENNEL.** Any building, structure, enclosure, or premises whereupon, or within which, eleven (11) dogs to twenty-five (25) dogs, four (4) months of age or older, are kept or maintained.
- **CLASS III KENNEL.** Any building, structure, enclosure, or premises whereupon, or within which, twenty-six (26) dogs to forty (40) dogs, four (4) months of age or older, are kept or maintained.
- **CLASS IV KENNEL.** Any building, structure, enclosure, or premises whereupon, or within which, forty-one (41) or more dogs, four (4) months of age or older, are kept or maintained.
- **SENTRY DOG.** Any dog trained to work without supervision in a fenced facility and to deter or detain unauthorized persons found within the facility. The term “guard dog” shall also mean “sentry dog”
- **SENTRY DOG KENNEL.** Any building, structure, enclosure, or premises whereupon, or within which, five (5) or more sentry or guard dogs are kept or maintained.

## ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

Ordinance No. 348.4911 has been determined to be categorically exempt from CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3)(Common Sense Exemption). Section 15061(b)(3) provides that an “activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The scope of this ordinance amendment includes restricting large-scale dog kennels from being established in residential zones, further clarifying permitted zones for dog kennels and catteries, and amending definitions pertaining to dog kennels and catteries. No new construction is proposed in conjunction with this amendment, only text changes to Ordinance No. 348 (Land Use). Furthermore, each proposal to establish a new dog kennel or cattery, which is deemed a project under the California environmental Quality Act (“CEQA”), will be reviewed separately to determine the appropriate level of environmental review.

## FINDINGS AND CONCLUSIONS

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

1. Ordinance No. 348.4911 applies to all unincorporated areas of Riverside County.



2. Ordinance No. 348.4911 modifies text within Section 18.45 – Kennels and Catteries, Section 21.20 – Catteries, and Section 21.40a – Kennel, of Ordinance No. 348 (Land Use).
3. Ordinance No. 348.4911 results in restricting Class II through Class IV dog kennels from being located within residential zones, clarifies the permitted zones for dog kennels and catteries, and amends definitions pertaining to dog kennels and catteries.
4. Ordinance No. 348.4911 is in conformance with all elements of the Riverside County General Plan.
5. Ordinance No. 348.4911 is internally consistent with Ordinance No. 348 (Land Use) and with all applicable provisions located within.
6. Ordinance No. 348.4911 was reviewed by the Riverside County Airport Land Use Commission (“ALUC”) and was determined to be consistent with their plans, having no impacts.

#### **PUBLIC HEARING NOTIFICATION**

A public hearing notice was included in a publication of the Press Enterprise and Desert Sun newspapers. As of the writing of this report, Planning Staff has received no written communication or phone calls from anyone either in support or opposition to this proposed ordinance amendment.

## NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**CHANGE OF ZONE NO. 1900008 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** Change of Zone No. 1900008 is an amendment to the County’s Land Use Ordinance, Ordinance No. 348, to amend and reorganize Section 18.45 – Kennels and Catteries, Section 21.20 – Catteries and Section 21.40a – Kennel. The amendment updates definitions for dog kennels and catteries, removes Class II through Class IV dog kennels from being permitted within residential zones, and clarifies that dog kennels and catteries are permitted in certain industrial and commercial zones.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **AUGUST 7, 2019**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

ADDITIONAL TELECONFERENCE  
LOCATION FOR HEARING: 7908 NE Loowit Loop #52, Vancouver, WA 98662

For further information regarding this project please contact the Project Planner John Hildebrand at (951) 955-1888 or email at [jhildebr@rivco.org](mailto:jhildebr@rivco.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 application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project 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 Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409

**NOTICE OF PUBLIC HEARING**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

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PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

ADDITIONAL TELECONFERENCE  
LOCATION FOR HEARING: 7908 NE Loowit Loop #52, Vancouver, WA 98662

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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: John Hildebrand  
P.O. Box 1409, Riverside, CA 92502-1409

PROOF O.K. BY: \_\_\_\_\_  O.K. WITH CORRECTIONS BY: \_\_\_\_\_

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

ADVERTISER: RIVERSIDE CO. TRANS\_LAND PROOF CREATED AT: 7/19/2019 5:33 PM  
SALES PERSON: Thor PROOF DUE: -  
PUBLICATION: DS-DAILY NEXT RUN DATE: 07/28/19  
SIZE: 3 col X 5 in

DS-0000464105.INDD



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
P.O. Box 3044  4080 Lemon Street, 12th Floor  38686 El Cerrito Road  
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201  
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Change of Zone No. 1900008 (Ordinance No. 348.XXXX)

Project Location: In all unincorporated areas of Riverside County (Countywide Ordinance)

Project Description: Change of Zone No. 1900008 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to amend and reorganize Section 18.45 – Kennels and Catteries, Section 21.20 – Catteries, and Section 21.40a – Kennel. The amendment updates definitions for dog kennels and catteries, removes Class II through Class IV dog kennels from being permitted within residential zones, and clarifies that dog kennels and catteries are permitted in certain industrial and commercial zones.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Riverside County, 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Section 15061(b)(3))
- Statutory Exemption (\_\_\_\_\_)
- Other: \_\_\_\_\_

Reasons why project is exempt: Change of Zone No. 1900008 has been determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). The scope of this ordinance amendment includes restricting large-scale dog kennels from being established in residential zones, further clarifying permitted zones for dog kennels and catteries, and amending definitions pertaining to dog kennels and catteries. No new construction is proposed in conjunction with this amendment, only text changes to Ordinance No. 348 (Land Use).

John Earle Hildebrand III (951) 955-1888  
County Contact Person Phone Number

\_\_\_\_\_  
Signature Title Date Administrative Services Manager MM/DD/2019

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 04/09/2019: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

County Clerk Posting Fee \$50.00 || CFW190003

### FOR COUNTY CLERK'S USE ONLY

# **Exhibit A**

Board of Supervisors Initiation

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM**  
3.6  
(ID # 4952)

**MEETING DATE:**  
Tuesday, November 14, 2017


**FROM :** ANIMAL SERVICES AND PLANNING DEPARTMENT :


**SUBJECT:** DEPARTMENT OF ANIMAL SERVICES AND PLANNING DEPARTMENT: Initiation of Amendments to Riverside County Ordinance No. 348 relating to zoning and location of dog kennels and Riverside County Ordinance No. 630 related to improving the function of the animal kennel permit and licensing process – All Supervisorial Districts [\$9,000 34% Animal Svc. 66% Planning Dept. Allocation General Fund]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Adopt an order to initiate an amendment to Ordinance 630 related to improving the function of the animal kennel permit and licensing process; and
2. Adopt an order to initiate an amendment to Ordinance No. 348 related to the land use permitting and zoning for dog kennels; and
3. Direct the Planning Department and County Counsel to prepare and process the amendment to Ordinance No. 348; and
4. Direct the Department of Animal Services and County Counsel to prepare and process the amendment to Ordinance No. 630.

**ACTION:** Policy

  
Robert P. Miller, Director Animal Services 10/30/2017


  
Charissa Leach, Assistant TLMA Director 10/30/2017

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Jeffries, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

**Ayes:** Jeffries, Tavaglione, Washington, Perez and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** November 14, 2017  
**xc:** Animal Services, Planning, Co.Co.

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year</b>	<b>Next Fiscal Year</b>	<b>Total Cost</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 9,000	\$ 0	\$ 9,000	\$ 0
<b>NET COUNTY COST</b>	\$ 9,000	\$ 0	\$ 9,000	\$ 0
<b>SOURCE OF FUNDS:</b> 66% Planning Dept. general fund 34% Animal Services general fund			<b>Budget Adjustment:</b>	N/A
			<b>For Fiscal Year:</b>	17/18

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

A recent review of Riverside County Ordinance Nos. 348 and 630 by the Planning Department, the Department of Animal Services ("DAS") and the Office of the County Counsel identified potential improvements to the ordinances that would improve the function of the animal kennel permit and licensing process and addressing other issues of concern, resulting in cost savings.

The proposed revisions to the Ordinances are to provide consistency between the planning process and the licensing requirements. Proposed revisions include:

- Revise Ordinance No. 348 to update the zoning requirements and procedures to obtain a land use permit to operate dog kennels in the unincorporated area of Riverside County, and to limit Class II, Class III, Class IV and Sentry Dog Kennels to non-residential zones.
- Revise Ordinance No. 630 to ensure that the licensing process is clearly explained and works in conjunction with Ordinance No. 348 permitting requirements.

The Department of Animal Services proposes additional revisions to Ordinance No. 630 to clarify its terms. Proposed revisions include:

- Revising the requirements for serving administrative citations to allow service by mail in order to remove redundancies and ensure that the parties receive the citation; and
- Revising the requirements for service dogs to clarify that service animals must have a current dog license to ensure the suppression of rabies, in addition to the Service Dog tag; and
- Authorize the Department of Animal Services to take steps to mitigate the impact of feral cat populations on the public and to reduce the euthanasia rate; and
- Revise the requirement that veterinarians submit a copy of all rabies vaccination certificates to the Department of Animal Services to clarify the acceptable methods for delivering copies of the certificates to the Department to including electronic submission.

The proposed revisions will ensure consistency between Ordinance No. 348 and Ordinance No. 630 when applied to land use permits and licensing for kennels. The additional revisions to

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

Ordinance No. 630 will clarify the requirements for administrative citations, service animals and feral cats.

**Impact on Citizens and Businesses**

The proposed amendments to the ordinances will clarify the requirements for kennel permits and licenses resulting in a streamlined process that reduce the administrative costs associated with appeals from the departments' determinations. The additional amendments proposed by the DAS will authorize the Department to take action in areas of public concern.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

The estimated costs of preparing, processing and implementing these ordinances is \$6,000 which will be paid by the Planning Department to amend Ordinance 348 and \$3,000 which will be paid by the Department of Animal Services to amend Ordinance 630. The approval and implementation of these ordinances will result a clear procedure for the application for land use permits and kennel licenses which will result in costs savings by avoiding lengthy administrative processes and potential litigation. Looking at several years of historical cost, these ordinances will substantially save the Planning Department and the County in the long term. The initiation and implementation costs are in the current FY 17/18 budget and no budget adjustment is requested.

  
Rohini Basu, Principal Management Analyst 11/6/2017

  
Kristine Bell-Valdez 10/31/2017



# **Exhibit B**

Ordinance No. 348 – Proposed Changes



1           Section 7.     Subsection a.(11) of Section 8.1. of Ordinance No. 348 is amended to read as  
2 follows:

3                     “(11) (Deleted)”

4           Section 8.     Subsection e. of Section 8.25. of Ordinance No. 348 is amended to read as  
5 follows:

6                     “e.     (Deleted)”

7           Section 9.     Subsection d. of Section 8.60. of Ordinance No. 348 is amended to read as  
8 follows:

9                     “d.     (Deleted)”

10          Section 10.    Subsection e. of Section 11.2. of Ordinance No. 348 is amended to read as  
11 follows:

12                    “e.     (Deleted)”

13          Section 11.    Subsection e. of Section 11.26. of Ordinance No. 348 is amended to read as  
14 follows:

15                    “e.     (Deleted)”

16          Section 12.    Subsection d. of Section 12.2. of Ordinance No. 348 is amended to read as  
17 follows:

18                    “d.     (Deleted)”

19          Section 13.    Subsection a.(14) of Section 13.1. of Ordinance No. 348 is amended to read  
20 as follows:

21                    “(14) (Deleted)”

22          Section 14.    Subsection i. of Section 13.51. of Ordinance No. 348 is amended to read as  
23 follows:

24                    “i.     (Deleted)”

25          Section 15.    Subsection a.(14) of Section 14.1. of Ordinance No. 348 is amended to read  
26 as follows:

27                    “(14) (Deleted)”

28

1                    Section 16.    Subsection a.(21) of Section 14.1. of Ordinance No. 348 is amended to read

2 as follows:

3                    “(21) (Deleted)”

4                    Section 17.    Subsection e. of Section 14.1. of Ordinance No. 348 is amended to read as

5 follows:

6                    “e.    (Deleted)”

7                    Section 18.    Subsection d. of Section 14.52. of Ordinance No. 348 is amended to read as

8 follows:

9                    “d.    (Deleted)”

10                   Section 19.    Subsection g. of Section 15.1. of Ordinance No. 348 is amended to read as

11 follows:

12                   “g.    (Deleted)”

13                   Section 20.    Subsection a.(14) of Section 15.101. of Ordinance No. 348 is amended to

14 read as follows:

15                   “(14) (Deleted)”

16                   Section 21.    Subsection e. of Section 15.200. of Ordinance No. 348 is amended to read as

17 follows:

18                   “e.    (Deleted)”

19                   Section 22.    Subsection b. of Section 18.45. of Ordinance No. 348 is amended to read as

20 follows:

21                   “b.    PERMITTED ZONING.    Kennels and catteries as defined within this  
22 ordinance shall be permitted in the following zones:

- 23                   (1)    A Class I Kennel (5 to 10 dogs) is permitted in the following zones,  
24 provided a plot plan has been approved under the provisions of this  
25 ordinance: A-1, A-2, A-D, A-P, C-1/C-P, C-R, C-P-S, C/V, I-P, M-  
26 H, M-M, M-SC, MU, N-A, R-1, R-1A, R-2, R-2A, R-3, R-3A, R-A,  
27 R-D, R-R, R-R-O, R-T-R, W-2, and W-2-M.  
28

- 1 (2) A Class II Kennel (11 to 25 dogs) is permitted in the following  
2 zones, provided a plot plan has been approved under the provisions  
3 of this ordinance: A-1, A-P, A-2, A-D, C-1/C-P, C-P-S, C-R, I-P,  
4 M-H, M-M, M-SC, MU, and N-A.
- 5 (3) A Class III Kennel (26 to 40 dogs) is permitted in the following  
6 zones, provided a plot plan has been approved under the provisions  
7 of this ordinance: A-1, A-2, C-1/C-P, C-P-S, C-R, I-P, M-H, M-M,  
8 M-SC, and MU.
- 9 (4) A Class IV Kennel (41 or more dogs) is permitted in the following  
10 zones, provided a conditional use permit has been approved under  
11 the provisions of this ordinance: A-1, A-2, C-1/C-P, C-P-S, C-R, I-  
12 P, M-H, M-M, M-SC, and MU.
- 13 (5) A Sentry Dog Kennel is permitted in the following zones, provided  
14 a conditional use permit has been approved under the provisions of  
15 this ordinance: A-1, A-2, I-P, M-H, M-M, and M-SC.
- 16 (6) A Class I Cattery (10 to 25 cats) is permitted in the following zones,  
17 provided a plot plan has been approved under the provisions of this  
18 ordinance: A-1, A-2, A-D, A-P, C-1/C-P, C-P-S, C-R, C/V, I-P, M-  
19 H, M-M, M-SC, MU, N-A, R-A, R-D, R-R, R-R-O, R-T-R, W-2,  
20 and W-2-M.
- 21 (7) A Class II Cattery (26 or more cats) is permitted in the following  
22 zones, provided a plot plan has been approved under the provisions  
23 of this ordinance: A-1, A-2, C-1/C-P, C-P-S, C-R, I-P, M-H, M-M,  
24 M-SC, MU, R-R, R-R-O.”

25 Section 23. Subsection c. of Section 18.45. of Ordinance No. 348 is amended to read as  
26 follows:  
27  
28

1                   “c.     DEVELOPMENT STANDARDS. The following development standards  
2                   shall apply to kennels and catteries and are in addition to the development  
3                   standards for the applicable zoning classification. In the case of a conflict  
4                   between these development standards and the development standards of the  
5                   applicable zone, the more restrictive development standard shall apply.

6                   1.     LOCATION:

7                   (a)     Kennels or catteries shall not be placed on any lot with a  
8                   multiple family dwelling.

9                   (b)     All kennels and catteries located in the C-1/C-P, C-P-S, C-R,  
10                  or MU zones shall be located within a fully enclosed  
11                  building.

12                  2.     LOT SIZE:

13                  Subject to permitted zoning, a kennel or Class II Cattery shall have a  
14                  minimum lot size of one gross acre in the following zones: A-1, A-  
15                  2, A-D, A-P, C/V, N-A, R-1, R-1A, R-2, R-2A, R-3, R-3A, R-A, R-  
16                  D, R-R, R-R-O, R-T-R, W-2, and W-2-M. There is no minimum lot  
17                  size for a kennel or cattery in the C-1/C-P, C-P-S, C-R, I-P, M-H,  
18                  M-M, M-SC, or MU zones other than what is required by the  
19                  existing zoning classification for the lot.

20                  3.     LICENSE:

21                  The applicant shall obtain and continuously maintain all necessary  
22                  licenses from the Riverside County Department of Animal Services.

23                  4.     ORDINANCE NO. 630:

24                  All kennels and catteries are subject to the provisions of Ordinance  
25                  No. 630.



- 1 a. CLASS I KENNEL. Any building, structure, enclosure, or premises  
2 whereupon, or within which, five to ten dogs, four months of age or  
3 older, are kept or maintained. A Class I Kennel shall not include an  
4 animal rescue operation that meets the definition and requirements  
5 set forth in Ordinance No. 630.
- 6 b. CLASS II KENNEL. Any building, structure, enclosure, or  
7 premises, whereupon, or within which, eleven to twenty-five dogs,  
8 four months of age or older, are kept or maintained.
- 9 c. CLASS III KENNEL. Any building, structure, enclosure, or  
10 premises whereupon, or within which, twenty-six to forty dogs, four  
11 months of age or older, are kept or maintained.
- 12 d. CLASS IV KENNEL. Any building, structure, enclosure, or  
13 premises whereupon, or within which, forty-one or more dogs, four  
14 months of age or older, are kept or maintained.
- 15 e. SENTRY DOG. Any dog trained to work without supervision in a  
16 fenced facility and to deter or detain unauthorized persons found  
17 within the facility. The term “guard dog” shall also mean “sentry  
18 dog.
- 19 f. SENTRY DOG KENNEL. Any building structure, enclosure, or  
20 premises whereupon, or within which, five or more guard or sentry  
21 dogs are kept or maintained.”  
22  
23  
24  
25  
26  
27  
28





# **Exhibit C**

Airport Land Use Commission (“ALUC”) Determination



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

August 7, 2019

**RE: CZ1900008 – ALUC Determination**

CZ1900008 has been submitted to the Airport Land Use Commission (“ALUC”) for review and consistency determination. At the time of the Planning Commission hearing, staff had not received the final ALUC determination. However, prior to the Board of Supervisors hearing, the ALUC determination will be completed and included with the Board of Supervisors staff report. It is anticipated that ALUC will find this proposed Ordinance amendment consistent with their airport plans.



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

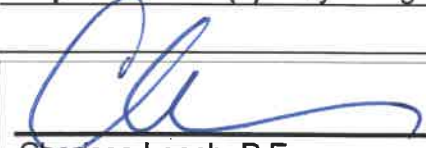
**Agenda Item No.**

4.6

**Planning Commission Hearing: August 7, 2019**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PUP190001	<b>Applicant(s):</b>	Imagine Schools
<b>CEQA Type:</b>	Exempt, Section 15301, 15061		
<b>Area Plan:</b>	San Jacinto Valley	<b>Representative(s):</b>	Bryan Ingersoll
<b>Zoning Area/District:</b>	Little Lake District		
<b>Supervisory District:</b>	Third District		
<b>Project Planner:</b>	Brett Dawson		
<b>Project APN(s):</b>	551-220-069		



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**PUBLIC USE PERMIT NO. 190001** proposes to change the use of an existing religious and accessory buildings (child day care) to an early-primary-grades charter school on a 12.19-acre site. The school proposes an enrollment of 190 students, from TK-1<sup>st</sup> Grade and the school would operate from 8:00 a.m. to 3:00 p.m. The school would replace the religious facility and child day care operation.

The site is located on the southerly of Florida Avenue/State Highway 74 easterly of Soboba Street, westerly of Lake Street.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**FIND** PUP No. 190001 **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Sections 15061 (b)(3) and 15301 (Existing Facilities), based on the findings and conclusions in the staff report; and,

**APPROVE PUBLIC USE PERMIT NO. 190001**, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

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

Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Florida Avenue Corridor Policy Area
Surrounding General Plan Land Uses	
North:	City of Hemet
East:	Commercial Retail and Medium Density Residential
South:	Medium Density Residential
West:	Commercial Retail and Medium Density Residential
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	City of Hemet
East:	One Family Dwellings (R-1)
South:	One Family Dwellings (R-1) Light Agriculture (A-1-1) One Family Dwellings (R-1-20000)
West:	General Commercial (C-1/C-P) Light Agriculture (A-1-1)
Existing Use:	Church/Daycare Building
Surrounding Uses	
North:	Vacant and single family residences
South:	Vacant and single family residences
East:	Single family residences
West:	Single family residences and vacant

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	12.19 Acres	N/A
Existing Building Area (SQFT):	28,927	N/A
Proposed Building Area (SQFT):	N/A	N/A
Building Height (FT):	25	50
Total Proposed Number of Lots:	1	N/A
Floor Area Ratio:	0.05	0.20-0.35

General Plan Land Use policy 29.10 (L.U.29.10) states, "Floor to Area Ratio (FAR) is intended for planning purposes only. The Planning Director or his/her designee shall have the discretion to authorize the use of a FAR that is less intense in order to encourage good project design and efficient site utilization."

The proposed project would utilize an existing religious facility and proposes no construction. The existing facility was constructed with a large surface parking lot, and undeveloped area resulting in a FAR of approximately .05, which is below the minimum FAR of the Commercial Retail land use designation of .20. However, in this case, since no construction is proposed, the Planning Director acknowledges the use of the existing facility and would not require the applicant, at this time, to construct additional square footage for the sake of meeting this requirement. The utilization of the existing building is encouraged in this case as providing good project design and efficient utilization of the existing site, and therefore the existing FAR of .05 supported by General Plan Policy LU 29.10.

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Elementary and Intermediate School	28,927	1 space/classroom or 1 space or 3 seats in the auditorium or multi purpose room, whichever is greater (450 seats)	150	338
<b>TOTAL:</b>				

All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces, whereby 3 parking spaces have been conditioned to be designated for electrical spaces. All electrical vehicle parking stations shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space.

5 Spaces are required to be designated for persons with disabilities.

**Located Within:**

City's Sphere of Influence:	Yes – Hemet
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes Moderate
Subsidence Area:	Yes Susceptible
Fault Zone:	Yes San Jacinto Fault Zone
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially
Airport Influence Area ("AIA"):	No

## PROJECT LOCATION MAP

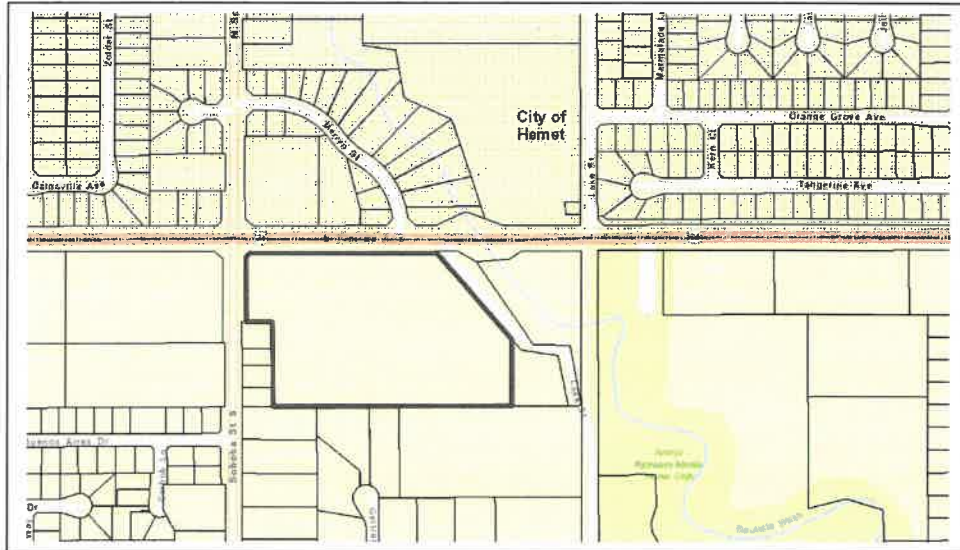


Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### **Background:**

On June 25, 2005, the Planning Director approved Plot Plan No. 18786 for a new church development that would include a single story, 14,269-square-foot worship hall (building A); a single story, 12,973-square-foot building for child care, temporary administrative offices and a youth center (Building B); a single story, 10,728-square-foot family life center (Building C); and a single story, 3,985-square-foot building for administrative services (Building D). The project also included a 156,929-square-foot recreational field, and 343 on-site parking spaces with paved driveways.

The worship hall and youth center (Buildings A and B) were constructed and utilized by the church for Sunday school and daycare throughout the week. Buildings C and D were never constructed. The day care rooms total 5,443 square feet. The building code permits an occupant load of 20 square feet per person for the church and daycare, and thus 272 occupants are currently permissible pursuant to the building code for the existing use. The proposed change to the charter school use would be for 190 students plus approximately 20 staff, which is well under the currently permitted building occupancy.

The church (Hemet Church of the Nazarene) will move out and the proposal is to repurpose the facility to accommodate 8 classrooms for 190 students from Pre Kindergarten, Kindergarten, and 1<sup>st</sup> grades. There will be twenty staff members (teachers, aides, and administrative staff). The school will include two passenger buses that will transport the students to and from the school. At least two passenger buses will operate in the AM peak hour.

Oversight and authorization of the operations is performed by and under the purview of the Riverside County Office of Education. The funding of the schools operations is provided by the state and federal governments. They receive state funding from Local Control Funding Formula (LCFF), and National School Lunch Program (NSLP). The school will receive federal funds for Title I, II, III and IV, they receive lottery finds per Proposition 20, Charter School Facility Grant, mandate block grant funds, and education protection account.

The applicant is proposing the use through a Public Use Permit which, pursuant to Ordinance No. 348, permits educational institutions in any zone classification with approval of a Public Use Permit. Ordinance No. 348 Section 21.32 defines Educational Institutions as: schools, colleges or universities, supported wholly or in part by public funds, and other schools, colleges and universities giving general instructions, as determined by the California Board of Education for staff development. Because the proposed charter school is a school supported wholly or in part by public funds, the proposed use meets the definition of an Educational Institution and is allowed in the Scenic Highway (C-P-S) zone with an approved Public Use Permit.

#### **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

This proposed project has been determined to be categorically exempt from CEQA, as set forth per Sections 15301 and 15061 (b)(3) of the State CEQA Guidelines.

Section 15301, Class 1, Existing Facilities - This section specifically applies to the operation, repair maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving no expansion of existing or former use.

The Project site was approved by Plot Plan No. 18786 in 2005 that included a 12,973-square-foot building for child care. This building was approved and permitted for six classrooms with an occupancy, per the California Building Code (CBC) of 272 occupants. Neither Plot Plan No. 18786 nor its conditions of approvals limited the attendance or occupancy below this number. The proposed project is to utilize this existing 12,973 square foot building with a total of 190 students and approximately 20 staff members, less than what is currently permissible for the existing church and daycare use. No changes to the existing square-footage, additions, or other construction is proposed. Therefore, it is determined that proposed project would not result in an expansion of the existing building or use and therefore would qualify for this exemption.

Section 15061, Common Sense Exemption – It has been determined with certainty, based on the Project's limited scope (no construction proposed and utilization of existing buildings, parking, etc.) and restricted lifespan that the Project would not result in a significant effect on the environment.

#### **FINDINGS AND CONCLUSIONS**

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

**Land Use Findings:**



1. The project site has a General Plan Land Use Designation of Community Development: Commercial Retail (CD:CR) within the San Jacinto Valley Area Plan. The church is an approved and existing facility, and the surrounding area has remained the same, single family residential. The proposal is not incompatible with this General Plan designation, which recognizes the propriety of uses based on their compatibility with surrounding land uses and that a significant portion of the areas designated as Commercial Retail will not develop as retail uses.

General Plan Land Use Element, Policy LU 3.1 states, "Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities and housing."

LU 29.4 states, "Accommodate community-oriented facilities, such as telecommunications centers, public meeting rooms, day care centers, and cultural uses".

HC 9.1 states, "Coordinate the development of complete neighborhoods that provide for the basic needs of daily life and for the health, safety and welfare of residents." The conversion of the use to a charter school will add to the complete neighborhood by providing educational opportunities to the children of the local residents.

The proposed project is compatible with these policies because it provides for the opportunity for the surrounding residences to be located within walking distance to a school within their neighborhood.

2. The project is located within the Scenic Highway Commercial (C-P-S) zone, which is consistent with the General Plan land use designation of Community Development: Commercial Retail (CD:CR). Although the C-P-S zone may permit certain schools with a Plot Plan approval, Ordinance No. 348 permits educational institutions with a Public Use Permit in any zone classification. An educational institution is defined by Ordinance No. 348 as "schools colleges or universities supported wholly or in part by public funds and other schools, colleges and universities giving general instructions, as determined by the California State Board of Education". Since the school receives public funding through various sources, it can be classified as a public use and approved with a public use permit.
3. The project site is located within the Florida Avenue Corridor Policy Area of the San Jacinto Valley Area Plan. SJVAP 1.1 for this policy area states, "Improve the quality and functionality of commercial development along Florida Avenue by establishing design guidelines to address such factors as setbacks, building facades, landscaping, signage and shared access." The project buildings are currently existing and comply with the setbacks of the area and the use proposed is not defined as a commercial use that the policy would apply. A School is considered compatible with the surrounding residential uses, as the school provides a service to the neighborhood.

### **Entitlement Findings:**

#### Public Use Permit Findings:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State Law and the ordinances of Riverside County. The proposed project is consistent with the Riverside County General Plan for the following reasons:

General Plan Land Use Element, Policy LU 3.1 states, "Accommodate communities that provide a balanced mix of land uses, including employment, recreation, shopping, public facilities and housing." The proposed project is compatible with this policy because it provides for the opportunity for the surrounding residences to be located within walking distance to a school within their neighborhood.

General Plan Healthy Communities Element, Policy HC 9.1 states, "Coordinate the development of complete neighborhoods that provide for the basic needs of daily life and for the health, safety, and welfare of residents." The change of use from a church to a school adds to the complete neighborhood by provide educational opportunities to the local residents.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The project site is located adjacent to residential uses, which could be impacted as a result of the use in terms of noise and traffic. However, based on the analysis in the Mitigated Negative Declaration prepared for Plot Plan No. 18786 for the prior church use, impacts from noise and traffic would be less than significant. As detailed in the Environmental Findings, the proposed project would present no expansion of permissible use and no greater impacts than what was analyzed in the previous Mitigated Negative Declaration. Furthermore, through compliance with California State Building Code and Riverside County's Ordinances regulating noise, and project conditions of approval, the project will not be detrimental to the public health, safety or general welfare.
3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property as the project will utilize an existing church and daycare for a charter school. The revisions are consistent with the Commercial Retail land use designation of the General Plan and the Scenic Highway Commercial (C-P-S) Zone and other provisions of Ordinance No. 348. The location of educational uses within neighborhoods complies with the County's General Plan vision of creating complete neighborhoods particularly schools within walking distance of existing neighborhoods. Lastly, Ordinance No. 348 allows for educational facilities in any zoning classification subject to a Public Use Permit.
4. The plan for the proposed use considers the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The use will take place within an existing church facility. All of the road improvements required for a use of this size have been completed with the original construction of the church.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The scope of the use does not involve the subdivision of any land, nor would the selling of any individual building be appropriate or anticipated based on the school use proposed. However should the site or any portion thereof, be proposed for sale in the future and a subdivision would be required, further analysis will be conducted to ensure compliance with Ordinance No. 460.

**Development Standards Findings:**

The following shall be the standards of development in the C-P-S Zones:

1. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
2. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. Any portion of a building which exceeds 35 feet shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line or from an existing adjacent street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line.

The tallest building is the sanctuary, which has a maximum height of 25 feet; therefore no additional setback is required. All of the buildings are existing and meet the setback requirements of the zone.

3. No building or structure shall exceed fifty feet in height unless a greater height is approved pursuant to section 19.32 of Ordinance No. 348. In no event, however shall a building or structure exceed seventy-five feet in height, unless a variance is approved pursuant to section 18.27 of Ordinance No. 348. As noted above, no buildings exceed fifty feet in height.
4. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348. The parking has been analyzed (above) as the elementary/intermediate school parking rate and has been deemed adequate with the 338 parking spaces the Project provides.
5. The buildings are existing, however it has been conditioned that all roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

**Other Findings:**

6. Due to the project's limited scope to occupy an existing building with an enrollment of 190 students, additional improvements to the site pursuant to certain typical improvements that may be required for the site, including but not limited to a median on SH-74/Florida Avenue and corner cutback at Soboba and Florida, were deemed not necessary. The school only consists of one building with a few rooms, however the existing church facility can facilitate the growth into a larger enrollment. In the instance the School decides to grow in the future, staff has conditioned to limit the life of the permit to two years to encourage the processing of a revision so that these typical improvements could be incorporated into this revision so that the improvements are provided at some time if the school does continue operating longer than the two years that would be granted through this Public Use Permit.
7. The project is located within an Alquist Priolo Earthquake Fault Zone (San Jacinto Fault Zone). Active faulting associated with the Lake Street fault traverses the project site in a northwest/southeast trend. The location of the faulting is delineated under Geologic Study No. 1244. Seismically-induced ground settlement is estimated to be up to 4 inches due to seismic shaking. The Geological study required a restricted use zone for human occupancy structures to be established for 50 feet beyond the edge of active faulting encountered on the site. This was previously accommodated by the church

development and the proposed Project does not propose any new buildings that would be further impacted by this fault.

8. The project is located within the City of Hemet sphere of influence area. The Project was transmitted to the City on May 30, 2019 for review. The County has not received comments regarding this proposed Public Use Permit from the City of Hemet.
9. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
10. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this proposal instead of site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
11. The project site is not located within a criteria cell of the Western Riverside Multi-Species Habitat Conservation Plan.

**Fire Findings:**

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or within a mapped fire hazard severity zone.

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper on July 28, 2019. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls in regards to the proposed project.

**APPEAL INFORMATION**

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

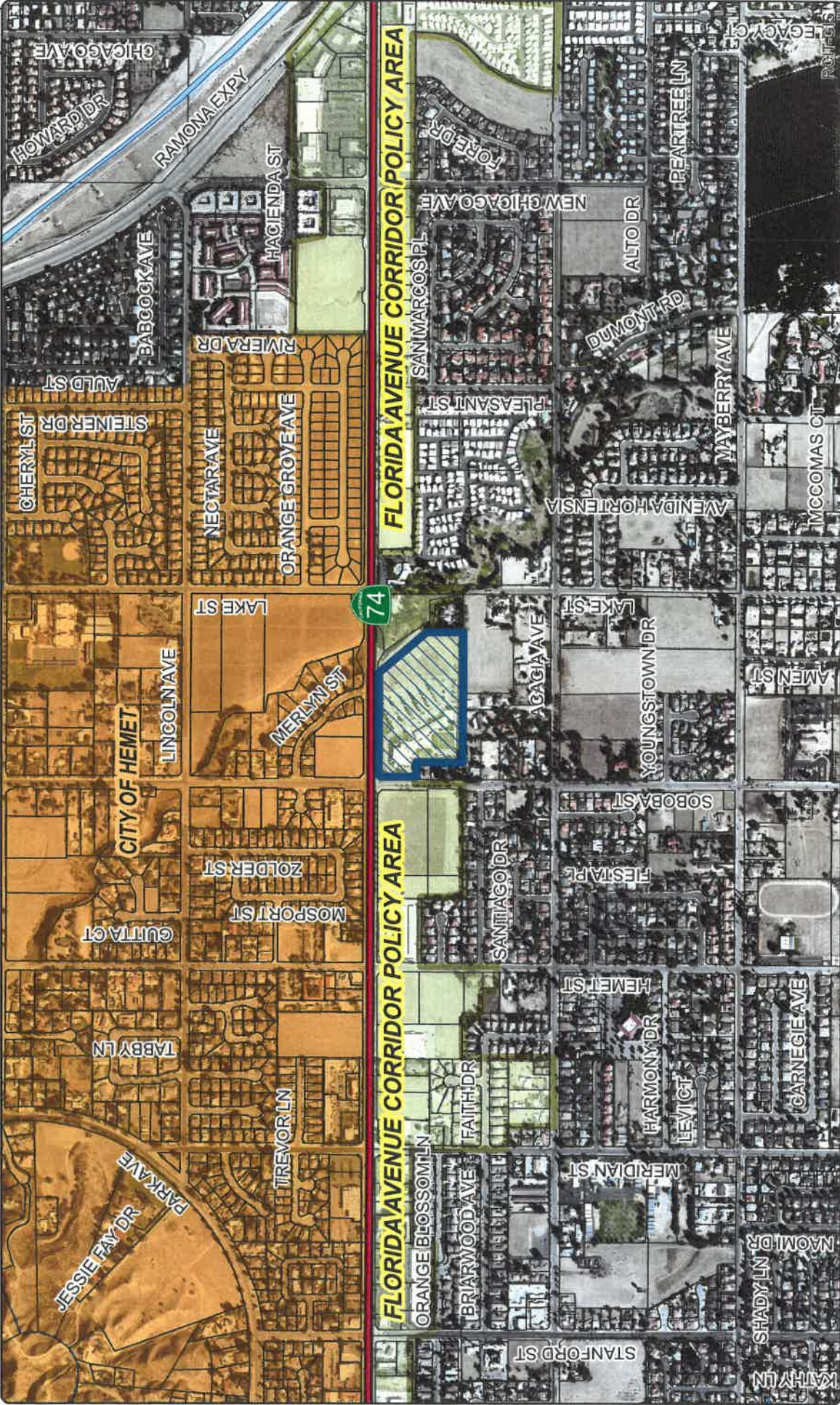
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**Template Revision:** 07/25/19

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PUP190001**  
**VICINITY/POLICY AREAS**

Supervisor: Washington  
 District 3

Date Drawn: 06/17/2019  
 Vicinity Map



Zoning Dist: Little Lake

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2019, the County of Riverside adopted a new General Plan and the 2019-2023 Annual Budget. The new General Plan and Budget are in effect. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department Office in Riverside at (951)950-3200 or Western County or in Palm Springs at (760)864-2777 (Business County) or Western: [info@riversideca.gov](mailto:info@riversideca.gov)

RIVERSIDE COUNTY PLANNING DEPARTMENT

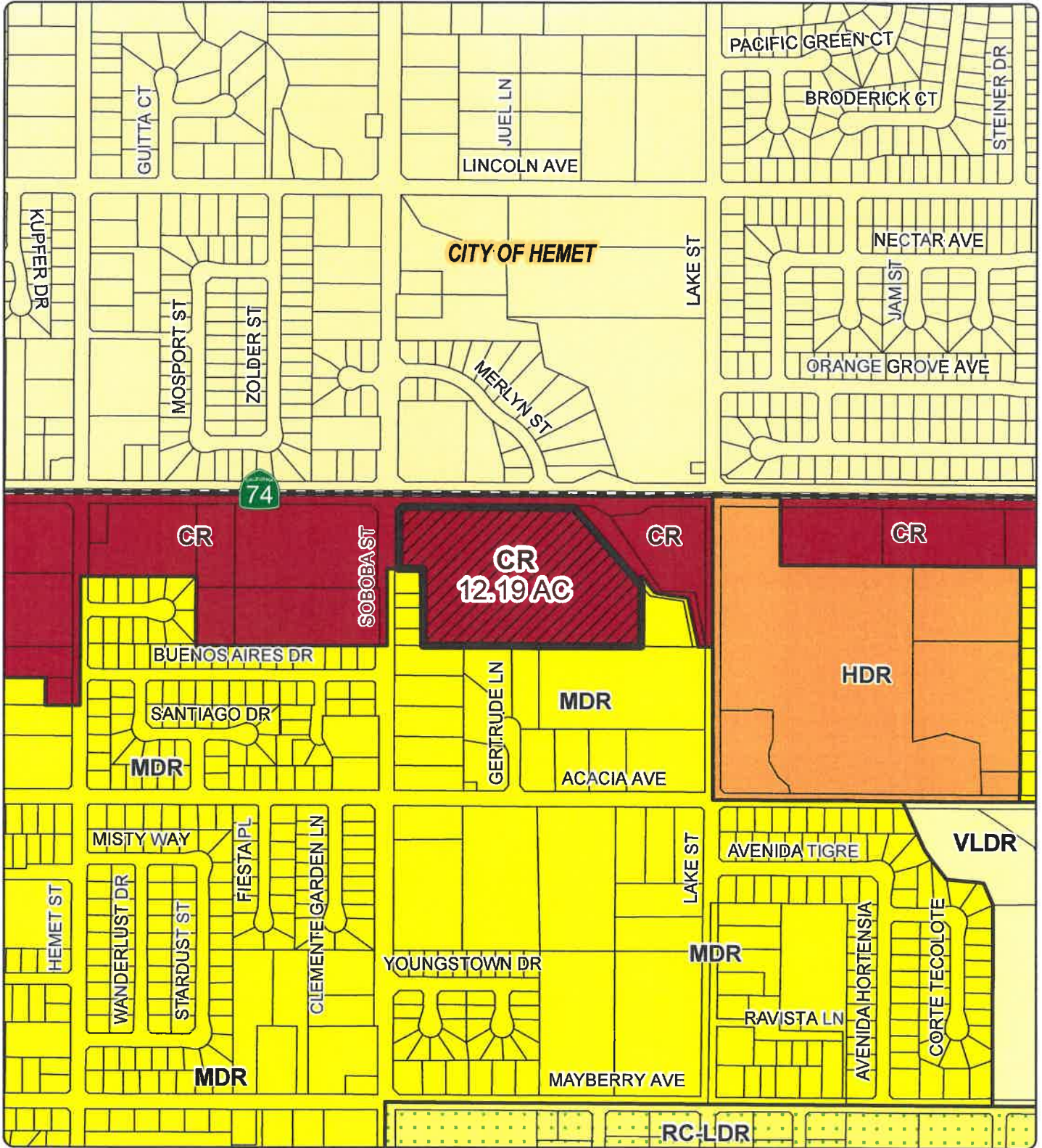
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EXISTING GENERAL PLAN

Supervisor: Washington  
District 3

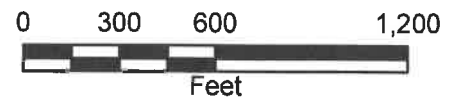
Date Drawn: 06/17/2019

Exhibit 5



Zoning Dist: Little Lake

Author: Vinnie Nguyen



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

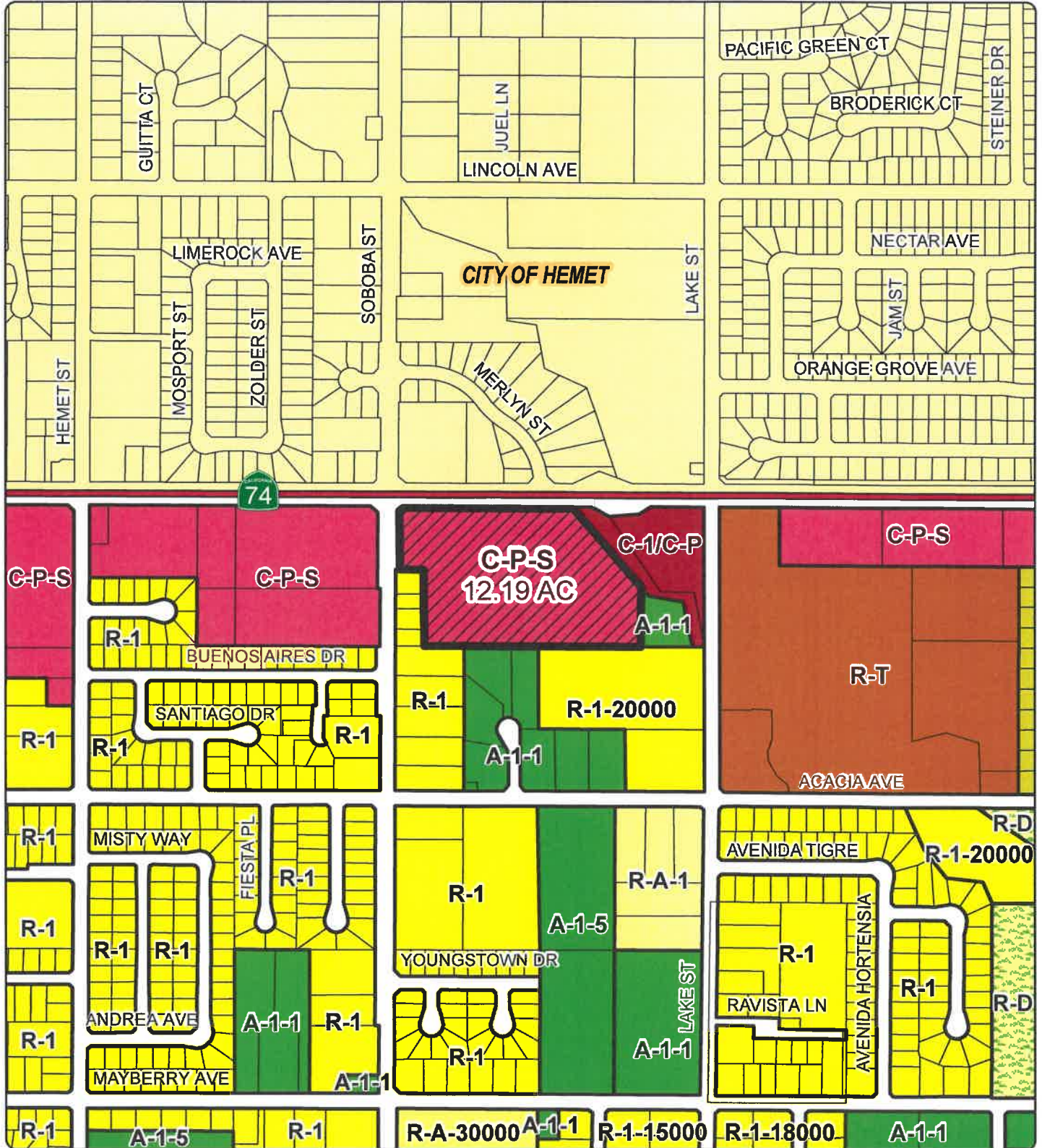
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP190001

EXISTING ZONING

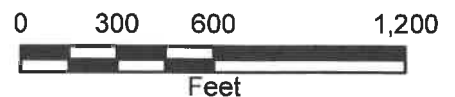
Supervisor: Washington  
District 3

Date Drawn: 06/17/2019  
Exhibit 2



Zoning Dist: Little Lake

Author: Vinnie Nguyen



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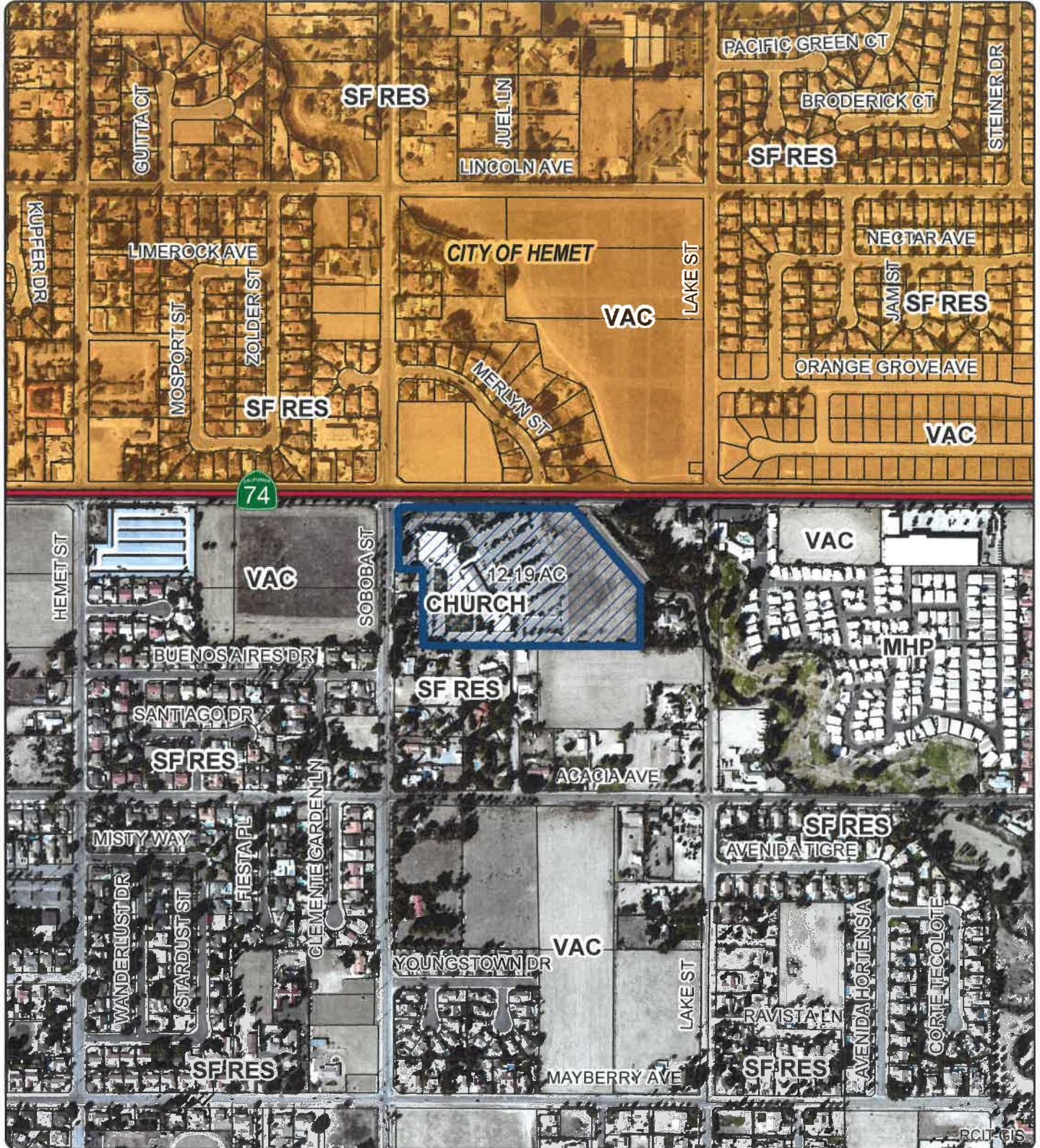
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP190001

LAND USE

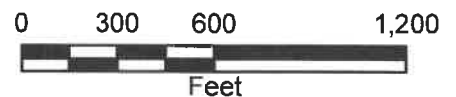
Supervisor: Washington  
District 3

Date Drawn: 06/17/2019  
Exhibit 1



Zoning Dist: Little Lake

Author: Vinnie Nguyen



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PROJECT: MADRICK CHARTER SCHOOL
SHEET: PRE-APPLICATION REVIEW
OWNER: AHS FACILITY
DESIGNER: CIVIL ENGINEERING INC.

SHEET INDEX

Table with columns: SHEET NO., SHEET NAME, PLAN CODE, NUMBER, DIMENSIONS, and a grid of sheets (MECHANICAL, ELECTRICAL, etc.)

DEFERRED PERMITS

GENERAL NOTES: ALL PERMITS SHALL BE OBTAINED BY THE DESIGNER... PLUMBING FIXTURE SCHEDULE

Table with columns: PLUMBING FIXTURE SCHEDULE, TOILET, SINK, etc.

PARKING ANALYSIS

Table with columns: PROPOSED, EXISTING, TOTAL, etc.

SEISMIC PROVISIONS

Table with columns: REQUIRED, PROVIDED, etc.

FIRE-RESISTIVE REQUIREMENTS: (TABLE 6A)

Table with columns: BUILDING A, BUILDING B, etc.

Table with columns: BUILDING A, BUILDING B, etc.

CODE INFORMATION

ALL WORK SHALL COMPLY WITH CALIFORNIA BUILDING CODE... CALIFORNIA ELECTRICAL CODE

WORK UNDER SEPARATE PERMIT

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS... FIRE ALARM, ELEVATOR, etc.

DESIGN TEAM

STRUCTURAL: CIVIL ENGINEERING INC.
MECHANICAL: CIVIL ENGINEERING INC.
ELECTRICAL: CIVIL ENGINEERING INC.

CONTRACTS

CASI: CIVIL ENGINEERING INC.
WATER COMPONENTS: WATER DISTRICT
SERVICES: CIVIL ENGINEERING INC.

GENERAL NOTES

ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS... VERIFY ALL EXISTING CONDITIONS

SCHOOL DISTRICT

HSEI UNIFIED SCHOOL DISTRICT

LEGAL DESCRIPTION

TRACT 9 SOUTH QUARTER TRACT, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 12 WEST, COUNTY OF CALIFORNIA

VICINITY MAP



PROJECT DESCRIPTION

BUILDING 'X' PROPOSED: MADRICK CHARTER SCHOOL. BUILDING 'Y' PROPOSED: MADRICK CHARTER SCHOOL.

PROJECT INFORMATION

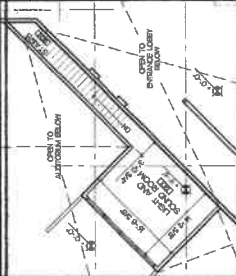
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SCALE: AS NOTED
DRAWING DATE: 13 FEB 2019

TITLE SHEET / SHEET INDEX / PROJECT DATA

SCALE: N/A
SHEET NO.: T-101

**KEYNOTES**

1 EXP OUT WALLS AS SHOWN - AT THE DATE OF PER FOOT.



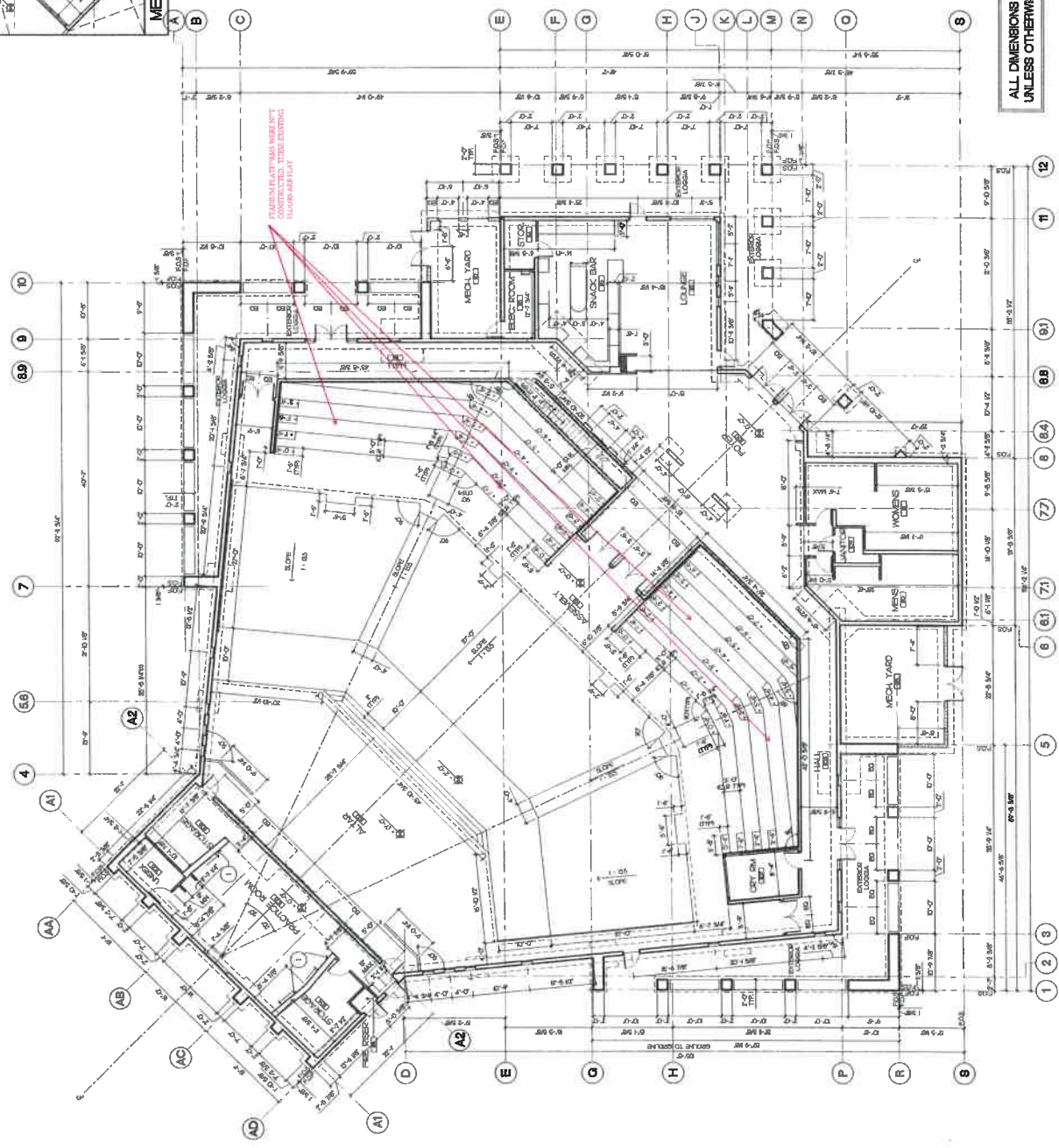
**MEZZANINE LEVEL**  
SCALE: 1/8" = 1'-0"

2

**GENERAL NOTES**

1 ALL DIMENSIONS TO FINISH UNLESS OTHERWISE NOTED.

1 ALL DIMENSIONS TO FINISH UNLESS OTHERWISE NOTED.



DATE	REVISION / INFORMATION

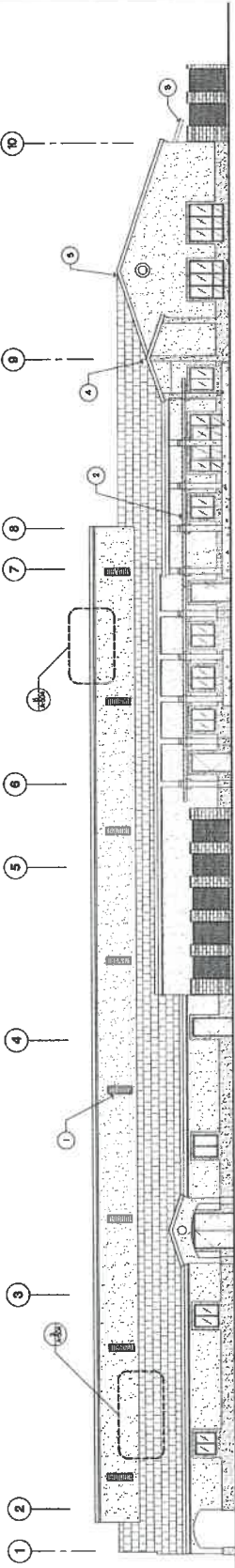
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DATE:  
LOT DATE:  
DRAWING NAME:

**SHEET TITLE:**  
**BUILDING A**  
**DIMENSION**  
**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
SHEET NO.:  
**AA-101**

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

1

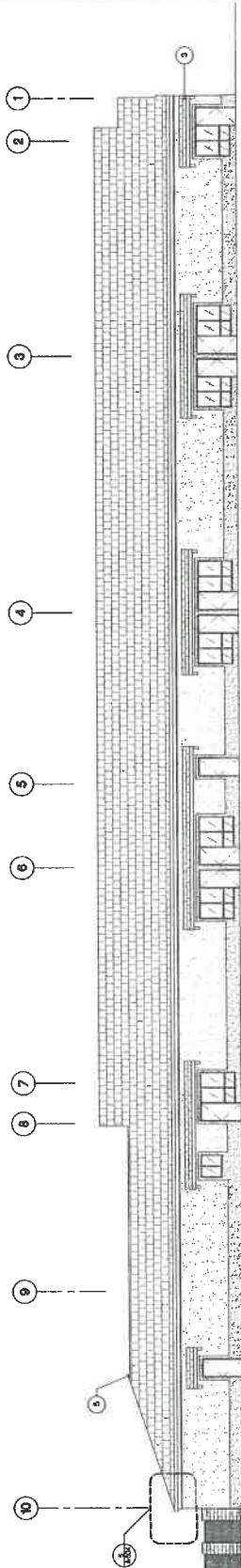




**SOUTH ELEVATION**

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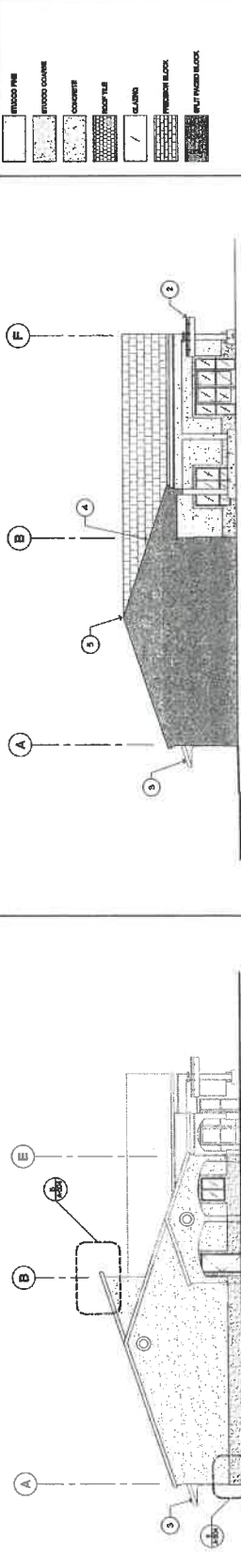
4



**NORTH ELEVATION**

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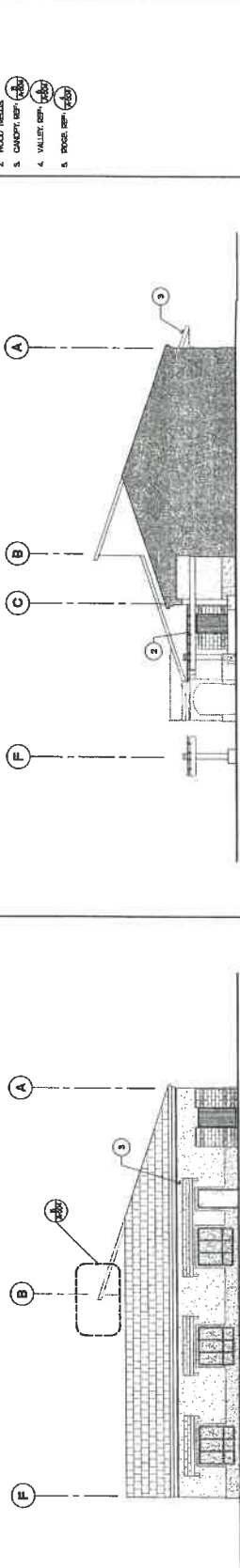
3



**EAST ELEVATION**

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

2



**WEST ELEVATION**

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

1

**LEGEND:**

- WOOD SILL
- WOOD COVER
- CONCRETE
- ROOF TILE
- GLASS
- BRICK BLOCK
- MULTI-FACED BLOCK

**KEYNOTES**

1. ALUMINUM COLOURED VINYL 7'-4" x 7'-4"
2. WOOD TRUSS
3. CHIMNEY RSP (R-13)
4. VALLEY RSP (R-13)
5. ROOF RSP (R-13)

REVISION / INFORMATION	DATE

**SHEET INFORMATION:**  
 PROJECT NO.:  
 DRAWING NO.:  
 DRAWING NAME:

**SHEET TITLE:**  
**BUILDING B**  
**EXTERIOR**  
**ELEVATIONS**  
 SCALE: 1/8" = 1'-0"

SHEET NO.:  
**AB-201**





## Public Use Background and Narrative

Pursuant to Section 18.29d of Ordinance No. 348, “A public use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community.”

The proposed use has been designed to ensure the safety of both the children that attend the school as well as the public at large. The school repurposes a currently vacant site previously approved for a church, a child care facility and youth center, a family life center, and administrative offices. The facility meets Fire Code requirements and the transportation requirements for such a facility. In addition, the school meets the needs of the community by providing schooling to the children that reside in the Hemet Unified School District. The charter school takes pressure off of the district’s limited resources and provides the community at large a choice as to an alternate form of education within the district. The charter school partners with parents and guardians in the education of their children by providing high quality schools that prepare students for lives of leadership, accomplishment, and exemplary character. Oversight and authorization of the operations is performed by and under the purview of the Riverside County Office of Education. Funding of the school’s operations is provided by the state and federal governments.

Imagine Schools, South West Group  
1843 W 16<sup>th</sup> Ave  
Apache Junction, AZ 85120  
480-355-0520





## MEMORANDUM

**To:** Mr. Mike Langley

**From:** Trevor Briggs

**Date:** June 17, 2019

**Subject:** *Trip Generation Comparison Memorandum for the Proposed Imagine School at 42655 Florida Ave in the County of Riverside*

This trip generation comparison memorandum has been prepared to evaluate the trip-generating characteristics of the proposed Imagine School project, compared to the approved trips for the Hemet Church of the Nazarene site.

## PROJECT DESCRIPTION

The project site is located on the southeast corner of Soboba Street and Florida Avenue in an incorporated area of the County of Riverside, near the City of Hemet. The site is bounded by Florida Avenue to the north, residential development to the south, Soboba Street and residential uses to the west, and vacant land to the east.

The site is currently occupied by the Hemet Church of the Nazarene, which consists of the following facilities:

- Worship hall - 14,269 square feet
- Child care facility and youth center - 12,973 square feet
- Family life center - 10,728 square feet
- Administrative offices - 3,985 square feet

Imagine Schools proposes to repurpose the facility to accommodate 8 classrooms for an expected student population of 190 students in Transitional Kinder, Kinder, and 1<sup>st</sup> grades.

**PROJECT TRAFFIC**

This trip generation analysis has been prepared to determine the net change in traffic that would occur with the proposed Imagine School project, compared to the trips associated with the approved Hemet Church of the Nazarene.

**Approved Church Project Trip Generation**

A traffic impact study was prepared in 2005 for the Hemet Church of the Nazarene project (*Traffic Study for the Church of the Nazarene in the County of Riverside, July 19, 2005, Katz, Okitsu & Associates*). Trip generation estimates for the project were based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (6<sup>th</sup> Edition) trip rates for the following land use categories:

- ITE Category 560 – Church
- ITE Category 565 – Day Care Center

Based on the 2005 traffic study, the trip generation associated with the church is summarized on **Table 1**. The approved trip generation for the Hemet Church of the Nazarene is 1,023 daily trips with 141 trips in the morning peak hour and 143 trips in the evening peak hour.

**Proposed School Project Trip Generation – Based on ITE Trip Generation Rates**

Trip generation estimates for the proposed 190-student Imagine School are based on the ITE Trip Generation Manual, 10<sup>th</sup> Edition trip rates. The resulting school trip generation is summarized on Table 1 (previously referenced).

Based on the ITE trip generation rates, the proposed 190-student school would generate 352 daily trips with 211 trips in the morning peak hour and 26 trips in the evening peak hour. A comparison of the trip estimates for the church and for the school based on the ITE trip rates indicates that the school would generate 671 fewer trips than the church on a daily basis, with 70 more trips in the morning peak hour and 117 fewer trips in the evening peak hour.

The 2005 traffic study also provided trip generation estimates for the church and day care for Sunday operations. Based on the Sunday ITE trip rates, the trip generation associated with the church and day care is estimated to be 1,246 daily trips and 325 trips in the peak hour on Sundays. Since the school would not operate on Sundays, the school traffic would be nominal, compared to the trip-making for the church.

**Proposed School Project Trip Generation – Based on the Imagine Schools Traffic Operations Plan**

Imagine Schools administration has indicated that the school traffic operations would be different from what is reflected in the ITE trip generation rates. The school proposes to operate in a manner similar to other existing Imagine Schools campuses, such as the Coachella campus, with a Traffic Operations Plan as described below. The intent of the Traffic Operations Plan (“Plan”) is to ensure that the project operates within the parameters of the previously approved trip generation for the site (Traffic Study for the Church of the Nazarene in the County of Riverside, July 19, 2005, Katz, Okitsu, & Associates).

Based on data from current and actual uses in the region, the Plan anticipates that 100 students will ride two charter-school-provided passenger buses to and from school. The Plan also estimates approximately 1.8 students per vehicle for students not riding the buses. Twenty staff members (teachers, aides, and administrative staff) are each assumed to arrive and depart the campus in single-occupant vehicles. Details are provided below.

**Bus Transportation**

Bus transportation will mirror what occurs at the Imagine Coachella campus. Two 50-passenger buses will be used to transport 100 students (estimated to be 30 Transitional Kinder and 70 Kinder/1<sup>st</sup> grade students) to and from school.

At least two passenger busses will operate in the AM peak hour. More busses or bus trips will be scheduled in the event that, after enrollment and student bus elections are made, there is a demand for more than 100 bussed students.

In order to design the most efficient bus routes, upon enrollment selection, bussed students are identified by residential location. From there, centralized pick-up locations are identified at concentrated pick-up areas. In order to implement the bus operations schedule, two passenger busses are expected to operate, picking up students at 5 to 10 different stops per route and at different intervals. The first bus would be anticipated to start its route at 7:00 AM and the second bus would be anticipated to start its route at 7:45 AM

Additional runs or busses would be added, as necessary, to ensure the level of bussed students is at least 100. For example, a second run from the first bus would be scheduled for a second run, if needed.

Currently, for example, two busses are in operation at the Imagine Coachella campus, and passenger capacity is at 100%. If additional busses were offered, it is anticipated that demand would increase to fill up at least another bus or route.

#### Passenger Car Transportation

##### *a. Students*

The remainder of the 90 students would arrive by passenger car. Based on the Coachella campus experience, the average vehicle occupancy will be approximately 1.8 students per vehicle. This would result in approximately 50 passenger vehicle trips to and from the school during the morning drop-off and the mid-afternoon pick-up times.

Parents with children at our schools tend to have a high rate of carpooling activity, and many parents have multiple children attending the school. Notably, in order to be conservative, all students not riding the bus were anticipated to arrive at the school by vehicle. No trips have been assigned related to students who walk or are walked to school; however, given the close proximity to various residential subdivisions, a small percentage is expected.

##### *b. Staff Members*

Twenty staff members (teachers, aides, and administrative staff) are each assumed, conservatively, to arrive and depart the campus in single-occupant vehicles. Although these trips were assumed to occur during the AM peak period, a majority of our staff members routinely arrive before 7:00 AM. Staff trips are not expected or anticipated to occur during the PM peak hour on a regular basis.

##### *c. PM Peak Hour Trips*

In order to allow for increased flexibility of school operations that could run into the PM peak hour, a conservative number of PM peak hour weekday trips for nominal activities that may occur have been assumed to account for janitorial staff, late pick-ups, or staff staying past 4:00 PM (estimated to be 30 PM peak hour trips). In order to provide for maximum flexibility, it is conservatively estimated that the PM peak hour trips could equal the trips analyzed for the prior use (143 PM peak hour trips).

#### *Trip Generation Summary*

These Traffic Operations Plan assumptions have been used to estimate school traffic for the morning peak hour. For a conservative analysis, ITE trip generation rates are used to estimate the daily and evening peak hour trips. A summary of the trips associated with the school based on these traffic operations assumptions is provided on **Table 2**.

The proposed 190-student school would generate 352 daily trips with 124 trips in the morning peak hour and 143 trips in the evening peak hour. A comparison of trip estimates for the church and school indicates that the school would generate 671 fewer trips on a daily basis, 14 fewer trips in the morning peak hour and the same number of trips in the evening peak hour, based on the school's Traffic Operations Plan.

**Summary of Findings and Conclusions**

A comparison of trips for the approved Hemet Church of the Nazarene and the proposed Imagine School based on ITE trip generation rates indicates that the school would generate 671 fewer trips than the church on a weekday daily basis, with 70 more trips in the morning peak hour and 117 fewer trips in the evening peak hour.

However, based on actual planned operations with the school's Traffic Operations Plan (currently in place at other Imagine School campuses), the school would generate 671 fewer trips on a daily basis, 14 fewer trips in the morning peak hour and the same number of trips in the evening peak hour, compared to the church.

Since the school would not operate on Sundays, the school traffic would be nominal on Sundays, compared to 1,246 daily trips and 325 trips in the peak hour for the church.

**TABLE 1**  
**SUMMARY OF PROJECT TRIP GENERATION**  
**APPROVED: HEMET CHURCH OF THE NAZARENE**  
**PROPOSED: IMAGINE SCHOOLS TRANSITIONAL KINDER THROUGH 1ST GRADES**

Land Use	ITE Code	Unit	Trip Generation Rates <sup>1,2</sup>						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Day Care Center	565	KSF	79.26	6.74	5.97	12.71	6.20	0.00	6.20
Church	560	KSF	9.11	0.39	0.33	0.72	0.36	0.30	0.66
Charter Elementary School	537	Student	1.850	0.588	0.522	1.110	0.049	0.091	0.140
<b>Trip Generation Estimates</b>									
Land Use	Quantity	Unit	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
			<b>Approved Hemet Church of the Nazarene <sup>1</sup></b>						
Day Care Center	9.170	KSF	727	62	55	117	57	64	121
Church	32.545	KSF	296	13	11	24	12	10	22
<b>Total Approved Trips</b>			1,023	75	66	141	69	74	143
<b>Proposed Imagine Schools Use <sup>2</sup></b>									
Charter Elementary School	190	Student	352	112	99	211	9	17	26
<b>Total Proposed Project Trips</b>			352	112	99	211	9	17	26
<b>Net Difference (Proposed Minus Approved)</b>			<b>-671</b>	<b>37</b>	<b>33</b>	<b>70</b>	<b>-60</b>	<b>-57</b>	<b>-117</b>
<sup>1</sup> <b>Source:</b> Traffic Study for the Church of the Nazarene in the County of Riverside, July 19, 2005, Katz, Okitsu, & Associates: Institute of Transportation Engineers (ITE) Trip Generation Manual, 6 <sup>th</sup> Edition <sup>2</sup> <b>Source:</b> ITE Trip Generation Manual 10 <sup>th</sup> Edition for Proposed Imagine Schools									

**TABLE 2**  
**SUMMARY OF PROJECT TRIP GENERATION**  
**APPROVED: HEMET CHURCH OF THE NAZARENE**  
**PROPOSED: IMAGINE SCHOOLS WITH PROPOSED TRAFFIC OPERATIONS PLAN**

Land Use	ITE Code	Unit	Trip Generation Rates <sup>1,2</sup>						
			Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Day Care Center	565	KSF	79.26	6.74	5.97	12.71	6.20	0.00	6.20
Church	560	KSF	9.11	0.39	0.33	0.72	0.36	0.30	0.66
Charter Elementary School	537	Student	<i>Proposed Imagine Schools Traffic Operations Plan <sup>2</sup></i>						
<b>Trip Generation Estimates</b>									
Land Use	Quantity	Unit	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<i>Approved Hemet Church of the Nazarene <sup>1</sup></i>									
Day Care Center	9,170	KSF	727	62	55	117	57	64	121
Church	32,545	KSF	296	13	11	24	12	10	22
<b>Total Approved Trips</b>			1,023	75	66	141	69	74	143
<i>Proposed Imagine Schools Use with Traffic Operations Plan <sup>2</sup></i>									
Students: Buses			-	2	2	4	-	-	-
Students: Passenger Cars			-	50	50	100	-	-	-
Staff: Passenger Cars			-	20	-	20	-	-	-
Miscellaneous Potential PM Trips <sup>3</sup>							69	74	143
<b>Total Proposed Project Trips</b>			<b>352</b>	<b>72</b>	<b>52</b>	<b>124</b>	<b>69</b>	<b>74</b>	<b>143</b>
<b>Net Difference (Proposed Minus Approved)</b>			<b>-671</b>	<b>-3</b>	<b>-14</b>	<b>-17</b>	<b>0</b>	<b>0</b>	<b>0</b>
<p><sup>1</sup> <b>Source:</b> Traffic Study for the Church of the Nazarene in the County of Riverside, July 19, 2005, Katz, Okitsu, &amp; Associates: Institute of Transportation Engineers (ITE) Trip Generation Manual, 6th Edition</p> <p><sup>2</sup> <b>Source:</b> Imagine Schools Traffic Operations Plan: Assumes 100 students will ride the bus (50 students per bus); 90 students will arrive by car (1.8 students per passenger car); Staff will arrive in single-occupant vehicles.</p> <p><sup>3</sup> In order to provide for maximum flexibility and to account for occasional after-school vehicular activity, it is conservatively estimated that the PM peak hour trips for the school will equal the trips analyzed for the previously approved use.</p>									



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez  
Agency Director*



07/29/19, 1:53 pm

PUP190001

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PUP190001. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

Advisory Notification. 1           AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan PUP190001 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2           AND - Project Description & Operational Limits

PUBLIC USE PERMIT NO. 190001 proposes to change the use of an existing religious and accessory buildings (child day care) to an early-primary-grades charter school on a 12.19-acre site. The school proposes an enrollment of 190 students, from TK-1st Grade and the school would operate from 8:00 a.m. to 3:00 p.m. The school would replace the religious facility and child day care operation.

The site is located on the southerly of Florida Avenue/State Highway 74 easterly of Soboba Street, westerly of Lake Street.

Advisory Notification. 3           AND - Causes for Revocation

In the event the use hereby permitted under this permit,  
a) is found to be in violation of the terms and conditions of this permit,  
b) is found to have been obtained by fraud or perjured testimony, or  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Advisory Notification. 4           AND - Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, the approval shall become null and void.

Advisory Notification. 5           AND - Design Guidelines

Compliance with applicable Design Guidelines:  
2. 3rd & 5th District Design Guidelines

Advisory Notification. 6           AND - Exhibits



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 6           AND - Exhibits (cont.)

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

Exhibit A (Site Plan) Dated 7-1-19

EXHIBIT C (Floor Plans) Dated 5-30-19

Exhibit T (Trip Generation) Dated 6-21-19

Advisory Notification. 7           AND - Federal, State & Local Regulation Compliance

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

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

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

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
- Ord. No. 460 (Division of Land) {for TTMs and TPMS}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance (cont.) based}

- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

#### 4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
  - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 8 AND -Exterior Noise levels

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, and outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours 10:00 p.m. to 7:00 a.m., and 55 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.

### E Health

E Health. 1 ECP Comments

Based on most recent exhibits provided, PUP190001 will not be undertaking development of any new areas that previously had not been disturbed. This review did not include the development of areas shown as ball fields on exhibits. The Environmental Cleanup Program (ECP) will conduct review of any future projects to ensure that this condition is met. If it is discovered that previously undisturbed areas will be developed, a Phase I Environmental Site Assessment (ESA) is required to be submitted for review prior to clearance by ECP. Call 951-955-8980 for any additional details.

## ADVISORY NOTIFICATION DOCUMENT

### Fire

Fire. 1                                      Fire - General

1. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
2. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards.

### Flood

Flood. 1                                      Gen - ADP Fee

Public Use Permit (PUP) 190001 proposes conversion of existing church into charter school on a 12.2-acres property in San Jacinto Valley area. The project is located at southeast corner of Hwy 74 and Soboba Street. The project will utilize existing church buildings and property for the school. The same parcel was previously reviewed under Plot Plan (PP) 18786.

The project would not include connections to District's facilities.

PUP 190001 is located within the boundaries of the San Jacinto Regional Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project whichever occurs first. The current fee for this ADP is \$5,402 per acre. Drainage fees shall be paid with cashier's check or money order only to the District. Since the site was previously developed, the ADP fee may have been paid previously. Provide the District with proof of payment if already paid.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project may be directed to Han Yang at 951-955-1348 or [hyang@RIVCO.org](mailto:hyang@RIVCO.org).

### Planning

Planning. 1                                      Gen - ADA Parking

A minimum of 5 accessible parking spaces are provided 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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 1 Gen - ADA Parking (cont.)

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

“Unauthorized vehicles not displaying placards or license plates issued for physically handicapped persons may be towed away at owners 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.

#### Planning. 2 Gen - EV Parking

All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces, whereby 3 parking spaces have been conditioned to be designated for electrical spaces. All electrical vehicle parking stations shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space.

#### Planning. 3 Gen - Expiration Date - Use Case

The approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant ti a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 8 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the require period. If an extension is approved, the total time allowed for the use of the permit shall not exceed ten (10) years.

#### Planning. 4 Gen - Fees for review

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

#### Planning. 5 Gen - Lighting Hooded/Directed

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

#### Planning. 6 Gen - Limit on Signage



## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 13 USE - Ordinance 810 O (cont.)  
USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

Planning. 14 USE Limit Life to two years

The life of this Public Use Permit shall be limited to two years. Extension of this permit may be allowed through a revised permit process, which would be expected to provide additional improvements to the site.

### Planning-CUL

Planning-CUL. 1 HUMAN REMAINS

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

Planning-CUL. 2 UNANTICIPATED RESOURCES

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

### Planning-GEO

Planning-GEO. 1 GEO190030 ACCEPTED

County Geologic Report GEO No. 190030, submitted for the project PUP190001, as an update to GEO01244, was prepared by Sladden Engineering, and is titled; "Geotechnical Update, Proposed Imagine Charter School, APN 551-220-069, SEC Florida Avenue & Soboba Street, Hemet Area, Riverside County, California," dated April 25, 2019.

GEO190030 concluded:

1. The site is partially located within a State of California designated fault zone.
2. The previous geotechnical investigation by Inland Foundation Engineering, Inc. in 2004 for the existing church identified active faulting onsite and a "Restricted-Use Zone" (RUZ) was established.
3. It is Sladden Engineering's opinion that this previous Geologic/Fault Evaluation report (GEO01244) is acceptable and reflects current standards of practice for subsurface fault trench investigations.
4. At this time, no new structures or grading activities have been proposed for the site.
5. Based on the proposed change in use from church to charter school, it is Sladden's understanding that the occupancy category and Risk Factor will also likely change. Accordingly, future structural retrofitting may be required.

GEO190030 recommended:

1. New structures should not be constructed within the previously established RUZ.
2. If future expansion on the property includes new structures, Sladden should be consulted to verify that the locations of new structures are not in conflict with the established RUZ.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                      GEO190030 ACCEPTED (cont.)

GEO No. 190030 satisfies the requirement for a geologic/geotechnical update for Planning/CEQA purposes. GEO No. 190030 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Comments: RECOMMEND DWALSH 20190625

### Transportation

Transportation. 1                      RCTD - General

With respect to the conditions of approval for the referenced tentative exhibit, 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. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>.

Transportation. 2                      RCTD - Traffic

The applicant's traffic engineer, Kimley-Horn and Associates, has prepared a memorandum titled, "Trip Generation Comparison Memorandum for the proposed Imagine School at 42655 Florida Avenue in the County of Riverside" and dated June 17, 2019. This memorandum compares the previously approved use (church) with the proposed school use. Based on the proposed traffic operations plan of the operator, the project would have a net reduction in trip generation during the morning and afternoon peak hours as well as a reduction in total daily trips. This is achieved by limiting the maximum enrollment of students to 190 and utilizing 50-passenger school buses to transport 100 students to and from the school site. The operator shall ensure its traffic operations plan is maintained and adhered to. In the event changes occur to the enrollment or bus service, causing an increase in trips that exceeds the trips previously approved under the church use, the applicant and/or operator shall resubmit a revision to the PUP to analyze and identify potential impacts and provide feasible mitigation. The Transportation Department may periodically require the operator to provide traffic count data at the project driveways to verify its trip generation.

or as approved by the Director of Transportation.

Plan: PUP190001

Parcel: 551220069

60. Prior To Grading Permit Issuance

E Health

060 - E Health. 1                      ECP Clearance    Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required. Please contact ECP for additional details.

Planning

060 - Planning. 1                      Gen - SKR Fee condition    Not Satisfied

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 17.1 acres 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. If the applicant provides proof of payment of these fees for the entire Project site at time of the original Public Use Permit approval, this condition shall not apply. In the event 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.

060 - Planning. 2                      USE- Fee Status    Not Satisfied

Prior to the issuance of grading permits for Public Use Permit No. 190001, 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. -

Planning-EPD

060 - Planning-EPD. 1                      MBTA Nesting Bird Survey - EPD    Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions.



Plan: PUP190001

Parcel: 551220069

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied  
Biological reports not uploaded to the FTP site may result in delayed review and approval.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County 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 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 approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
  2. Description of the proposed site and planned grading operations.
  3. Description of the level of monitoring required for all earth-moving activities in the project area.
  4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  6. 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.
  7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  9. Procedures and protocol for collecting and processing of samples and specimens.
  10. Fossil identification and curation procedures to be employed.
  11. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County 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.
  12. All pertinent exhibits, maps and references.
  13. Procedures for reporting of findings.
  14. 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.



Plan: PUP190001

Parcel: 551220069

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2                      USE - Lighting Plans (cont.)                      Not Satisfied  
Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 3                      Use - Roof Equipment Shielding                      Not Satisfied  
All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. Screening material shall be subject to Planning department approval.

080 - Planning. 4                      USE - School Mitigation                      Not Satisfied  
Impacts to the Hemet Unified School District shall be mitigated in accordance with California State Law as determined to be applicable.

080 - Planning. 5                      USE Plans showing bike racks                      Not Satisfied  
Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

Transportation

080 - Transportation. 1                      RCTD - CALTRANS ENCRCHMNT PRMT                      Not Satisfied  
Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1                      Gen - Custom                      Not Satisfied  
Provide documentation of water and sewer service to this facility

090 - E Health. 2                      Gen - Custom                      Not Satisfied  
Prior to final, if food for students is to be handled or prepared, this facility will need to contact DEH District Environmental Services Division at 951-766-2824 and obtain a retail food permit. An on-site inspection or 3 sets of detailed plans may be required at time of application for the food permit.

Fire

090 - Fire. 1                      Gen - Fire Lanes                      Not Satisfied  
The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

090 - Fire. 2                      Gen - Use #27 Extinguishers                      Not Satisfied  
Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

Plan: PUP190001

Parcel: 551220069

90. Prior to Building Final Inspection

Fire

090 - Fire. 2                      Gen - Use #27 Extinguishers (cont.)                      Not Satisfied

090 - Fire. 3                      Gen - Voice Fire Alarm                      Not Satisfied

Applicant or developer shall be responsible to install a manual and automatic pre-recorded VOICE Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation. (Current plan check deposit base fee is \$627.00)

090 - Fire. 4                      Hood Ducts                      Not Satisfied

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system (separate fire alarm plans must be submitted for connection)

Flood

090 - Flood. 1                      BMP - Education                      Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits. If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2                      BMP Maintenance & Inspection                      Not Satisfied

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

Planning

090 - Planning. 1                      Gen - USE - Condition Compliance                      Not Satisfied

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.

Plan: PUP190001

Parcel: 551220069

90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      Gen - USE - Condition Compliance (cont.)                      Not Satisfied

090 - Planning. 2                      USE - Roof Equipment Shielding                      Not Satisfied

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

090 - Planning. 3                      USE- Roof Equipment Shielded                      Not Satisfied

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

Transportation

090 - Transportation. 1                      RCTD - Payment of Transportation Fees                      Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1                      Waste- Organics Recycling                      Not Satisfied

Form D – Organics Recycling

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: May 21, 2019

TO:

- |   |   |   |
|---|---|---|
| Riv. Co. Transportation Dept.           | Riv. Co. Trans. Dept. – Landscape Section | Winchester Community Council                  |
| Riv. Co. Environmental Health Dept.     | P.D. Archaeology Section                  | Board of Supervisors - Supervisor: Washington |
| Riv. Co. Public Health Dept.            | Riv. Co. Surveyor                         | Planning Commissioner: Ruthanne Taylor-Berger |
| Riv. Co. Fire Department (Riv. Office)  | Riverside Transit Agency                  | Hemet Unified School District                 |
| Riv. Co. Building & Safety – Grading    | Riv. Co. Sheriff's Dept.                  | CALTRANS District # 8                         |
| Riv. Co. Building & Safety – Plan Check | Riv. Co. Waste Resources Management Dept. |   |
| Riv. Co. Regional Parks & Open Space    | Riv. Co. Airport Land Use Commission      |   |
| P.D. Environmental Programs Division    | Winchester/Homeland Municipal Advisory    |   |
| P.D. Geology Section                    | Council (MAC)                             |   |

**PUP190001** – CEQA Exempt – Applicant: Packer Morley American Charter Development – Third Supervisorial District – San Jacinto Valley Area Plan – Little Lake Zoning District – General Plan: Commercial Retail (CR), – Zoning: Scenic Highway Commercial (C-P-S) Zone – Location: Southerly of Florida Avenue/State Highway 74, easterly of Soboba Street, westerly of Lake Street – 12.19 acres – **REQUEST:** A Public Use Permit is for existing Church that will utilize existing buildings and property for early-primary-grades charter school. The school will consist of 191 students, from TK-1<sup>st</sup> Grade, 8:00 -3:00 p.m. APN(s) 551-220-069. – **BBID: 001-185-528**

**DAC 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 Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on May 30, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

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

Any questions regarding this project, should be directed to Brett Dawson, Project Planner at (951) 955-0972, or e-mail at [bdawson@rivco.org](mailto:bdawson@rivco.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.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. \_\_\_\_\_

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

### **APPLICATION INFORMATION**

Applicant Name: American Charter Development

Contact Person: Packer Morley E-Mail: packer@amercd.com

Mailing Address: 775 W 1200 N  
 \_\_\_\_\_  
Springville UT 84663  
 City State ZIP

Daytime Phone No: ( 801 ) 489-9535 Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Engineer/Representative Name: Adkan Engineers

Contact Person: Bryan Ingersoll E-Mail: bingersoll@adkan.com

Mailing Address: 6879 Airport Drive  
 \_\_\_\_\_  
Riverside CA 92504  
 City State ZIP

Daytime Phone No: ( 951 ) 688-0241 Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Property Owner Name: Hemet Church of the Nazarene

Contact Person: Thomas Taylor E-Mail: thomastaylor915@gmail.com

Mailing Address: 28465 Old Town Front Str, #303  
 \_\_\_\_\_  
Temecula CA 92590  
 City State ZIP

Daytime Phone No: ( 760 ) 212-0611 Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

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**APPLICATION FOR LAND USE AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Michael Falgout, pastor NARI South Secretary  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

Stephen Rodcheaver DAB secretary  
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]  
SIGNATURE OF PROPERTY OWNER(S)

Thomas Taylor, President, SoCal DAB

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 551-220-069

Approximate Gross Acreage: 12.19 acres

General location (nearby or cross streets): North of Acacia Avenue, South of Hwy 74, East of Soboba Street, West of Lake Street.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Use existing buildings for an early-primary-grades charter school.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): \_\_\_\_\_

Number of existing lots: \_\_\_\_\_

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	15,895	25'-4"	1	Assembly	<input type="checkbox"/>	
2	13,032	24'-8-1/2"	1	Education	<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

PAR No. 190006  
\_\_\_\_\_  
\_\_\_\_\_

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). PAR No. 19006  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a signed copy(ies): Geological, Traffic

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

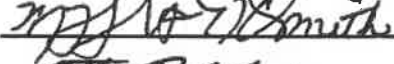
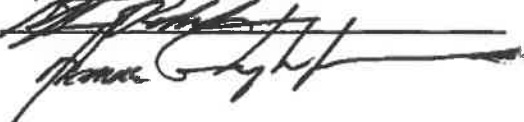
Name of Applicant: American Charter Development, LLC  
Address: 775 W 1200 N Suite #100 Springville, UT 84663  
Phone number: 801-489-9535  
Address of site (street name and number if available, and ZIP Code): 42655 Florida Ave, Hemet, CA 92544  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: Book 551, Page 22  
Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_  
Regulatory Identification number: \_\_\_\_\_  
Date of list: \_\_\_\_\_  
Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date 4/26/2019  
Owner/Authorized Agent (2)  Date 4/27/2019  
4/27/2019

**APPLICATION FOR LAND USE AND DEVELOPMENT**

---

**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx  
Created: 04/29/2015 Revised: 08/03/2018



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Thomas Taylor, 4/22/2019 *[Signature]*  
*[Signature]* 4/26/2019 Nancy Smith 4/26/19  
Property Owner(s) Signature(s) and Date

*[Signature]* 4/27/2019  
Michael Falgout, pastor, Nancy C. Smith, Secretary  
Printed Name of Owner

*Stephen Radeheaver, DAB secretary*

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.**

**If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:**

- **If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.**
- **If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.**
- **If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.**
- **If the property owner is a trust, provide a copy of the trust certificate.**

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

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

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## **INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*



# COUNTY OF RIVERSIDE

## Transportation and Land Management Agency



Transportation Department

Community Development/Planning

Building and Safety Department

Code Enforcement Department

### LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT Agreement for Payment of Costs of Application Processing

#### TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and American Charter Development hereafter "Applicant" and Hemet Church of the Nazarene "Property Owner".

Description of application/permit use:

If your application is subject to Deposit-based Fee, the following applies

#### Section 1. Deposit-based Fees

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

#### Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.



- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 551-220-069

Property Location or Address:

42655 Florida Avenue, Hemet, CA 92544

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Firm Name: Hemet Church of the Nazarene Email: \_\_\_\_\_

Address: 42655 Florida Avenue

Hemet, CA 92544

**3. APPLICANT INFORMATION:**

Applicant Name: Packer Morley Phone No.: (801) 404-8210

Firm Name: American Charter Development Email: packer@amercd.com

Address (if different from property owner)

775 W Spring Creek Place

Springville, UT 84663

**4. SIGNATURES:**

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

Signature of Property Owner: Michael Fulgost Date: 3/14/2019

Print Name and Title: Michael Fulgost, Senior pastor

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

<b>FOR COUNTY OF RIVERSIDE USE ONLY</b>	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____

# NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**Public Use Permit No. 190001 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to the State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) and 15301 (Existing Facilities) – Applicant: American Charter Development – Third Supervisorial District – San Jacinto Valley Area Plan – Little Lake Zoning District – General Plan: Commercial Retail (CR) – Zoning: Scenic Highway Commercial (C-P-S) – Zone – Location: Southerly of Florida Avenue/State Highway 74, easterly of Soboba Street, and westerly of Lake Street – 12.19 acres – **REQUEST:** A Public Use Permit proposes to utilize an existing church and accessory buildings for an early-primary-grades charter school on a 12.19 acre site. The school will consist of 190 students, from TK-1<sup>st</sup> Grade and the school would operate from 8:00 a.m. to 3:00 p.m. The buildings will no longer be utilized for church or daycare uses.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **AUGUST 7, 2019**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

ADDITIONAL TELECONFERENCE  
LOCATION FOR HEARING: 7908 NE Loowit Loop #52, Vancouver, WA 98662

For further information regarding this project please contact the Project Planner Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.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 application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project 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 Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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: Brett Dawson  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I,     VINNIE NGUYEN     certify that on     June 17, 2019    ,

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

APN (s) or case numbers     PUP190001     for

Company or Individual's Name     RCIT - GIS    ,

Distance buffered     600'    

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE:     GIS Analyst    

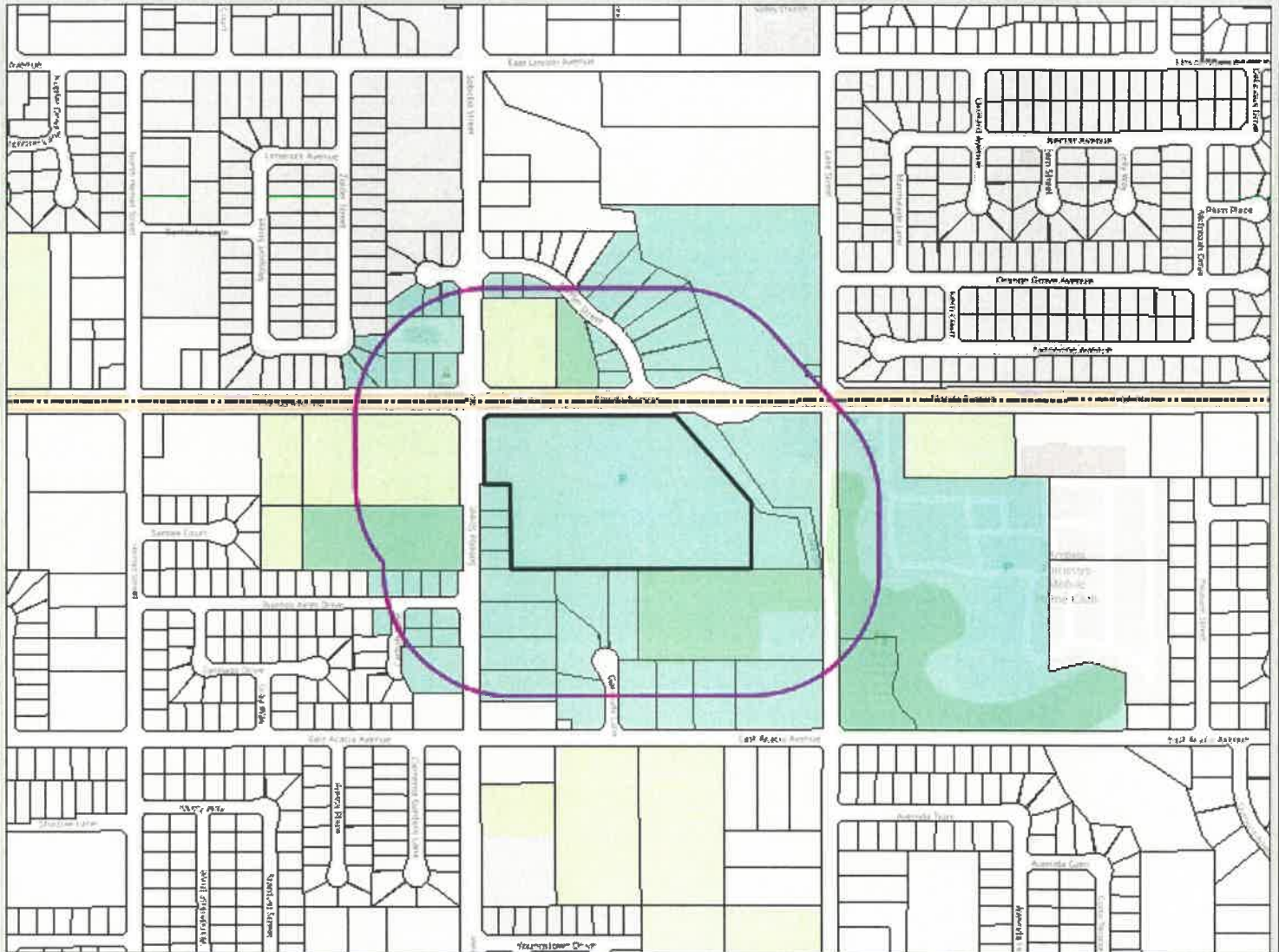
ADDRESS:     4080 Lemon Street 9<sup>TH</sup> Floor    

    Riverside, Ca. 92502    

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

# Riverside County GIS Mailing Labels

PUP190001 ( 600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels

## Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 6/17/2019 2:20:45 PM

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551342034  
SCOTT PULLEN  
122 ZOLDER ST  
HEMET CA. 92544

551220069  
HEMET CHURCH OF THE NAZARENE  
140 E STETSON AVE NO 145  
HEMET CA 92543

551321008  
NADIM W SARKIES  
NAHED A SARKIES  
1615 WEDGEWOOD DR  
BAKERSFIELD CA 93311

551322012  
VICTOR VALLADARES  
MARTHA VALLADARES  
VICTOR CESAR VILLADARES

1711 WHALEY ST  
OCEANSIDE CA 92054

551220013  
JAIME FLORES FRANCO  
25840 SOBOBA ST  
HEMET CA. 92544

551220018  
MICHAEL ALEXIS APFFEL  
MARGARITA AISPURO APFFEL  
25841 LAKE ST  
HEMET CA. 92544

551220014  
GLENN E CREWL  
25866 SOBOBA ST  
HEMET CA. 92544

551220015  
SANDRA K UHRIG  
25880 SOBOBA ST  
HEMET CA. 92544

551220021  
MOISES RAMIREZ  
GUADALUPE RAMIREZ  
25882 SOBOBA ST  
HEMET CA. 92544

551220066  
AMBER BOUTWELL SOLLAMI  
JAMES SOLLAMI  
25901 GERTRUDE LN  
HEMET CA. 92544

551232023  
KEVIN J COLLMAN  
PAULA M COLLMAN  
25901 SOBOBA ST  
HEMET CA. 92544

551220022  
RICHARD LOPEZ  
DOLORES E LOPEZ  
25906 SOBOBA ST  
HEMET CA 92544

551220023  
RICHARD LOPEZ  
DOLORES E LOPEZ  
25906 SOBOBA ST  
HEMET CA. 92544

551232021  
JAMES C GELLER  
JANICE E GELLER  
25910 CARBOB LN  
HEMET CA. 92544

551220067  
STEVEN M LOUSTAU  
CHERYL L LOUSTAU  
25910 GERTRUDE LN  
HEMET CA. 92544

551232024  
JOSE SANDOVAL  
JESSICA RANDOLPH  
25911 SOBOBA ST  
HEMET CA. 92544

551220065  
MICHAEL GOODRICH  
APRIL GOODRICH  
25925 GERTRUDE LN  
HEMET CA. 92544

551220028  
CHEN I HSIUNG & WOAN RU TRUST  
25935 LAKE ST  
HEMET CA. 92544

551220024  
CHARLIE E DEHART  
25970 SOBOBA ST  
HEMET CA. 92544

551220064  
CHRISTINA MARIE MORRISSEY  
25973 GERTRUDE LN  
HEMET CA. 92544

551232038  
TOM ELLIOTT  
VALERIE ELLIOTT  
27109 HEMET ST  
HEMET CA 92544

551220035  
SANYASI R GANTA  
SWARNALATA GANTA  
27455 KRISHNA CT  
HEMET CA 92544

551530012  
ZIPLINEEXPRESS  
2872 TIGERTALE DR  
LOS ALAMITOS CA 90720

551220012  
ELIGIO GUERREO  
ELVIA GUERRERO  
325 N WEST ST  
ANAHEIM CA 92801

551350022  
FLOBA LTD  
333 S GRAND AVE NO 4070  
LOS ANGELES CA 90071

551530009  
DANIEL M FOURNIER  
PHILIP J FOURNIER  
41183 GRANADA CIR  
HEMET CA 92544

551530010  
RONALD E DOTY  
TAMYRA M DOTY  
41581 FULTON AVE  
HEMET CA 92544

551231012  
SILVIA SARGENT  
42438 BUENOS AIRES DR  
HEMET CA. 92544

551232007  
TERRY C ROWAN  
42439 BUENOS AIRES DR  
HEMET CA. 92544

551232022  
DANIEL P MAYS  
BECKY E MAYS  
42460 BUENOS AIRES DR  
HEMET CA. 92544

551231003  
DANIEL P MAYS  
BECKY E MAYS  
42460 BUENOS AIRES DR  
HEMET CA. 92544

551231002  
VICTOR ULISES GODOY  
42470 BUENOS AIRES DR  
HEMET CA. 92544

551231001  
MICHAEL TED MOORE  
MICHELLE LARSON MOORE  
42480 BUENOS AIRES DR  
HEMET CA. 92544

551220062  
REBECA DE FRAIRE SUNDLING  
42600 ACACIA AVE  
HEMET CA. 92544

551220049  
JOHN D LARA  
MARY KATHRYN LARA  
42660 ACACIA AVE  
HEMET CA. 92544

551220050  
JOSEPHINE LARA  
42700 ACACIA AVE  
HEMET CA. 92544

551220030  
KEVIN DESIRELLO  
DENISE DESIRELLO  
42726 ACACIA AVE  
HEMET CA. 92544

551342032  
JUAN ALEJANDRO IBARRA  
4779 GAINSVILLE AVE  
HEMET CA. 92544

551342033  
KEITH HADDOCK  
4799 GAINSVILLE AVE  
HEMET CA. 92544

551530006  
JEANETTE CASTELLANOS  
4875 MERLYN ST  
HEMET CA. 92544

551530007  
STEVE P GOODEN  
NICOLE G GOODEN  
4885 MERLYN ST  
HEMET CA. 92544

551322013  
SPSSM INV  
4900 SANTA ANITA NO 22  
EL MONTE CA 91721

551321006  
DANIEL EDWARD BURNS  
4913 MERLYN ST  
HEMET CA. 92544

551190014  
KER MEX INC  
4938 CROWN AVE  
LA CANADA CA 91011

551190022  
KER MEX INC  
4938 CROWN AVE  
LA CANADA CA 91011

551321004  
JASON C DAVIS  
CANDACE VALDIZON DAVIS  
4969 MERLYN ST  
HEMET CA. 92544

551322007  
ZACHARIAH C DAVIS  
5016 MERLYN ST  
HEMET CA. 92544

551322008  
SHIRLEY IRENE BIEHLER  
5028 MERLYN ST  
HEMET CA. 92544

551322009  
TIMOTHY JOHN OBRIEN  
5044 MERLYN ST  
HEMET CA. 92544

551321003  
MICHAEL CHRISTIAN  
MCGARGILL GREG H ESTATE OF  
5049 MERLYN ST  
HEMET CA. 92544

551322010  
SHIRLEY C LOZA COLLAS  
5056 MERLYN ST  
HEMET CA. 92544

551322011  
ARTEMIO BELTRAN  
5068 MERLYN ST  
HEMET CA. 92544

551321002  
JOHN PAUL BOTTEL  
5077 MERLYN ST  
HEMET CA. 92544

551321001  
RICHARD BUTLER  
GRACE BUTLER  
5095 MERLYN ST  
HEMET CA. 92544

551321005  
ROBERT M SCALES  
632 PARNEVIK DR  
HEMET CA 92545

551530011  
BARRY WALKER  
CLAUDIA S WALKER  
8182 CAPE HOPE CIR UNIT 20  
HUNTINGTON BEACH CA 92646



551240024  
ARROYO FAIRWAYS NO 2  
9597 CENTRL AVE  
MONTCLAIR CA 91763

551240032  
JEFFERY FRIEMOTH  
TERRI FRIEMOTH  
P O BOX 384  
IDYLLWILD CA 92549

551220059  
LAKE HEMET MUNICIPAL WATER DIST  
P O BOX 5039  
HEMET CA 92544

551530008  
STEWART P MCCUNE  
CALEY L MCCUNE  
P O BOX 876  
BANNING CA 92220

Packer Morley  
775 W 1200 N  
Springville UT 84663

Eastern Municipal Water District  
2270 Trumble Road  
Perris CA 92570

Adkan Engineers  
Bryan Ingersoll  
6879 Airport Drive  
Riverside CA 92504

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12th Street Suite 250  
Oakland, CA 94607

Hemet Church of the Nazarene  
Thomas Taylor  
28465 Old Town Front Street #303  
Temecula CA 92590

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NOTICE OF EXEMPTION

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

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

38686 El Cerrito Road  
Palm Desert, CA 92201

County of Riverside County Clerk

**Project Title/Case No.:** PUP190001

**Project Location:** Southerly of Florida Avenue/State Highway 74, easterly of Soboba Street, westerly of Lake Street

**Project Description:** A request for a Conditional Use Permit for revision to extend the life of the current Conditional Use Permit and approve a new master plan which includes expanding one existing building and one new structure.

**Name of Public Agency Approving Project:** Riverside County Planning Department

**Project Applicant & Address:** American Charter Development Packer Morley 775 W 1200 N Springville UT 84663

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15301)
- Statutory Exemption (15301)
- Other:

**Reasons why project is exempt:** Exempt per Sections 15301, and 15601(b)3 of the state CEQA guidelines. 15301 exempts the operation, permitting and minor alteration of existing private structures. There are no expansions to the existing facility, and per 15061(b)3 it can be found with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

\_\_\_\_\_  
*County Contact Person* *Phone Number*

\_\_\_\_\_  
*Signature* *Title* *Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZCFG No. - County Clerk Posting Fee \$50

**FOR COUNTY CLERK'S USE ONLY**



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION LAND MANAGEMENT AGENCY**  
**PERMIT ASSISTANCE CENTER**

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Receipt Number: RI-R19083845	Amount: \$50.00	7/19/2019	4:20 pm
Payment Method: Check	Notations: 106	Payment Status: Complete	Init: JP

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Permit No(s): CFW190018  
 Parcel Number: 551220069  
 Site Address: 42655 FLORIDA AVE

This Payment: \$50.00

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Permit No	Account Code	Description	Amount
CFW190018	208100-65835-3120100000	0452 - CF&W Trust Record Fees	\$50.00
		<b>Total:</b>	<b>\$50.00</b>

---

Overpayments of less than \$5.00 will not be refunded!

Additional information at [www.rctlma.org](http://www.rctlma.org)

Riverside Permit Assistance Center  
 4080 Lemon St. 9th Floor  
 Riverside, CA 92501

Desert Permit Assistance Center  
 77588 El Duna Ct Suite H  
 Palm Desert, CA 92211




**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**4.7**

**Planning Commission Hearing: August 7, 2019**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	Plot Plan No. 180028	<b>Applicant(s):</b> Majestic Realty Co.
<b>Select Environ. Type</b>	CEQ180105	
<b>Area Plan:</b>	Mead Valley	<b>Representative(s):</b> T&B Planning, Inc.
<b>Zoning Area/District:</b>	North Perris Area	
<b>Supervisory District:</b>	First District	
<b>Project Planner:</b>	Russell Brady	 <hr/> Charissa Leach, P.E. Assistant TLMA Director
<b>Project APN(s):</b>	317-100-010 through 317-100-028, 317-110-020	

**PROJECT DESCRIPTION AND LOCATION**

**PLOT PLAN NO. 180028** is a proposal for the construction and operation of a total of 1,185,400 square foot warehouse/distribution/manufacturing facility ("Project") consisting of 3 buildings on 72.5-acres (gross). The 3 buildings are comprised of a 1,138,800 square foot building (identified as Building 1), a 31,408 square foot building (identified as Building 3), and a 15,192 square foot building (identified as Building 4).

Two regular vehicle driveways to the Project are proposed with one entrance each on Cajalco Expressway and Harvill Avenue, with an emergency only gated driveway on Martin Street. Traffic signals would be installed at the two regular driveways and an additional traffic signal is proposed at the intersection of Cajalco Expressway and Seaton Avenue. With the driveways located on Cajalco and Harvill, no truck traffic is anticipated on Seaton Avenue and signs noting restriction of truck traffic will be posted on Seaton Avenue.

Other than the traffic signals proposed, the Project would provide additional dedication and certain improvements to surrounding roads. An additional 39 feet of right-of-way (to make a required 110' half-width right-of-way) is proposed for the north side of Cajalco Expressway along the Project's frontage with additional paving for a northerly half width of 63 feet to curb as well as sidewalk and landscaping improvements in the parkway. An additional nine feet of right-of-way along the project boundary and additional 26 feet is proposed for a portion of Harvill Avenue to accommodate a new right turn lane to Cajalco Expressway (total of 59 to 76 feet half-width right-of-way). Along the west side of Harvill Avenue on the Project's frontage, the Project will construct an eight foot decomposed granite trail three feet from the adjacent existing sidewalk separated by a PVC fence. No additional road paving is proposed for either Seaton Avenue or Martin Street. However, on the east side of Seaton Avenue an additional dedication of 14 feet is proposed for Seaton Avenue as well as an eight foot wide decomposed granite trail adjacent to the existing sidewalk separated by a PVC fence as shown on the Project exhibits and conditions of approval. The Project proposes new stop signs on Seaton Avenue at the intersection of Alviso Road for a three way stop with crosswalks.

The Project site is currently vacant, but does include an internal street that was previously built. The proposed Project would vacate this street and demolish the street with site preparation and grading of the site. Grading for the site is anticipated to be nearly balanced with an estimated 26 cubic yards of import projected. Blasting may be required for certain areas of the site where hard rock may be present in the southwestern portion of the site. If blasting does occur, these activities would be required to obtain blasting permits from the State, notification to the Sheriff’s Department, and would be required to remain below the thresholds identified by the U.S. Bureau of Mines (USBM) and Office of Surface Mining and Reclamation Enforcement (OSMRE) to ensure noise and vibration impacts from the blasting are minimized. The blasting contractor will inspect any homes within 300 feet of blasting and properties within 600 feet will be notified prior to any blasting activities. The impacts of blasting are analyzed in the Initial Study/Addendum and were determined to be less than significant. The proposed grading of the site would create an area in the western portion of the site that sits lower than current and would be lower than the adjacent Seaton Avenue and residential uses to the west. An approximately 18 foot maximum high retaining wall is proposed along the western boundary that would face internal to the site, specifically the western dock area of Building 1. A detention/bioretenion basin is proposed in the southeast corner of the site that would treat runoff from the site and outlet to existing drainage facilities underneath Cajalco Expressway.

The description as included above and as further detailed in the Initial Study/Addendum constitutes the “Project” as further referenced in this staff report.

The Project site is located northerly of Cajalco Expressway, westerly of Harvill Avenue, southerly of Martin Street, and easterly of Seaton Avenue.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**CONSIDER** an **ADDENDUM** to **ENVIRONMENTAL IMPACT REPORT NO. 466** based on the findings and conclusions incorporated in the Initial Study that the Project will not have a significant effect on the environment and that none of the conditions described in State CEQA Guidelines section 15162 exist; and,

**APPROVE PLOT PLAN NO. 180028**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	341, Majestic Freeway Business Center
Specific Plan Land Use:	Light Industrial with Community Center Overlay
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial (LI)

Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Light Industrial (LI)
East:	Light Industrial (LI), Commercial Retail (CR)
South:	Light Industrial (LI), Commercial Retail (CR)
West:	Rural Community: Very Low Density Residential (RC:VLDR), Commercial Retail (CR)
Existing Zoning Classification:	Industrial Park (I-P), Manufacturing – Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Industrial Park (I-P), Manufacturing – Service Commercial (M-SC)
East:	Manufacturing – Service Commercial (M-SC), Scenic Highway Commercial (C-P-S)
South:	Industrial Park (I-P), Manufacturing – Service Commercial (M-SC), Light Agriculture, one-acre minimum (A-1-1), Rural Residential, one-acre minimum (R-R-1)
West:	Light Agriculture, one-acre minimum (A-1-1), Rural Residential, half-acre minimum (R-R-1/2)
Existing Use:	Vacant land
Surrounding Uses	
North:	Industrial, Vacant land
East:	Vacant land, Commercial
South:	Commercial, Industrial, Single-family residential
West:	Single-family residential, church

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	72.5	N/A
Proposed Building Area (SQFT):	1,185,400	N/A
Floor Area Ratio:	0.37	0.25 minimum, 0.60 maximum for Light Industrial
Building Height (FT):	49	35 feet at setback line with 1 foot additional for every 2 feet additional of setback up to 50 feet
Landscape Area (SQFT):	19.32% (582,833)	15% (420,844)

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Office	36,219	1 per 250	144.9	
Warehouse	1,149,181	1 per 2,000	574.6	
<b>TOTAL:</b>			<b>719.5</b>	<b>736</b>

**Located Within:**

City's Sphere of Influence:	Yes, City of Perris
Community Service Area ("CSA"):	Yes, CSA 89
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes, Low and Moderate
Subsidence Area:	Yes, Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes, March ARB

**PROJECT LOCATION MAP**





Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### Background:

#### Anticipated Uses

The Project proposes the construction of warehouse buildings on a speculative basis with no specific tenant or use intended at this time. These types of buildings can be used for a variety of tenants and uses including, but not limited to distribution centers, e-commerce, and manufacturing. The ultimate tenant will have to comply with the Project conditions of approval and the analysis included within the Initial Study/ Addendum and the previously prepared Environmental Impact Report for the Specific Plan, which may limit certain types of uses due to their scale that might exceed what is currently proposed to be permitted and what was analyzed in the Environmental Impact Report. If any proposed uses exceed what the Project was permitted for and what was analyzed in the Environmental Impact Report, further entitlement permitting and analysis pursuant to CEQA would be required.

#### Project Western Boundary Design

The Project is located near existing residential uses as well as a church along the western boundary of the Project across Seaton Avenue. Building 1 is designed with dock doors on the east and west side of the building with the west side facing Seaton Avenue. Building 1 is closest to Seaton Avenue, and is set back approximately 219 feet from the property line and proposed right-of-way for Seaton Avenue, and approximately 293 feet from the property lines for the properties on the west side of Seaton Avenue. Additionally, the grading proposed by the Project places the loading dock ground level at approximately 30 to 7 feet below the grade level of Seaton Avenue and an 18 foot maximum tall retaining wall is proposed facing the dock area that creates this dock area that is relatively sunk in compared to Seaton Avenue and properties to the west. A 6 foot tall block wall is existing along the Project's western boundary on Seaton Avenue and would remain. Existing trees along the east side of Seaton Avenue will be supplemented with additional trees, including 24" box red ironbark trees spaced approximately 30 feet apart to match the existing trees within the right-of-way and would be backed with additional 24" box and 15 gallon size trees on site. These design elements together assist in limiting the building's visibility from the areas to the west as well as assist in attenuating noise and light impacts to these areas.

*Ground Level View from Seaton Avenue*



*Elevated View from Harvill and Cajalco*

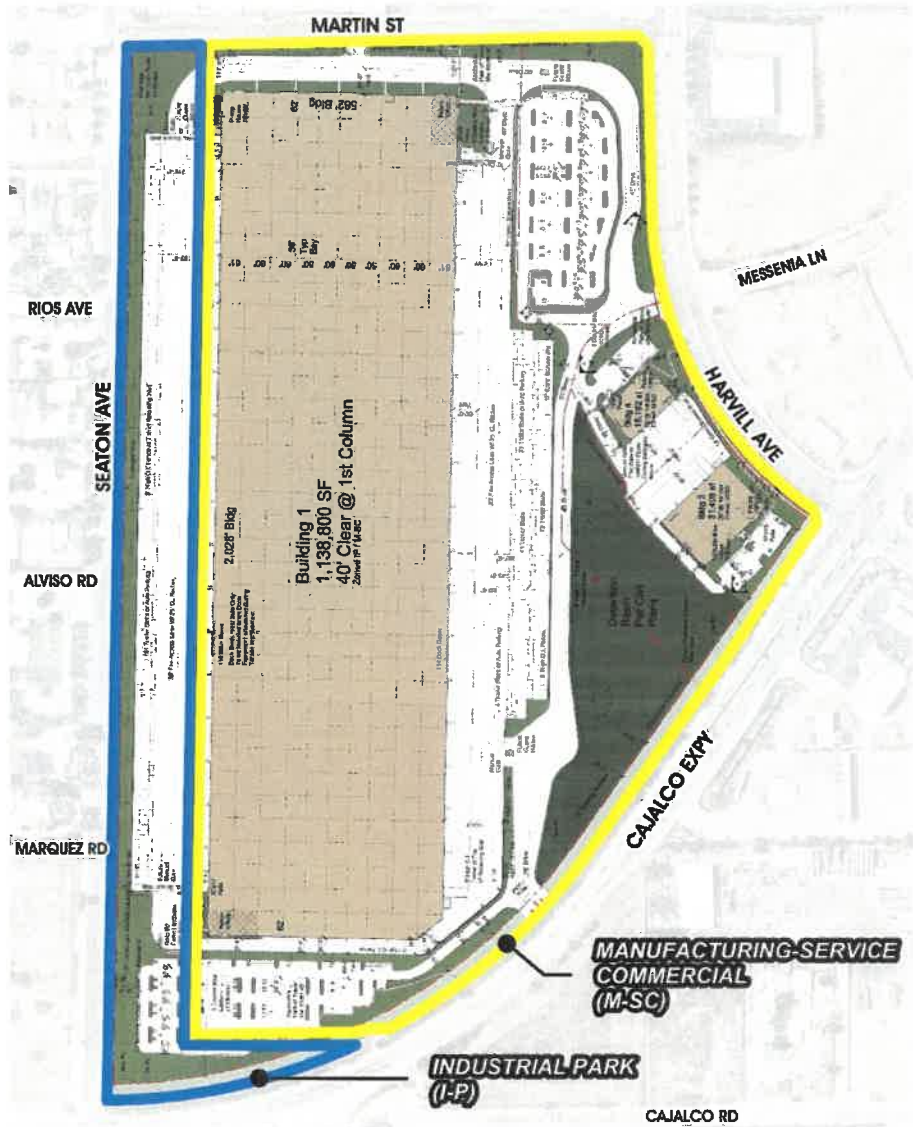


*Elevated View from Harvill and Martin*



Specific Plan Consistency

The Project is located within Planning Area 2 of Specific Plan No. 341 (Majestic Freeway Business Center). Planning Area 2 is designated as Light Industrial with Community Center Overlay. This Specific Plan Land Use designation gives flexibility in the uses allowed to either be industrial or as commercial retail or office uses. This Specific Plan does not have a Specific Plan zoning ordinance related to it and instead the underlying zoning applies as to what specific uses are permitted and development standards apply to the site. The underlying zoning of Manufacturing – Service Commercial (M-SC) and Industrial Park (I-P) allow for a variety of industrial uses with approval of a Plot Plan that would be expected to occupy the proposed buildings. These include, but are not limited to, warehousing and distribution; fabrication of wood buildings and structures; manufacture of furniture; vehicles, aircraft, boats, and parts manufacture; draying, freighting, and trucking operations; and offices. The Specific Plan does have certain additional development standards that are applicable to the site. The Specific Plan and EIR prepared for it had assumed up to 1,660,500 square feet of light industrial and warehouse/distribution land uses would be built in the Planning Area. The Project proposes a reduced amount of total area of warehouse/distribution uses so is consistent with the buildout assumptions of the Specific Plan Planning Area and generally with the EIR. Analysis of the Project’s consistency with the EIR is presented in the below section Environmental Review/Environmental Findings and in detail in the attached Initial Study/Addendum. A complete analysis of the Project’s consistency with the applicable policies of the Specific Plan is included as an appendix to the Initial Study/Addendum.



Airport Land Use Commission

The Project is located within the Airport Influence Area of the March Air Reserve Base, specifically located within Compatibility Zone C2. This Project was reviewed by the Riverside County Airport Land Use Commission (ALUC) on January 10, 2019. The ALUC determined the Project consistent subject to recommended conditions of approval that are included in the recommended conditions of approval on the Project.

Plot Plan No. 180028 was submitted to the County of Riverside on October 29, 2018.

**ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

State CEQA Guidelines Section 15162 provides that an addendum to an adopted Environmental Impact Report may be prepared if only minor technical changes or additions are necessary or if none of the conditions described below have occurred:

1. *Substantial changes are proposed that would require major revisions to the EIR or negative declaration.*

The proposed Project represents an implementation of Specific Plan No. 341 (Majestic Freeway Business Center), specifically Planning Area 2 of the Specific Plan and is consistent with the permitted uses and development standards of Planning Area 2. The type and amount of development is reduced from what was anticipated for Planning Area 2 as is detailed in the Initial Study/Addendum and supporting technical reports; therefore the amount of impacts primarily from traffic and related impacts to air quality and noise would be reduced from what was analyzed in EIR No. 466 that was prepared for the Specific Plan. Therefore, no substantial changes are proposed that would require major revisions to the EIR.

2. *Substantial changes would occur requiring major revision 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.*

As demonstrated in the accompanying Initial Study/Addendum and supporting technical reports, the proposed Project would not require major revisions to the previously-certified EIR No. 466 because the Project would not result in any new significant impacts to the physical environment, nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the EIR No. 466. In summary, the proposed Project consists of an implementing Project for Planning Area 2 of Specific Plan No. 341 (Majestic Freeway Business Center), including 1,138,800 square feet (analyzed as 1,195,740 square feet in the Initial Study/Addendum) of high-cube fulfillment center warehouse uses and 48,930 of warehouse uses. EIR No. 466 evaluated development of Planning Area 2 with industrial land uses with a Community Center overlay, with a shopping center having the highest traffic generation among all of the permitted uses. The uses proposed as part of the Project would result in a substantial decrease in the amount of traffic generated from the site as compared to what was evaluated as the maximum impact scenario in EIR No. 466. There are no components of the Project that would result in increased physical environmental effects beyond what was previously evaluated and disclosed as part of EIR No. 466. Accordingly, there would be no new environmental effects or a substantial increase in the severity of previously-identified significant effects as a result of the proposed Project. Thus, the proposed Project would not require major revisions to the previously-certified EIR No. 466.

EIR No. 466 concluded that implementation of the overall Majestic Freeway Business Center Specific Plan would result in significant and unavoidable impacts to air quality (due to due to emissions of VOCs and NO<sub>x</sub> during construction and emissions of VOCs, NO<sub>x</sub>, CO, and PM<sub>10</sub> during long-term operation) and traffic-generated noise. As demonstrated in the accompanying Initial Study/Addendum and supporting technical reports, there are no components of the proposed P r o j e c t that would result in new or increased impacts to air quality or due to traffic-related noise. As such, the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of impacts identified in EIR No. 466 under the issue areas of air quality or noise.

Subsequent to the certification of EIR No. 466, no substantial changes in the circumstances under which the Project would be undertaken have occurred. Consistent with the conditions that existed at the time EIR No. 466 was certified, the Project site comprises a parcel of land that was

previously graded and on which roadway improvements have already been made. Land uses surrounding the site include rural residential, homebased business enterprises, and a church that provides religious and educational services to the west, a mixture of residential and industrial uses to the south, and existing and future industrial development to the north and east. The Project would result in a substantial reduction in the amount of traffic generated by uses on the Project site as compared to what was evaluated for the site by EIR No. 466 as is further shown in the Initial Study/Addendum and supporting technical reports; thus, it can be concluded that the Project's impacts to transportation facilities (including local roads and freeways) would be reduced in comparison to the Project evaluated by EIR No. 466. As demonstrated in the accompanying Initial Study/Addendum supporting technical reports, no substantial changes have occurred in the surrounding area that would result in new or more severe impacts to the environment as compared to what was evaluated and disclosed in EIR No. 466.

3. *New information of substantial importance, which was not known and could not have been known at the time the previous EIR was certified as complete or the negative declaration was adopted, which results in any of 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;*
  - c) *Mitigation measures or alternatives previously found not to be feasible would become feasible and would substantially reduce one or more of the significant effects of the Project but the Project proponents decline to adopt the mitigation measure or alternative; or,*
  - d) *Mitigation measures or alternatives that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, but the Project proponent declines to adopt the mitigation measure or alternative.*

Subsequent to the certification of EIR No. 466, no new information of substantial importance has become available which was not known and could not have been known at the time the EIR No. 466 was prepared. Changes in law have occurred since certification of EIR No. 466 that have resulted in more environmentally-protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, etc.) to which the Project would be required to comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by EIR No. 466.

The proposed Project would not result in any new or substantially more severe significant environmental impacts beyond those disclosed in EIR No. 466.

Subsequent to the certification of EIR No. 466, no new mitigation measures or alternatives have been identified that were infeasible at the time EIR No. 466 was certified and that would substantially reduce impacts to air quality or traffic-related noise, which were identified as significant and unavoidable by EIR No. 466.

Subsequent to the certification of EIR No. 466, no new mitigation measures or alternatives that are considerably different from those analyzed in EIR No. 466 have been identified to reduce the significant unavoidable impacts to air quality or due to traffic-related noise.

The Initial Study/Addendum prepared for this Project analyzed if any of the conditions listed above would occur in light of the proposed Project. No new significant impacts would occur as a result of the proposed Project that were not previously addressed in the EIR. No new impacts would result in terms of substantial environmental damage, serious public health problems, or substantial and avoidable injury to fish or wildlife of their habitats.

**Solar Energy:**

Riverside County Climate Action Plan, as revised in 2018, includes Measure R2-E10 which requires renewable energy generation by projects of a certain size. This measure requires the production of 20% of the energy demand for commercial, office, industrial or manufacturing uses totaling more than 100,000 square feet. This measure has been applied to this Project based on feasibility analysis provided and will be further implemented by the conditions of approval once a specific tenant is identified and more specific energy demand calculations can be calculated based on that specific tenant to determine the amount of renewable energy generation that is necessary. This is anticipated to be accommodated via rooftop mounted solar panels.

**FINDINGS AND CONCLUSIONS**

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

**Land Use Findings:**

1. The Project site currently has a Land Use Designation of Community Development: Light Industrial (CD:LI) in the Riverside County General Plan and as Light Industrial with Community Center Overlay within the Majestic Freeway Business Center Specific Plan (Specific Plan No. 341). The Project is consistent with the Community Development: Light Industrial (CD:LI) land use designation and Light Industrial with Community Center Overlay land use designation of the Majestic Freeway Business Center Specific Plan (Specific Plan No. 341) and other aspects of the General Plan and Specific Plan since the Project proposes uses such as warehouse, distribution, and manufacturing uses that are described as anticipated uses within the Light Industrial land use designation in the General Plan and the Light Industrial with Community Center Overlay land use designation of the Specific Plan.
2. The Project site currently has two Zoning Classifications of Industrial Park (I-P) and Manufacturing – Service Commercial (M-SC). Both of these zones specifically allow for warehouse, distribution, and manufacturing uses as well as a various other industrial uses as previously noted in the background section.
3. The Project, with proposed uses including warehouse, distribution, and manufacturing, is consistent with Ordinance No. 348 (Land Use) and is permitted within both the Industrial Park (I-P) and Manufacturing – Service Commercial (M-SC) Zoning Classifications, subject to Plot Plan approval. Specific findings relating to the proposed uses, including findings relating to the applicable development standards, are in the following separate sections below.

**Entitlement Findings:**

**Plot Plan**

The following findings are required to approve the Plot Plan, pursuant to the provisions of Ordinance No. 348:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The Project site is designated as Light Industrial in the Riverside County General Plan and as Light Industrial with Community Center Overlay within Specific Plan No. 341 (Majestic Freeway Business Center). The Plot Plan proposes the construction of 3 buildings designed to be used for warehouse, distribution, and/or manufacturing purposes. These general uses are consistent with the Light Industrial land use designation of the General Plan as well as the Light Industrial with Community Center Overlay designation of the Specific Plan since these uses are specifically listed as anticipated uses for each of these designations in the General Plan and Specific Plan.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. As detailed in the Project's Initial Study and Addendum and the Environmental Impact Report previously prepared for the Specific Plan, all impacts have been reduced to the minimum amount feasible. EIR No. 466 prepared for Specific Plan No. 341 determined that potentially significant and unavoidable impacts to air quality and traffic-generated noise are anticipated. These impacts were analyzed and feasible mitigation incorporated in the EIR and through this project to reduce these impacts to the maximum amount feasible. The Project also prepared a Health Risk Assessment which determined that impacts from the Project's emissions on the surrounding residents would be within typical acceptable levels and would be less than significant. Conditions of approval incorporated for the Plot Plan will further ensure that public health, safety and general welfare are protected.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as areas to the north, east, and south of the Project site have been developed with, approved for, or designated for similar uses as the proposed Project for industrial and warehouse type uses. Areas to the west of the proposed Project that are developed with or designated for residential uses have been considered in the design of the Project. The Project incorporates visual buffering from the surrounding residential community through separation of buildings, distance of docks away from residential areas, reduced grade level of the docks from the residential area, and visual screening via walls and landscaping where appropriate. Additionally, the proposed Project would not inhibit development of surrounding areas.
4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project will provide the necessary additional dedication and improvements on Cajalco Expressway, additional dedication and improvements (right turn lane pocket) for Harvill Avenue, and additional dedication on Seaton Avenue. The Project improvements will also include a trail on the east side of Seaton Avenue and on the west side of Harvill Avenue on the Project's frontage on those streets in addition to the existing sidewalks on each of those streets. The project will install three new traffic signals at the



driveway entrances on Cajalco Expressway and Harvill Avenue as well as at the intersection of Cajalco Expressway and Seaton Avenue. The Project has been designed to accommodate, treat, and outlet the existing drainage pattern on the Project site.

5. The proposed uses are consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Industrial Park (I-P) and Manufacturing – Service Commercial (M-SC) zones as detailed in the following Development Standards Findings section. The Plot Plan proposes 3 industrial buildings with uses anticipated to include warehouse, distribution, and manufacturing. Both the Industrial Park (I-P) and Manufacturing – Service Commercial (M-SC) zones allow specifically for warehouse, distribution, and manufacturing as well as for other various industrial uses with the approval of a plot plan.
6. All plot plans which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. No subdivision of the site is proposed at this time to divide the property or a parcel merger to sell individual buildings, but if a subdivision or parcel merger is proposed to do so it shall be required to be consistent with Ordinance No. 460.

**Development Standards Findings:**

1. The proposed use is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Manufacturing – Service Commercial (M-SC) and Industrial Park (I-P) zones as detailed below. Although there are two different zones that the Project is located within, the development standards of the Industrial Park (I-P) zone are more restrictive than the Manufacturing – Service Commercial (M-SC) zone, so the Industrial Park (I-P) standards have been complied with across the entire Project. However, the proposed buildings are located within the M-SC zone entirely, so the standards of the M-SC zone are what are primarily applicable to the Project, although as noted the project does meet the standards of the I-P zone as well. The standards noted below are from the M-SC zone.
  - a. *The minimum lot size shall be 10,000 square feet with a minimum average lot width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development.* No subdivision is proposed at this time that would create parcels smaller than what currently exists. There are multiple parcels that currently exist though on the Project site that are anticipated to be merged into one parcel or into three parcels, one parcel for each building, potentially. The individual buildings' size alone would exceed the minimum 10,000 square foot requirement, so any future merger of parcels would comply with this standard and would also be verified at that time the merger would be proposed.
  - b. *Setbacks.*
    - i. *Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line.* The Project provides a minimum 219 foot and 105 foot setback from the site's proposed parcel line/right-of-way across from residential zoned properties located on the other side of Seaton Avenue and Cajalco Expressway, respectively.

- ii. *Where the front, side, or rear yard adjoins a lot with zoning classification other than those specified in the prior section, there is no minimum setback.* This condition exists on the east and north sides of the property, which have setbacks of 31 feet and 111 feet, respectively.
  - iii. *Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line.* The Project site is bordered by streets on four sides. The Project proposes minimum setbacks of 219, 105, 31, and 111 feet for these four sides on Seaton Avenue, Cajalco Expressway, Harvill Avenue, and Martin Street, respectively.
  - iv. *Within the exception of those portions of the setback area for which landscaping is required by Subsection E. below, the setback area may only be used for driveways, automobile parking, or landscaping. A setback area which adjoins a street separating it from a lot with a zoning classification other than those zones specified in paragraph (1) above, may also be used for loading docks.* No other uses or improvements are proposed within the designated setback areas other than driveways, parking, and landscaping. While loading docks are proposed on the western side of the building that faces a street that separates the site from residentially zoned parcels, the loading areas are not located within the 25 foot setback area.
- c. *Height Requirements. The height of structures, including buildings, shall be as follows:*
- i. *Structures shall not exceed 40 feet at the yard setback line.* As noted previously in the setbacks, the buildings are not located at the yard setback line, so this 40 foot height limitation is not applicable to the buildings proposed.
  - ii. *Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34 of Ordinance No. 348.* The maximum height proposed for all three buildings is 49 feet, which meets the 50 foot requirement.
  - iii. *Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34 of Ordinance No. 348.* No other structures are proposed by the project for this to apply to.
  - iv. *Broadcasting antennas shall not exceed 50 feet unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348.* No broadcasting antennas are proposed for this to apply to.
- d. *Masonry Wall. Prior to occupancy of any industrial use permitted in the M-SC zone, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body.* As noted previously in the setbacks section, the project site is bounded by roads on all sides, so there are no other parcels that adjoin the subject site for this to be applicable to. Additionally, there is an existing 5.5 to 6 foot

wall along the east side of Seaton Avenue, which on the west side of Seaton Avenue there are some parcels that have residential zoning.

e. *Landscaping.*

- i. *A minimum of ten percent of the site shall be landscaped and irrigated. The Project proposes 19% landscape coverage and the conceptual landscape plans note planned irrigation methods, which would be proposed specifically with final landscape plans that would be required prior to issuance of building permits*
- ii. *A minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscape strip shall not include landscaping located within the street right-of-way. Minimum landscape areas of 32 feet, 20 feet, 31 feet, and 27 feet are provided on-site (outside of the right-of-way) along the frontages of Seaton Avenue, Cajalco Expressway, Harvill Avenue, and Martin Street, respectively.*
- iii. *A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing. As noted previously, minimum landscape areas of 32 feet and 20 feet are provided on-site (outside of the right-of-way) along the frontages of Seaton Avenue and Cajalco Expressway, respectively, which have residential zones located in certain areas on the opposite sides.*

- f. *Parking Areas. Parking areas shall be provided as required by Section 18.12 of Ordinance No. 348. Based on the conceptual floor plans provided and the division between office, mezzanine, and warehouse uses, each of the buildings for the proposed Project individually provide adequate parking consistent with Section 18.12 of Ordinance No. 348. Building 1 proposes 28,470 square feet of office area and the remaining 1,110,330 square feet as warehouse area. At 1 space per 250 square feet, as required by Ordinance No. 348, the office area requires 113.88 spaces. At 1 space per 2,000 square feet, as required by Ordinance No. 348, the warehouse area requires 555.17 spaces. A total of 669 spaces is required. Building 1 proposes 669 parking spaces to meet the minimum required number of spaces, 188 of which are located in areas that are noted as trailer parking spaces but by default would be used as typical vehicle parking if the building is utilized as shown with this maximum amount of office area. The area may instead be used as trailer parking if a corresponding reduced amount of office area is built or individual tenants provide an analysis of parking needs that justifies a reduction in parking required in accordance with Ordinance No. 348 Section 18.12.h. Building 3 proposes 4,711 square feet of office area and the remaining 26,697 square feet as warehouse area. At 1 space per 250 square feet, as required by Ordinance No. 348, the office area requires 18.84 spaces. At 1 space per 2,000 square feet, as required by Ordinance No. 348, the warehouse area requires 13.35 spaces. A total of 33 spaces is required. Building 3 proposes 37 parking spaces to meet the minimum required number of spaces. Building 4 proposes 3,038 square feet of office area and the remaining 12,154 square feet as warehouse area. At 1 space per 250 square feet, as required by Ordinance No. 348, the office area requires 12.15 spaces. At 1 space per 2,000 square feet, as required by Ordinance No. 348,*

the warehouse area requires 6.08 spaces. A total of 19 spaces is required. Building 4 proposes 30 parking spaces to meet the minimum required number of spaces. If future tenants propose tenant improvements through the building permit process that increase the amount of office or other area that requires more parking, such parking shall be provided on the Project site as appropriate and necessary consistent with Section 18.12 of Ordinance No. 348 and may be subject to further review pursuant to Section 18.43 of Ordinance No. 348. Additionally, electrical vehicle parking is noted on the site plan for 19 spaces, which meets the minimum requirement of Section 18.12 for 19 spaces

- g. *Trash Collection Areas.* Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. Loading areas for Building 1 Trash and other service areas are proposed within the loading areas for each of the buildings. These loading areas are located on the west and east side of the buildings, which does face Seaton Avenue and residential properties located to the west. The design of the Project places the ground level of the loading docks between 30 feet to 7 feet below the grade level of Seaton Avenue. This placement below the street level and nearby residential along with the block wall and landscaping will limit the visibility of the buildings and assist in attenuating noise. Loading areas for Buildings 3 and 4 face each other and internal to the site and would be shielded by a 12 foot wall along Harvill Avenue.
- h. *Outside Storage and Service Areas.* Outside storage shall be screened with structures or landscaping. No outside storage or service areas are proposed with the Project. If future tenants desire to incorporate outside storage or service areas it will be required to be adequately screened consistent with the M-SC development standards.
- i. *Utilities.* Utilities shall be installed underground except electrical lines rated at 33kV or greater. The Project is conditioned to underground any new utilities, excluding electrical lines rated higher than 33 kV.
- j. *Mechanical Equipment.* Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof mounted accessory equipment may be required to be screened from view. No specific use is proposed at this time and therefore no specific equipment is proposed. However, any future tenants would be required to comply with the development standards of the M-SC zone and would be subject to this requirement to have any manufacturing equipment enclosed in a building. The Project is conditioned to provide complete screening of roof mounted mechanical equipment from ground view. The building design with parapet is anticipated to provide the necessary screening. If roof mounted equipment exceeds the parapet height, it may be necessary to screen the equipment immediately around the equipment to not require an increase in the height to the parapet.
- k. *Lighting.* All lighting, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. The Project is conditioned to comply with Ordinance No. 915 which similarly requires direction of lighting downward and away from adjoin properties.
- l. Per Specific Plan No. 341, Section D.1.f, "For buildings where truck loading faces the public street, truck loading shall be screened from the public street via 8' tall screening. Screening

may be accomplished using ornamental iron fencing with landscaping in front of the fencing (i.e. a “living fence”) or via concrete screen walls.” There is an existing approximately 5.5 to 6 foot tall wall along Seaton Avenue. The project is proposing additional landscaping within the parkway for Seaton Avenue primarily in the form of additional trees that would provide additional visual screening to supplement the existing wall, which meets the requirements of the Specific Plan which allow for a combination of screening that includes landscaping. Additionally, due to the building pad and dock doors being located below the grade level of the street and areas to the west, less vertical screening is necessary compared to if the building pad and dock doors were at the same level. A rendering of the view from Seaton Avenue and the screening proposed is included previously in this staff report.

**Other Findings:**

1. This Project is not located within a Criteria Cell of the MSHCP. Accordingly, this Project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.
2. This Project is within the City Sphere of Influence of Perris. No memorandum of understanding exists with the City of Perris regarding development applications and consistency of General Plans and zoning. Regardless, the Project was initially transmitted to the City of Perris on November 7, 2018 and no comment was received.
3. Pursuant to the requirements of AB 52, tribal consultation was not required for the Project since an Addendum is being considered for this project and a new Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report is not required for this project as is detailed in the previous Environmental Findings in this staff report and in the Initial Study/Addendum. The Project is not subject to tribal consultation pursuant to SB 18 requirements since the project does not include an Amendment to the Specific Plan or General Plan.
4. The Project site is located within the Fee Assessment Area for the Stephen’s Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen’s Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
5. The Project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The Project will be required to comply with lighting standards of Ordinance No. 655 for Zone B.

**Fire Findings:**

1. The Project is not located within a CAL FIRE state responsibility area or any fire hazard severity zone.
2. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the Project site. Staff has had discussions with Debbie Walsh on the details of this project and has verbally expressed concerns on the project. The Initial Study/Addendum and certain Project technical reports and plans have been provided upon request. As of the writing of this report, Planning Staff has not received any written communication or phone calls who indicated support/opposition to the proposed Project.

This Project was presented before the Mead Valley Municipal Advisory Committee in November 2018, January 2019, and March 2019. Additional meetings were held at the Mead Valley Senior Center in January 2019, March 2019, and May 2019 and at the Charles Meigs Community Center in March 2019. Further outreach to residents were held in separate meetings, calls, and canvassing efforts. See attached summary of these efforts.

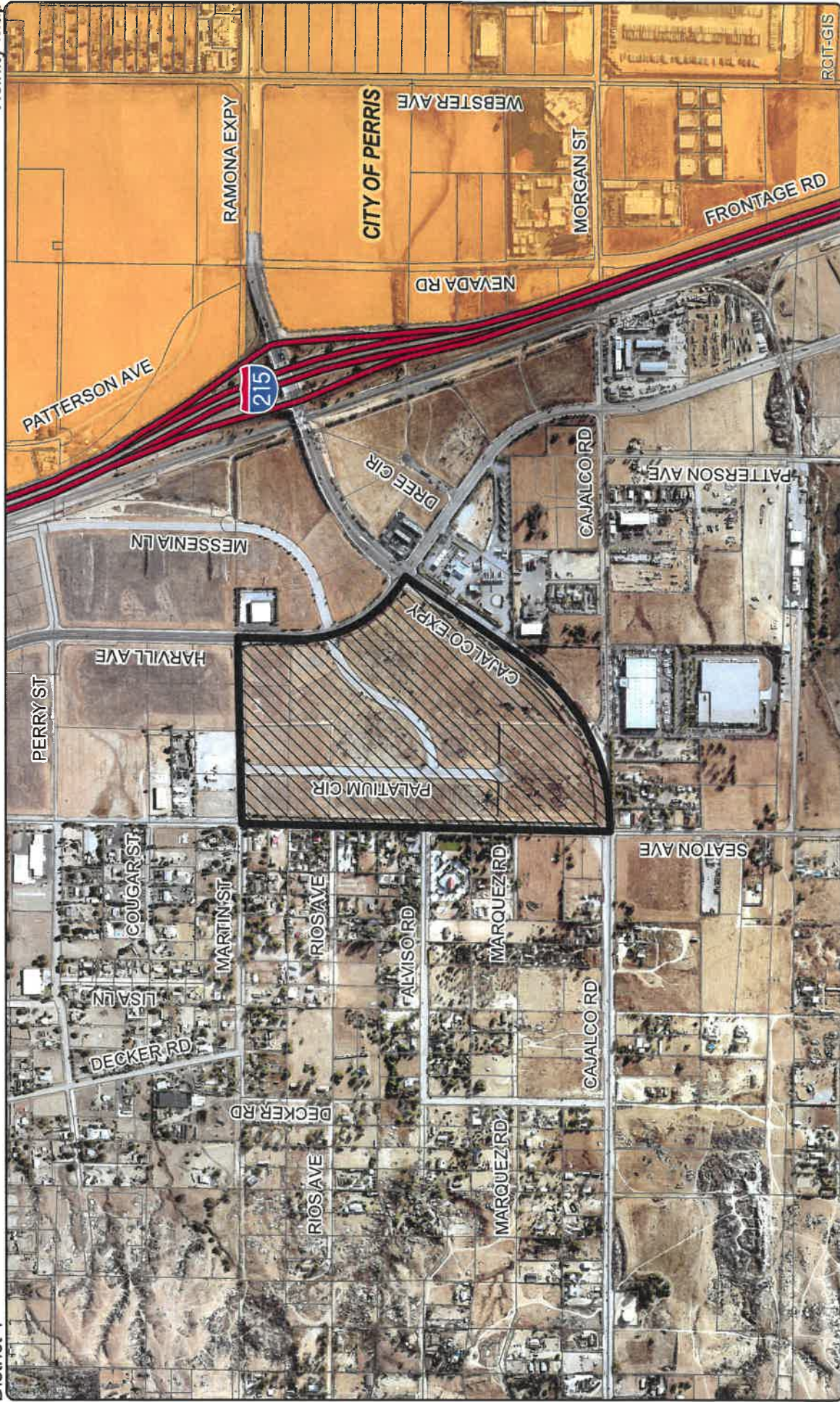
**APPEAL INFORMATION**

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

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PPT180028**  
**VICINITY/POLICY AREAS**

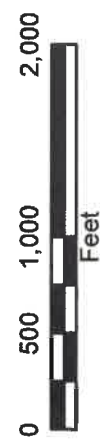
Supervisor: Jeffries  
 District 1

Date Drawn: 06/21/2019  
 Vicinity Map



Zoning Area: North Perris

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. The new designations are effective January 1, 2010. For more information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)855-9277 (Eastern County) or Website: <http://planning.rivco.net>

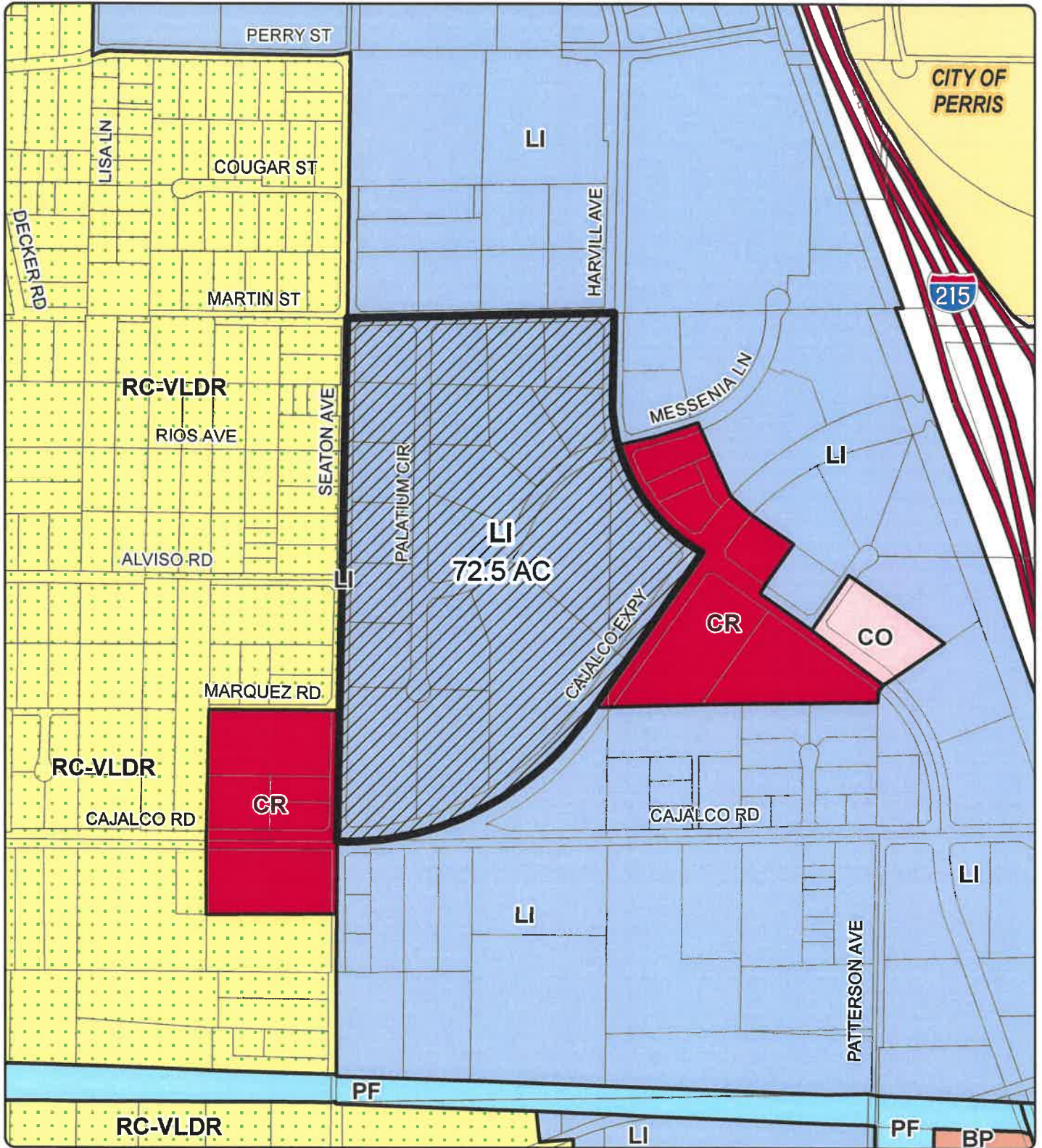
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PPT180028

### EXISTING GENERAL PLAN

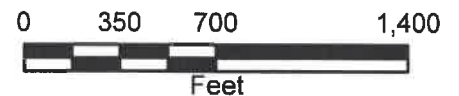
Supervisor: Jeffries  
District 1

Date Drawn: 06/21/2019  
Exhibit 5



Zoning Area: North Perris

Author: Vinnie Nguyen



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



RIVERSIDE COUNTY PLANNING DEPARTMENT

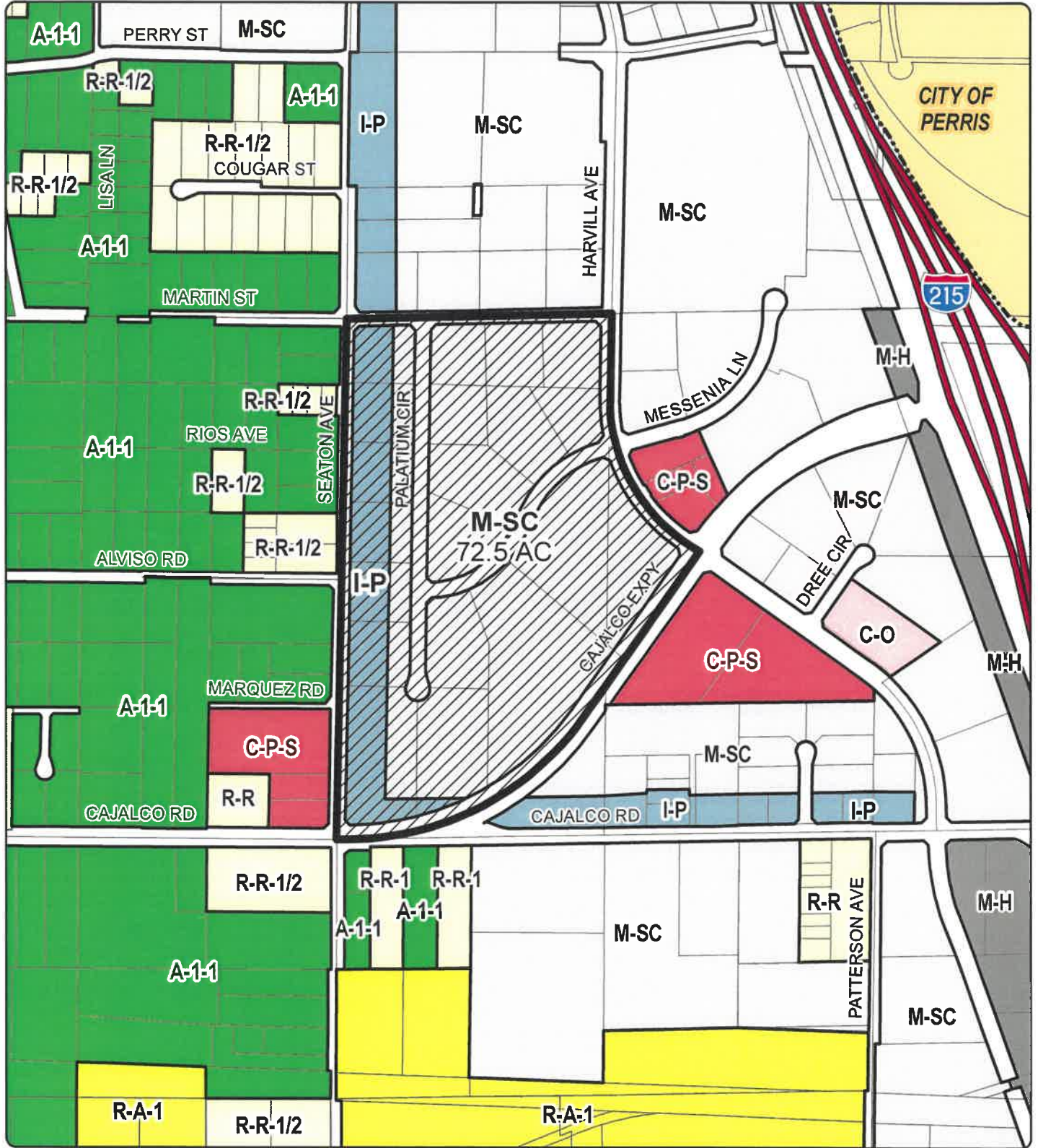
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EXISTING ZONING

Supervisor: Jeffries  
District 1

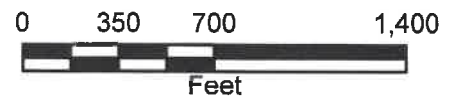
Date Drawn: 06/21/2019

Exhibit 2



Zoning Area: North Perris

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT180028

LAND USE

Supervisor: Jeffries

District 1

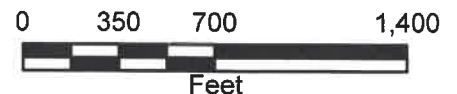
Date Drawn: 06/21/2019

Exhibit 1



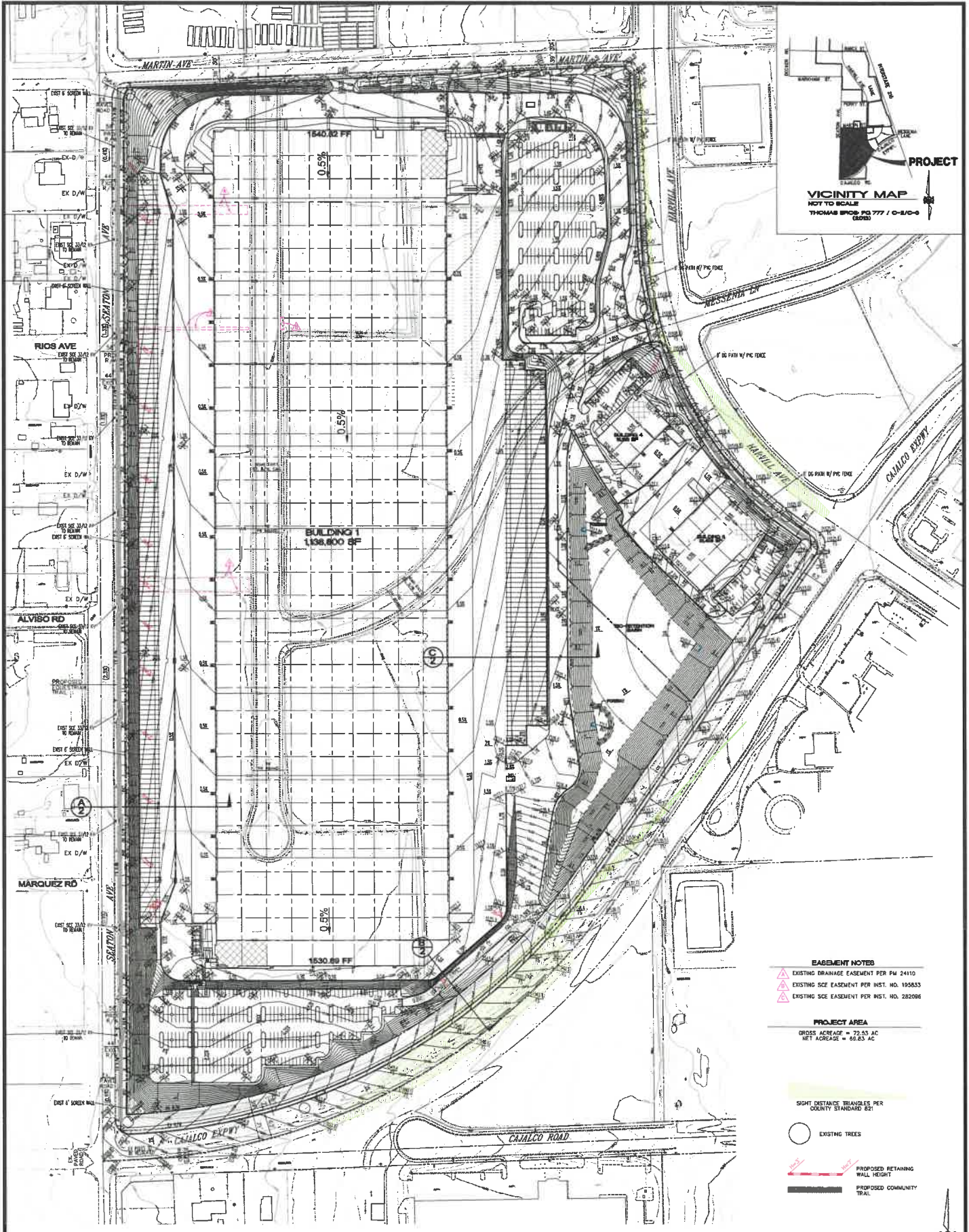
Zoning Area: North Perris

Author: Vinnie Nguyen



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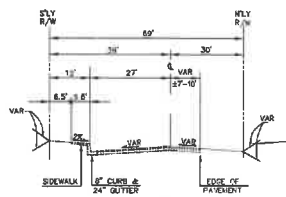


- EASEMENT NOTES**
- ▲ EXISTING DRAINAGE EASEMENT PER PM 24110
  - ▲ EXISTING SCE EASEMENT PER INST. NO. 103853
  - ▲ EXISTING SCE EASEMENT PER INST. NO. 282086
- PROJECT AREA**
- GRDS ACREAGE = 72.53 AC
  - NET ACREAGE = 66.83 AC
- SIGHT DISTANCE TRIANGLES PER COUNTY STANDARD E21**
- EXISTING TREES
  - PROPOSED RETAINING WALL HEIGHT
  - PROPOSED COMMUNITY TRAIL

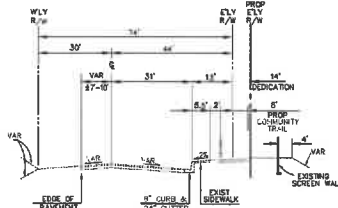
NOTE: SITE IS NOT SUBJECT TO LIQUIFACTION OR ANY OTHER GEOLGIC HAZARDS, IS NOT IN A SPECIAL STUDIES ZONE, AND IS NOT SUBJECT TO FLOOD HAZARDATION.

PLOT PLAN CASE NUMBER - PPT 190028  
CEQA CASE NUMBER - CEQ 180105  
GEOLOGY CASE NUMBER - GEO 190042

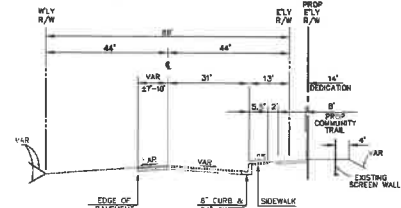
<p><b>LEGAL DESCRIPTION</b> PARCELS 1-18 INCLUSIVE OF PARCEL MAP NO. 24110 AS RECORDED IN BK 165, PGS 71 THRU 18 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CA.</p>	<p><b>TOPOGRAPHY DATE: 9-7-05</b></p>		<p><b>AGGREGATE PARCEL NUMBERS</b> 317-100-10 THRU 25</p>		<p><b>CONCEPT GRADING PLAN</b> MFBC-BUILDINGS 1, 3 &amp; 4</p>
	<p><b>PREPARED FOR:</b> COMMERCIAL CONSTRUCTION CO. LP 1001 JEFFERSON VALLEY RD. RIVERSIDE, CALIFORNIA 92504-3467 TEL: (951) 509-0922 WWW.CCCLP.COM</p>	<p><b>PREPARED BY:</b> P.M.L.A. ENGINEERING, INC. 4750 RIVERS BLVD., 2ND FLOOR RIVERSIDE, CALIF. 92504 951-779-8842 / 0760-8741 FAX</p>	<p><b>DATE:</b></p>	<p><b>BY:</b></p>	
<p>Map 10 2019</p>		<p>WC 100-60</p>	<p>SD</p>	<p>1st Release</p>	<p>BK 1 of 4</p>



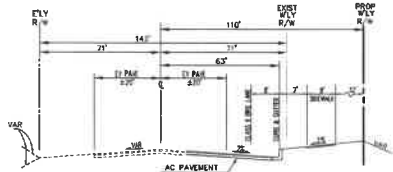
**EXISTING MARTIN STREET**  
TYPICAL SECTION  
(LOOKING WEST)  
DESIGN SPEED = 40



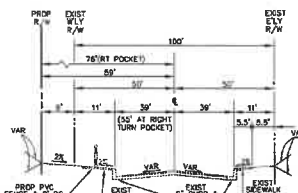
**EXISTING SEATON AVENUE**  
NORTH OF ALVISO ROAD  
TYPICAL SECTION  
(LOOKING NORTH)  
DESIGN SPEED = 50



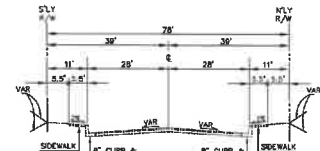
**EXISTING SEATON AVENUE**  
SOUTH OF ALVISO ROAD  
TYPICAL SECTION  
(LOOKING NORTH)  
DESIGN SPEED = 50



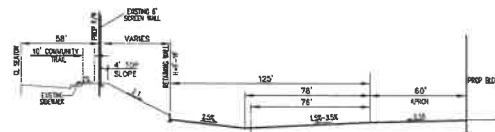
**PROPOSED CAJALCO EXPRESSWAY**  
TYPICAL SECTION  
(LOOKING WEST)  
DESIGN SPEED = 65



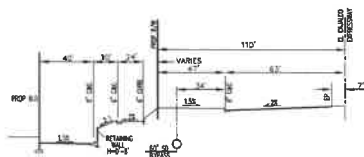
**EXISTING HARVILL AVENUE**  
NORTH OF CAJALCO EXPWY  
TYPICAL SECTION  
(LOOKING NORTH)  
DESIGN SPEED = 55



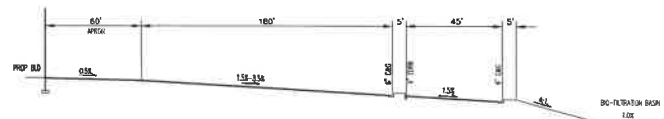
**EXISTING MESSENA LANE**  
WEST OF HARVILL AVE  
TYPICAL SECTION  
(LOOKING WEST)  
DESIGN SPEED = 40



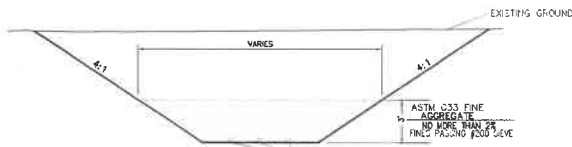
**SECTION A**  
NTS



**SECTION B**  
NTS



**SECTION C**  
NTS



**PROPOSED BIORETENTION BASIN DETAIL**  
NOT TO SCALE

CAJALCO EXPRESSWAY IMPROVEMENT QUANTITIES	
DESCRIPTION	QUANTITY
CONC DRIVEWAY APPROACH	897 SF
8" CURB & GUTTER	2,367 LF
AC PAVEMENT	18,918 SF
3.5" F.A. H.D. PAVEMENT	11,230 SF
STREET LIGHTS	11 EA
MANHOLES/RAMP	1 EA

SEATON AVENUE IMPROVEMENT QUANTITIES	
DESCRIPTION	QUANTITY
8" CURB & GUTTER	C LF
DRIVEWAY APPROACH	D SF
3.5" F.A. H.D. PAVEMENT	C SF
SIDEWALK	C SF
STREET LIGHTS	10 EA

MARTH AVENUE IMPROVEMENT QUANTITIES	
DESCRIPTION	QUANTITY
8" CURB & GUTTER	125 LF
CONC DRIVEWAY APPROACH	1,115 SF
3.5" F.A. H.D. PAVEMENT	D SF
SIDEWALK	745 SF
STREET LIGHTS	2 EA

HARVILL AVENUE IMPROVEMENT QUANTITIES	
DESCRIPTION	QUANTITY
CONC DRIVEWAY APPROACH	2,631 SF
8" CURB & GUTTER	358 LF
3.5" F.A. H.D. PAVEMENT	3,933 SF
SIDEWALK	2,541 SF
STREET LIGHTS	1 EA

OVERALL DEMOLITION QUANTITIES	
DESCRIPTION	QUANTITY
CURB & GUTTER	9,422 LF
AC PAVEMENT	207,138 SF
SIDEWALK	80,888 SF
24" STORM DRAIN	1,377 LF
48" STORM DRAIN	206 LF
36" STORM DRAIN	29 LF
18" STORM DRAIN	17 LF
B' SEWER	3,027 LF
12" WATER	3,032 LF
FIRE HYDRANT	B EA
STREET LIGHT	D EA

OVERALL SITEWORK QUANTITIES	
DESCRIPTION	QUANTITY
CURB	10,391 LF
CURB & GUTTER	8,741 LF
4" F.A. H.D. PAVEMENT	420,848 SF
3" F.A. H.D. PAVEMENT	245,515 SF
RETAINING WALLS	15,145 SF LF
1W x 1D INTERCEPTOR DITCH	2,281 LF
3" WORK TRENCH GUTTER	1,658 LF

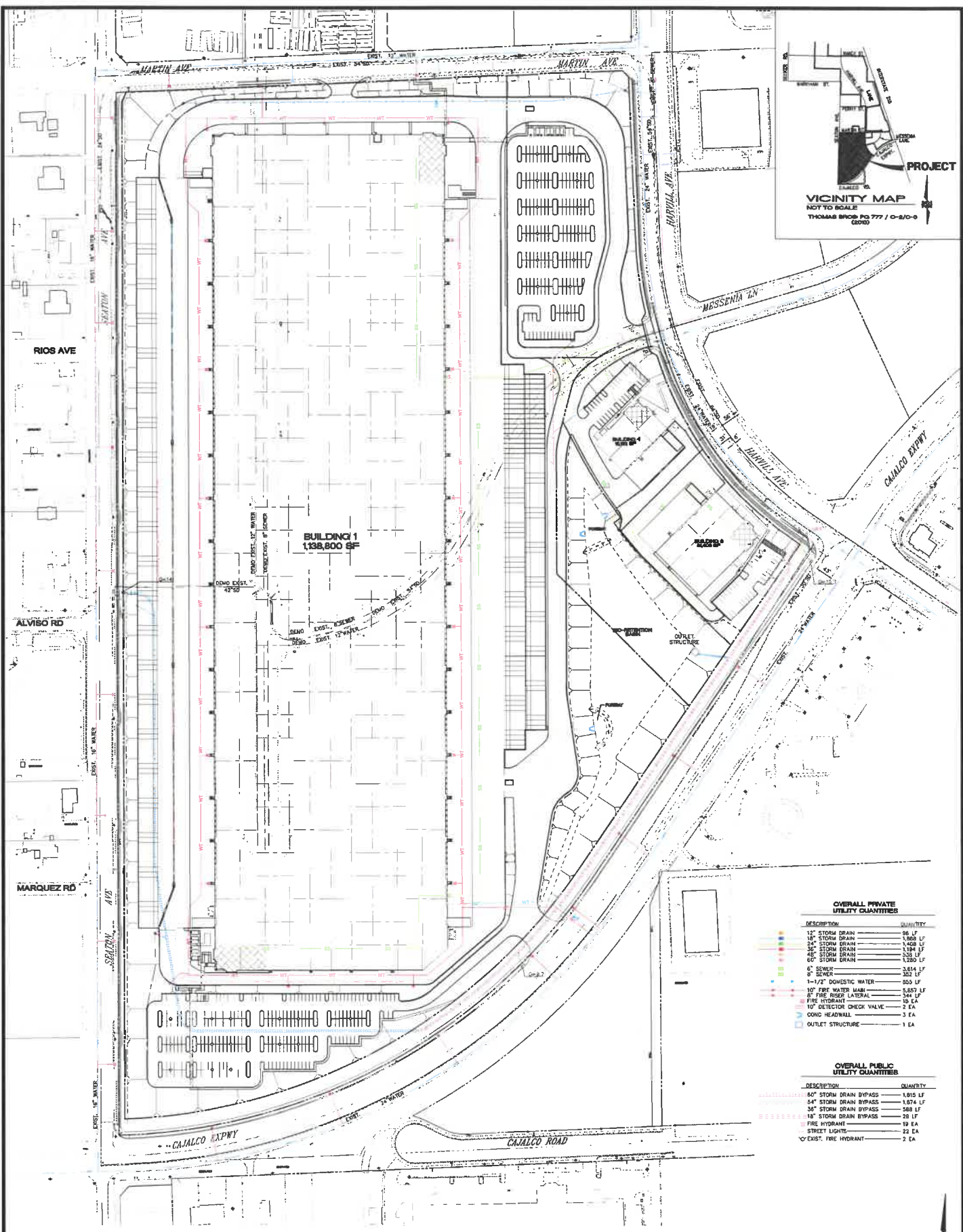
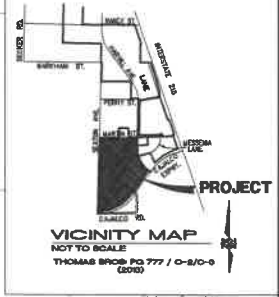
OVERALL SITE EARTHWORK QUANTITIES		
DESCRIPTION	CUT	FILL
RAW	278,428	336,539
2' BLO-OK	153,327	135,327
2' FKG-OK	64,397	64,397
4" FPHD PAV	-	24,921
3" FPHD PAV	-	-3,308
6" BLO-SAS	-	-3,952
7" ASPON	-	-1,868
TOTAL	478,182	478,183

IMPORT = 26

NOTE: SITE IS NOT SUBJECT TO LIQUIFACTION OR ANY OTHER GEOLOGIC HAZARDS AS NOT IN A SPECIAL STUDIES ZONE, AND IS NOT SUBJECT TO FLOOD HAZARD.

TOPOGRAPHY DATE: 3-7-05

LEGAL DESCRIPTION	ADJACENT PARCEL NUMBERS	TYPICAL SECTIONS & QUANTITIES	
		MFBC-BUILDINGS 1, 3 & 4	
PARCELS 1-19 INCLUSIVE OF PARCEL MAP NO. 24110 AS RECORDED IN BK 165, PGS 11 THRU 18 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CA.	317-100-10 THRU 23	DATE	REVISION
PREPARED FOR	PREPARED BY	DATE	REVISION
COMMERCE CONSTRUCTION CO. LP 1200 Commercial Parkway North 807 of Highway 99, Suite 200 Redding, CA 96001-4800 Phone: (530) 241-4800 Fax: (530) 241-4800	P.B.L.A. ENGINEERING, INC. Professional Engineering - Surveying 6700 BYRNE BLVD, STE 200-202 RYER, CALIF. 92582 800-738-6412 • (760) 928-0001 FAX		
Map ID 2010		Scale: 0, 50, 100 Feet	WC 100-29
		SDI	1st Release



**OVERALL PRIVATE UTILITY QUANTITIES**

DESCRIPTION	QUANTITY
12" STORM DRAIN	96 LF
18" STORM DRAIN	1,800 LF
24" STORM DRAIN	1,408 LF
36" STORM DRAIN	1,184 LF
48" STORM DRAIN	528 LF
60" STORM DRAIN	1,280 LF
4" SEWER	3,614 LF
8" SEWER	302 LF
1-1/2" DOMESTIC WATER	850 LF
10" FIRE WATER MAIN	5,807 LF
8" FIRE RISER LATERAL	344 LF
FIRE HYDRANT	19 EA
10" DETECTOR CHECK VALVE	2 EA
CONC HEADWALL	3 EA
OUTLET STRUCTURE	1 EA

**OVERALL PUBLIC UTILITY QUANTITIES**

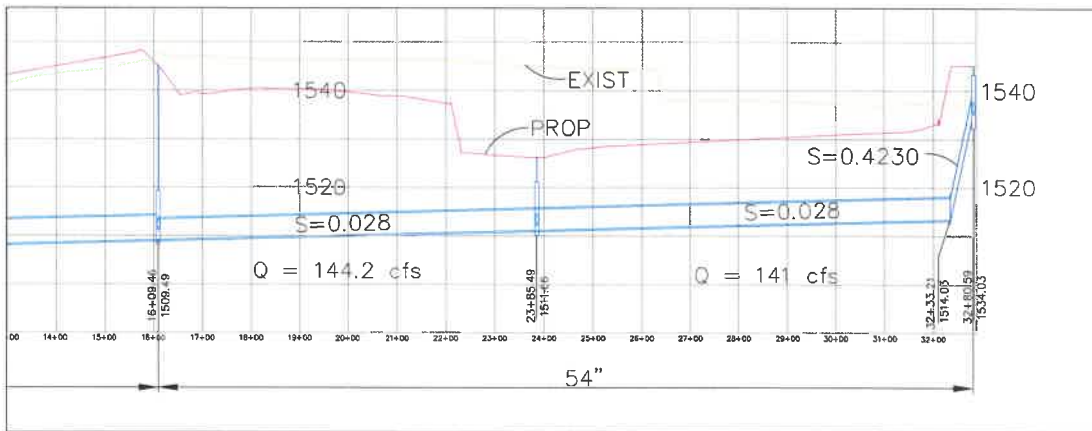
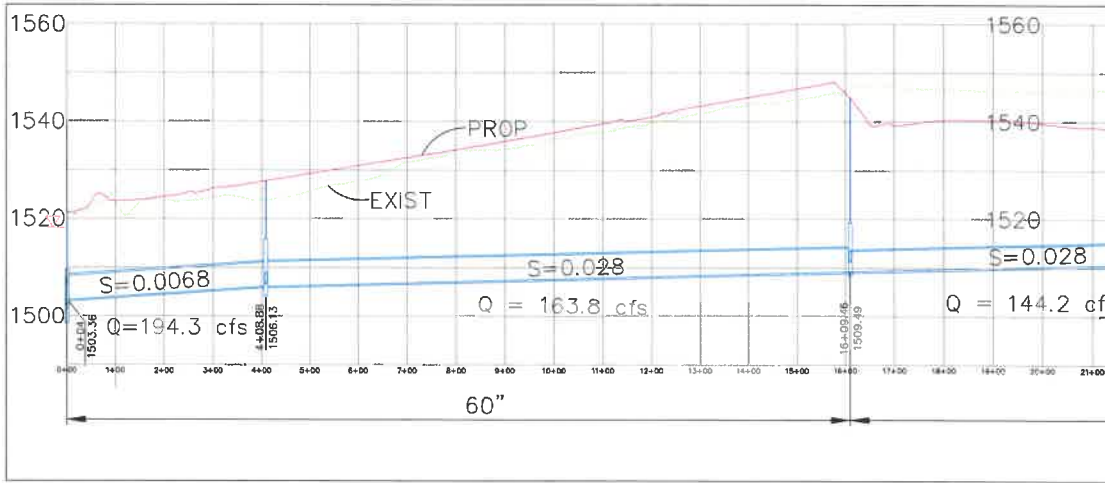
DESCRIPTION	QUANTITY
60" STORM DRAIN BYPASS	1,615 LF
54" STORM DRAIN BYPASS	1,874 LF
36" STORM DRAIN BYPASS	588 LF
18" STORM DRAIN BYPASS	28 LF
FIRE HYDRANT	19 EA
STREET LIGHTS	22 EA
EXIST. FIRE HYDRANT	2 EA

NOTE: SITE IS NOT SUBJECT TO LIQIFACTION OR ANY OTHER GEologic HAZARDS, IS NOT IN A SPECIAL STUDIES ZONE, AND IS NOT SUBJECT TO FLOOD INDICATION.

TOPOGRAPHY DATES 3-7-05

<b>LEGAL DESCRIPTION</b> PARCELS 1-10 INCLUSIVE OF PARCEL MAP NO. 24110 AS RECORDED IN BOOK 165, PAGES 11 THRU 18 OF MAPS, RECORDS OF HENDEKING COUNTY, CA.	<b>ASSESSOR'S PARCEL NUMBERS</b> 317-100-10 THRU 20	<b>CONCEPT UTILITY PLAN</b> <b>MFBC-BUILDINGS 1, 3 &amp; 4</b>	
<b>PREPARED FOR:</b> COMMERCE CONSTRUCTION CO., LP 1200 Corporate Parkway North 10000 Wilshire Center, Irvine, CA 92618 Tel: 949-451-9900 Fax: 949-451-9901	<b>PREPARED BY:</b> PELA ENGINEERING, INC. 4700 Irvine Blvd., Ste. 200 Irvine, CA 92618 Tel: 949-451-9900 Fax: 949-451-9901	<b>DATE:</b> BY: HEV/02/04	<b>WO:</b> 100-90 SHEET NO. 3 OF 4

1st Release



NOTE: SITE IS NOT SUBJECT TO LIQIFACTION OR ANY OTHER GEOLOGIC HAZARDS, IS NOT IN A SPECIAL STUDIES ZONE, AND IS NOT SUBJECT TO FLOOD HAZARDATION.

LEGAL DESCRIPTION PARCELS 1-18 INCLUSIVE OF PARCEL MAP NO. 24110 AS RECORDED IN BK 165, PGS 11 THRU 18 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CA		TOPOGRAPHY DATE: 9-7-05		ASSESSOR'S PARCEL NUMBER 317-100-10 THRU 20	
PREPARED FOR COMMERCIAL CONSTRUCTION CO., LP 1000 Corporate Center Blvd 6000 Wilshire Center, Suite 2000 Beverly Hills, CA 90210 Tel: 310-200-1000 Fax: 310-200-1000		PREPARED BY P.B.L.A. ENGINEERING, INC. Professional Engineer 4700 Irvine Blvd, Ste 200-001 Irvine, CA 92614 949-451-1000 • 949-451-1001 FAX		DATE	REVISION
LATERAL E-0 PROFILE MFBC-BUILDINGS 1, 3 & 4				WO 100-90	
1st Release				Bx 4 of 4	





REVISIONS	BY	DATE	REVISIONS

COMMERCE CONSTRUCTION CO., L.P.  
 13191 Chauliwea Parkway, North  
 Suite 300  
 City of Industry, California 91746-0407  
 Telephone: (626) 899-0425  
 License No. 72302

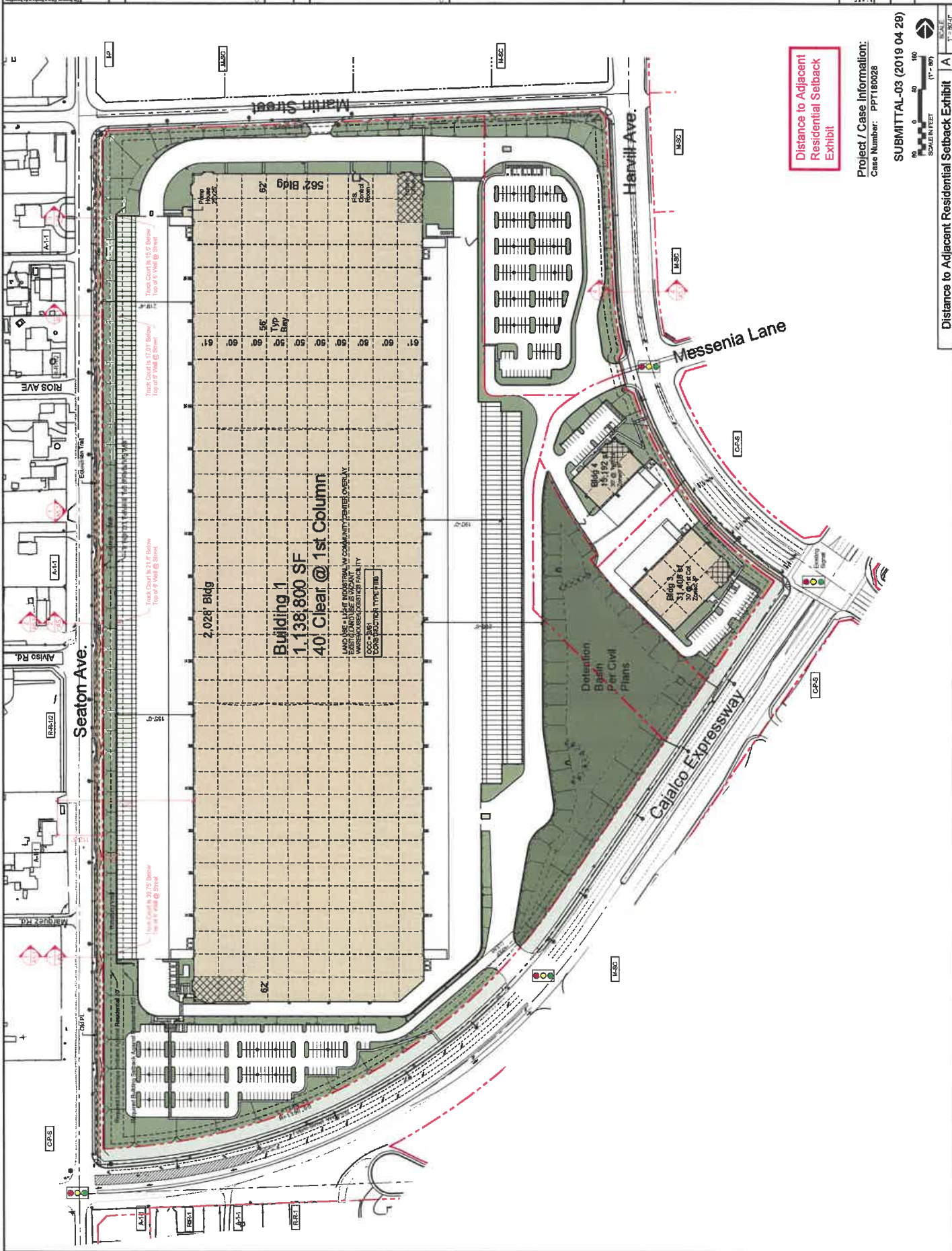
RESIDENTIAL SETBACK PLAN  
 BUILDING 1, 3, 4  
 MAJESTIC FREEWAY BUSINESS CENTER  
 RIVERSIDE, CA

PROJECT / Case Information:  
 Case Number: PPT180028

SUBMITTAL-03 (2019 04 29)  
 SHEET NO. 6712  
 A4

Scale: 1" = 80'  
 0 20 40 60 80 100  
 FEET  
 SCALE IN FEET

Distance to Adjacent Residential Setback Exhibit



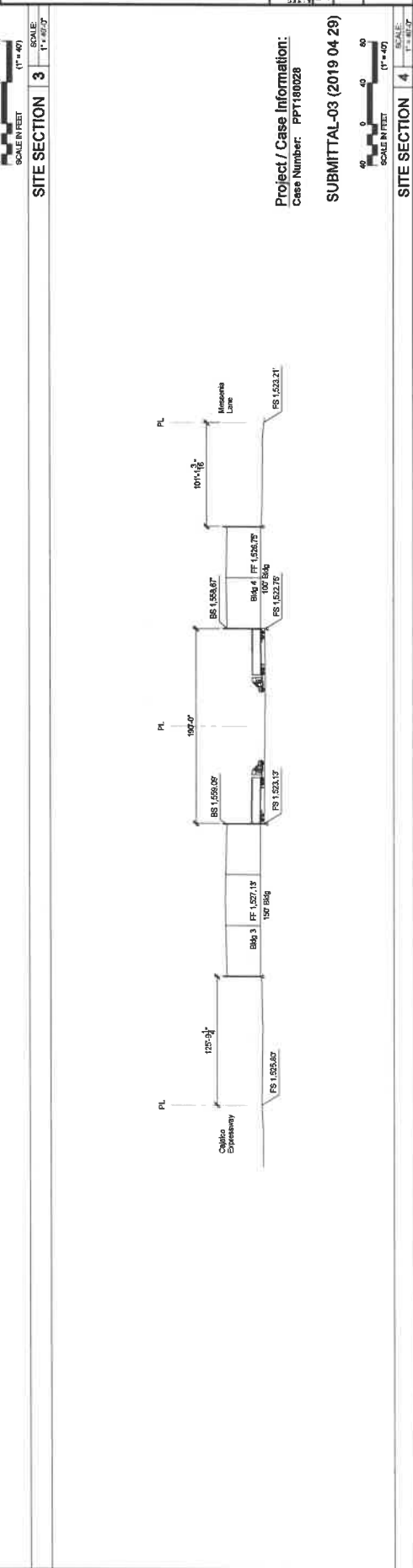
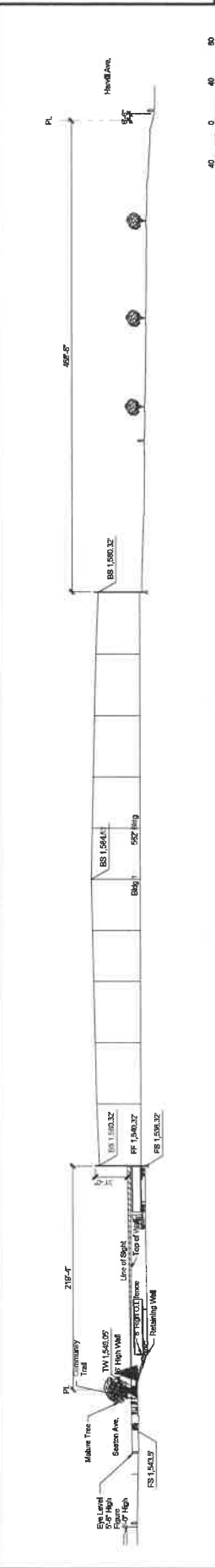
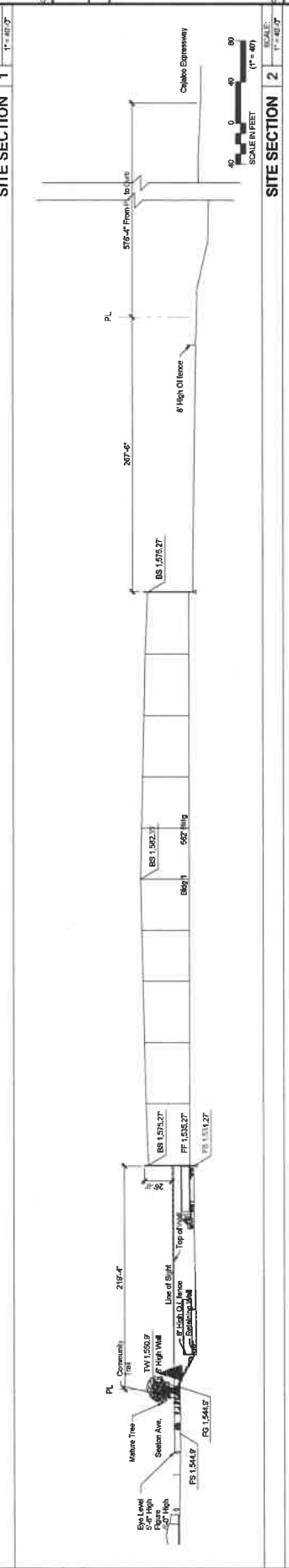
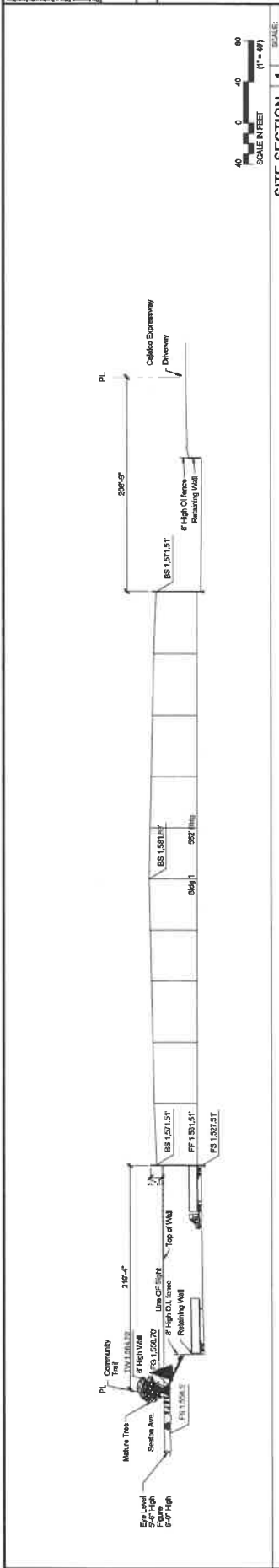
REVISIONS	DATE	BY	REASONS

BY	DATE

SCALE IN FEET	SCALE
1" = 40'-0"	1" = 40'-0"
1" = 40'-0"	1" = 40'-0"
1" = 40'-0"	1" = 40'-0"

COMMERCIAL CONSTRUCTION CO., L.P.  
 15181 Chastanola Highway, North  
 Colleyville, Texas 76034  
 Telephone (817) 559-4455  
 License No. 72302

**SECTIONS**  
**MAJESTIC FREEMAN BUSINESS CENTER**  
 RIVERSIDE, CA  
**BUILDING 1, 3 & 4**



**SITE SECTION 1**  
 SCALE IN FEET  
 SCALE: 1" = 40'-0"

**SITE SECTION 2**  
 SCALE IN FEET  
 SCALE: 1" = 40'-0"

**SITE SECTION 3**  
 SCALE IN FEET  
 SCALE: 1" = 40'-0"

**SITE SECTION 4**  
 SCALE IN FEET  
 SCALE: 1" = 40'-0"

**Project / Case Information:**  
 Case Number: PPT180028  
**SUBMITTAL-03 (2019 04 29)**  
 SHEET NO. 6712  
 A5





### CONCEPT PLANT SCHEDULE

TREE	WALDOBLE	QTY	WALDOBLE	QTY
Red Iron Bark Eucalyptus	100	100	100	100
Lemon Lime Citrus	100	100	100	100
Orange Blossom	100	100	100	100
... (many more rows) ...				

### STREET TREE SPACING

STREET	TREE TYPE	SPACING
SEATON	RED IRON BARK EUCALYPTUS	30' O.C.
CAJALCO EXP.	LONDON PLAN BYCAMORE	40' O.C.
HARVILLE AVE.	CHINESE PISTACHE	40' O.C.
MARTIN ST.	LONDON PLAN SYCAMORE	40' O.C.

### LANDSCAPE AREA TOTALS

LANDSCAPE AREA	AREA REQUIRED	AREA PROVIDED	%
LANDSCAPE AREA	10,000 S.F.	10,000 S.F.	100%
LANDSCAPE AREA	10,000 S.F.	10,000 S.F.	100%
LANDSCAPE AREA	10,000 S.F.	10,000 S.F.	100%
LANDSCAPE AREA	10,000 S.F.	10,000 S.F.	100%
LANDSCAPE AREA	10,000 S.F.	10,000 S.F.	100%

### IRRIGATION CONCEPT STATEMENT

The irrigation system is designed to provide adequate water to all plants and trees. The system consists of a mainline, submain, and lateral lines. The system is designed to provide adequate water to all plants and trees. The system consists of a mainline, submain, and lateral lines.

### MAINTENANCE NOTE

CONTINUED LANDSCAPE MAINTENANCE FOR WHITE AND OFFSITE WITHIN RIGHT OF WAY TO BE PROVIDED BY MAJESTIC COMMERCE LLC

### REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	5" THICK 1.5M RECOGNITIVE CURB - INCLUDES GROUND OVER
2	WEDGED BARRIER
3	CONCRETE CURB TO BLOW CURB TO SPURVE BROAD BRUSH FROM
4	RAVED ROOF CORNER 6" X 2"



# BUILDINGS 1, 3, & 4

## MAJESTIC FREEWAY BUSINESS CENTER RIVERSIDE, CA

### LANDSCAPE PLANS

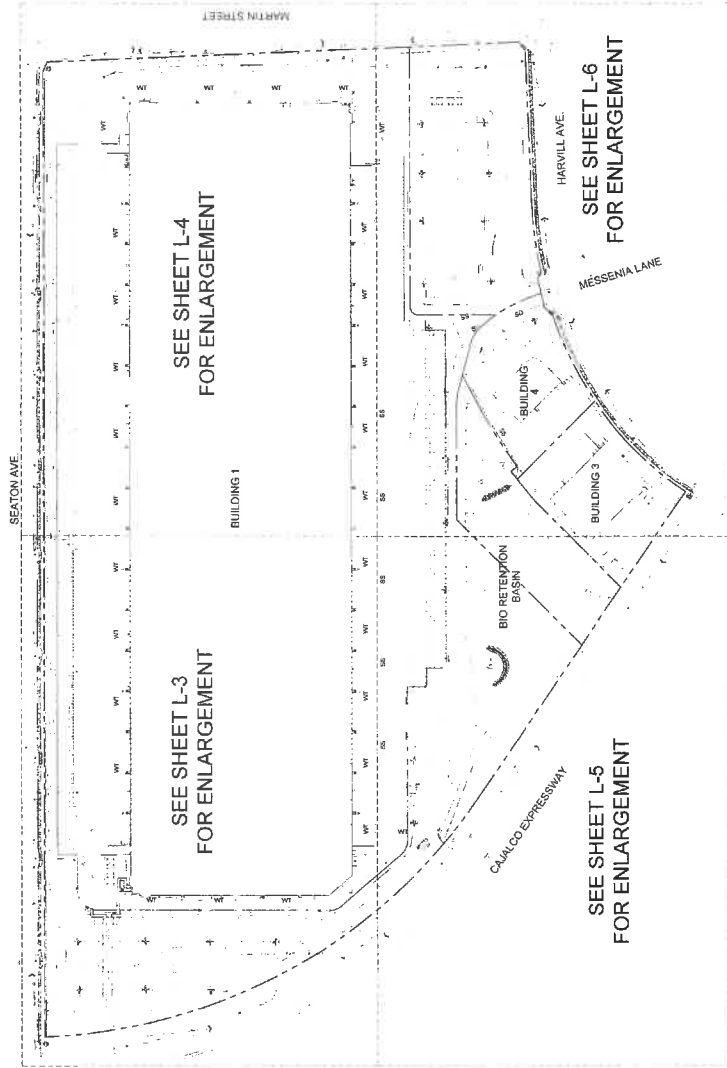
#### COUNTY OF RIVERSIDE

#### GENERAL NOTES

- IRRIGATION**
1. IRRIGATION CONTROLLER TO BE DETERMINED BY THE FIELD WITH APPROVAL OF CIT AND AGRICULTURE ARCHITECT.
  2. REFER TO GENERAL IRRIGATION NOTES ON IRRIGATION PLAN.
- PLANTING**
1. ALL BUA TREES ARE TO BE SELECTED BY THE LANDSCAPE ARCHITECT.
  2. REMOVE STAKES FROM ALL ESPALERS AND WREES AND ATTACH TO WALLS, WALLS, ETC.

#### SHEET INDEX

COVER SHEET	L-1
PRELIMINARY LANDSCAPE PLANS	L-2-L-6
EXISTING TREE PLAN	L-7
SHADE PLAN AND SHADE CALCULATIONS	L-8
HYDROZONE MAP	L-9
WATER USE CALCULATIONS	L-10
SITE PHOTO PLAN	L-11



**VICINITY MAP**  
NOT TO SCALE  
THOMAS BROS. MAPS  
PAGE 777, C-1

**KEY MAP**  
NOT TO SCALE

NOTE: PRIOR TO PROJECT CONSTRUCTION, AGREE TO SUBMIT A COMPLETE LANDSCAPE MAINTENANCE PLAN TO THE COUNTY OF RIVERSIDE AND THE CITY OF RIVERSIDE. ALL SPECIAL ORDINANCES, INCLUDING BUT NOT LIMITED TO ORDINANCE NO. 865, 3, ORDINANCE AND PROJECT CONDITIONS OF APPROVAL, AND IN SUBSTITUTION THEREOF, SHALL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER. SHOULD THE ORDINANCES BE REVISED, PLANS MAY BE SUBJECT TO CHANGE.

LANDSCAPE ARCHITECT'S SIGNATURE \_\_\_\_\_  
DATE 4-22-18

**MAINTENANCE NOTE:**  
CONTINUED LANDSCAPE MAINTENANCE FOR ON-SITE AND OFF-SITE WITHIN RIGHT OF WAY TO BE PROVIDED BY MAJESTIC DARKWOOD LLC



**STREET TREE SPACING**

STREET	TREE TYPE	SPACING
SEATON AVENUE	RED HORN OAK	30' O.C.
MARTIN STREET	RED HORN OAK	30' O.C.
MARTIN STREET	CHICOPEE NUT	47' O.C.
MARTIN STREET	CHICOPEE NUT	47' O.C.
MARTIN STREET	CHICOPEE NUT	47' O.C.

**CONCEPT PLANT SCHEDULE**

Plant Name	Quantity	Notes
Red Horn Oak	18	Plant in 30' O.C. spacing
Chicopee Nut	32	Plant in 47' O.C. spacing
...	...	...

**CONCEPT PLANT SCHEDULE**

Plant Name	Quantity	Notes
Red Horn Oak	18	Plant in 30' O.C. spacing
Chicopee Nut	32	Plant in 47' O.C. spacing
...	...	...

**CONCEPT PLANT SCHEDULE**

Plant Name	Quantity	Notes
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Chicopee Nut	32	Plant in 47' O.C. spacing
...	...	...

**CONCEPT PLANT SCHEDULE**

Plant Name	Quantity	Notes
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Chicopee Nut	32	Plant in 47' O.C. spacing
...	...	...

**CONCEPT PLANT SCHEDULE**

Plant Name	Quantity	Notes
Red Horn Oak	18	Plant in 30' O.C. spacing
Chicopee Nut	32	Plant in 47' O.C. spacing
...	...	...

**CONCEPT PLANT SCHEDULE**

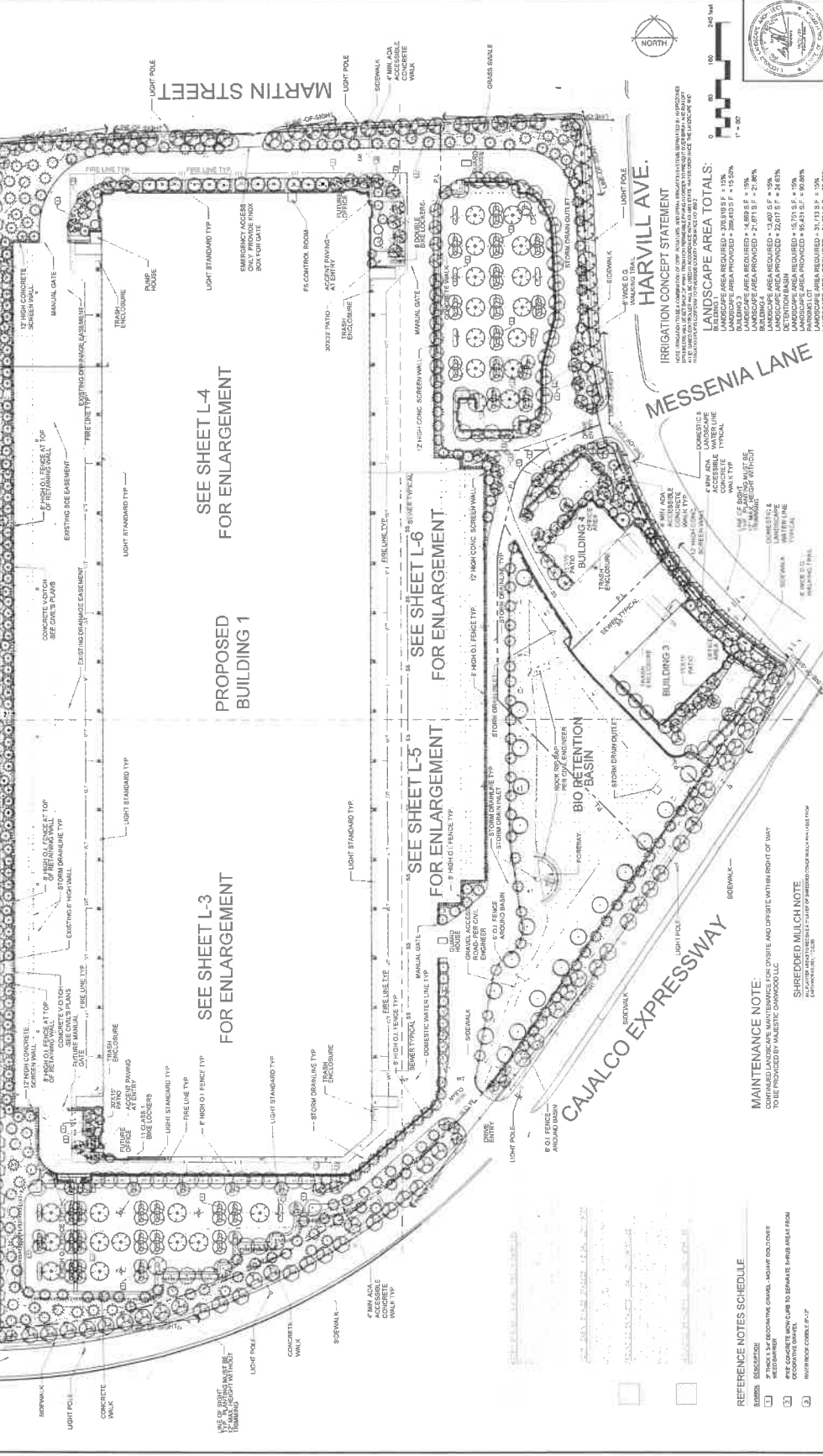
Plant Name	Quantity	Notes
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Chicopee Nut	32	Plant in 47' O.C. spacing
...	...	...

**CONCEPT PLANT SCHEDULE**

Plant Name	Quantity	Notes
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...	...	...

**CONCEPT PLANT SCHEDULE**

Plant Name	Quantity	Notes
Red Horn Oak	18	Plant in 30' O.C. spacing
Chicopee Nut	32	Plant in 47' O.C. spacing
...	...	...



**IRRIGATION CONCEPT STATEMENT**

THE IRRIGATION CONCEPT STATEMENT IS A PRELIMINARY STATEMENT OF THE IRRIGATION SYSTEM TO BE INSTALLED AT THE PROJECT SITE. IT IS NOT A CONTRACT DOCUMENT AND DOES NOT REPRESENT A GUARANTEE OF ANY KIND. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION CONCEPT STATEMENT AND THE IRRIGATION CONCEPT STATEMENT SHALL BE SUBJECT TO CHANGE WITHOUT NOTICE.

**LANDSCAPE AREA TOTALS:**

Category	Area (sq. ft.)	Percentage
LANDSCAPE AREA PROVIDED	2,810,517	15.52%
LANDSCAPE AREA REQUIRED	18,100,000	100%
LANDSCAPE AREA PROVIDED	2,810,517	15.52%
LANDSCAPE AREA REQUIRED	18,100,000	100%
LANDSCAPE AREA PROVIDED	2,810,517	15.52%
LANDSCAPE AREA REQUIRED	18,100,000	100%
LANDSCAPE AREA PROVIDED	2,810,517	15.52%
LANDSCAPE AREA REQUIRED	18,100,000	100%

**REFERENCE NOTES SCHEDULE**

Symbol	Description
1	3" DIA. x 4' HIGH CONCRETE WALKWAY
2	4" DIA. x 4' HIGH CONCRETE WALKWAY
3	4" DIA. x 4' HIGH CONCRETE WALKWAY
4	4" DIA. x 4' HIGH CONCRETE WALKWAY

**MAINTENANCE NOTE:**

CONTINUED LANDSCAPE MAINTENANCE FOR DESIGN AND UPGRADE WITHIN RIGHT OF WAY TO BE PROVIDED BY MAJESTIC DEVELOPMENT LLC

**SHREDDED MULCH NOTE**

SHREDDED MULCH TO BE APPLIED TO ALL AREAS OF EXPOSED SOIL TO PREVENT EROSION AND WEED GROWTH.

SEATON AVENUE

PROPOSED CLASST BIKELANE

CONCRETE WALK

SEASONAL

LIGHT POLE

LINE OF SIGHT

EXISTING WALL & HIGH TOLERANCE

EXISTING WALL

12" HIGH CONCRETE SCREEN WALL

12" HIGH CONCRETE AT TOP OF RETAINING WALL

CONCRETE / BRICK

CONCRETE / BRICK

CONCRETE / BRICK

CONCRETE / BRICK

CONCRETE / BRICK

CONCRETE / BRICK

CONCRETE / BRICK

CONCRETE / BRICK

CONCRETE / BRICK

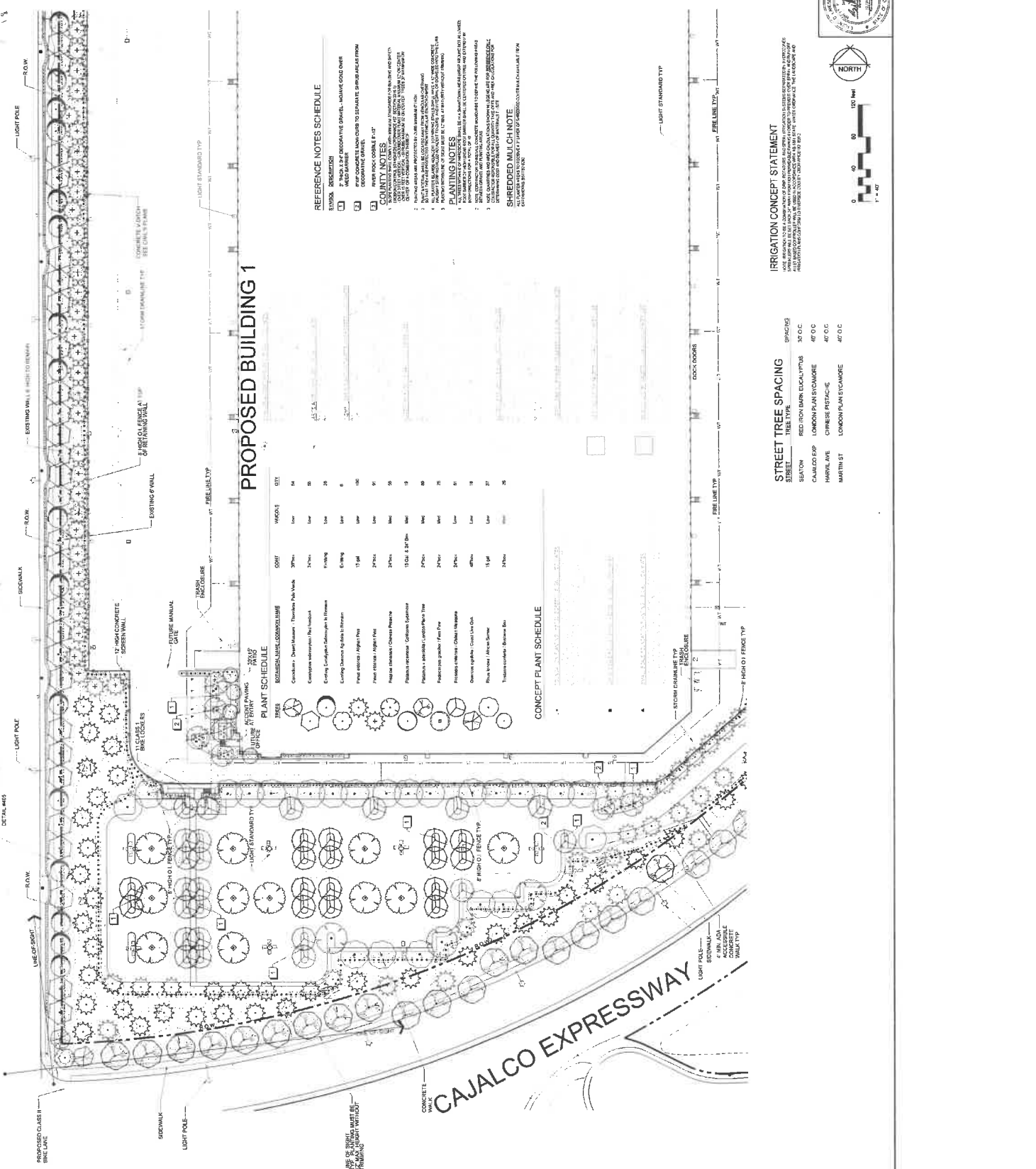
CONCRETE / BRICK

CONCRETE / BRICK

CONCRETE / BRICK

CONCRETE / BRICK

CONCRETE / BRICK



PROPOSED BUILDING 1

PLANT SCHEDULE

SYMBOL	SCIENTIFIC NAME / COMMON NAME	SIZE	QUANTITY	DATE
1	Redwood Bark Eucalyptus	30" DBH	1	04
2	London Plane	24" DBH	1	06
3	Chinese Pistache	18" DBH	1	08
4	London Plane	12" DBH	1	10
5	Chinese Pistache	12" DBH	1	12
6	London Plane	12" DBH	1	14
7	Chinese Pistache	12" DBH	1	16
8	London Plane	12" DBH	1	18
9	Chinese Pistache	12" DBH	1	20
10	London Plane	12" DBH	1	22
11	Chinese Pistache	12" DBH	1	24
12	London Plane	12" DBH	1	26
13	Chinese Pistache	12" DBH	1	28
14	London Plane	12" DBH	1	30
15	Chinese Pistache	12" DBH	1	32
16	London Plane	12" DBH	1	34
17	Chinese Pistache	12" DBH	1	36
18	London Plane	12" DBH	1	38
19	Chinese Pistache	12" DBH	1	40
20	London Plane	12" DBH	1	42
21	Chinese Pistache	12" DBH	1	44
22	London Plane	12" DBH	1	46
23	Chinese Pistache	12" DBH	1	48
24	London Plane	12" DBH	1	50
25	Chinese Pistache	12" DBH	1	52
26	London Plane	12" DBH	1	54
27	Chinese Pistache	12" DBH	1	56
28	London Plane	12" DBH	1	58
29	Chinese Pistache	12" DBH	1	60
30	London Plane	12" DBH	1	62
31	Chinese Pistache	12" DBH	1	64
32	London Plane	12" DBH	1	66
33	Chinese Pistache	12" DBH	1	68
34	London Plane	12" DBH	1	70
35	Chinese Pistache	12" DBH	1	72
36	London Plane	12" DBH	1	74
37	Chinese Pistache	12" DBH	1	76
38	London Plane	12" DBH	1	78
39	Chinese Pistache	12" DBH	1	80
40	London Plane	12" DBH	1	82
41	Chinese Pistache	12" DBH	1	84
42	London Plane	12" DBH	1	86
43	Chinese Pistache	12" DBH	1	88
44	London Plane	12" DBH	1	90
45	Chinese Pistache	12" DBH	1	92
46	London Plane	12" DBH	1	94
47	Chinese Pistache	12" DBH	1	96
48	London Plane	12" DBH	1	98
49	Chinese Pistache	12" DBH	1	100
50	London Plane	12" DBH	1	102
51	Chinese Pistache	12" DBH	1	104
52	London Plane	12" DBH	1	106
53	Chinese Pistache	12" DBH	1	108
54	London Plane	12" DBH	1	110
55	Chinese Pistache	12" DBH	1	112
56	London Plane	12" DBH	1	114
57	Chinese Pistache	12" DBH	1	116
58	London Plane	12" DBH	1	118
59	Chinese Pistache	12" DBH	1	120
60	London Plane	12" DBH	1	122
61	Chinese Pistache	12" DBH	1	124
62	London Plane	12" DBH	1	126
63	Chinese Pistache	12" DBH	1	128
64	London Plane	12" DBH	1	130
65	Chinese Pistache	12" DBH	1	132
66	London Plane	12" DBH	1	134
67	Chinese Pistache	12" DBH	1	136
68	London Plane	12" DBH	1	138
69	Chinese Pistache	12" DBH	1	140
70	London Plane	12" DBH	1	142
71	Chinese Pistache	12" DBH	1	144
72	London Plane	12" DBH	1	146
73	Chinese Pistache	12" DBH	1	148
74	London Plane	12" DBH	1	150
75	Chinese Pistache	12" DBH	1	152
76	London Plane	12" DBH	1	154
77	Chinese Pistache	12" DBH	1	156
78	London Plane	12" DBH	1	158
79	Chinese Pistache	12" DBH	1	160
80	London Plane	12" DBH	1	162
81	Chinese Pistache	12" DBH	1	164
82	London Plane	12" DBH	1	166
83	Chinese Pistache	12" DBH	1	168
84	London Plane	12" DBH	1	170
85	Chinese Pistache	12" DBH	1	172
86	London Plane	12" DBH	1	174
87	Chinese Pistache	12" DBH	1	176
88	London Plane	12" DBH	1	178
89	Chinese Pistache	12" DBH	1	180
90	London Plane	12" DBH	1	182
91	Chinese Pistache	12" DBH	1	184
92	London Plane	12" DBH	1	186
93	Chinese Pistache	12" DBH	1	188
94	London Plane	12" DBH	1	190
95	Chinese Pistache	12" DBH	1	192
96	London Plane	12" DBH	1	194
97	Chinese Pistache	12" DBH	1	196
98	London Plane	12" DBH	1	198
99	Chinese Pistache	12" DBH	1	200
100	London Plane	12" DBH	1	202

CONCEPT PLANT SCHEDULE

REFERENCE NOTES SCHEDULE

COUNTY NOTES

PLANNING NOTES

SHREDDED MULCH NOTE

IRIGATION CONCEPT STATEMENT

STREET TREE SPACING

CAJALCO EXPRESSWAY

SEATON AVENUE



Pytrons  
Landscape Architecture  
10000 Pytrons Way, Suite 200  
Riverside, CA 92504  
Tel: 951-514-1111  
www.pytrons.com

COMMERCE  
Landscape Architecture  
10000 Commerce Way, Suite 200  
Riverside, CA 92504  
Tel: 951-514-1111  
www.commerce.com

PRELIMINARY LANDSCAPE PLAN  
BUILDING 1, 3 & 4  
MAJESTIC FREEWAY BUSINESS CENTER  
RIVERSIDE, CA  
BRK 571019  
JOB NO.  
COM00077  
SHEET NO.  
L-3  
3 OCT 11, 2012



IRIGATION CONCEPT STATEMENT  
NOTE: REGARDING TO THE IRRIGATION SYSTEM, THIS PLAN IS A CONCEPTUAL IRRIGATION PLAN. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A LICENSED IRRIGATION DESIGNER. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THE IRRIGATION REQUIREMENTS OF THE PLANTING SCHEDULE AND TO BE COMPATIBLE WITH THE SOIL CONDITIONS AND TO BE COMPATIBLE WITH THE IRRIGATION SYSTEM OF THE ADJACENT PROPERTIES.

STREET TREE SPACING  
SUBSET TREE TYPE SPACING  
SEATON REDWOOD BARK EUCALYPTUS 30' O.C.  
CAJALCO EXP LONDON PLANE SYCAMORE 40' O.C.  
MARTIN ST CHINESE PISTACHE 40' O.C.  
MARTIN ST LONDON PLANE SYCAMORE 40' O.C.

CONCEPT PLANT SCHEDULE  
SYMBOL SCIENTIFIC NAME / COMMON NAME SIZE QUANTITY DATE  
1 Redwood Bark Eucalyptus 30" DBH 1 04  
2 London Plane 24" DBH 1 06  
3 Chinese Pistache 18" DBH 1 08  
4 London Plane 12" DBH 1 10  
5 Chinese Pistache 12" DBH 1 12  
6 London Plane 12" DBH 1 14  
7 Chinese Pistache 12" DBH 1 16  
8 London Plane 12" DBH 1 18  
9 Chinese Pistache 12" DBH 1 20  
10 London Plane 12" DBH 1 22  
11 Chinese Pistache 12" DBH 1 24  
12 London Plane 12" DBH 1 26  
13 Chinese Pistache 12" DBH 1 28  
14 London Plane 12" DBH 1 30  
15 Chinese Pistache 12" DBH 1 32  
16 London Plane 12" DBH 1 34  
17 Chinese Pistache 12" DBH 1 36  
18 London Plane 12" DBH 1 38  
19 Chinese Pistache 12" DBH 1 40  
20 London Plane 12" DBH 1 42  
21 Chinese Pistache 12" DBH 1 44  
22 London Plane 12" DBH 1 46  
23 Chinese Pistache 12" DBH 1 48  
24 London Plane 12" DBH 1 50  
25 Chinese Pistache 12" DBH 1 52  
26 London Plane 12" DBH 1 54  
27 Chinese Pistache 12" DBH 1 56  
28 London Plane 12" DBH 1 58  
29 Chinese Pistache 12" DBH 1 60  
30 London Plane 12" DBH 1 62  
31 Chinese Pistache 12" DBH 1 64  
32 London Plane 12" DBH 1 66  
33 Chinese Pistache 12" DBH 1 68  
34 London Plane 12" DBH 1 70  
35 Chinese Pistache 12" DBH 1 72  
36 London Plane 12" DBH 1 74  
37 Chinese Pistache 12" DBH 1 76  
38 London Plane 12" DBH 1 78  
39 Chinese Pistache 12" DBH 1 80  
40 London Plane 12" DBH 1 82  
41 Chinese Pistache 12" DBH 1 84  
42 London Plane 12" DBH 1 86  
43 Chinese Pistache 12" DBH 1 88  
44 London Plane 12" DBH 1 90  
45 Chinese Pistache 12" DBH 1 92  
46 London Plane 12" DBH 1 94  
47 Chinese Pistache 12" DBH 1 96  
48 London Plane 12" DBH 1 98  
49 Chinese Pistache 12" DBH 1 100  
50 London Plane 12" DBH 1 102  
51 Chinese Pistache 12" DBH 1 104  
52 London Plane 12" DBH 1 106  
53 Chinese Pistache 12" DBH 1 108  
54 London Plane 12" DBH 1 110  
55 Chinese Pistache 12" DBH 1 112  
56 London Plane 12" DBH 1 114  
57 Chinese Pistache 12" DBH 1 116  
58 London Plane 12" DBH 1 118  
59 Chinese Pistache 12" DBH 1 120  
60 London Plane 12" DBH 1 122  
61 Chinese Pistache 12" DBH 1 124  
62 London Plane 12" DBH 1 126  
63 Chinese Pistache 12" DBH 1 128  
64 London Plane 12" DBH 1 130  
65 Chinese Pistache 12" DBH 1 132  
66 London Plane 12" DBH 1 134  
67 Chinese Pistache 12" DBH 1 136  
68 London Plane 12" DBH 1 138  
69 Chinese Pistache 12" DBH 1 140  
70 London Plane 12" DBH 1 142  
71 Chinese Pistache 12" DBH 1 144  
72 London Plane 12" DBH 1 146  
73 Chinese Pistache 12" DBH 1 148  
74 London Plane 12" DBH 1 150  
75 Chinese Pistache 12" DBH 1 152  
76 London Plane 12" DBH 1 154  
77 Chinese Pistache 12" DBH 1 156  
78 London Plane 12" DBH 1 158  
79 Chinese Pistache 12" DBH 1 160  
80 London Plane 12" DBH 1 162  
81 Chinese Pistache 12" DBH 1 164  
82 London Plane 12" DBH 1 166  
83 Chinese Pistache 12" DBH 1 168  
84 London Plane 12" DBH 1 170  
85 Chinese Pistache 12" DBH 1 172  
86 London Plane 12" DBH 1 174  
87 Chinese Pistache 12" DBH 1 176  
88 London Plane 12" DBH 1 178  
89 Chinese Pistache 12" DBH 1 180  
90 London Plane 12" DBH 1 182  
91 Chinese Pistache 12" DBH 1 184  
92 London Plane 12" DBH 1 186  
93 Chinese Pistache 12" DBH 1 188  
94 London Plane 12" DBH 1 190  
95 Chinese Pistache 12" DBH 1 192  
96 London Plane 12" DBH 1 194  
97 Chinese Pistache 12" DBH 1 196  
98 London Plane 12" DBH 1 198  
99 Chinese Pistache 12" DBH 1 200  
100 London Plane 12" DBH 1 202

COUNTY NOTES  
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.  
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.  
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.  
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.  
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.  
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.  
7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.  
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.  
9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.  
10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.

PLANNING NOTES  
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.  
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.  
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.  
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.  
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.  
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.  
7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.  
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.  
9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.  
10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.

SHREDDED MULCH NOTE  
ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA PLANTING STANDARDS.











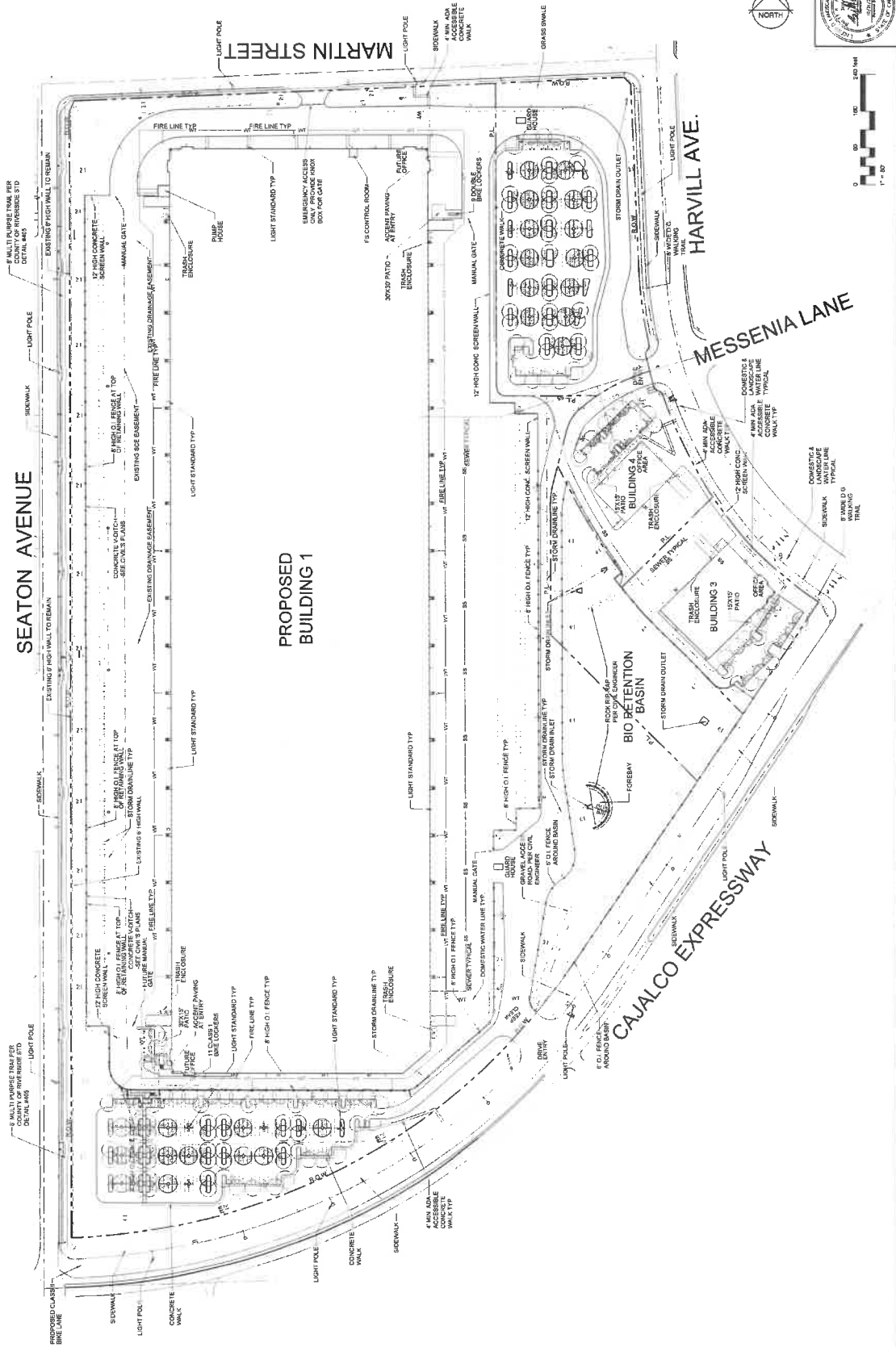
**TREE SHADE LEGEND**

SYMBOL	DESCRIPTION	QTY
[Symbol]	BUILDINGS 1 - PARKING AREA	86,572 s.f.
[Symbol]	BUILDINGS 1 - TREE SHADE AREA	52,897 s.f.
[Symbol]	BUILDINGS 2 - PARKING AREA	6,444 s.f.
[Symbol]	BUILDINGS 2 - TREE SHADE AREA	2,437 s.f.
[Symbol]	BUILDINGS 3 - PARKING AREA	5,265 s.f.
[Symbol]	BUILDINGS 3 - TREE SHADE AREA	2,681 s.f.
[Symbol]	BUILDINGS 4 - PARKING AREA	5,265 s.f.
[Symbol]	BUILDINGS 4 - TREE SHADE AREA	2,681 s.f.

**BUILDING 1 - SHADE TABULATION**  
 Parking area = 6,444 s.f.  
 Shade provided = 52,897 s.f.  
 by trees in parking area  
 Percentage of parking area shaded by trees = 81%

**BUILDING 3 - SHADE TABULATION**  
 Parking area = 5,265 s.f.  
 Shade provided = 2,681 s.f.  
 by trees in parking area  
 Percentage of parking area shaded by trees = 51%

**BUILDING 4 - SHADE TABULATION**  
 Parking area = 5,265 s.f.  
 Shade provided = 2,681 s.f.  
 by trees in parking area  
 Percentage of parking area shaded by trees = 51%



SEATON AVENUE

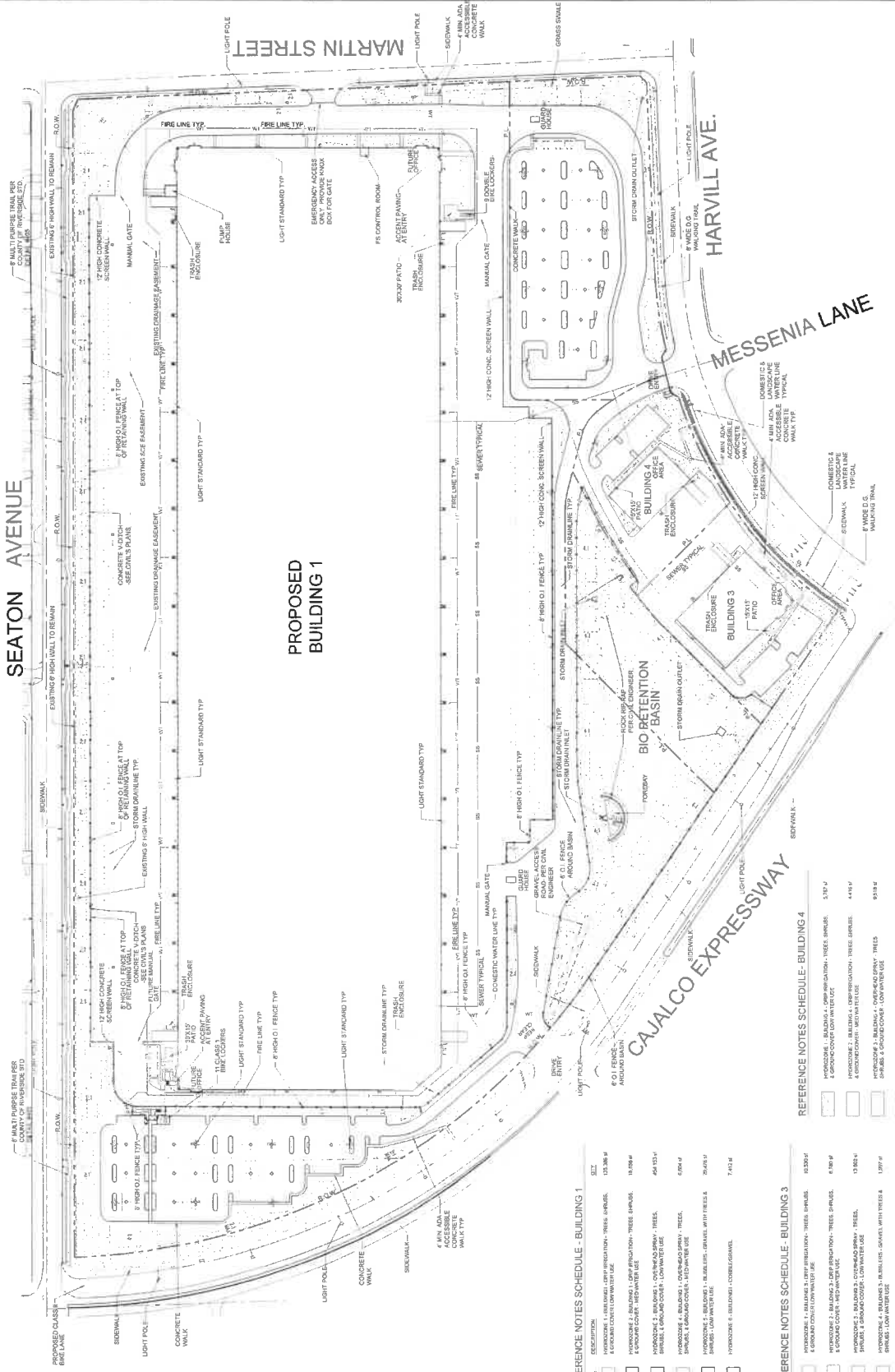
MARTIN STREET

HARVILL AVE.

MESSENIA LANE

CAJALCO EXPRESSWAY

PROPOSED BUILDING 1



REFERENCE NOTES SCHEDULE - BUILDING 1

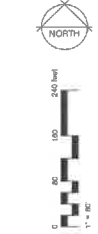
SYMBOL	DESCRIPTION	SIZE
[Symbol]	HYDRONORM 1 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 2 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 3 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 4 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 5 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 6 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 7 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 8 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 9 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 10 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.

REFERENCE NOTES SCHEDULE - BUILDING 3

[Symbol]	HYDRONORM 1 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 2 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 3 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 4 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 5 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 6 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 7 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 8 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 9 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 10 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.

REFERENCE NOTES SCHEDULE - BUILDING 4

[Symbol]	HYDRONORM 1 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 2 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 3 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 4 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 5 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 6 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 7 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 8 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 9 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.
[Symbol]	HYDRONORM 10 - 18" DIA. CONCRETE CURB WITH 18" HIGH CURB	18" DIA.



PROJECT: HYDRONORM MAP  
 BUILDING 1, 3 & 4  
 MAJESTIC FREEWAY BUSINESS CENTER  
 RIVERSIDE, CA  
 SHEET NO. L-9  
 DATE: 09/11/19



REFERENCE NOTES SCHEDULE - BUILDING 1

SYMBOL	DESCRIPTION	QTY
<input type="checkbox"/>	HYDRONOME 1 - BUILDINGS 1, BALCONY 1, OVERHEAD BRWA - TREES, SURFUSE	15,368.4
<input type="checkbox"/>	HYDRONOME 2 - BUILDINGS 1, OVERHEAD BRWA - TREES, SURFUSE	18,094
<input type="checkbox"/>	HYDRONOME 3 - BUILDINGS 1, OVERHEAD BRWA - TREES, SURFUSE	45,128.9
<input type="checkbox"/>	HYDRONOME 4 - BUILDINGS 1, OVERHEAD BRWA - TREES, SURFUSE	6,804.9
<input type="checkbox"/>	HYDRONOME 5 - BUILDINGS 1, OVERHEAD BRWA - TREES, SURFUSE	30,704
<input type="checkbox"/>	HYDRONOME 6 - BUILDINGS 1, OVERHEAD BRWA - TREES, SURFUSE	1,617.7

REFERENCE NOTES SCHEDULE - BUILDING 3

<input type="checkbox"/>	HYDRONOME 1 - BUILDINGS 3, OVERHEAD BRWA - TREES, SURFUSE	10,528.4
<input type="checkbox"/>	HYDRONOME 2 - BUILDINGS 3, OVERHEAD BRWA - TREES, SURFUSE	4,709.4
<input type="checkbox"/>	HYDRONOME 3 - BUILDINGS 3, OVERHEAD BRWA - TREES, SURFUSE	13,882.4
<input type="checkbox"/>	HYDRONOME 4 - BUILDINGS 3, OVERHEAD BRWA - TREES, SURFUSE	1,974.4

Thomson County Ordinance 801 Limitations Water Use Calculation  
**MAJESTIC FREEMAY BUSINESS CENTER-BUILDING 3**  
 Project Type: Commercial  
 6/18/2018

Agree that the design team will be responsible for providing a schedule to describe each hydrant. When "YES" is above, indicate to which hydrant information. Please note that the schedule information will reflect in total of all hydrant information as compared.

1 Maximum Annual Water Allowance (GAWW)  
 HYDRANT SYSTEM OPERATING PERIOD: 2018-2019  
 GAWW: 1,322,000 gal/yr

2 Estimated Annual Water Use (EAWW)

Hydrant #	Hydrant Type	Hydrant Description	Peak Flow (GPM)	Peak Type	Water Use (gal/yr)
Hydrant #1	Hydrant	Hydrant System (Peak Flow) 1.5	1,322,000	Peak	1,322,000
Hydrant #2	Hydrant	Hydrant System (Peak Flow) 1.5	1,322,000	Peak	1,322,000
Hydrant #3	Hydrant	Hydrant System (Peak Flow) 1.5	1,322,000	Peak	1,322,000
Hydrant #4	Hydrant	Hydrant System (Peak Flow) 1.5	1,322,000	Peak	1,322,000
Hydrant #5	Hydrant	Hydrant System (Peak Flow) 1.5	1,322,000	Peak	1,322,000
Hydrant #6	Hydrant	Hydrant System (Peak Flow) 1.5	1,322,000	Peak	1,322,000
Hydrant #7	Hydrant	Hydrant System (Peak Flow) 1.5	1,322,000	Peak	1,322,000
Hydrant #8	Hydrant	Hydrant System (Peak Flow) 1.5	1,322,000	Peak	1,322,000
Hydrant #9	Hydrant	Hydrant System (Peak Flow) 1.5	1,322,000	Peak	1,322,000
Hydrant #10	Hydrant	Hydrant System (Peak Flow) 1.5	1,322,000	Peak	1,322,000

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 31%  
 \*There are not hydrants in the building's hydrant system (indicated by a primary with a blank in the case of a higher peak flow and flow is already included in calculations)

REFERENCE NOTES SCHEDULE - BUILDING 4

<input type="checkbox"/>	HYDRONOME 1 - BUILDING 4, OVERHEAD BRWA - TREES, SURFUSE	3,291.4
<input type="checkbox"/>	HYDRONOME 2 - BUILDING 4, OVERHEAD BRWA - TREES, SURFUSE	4,414.4
<input type="checkbox"/>	HYDRONOME 3 - BUILDING 4, OVERHEAD BRWA - TREES, SURFUSE	9,538.4
<input type="checkbox"/>	HYDRONOME 4 - BUILDING 4, OVERHEAD BRWA - TREES, SURFUSE	2,404.4

Thomson County Ordinance 801 Limitations Water Use Calculation  
**MAJESTIC FREEMAY BUSINESS CENTER-BUILDING 4**  
 Project Type: Commercial  
 6/18/2018

Agree that the design team will be responsible for providing a schedule to describe each hydrant. When "YES" is above, indicate to which hydrant information. Please note that the schedule information will reflect in total of all hydrant information as compared.

1 Maximum Annual Water Allowance (GAWW)  
 HYDRANT SYSTEM OPERATING PERIOD: 2018-2019  
 GAWW: 1,322,000 gal/yr

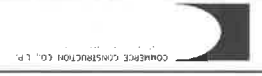
2 Estimated Annual Water Use (EAWW)

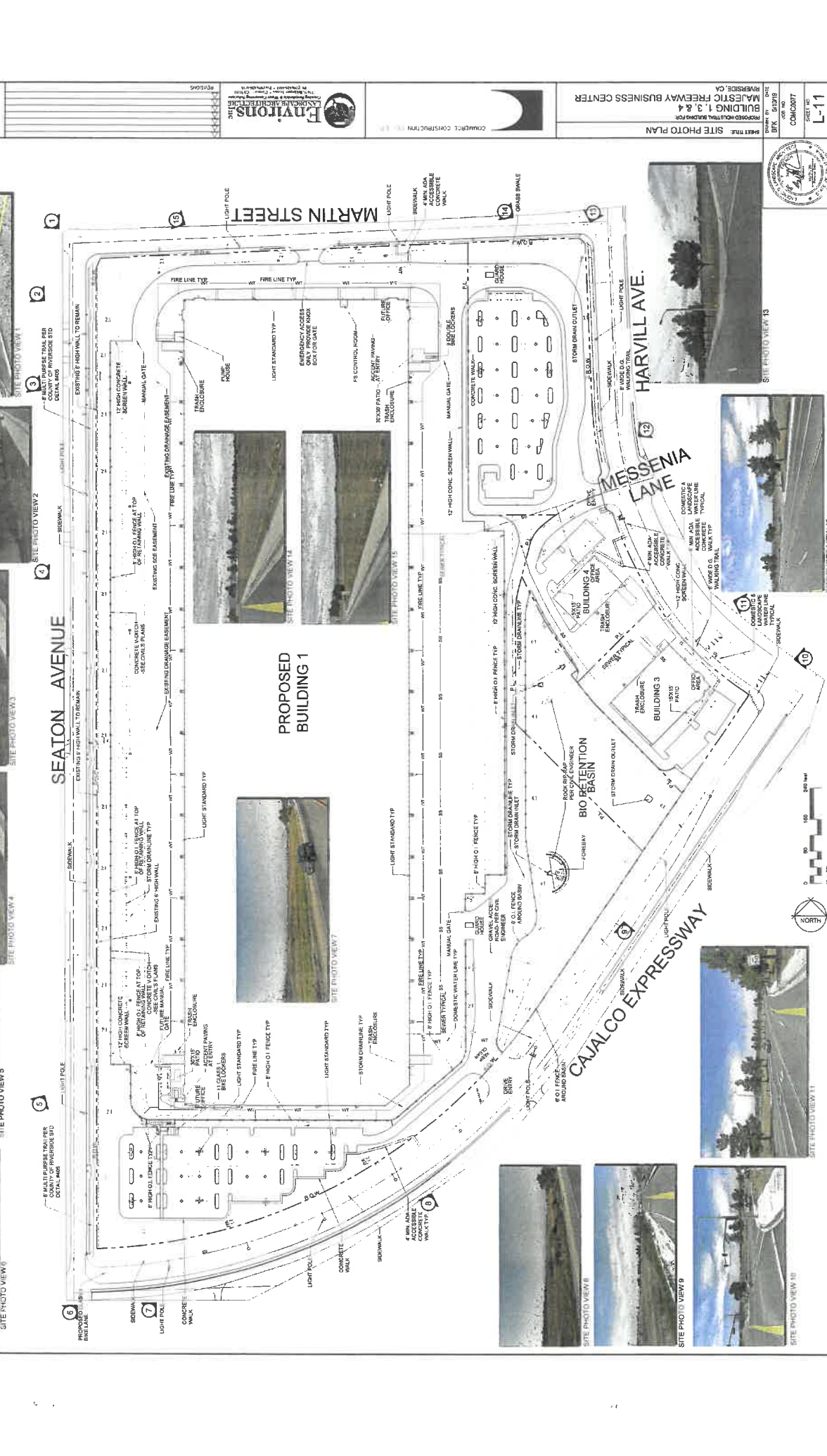
Hydrant #	Hydrant Type	Hydrant Description	Peak Flow (GPM)	Peak Type	Water Use (gal/yr)
Hydrant #1	Hydrant	Hydrant System (Peak Flow) 1.5	1,322,000	Peak	1,322,000
Hydrant #2	Hydrant	Hydrant System (Peak Flow) 1.5	1,322,000	Peak	1,322,000
Hydrant #3	Hydrant	Hydrant System (Peak Flow) 1.5	1,322,000	Peak	1,322,000
Hydrant #4	Hydrant	Hydrant System (Peak Flow) 1.5	1,322,000	Peak	1,322,000
Hydrant #5	Hydrant	Hydrant System (Peak Flow) 1.5	1,322,000	Peak	1,322,000
Hydrant #6	Hydrant	Hydrant System (Peak Flow) 1.5	1,322,000	Peak	1,322,000
Hydrant #7	Hydrant	Hydrant System (Peak Flow) 1.5	1,322,000	Peak	1,322,000
Hydrant #8	Hydrant	Hydrant System (Peak Flow) 1.5	1,322,000	Peak	1,322,000
Hydrant #9	Hydrant	Hydrant System (Peak Flow) 1.5	1,322,000	Peak	1,322,000
Hydrant #10	Hydrant	Hydrant System (Peak Flow) 1.5	1,322,000	Peak	1,322,000

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 24%  
 \*There are not hydrants in the building's hydrant system (indicated by a primary with a blank in the case of a higher peak flow and flow is already included in calculations)

WATER USE CALCULATIONS

PROJECT: MAJESTIC FREEMAY BUSINESS CENTER  
 BUILDING 1, 3 & 4  
 SHEET NO. L-10  
 DATE: 06/18/2018  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]





**Environics**  
LANDSCAPE ARCHITECTURE  
10000 Wilshire Blvd, Suite 200  
Beverly Hills, CA 90210  
Tel: 310.277.1111

CONTRACT NO. **CONC0007**  
DATE: **01/11/11**  
SHEET NO. **L-11**  
OF 11 SHEETS

**PROJECT: PROPOSED MULTITENANT BUILDING 1, 2 & 3**  
**SITE NAME: SITE PHOTO PLAN**

SCALE: 1" = 40'  
NORTH

DATE: 01/11/11  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

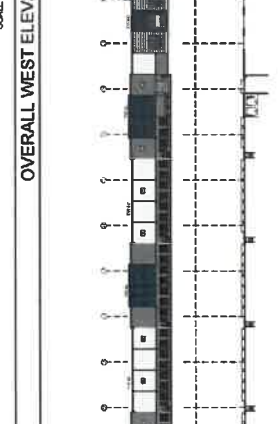
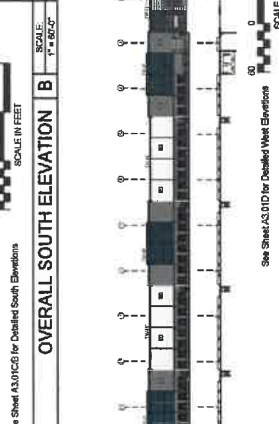
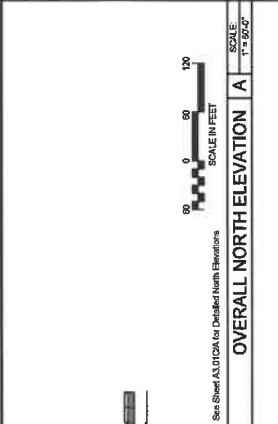




**COLOR LEGEND**

	SHERMAN WILLIAMS SW77005 PURE WHITE
	SHERMAN WILLIAMS SW77003 MONORIAL SILVER
	SHERMAN WILLIAMS SW77005 WALL STREET
	SHERMAN WILLIAMS SW77003 DIONY BLUE
	GUNBORO 3054 COOL GRAY

Building is Tie-Up Concrete Panels



REVISIONS	BY	DATE	REASONS

COMMERCE CONSTRUCTION CO., L.P.  
 15151 Greenwood Parkway North  
 Suite 100  
 City of Industry, California 91746-3497  
 Telephone: (952) 899-0433  
 License No. 72302

**OVERALL ELEVATIONS**  
**BUILDING 1**  
**MAJESTIC FREEWAY BUSINESS CENTER**  
 RIVERSIDE, CA

Project / Case Information:  
 Case Number: PPT180028

**A3.01A**  
 SUBMITTAL-03 (2019 04 29)

Provide Roof Top Elevations of All A.C. Units Per County of Riverside Standards.

For Material Schedule 67 Above Finished Floor.

CCC JOB NO. 6712  
 SHEET NO. 6712  
 DRAWN BY DATE 10-22-18  
 IN

NO.	DATE	BY	REVISIONS

COMMERCE CONSTRUCTION CO., L.P.  
 13911 Chisholm Parkway North  
 Suite 300  
 City of Katy, California 9746-9497  
 Telephone: (522) 899-0453  
 License No. 72302

MAJESTIC FREEWAY BUSINESS CENTER  
 REVERSE CA

Project / Case Information:  
 Case Number: PPT180028

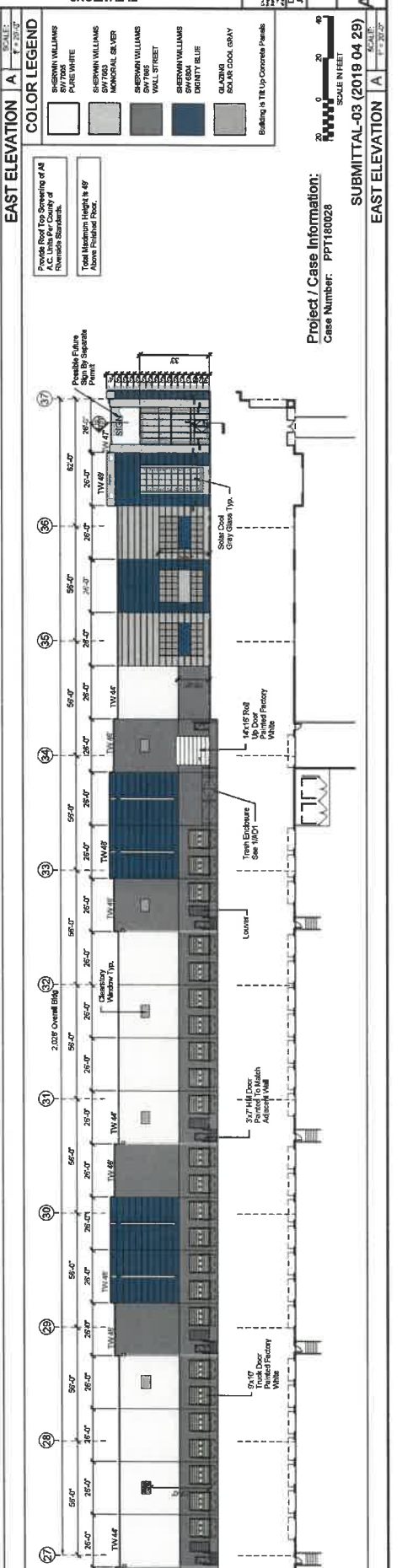
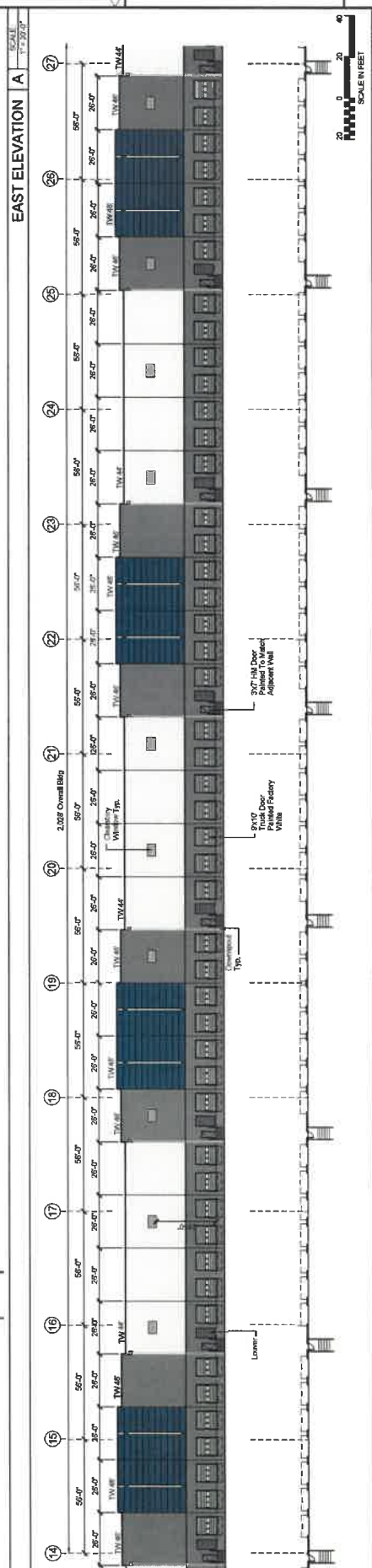
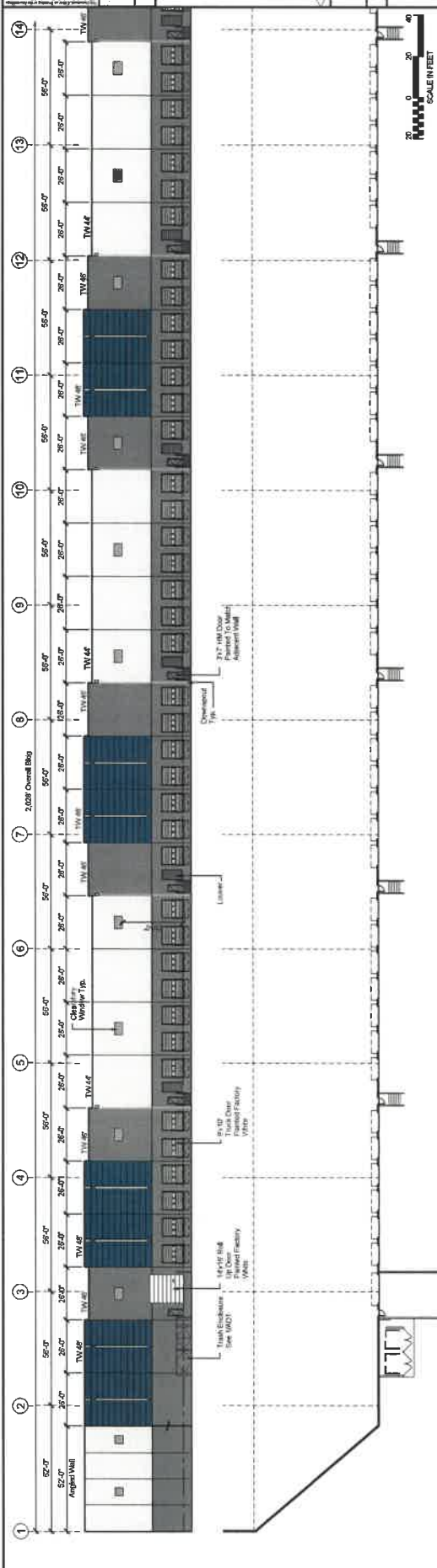
Project / Case Information:  
 Case Number: PPT180028

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 Case Number: PPT180028

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 Case Number: PPT180028

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 Case Number: PPT180028

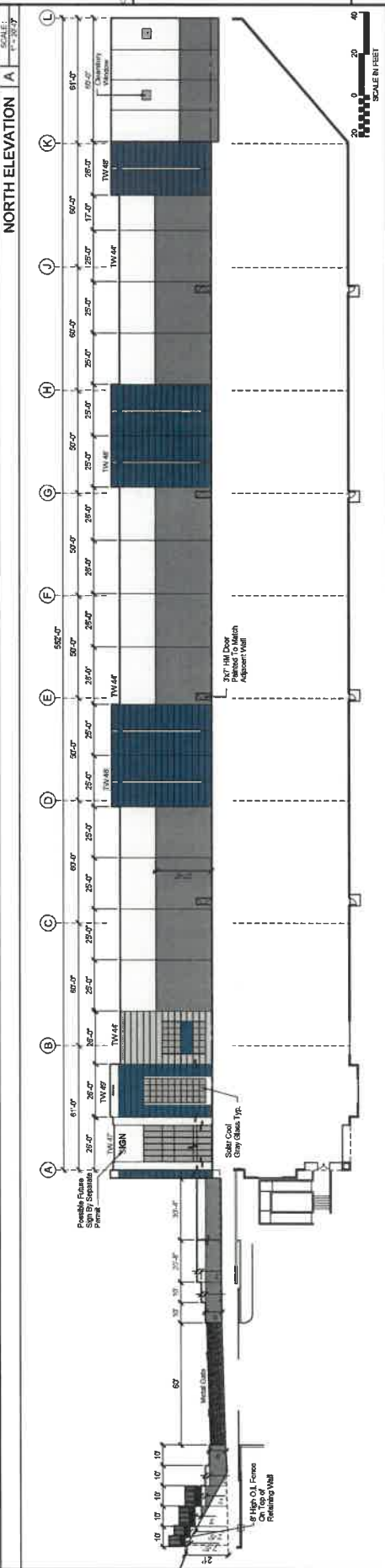
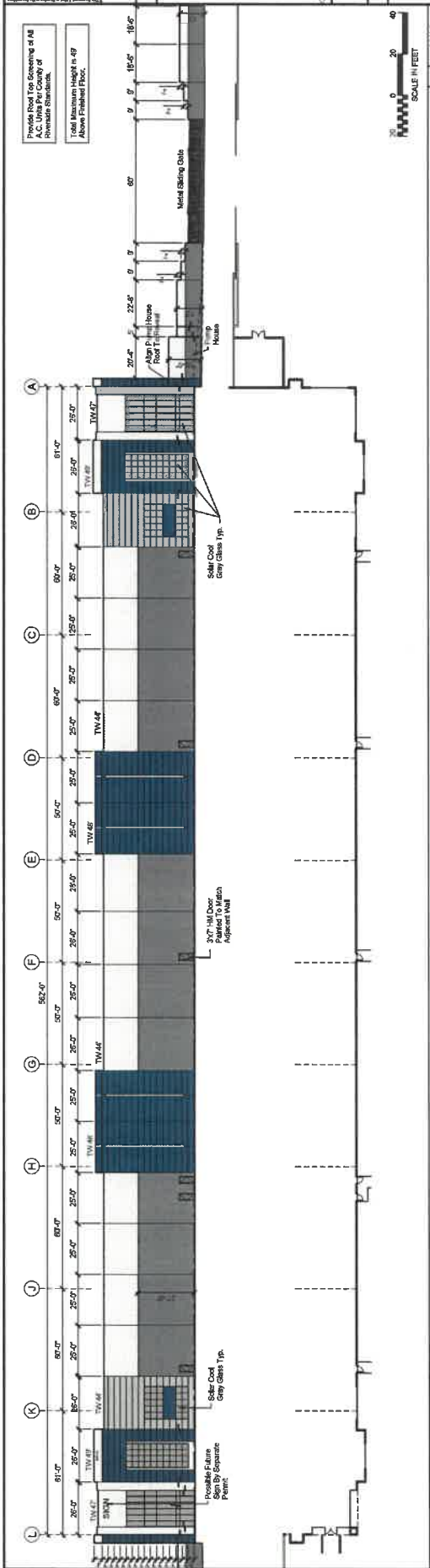
Project / Case Information:  
 Case Number: PPT180028



NO.	DATE	BY	REVISIONS

SHEET NO. **6712**  
 SUBMITTAL-03 (2019 04 29)  
 EAST ELEVATION A SCALE: 1" = 20'-0"  
 Project / Case Information:  
 Case Number: PPT180028

REVISIONS	DATE	BY	REASONS



**ELEVATIONS**

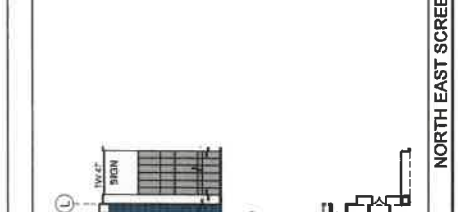
**COLOR LEGEND**

- SHERWIN WILLIAMS PAPER WHITE
- SHERWIN WILLIAMS MONOCHROME SILVER
- SHERWIN WILLIAMS WALL STREET
- SHERWIN WILLIAMS GRANITE BLUE
- GLAZING SOLAR COOL GRAY

Building in Tie-Up Concrete Panels

**NORTH EAST SCREEN WALL ELEVATION C**

SCALE: 1" = 20'-0"



**Project / Case Information:**  
 Case Number: PPT180028  
 SUBMITTAL-03 (2019 04 29)

**COMMERCE CONSTRUCTION CO. L.P.**  
 1919 Crossroads Parkway North  
 City of Industry, California 91745-4697  
 License No. 72302

**MAJESTIC FREEMAN BUSINESS CENTER**  
 RIVERSIDE, CA

**CCC JOB NO. 6712**  
 SHEET NO. A3.01C

Provides Flood Top Elevation of All A.C. Units Per County of Formation Ordinances.  
 Total Maximum Height is 49' Above Finished Floor.

BY	DATE	REVISIONS

COMMERCE CONSTRUCTION CO., L.P.  
 1313 Colorado Parkway North  
 Suite 300  
 Irvine, California 92618-4697  
 Telephone: (949) 698-4203  
 License No. 723002

MAJESTIC FREEMAN BUSINESS CENTER  
 BUILDING 1  
 IRVINE, CA

Project No. PPT180028  
 DRAWN BY DATE  
 10-25-18  
 OCC. NO. 6712  
 SHEET NO. 3.01D

SCALE: 1" = 20'-0"  
 SCALE IN FEET

SCALE: 1" = 20'-0"  
 SCALE IN FEET

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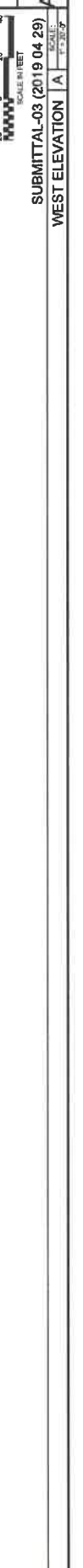
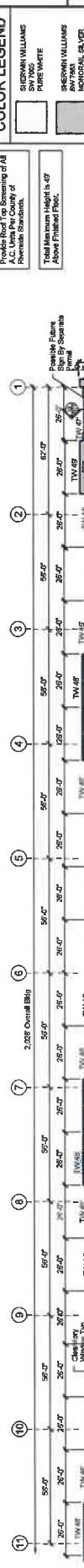
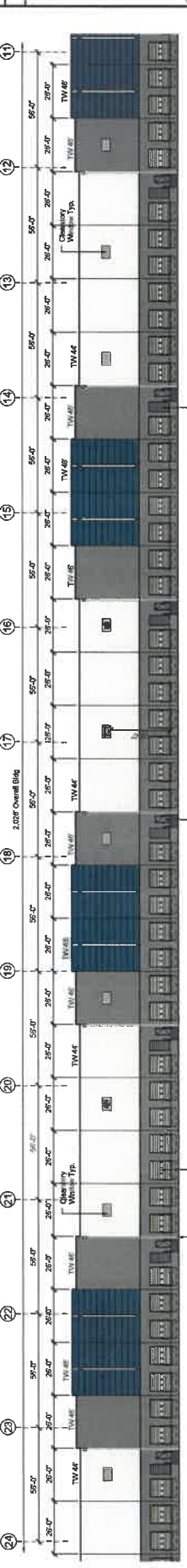
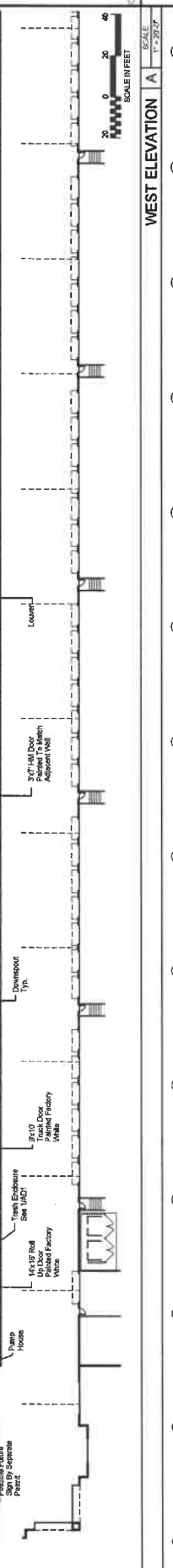
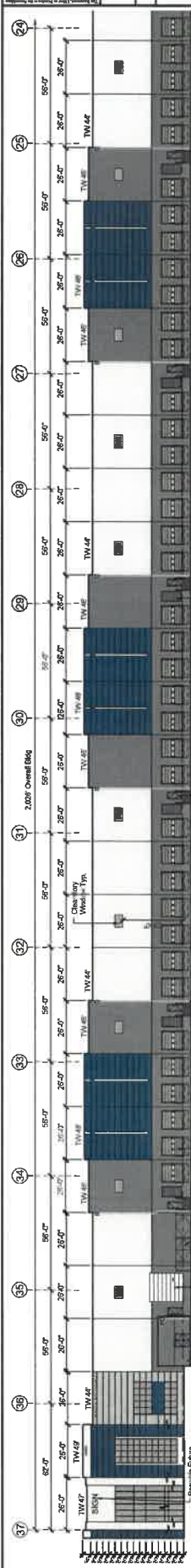
SCALE: 1" = 20'-0"  
 SCALE IN FEET

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SCALE: 1" = 20'-0"  
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SCALE: 1" = 20'-0"  
 SCALE IN FEET



**COLOR LEGEND**

Provides Roof Top Elevation of All Elements of Demande Staircase.

Total Maximum Height is 48' Above Finished Floor.

- SHERMAN WILLIAMS SWP1000 PURE WHITE
- SHERMAN WILLIAMS SWP788A MONOCOLOR CALVER
- SHERMAN WILLIAMS SWP785 WALL STREET
- SHERMAN WILLIAMS SWP804 DIGNITY BLUE
- GLAZING SOLAR COOL GRAY

Building is TYP. Concrete Panels

**Project / Case Information:**  
 Case Number: PPT180028

**WEST ELEVATION A** SCALE: 1" = 20'-0"  
 SCALE IN FEET

REVISIONS	DATE	BY	DATE

COMMERCE CONSTRUCTION CO., L.P.  
 13111 Chardonnay Parkway North  
 Suite 100  
 City of Irvine, California 92618-4937  
 Telephone: (949) 259-4433  
 License No. 72302

**ELEVATIONS**  
**BUILDING 3**  
**MAJESTIC FREEWAY BUSINESS CENTER**  
 IRVINE, CA

Project / Case Information:  
 Case Number: PPT180028  
 SUBMITTAL-03 (2019 04 29)

SHEET NO. 6712  
 CCC JOB NO. 10-25-18  
 DRAWN BY DATE  
 JUN 10-25-18

SCALE 1/8" = 1'-0"  
 SCALE IN FEET

SCALE 1/8" = 1'-0"  
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SCALE 1/8" = 1'-0"  
 SCALE IN FEET

**COLOR LEGEND**

- EMERALD WILLIAMS SW7005 PURE WHITE
- SUSAN WILLIAMS SW7003 MONOPOL SILVER
- SUSAN WILLIAMS SW7005 WALL STREET
- SUSAN WILLIAMS SW7006 SPINWHEEL
- SW7008 SOLID COOL GRAY

Building is Tilt Up Concrete Panels

Toeil Maximum Height is 36"  
 Above Finished F.O.C.

Provide Roof Top Scaffolding of All  
 A.C. Units Per County of  
 Revision Standards.

SCALE 1/8" = 1'-0"  
 SCALE IN FEET

SCALE 1/8" = 1'-0"  
 SCALE IN FEET

SCALE 1/8" = 1'-0"  
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SCALE 1/8" = 1'-0"  
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SCALE 1/8" = 1'-0"  
 SCALE IN FEET



**NORTH ELEVATION A** SCALE 1/8" = 1'-0"  
 SCALE IN FEET

**WEST ELEVATION B** SCALE 1/8" = 1'-0"  
 SCALE IN FEET

**A 3.03A**



REV	DATE	BY	DATE	REVISIONS

**COLOR LEGEND**

- BERNARD WILLIAMS SW 7505 PURE WHITE
- BERNARD WILLIAMS SW 7505 MONOCHROME SILVER
- BERNARD WILLIAMS SW 7505 WALL STREET
- BERNARD WILLIAMS SW 7505 LIBERTE BLUE
- GUARDIAN SW 2001 COOL GRAY

Building is Tie-Up Concrete Panels

COMMERCE CONSTRUCTION CO. L.P.  
 1391 CRENSHAW PARKWAY NORTH  
 SAN FRANCISCO, CALIFORNIA 94133-9487  
 Telephone: (415) 898-0483  
 License No. 72302

**MAJESTIC FREEMAN BUSINESS CENTER**  
 RIVERSIDE, CA  
**ELEVATIONS**

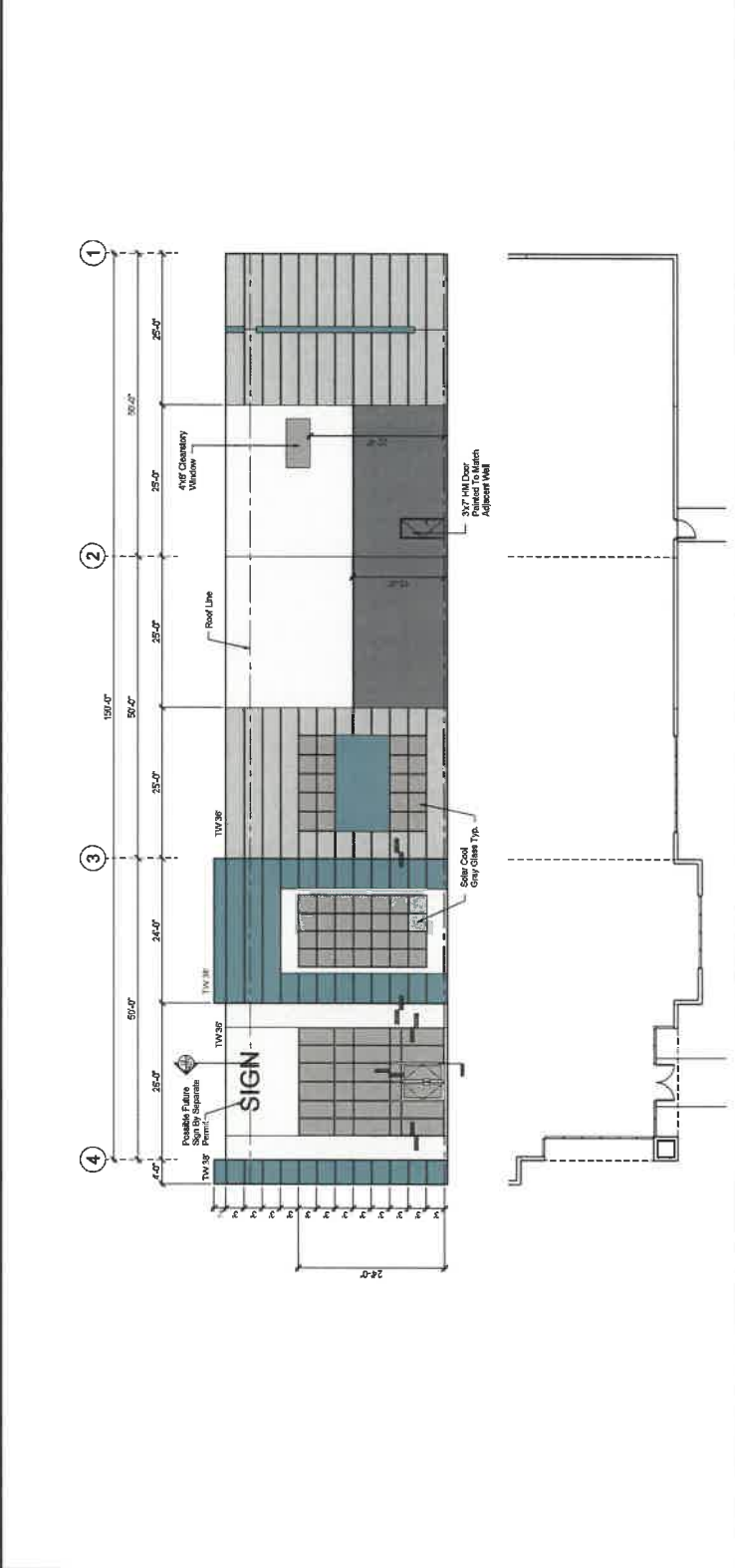
Project / Case Information:  
 Case Number: PPT180028  
 SUBMITTAL-03 (2019 04 29)

PROJECT NO. 6712  
 SHEET NO. A 3.04A

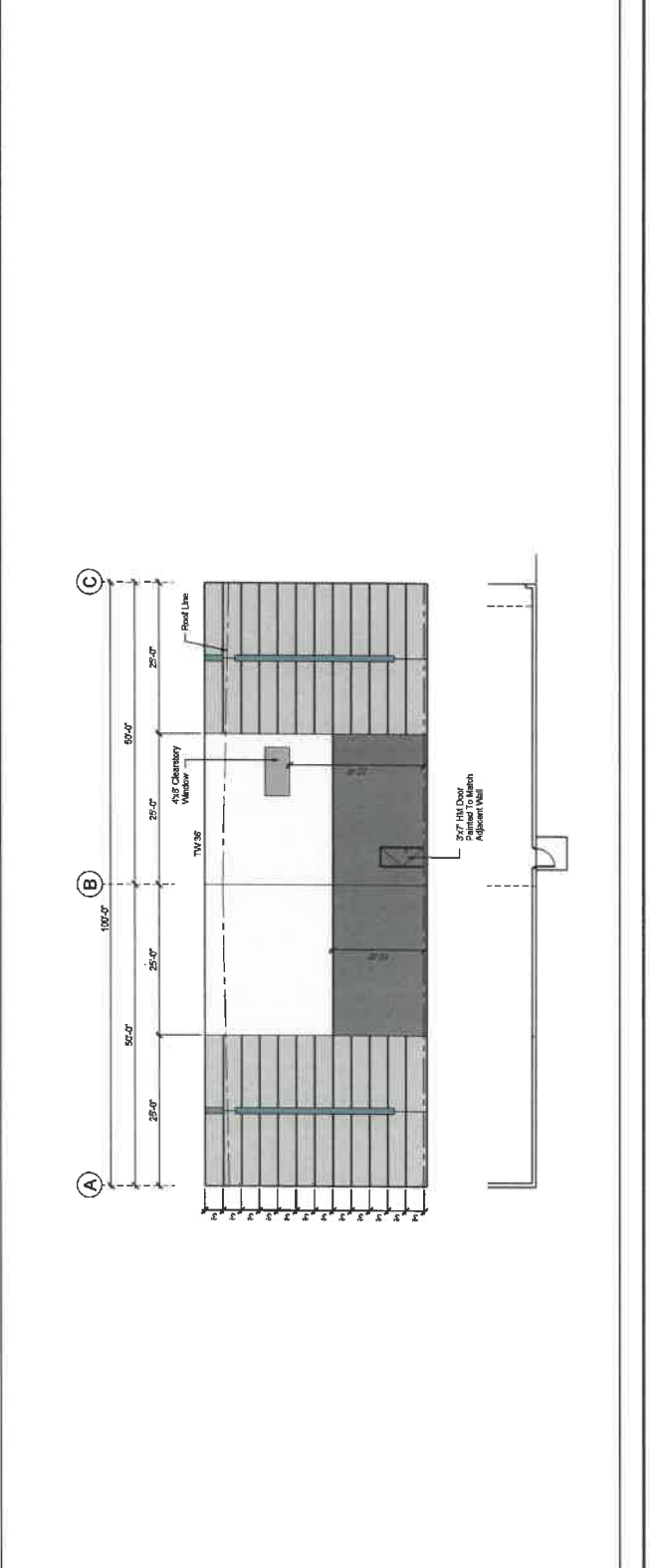
Total Maximum Height is 35' Above Finished Floor.  
 Provide Roof Top Screening of All Windows of Riverside Structures.



**NORTH ELEVATION A**



**WEST ELEVATION B**



REVISIONS	DATE	BY	DATE

REVISIONS	DATE	BY	DATE

COMMERCE CONSTRUCTION CO., LP  
 1311 Crossroads Parkway North  
 Suite 100  
 City of Industry, California 91746-3487  
 Telephone: (952) 898-4833  
 License No. 72302

MAJESTIC FREEWAY BUSINESS CENTER  
 RIVERSIDE, CA

ELEVATIONS

PROJECT / Case Information:  
 Case Number: PPT180028

SUBMITTAL-03 (2019 04 29)

SHEET NO. 6712

SCALE 1/8" = 1'-0"

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SCALE 1/8" = 1'-0"

**COLOR LEGEND**

	SHERMAN WILLIAMS PURE WHITE SW7005
	SHERMAN WILLIAMS MONOPOLE SILVER SW7903
	SHERMAN WILLIAMS WALL STREET SW7905
	SHERMAN WILLIAMS URBANE BLUE SW8905
	CALSPAN SOLAR COOL GRAY

Bedding is Tile Up Concrete Panels

Total Rise: Height is 35' Above Finished Floor.  
 Provide Roof Top Scheduling of All C. Units Per County of Riverside Requirement.



**SOUTH ELEVATION A** SCALE 1/8" = 1'-0"



**EAST ELEVATION B** SCALE 1/8" = 1'-0"

Project / Case Information:  
 Case Number: PPT180028

SUBMITTAL-03 (2019 04 29)

SHEET NO. 6712

SCALE 1/8" = 1'-0"

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Project / Case Information:  
 Case Number: PPT180028

SUBMITTAL-03 (2019 04 29)

SHEET NO. 6712

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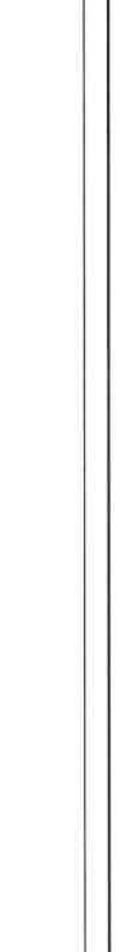
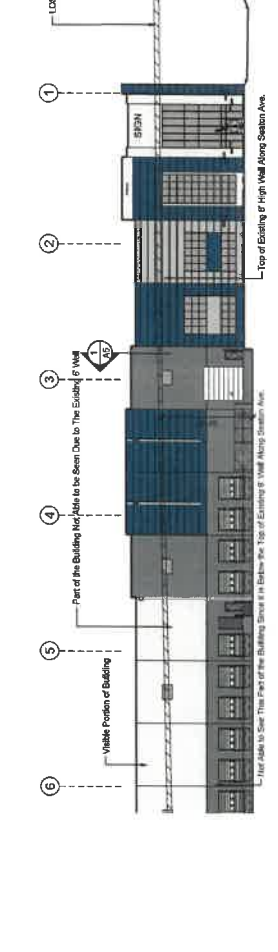
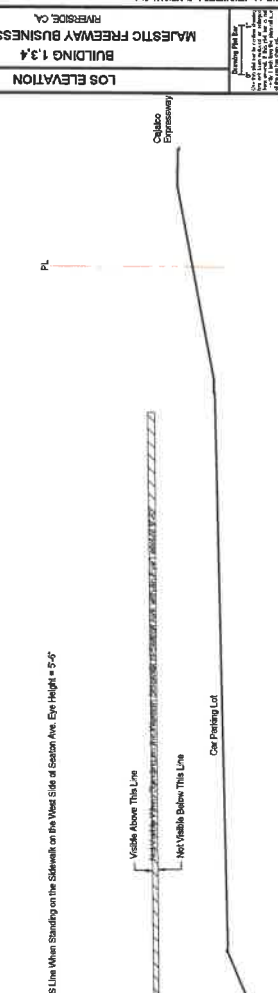
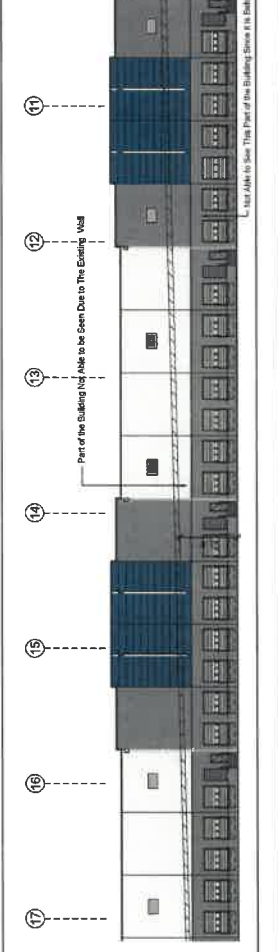
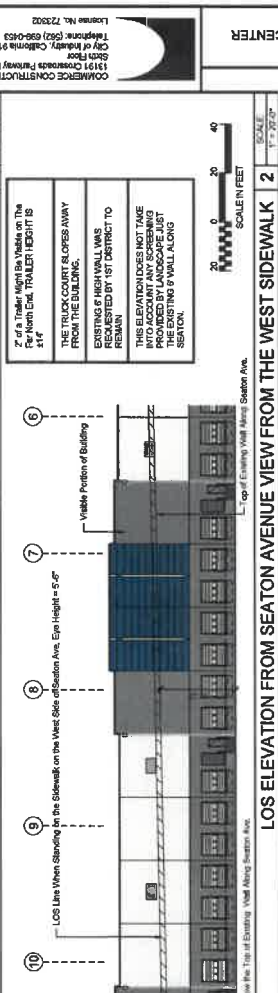
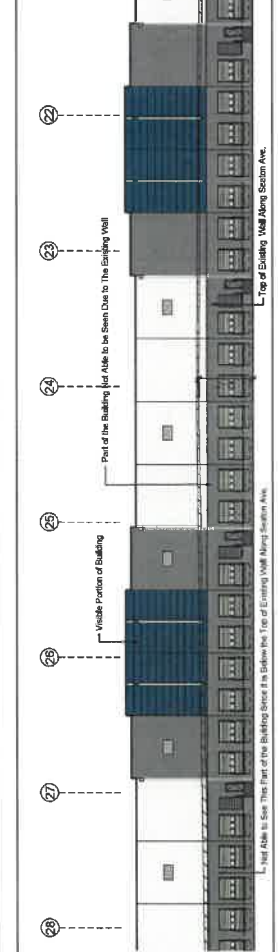
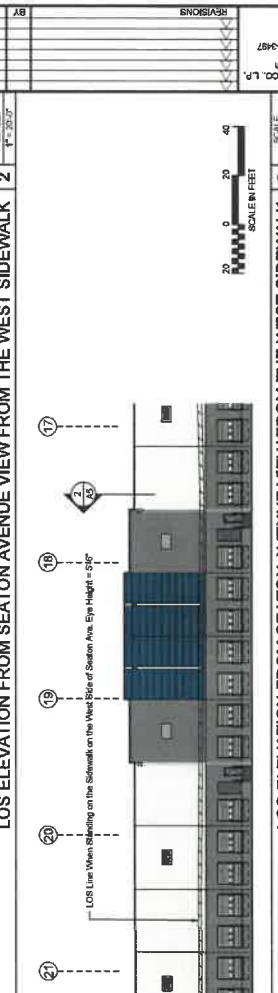
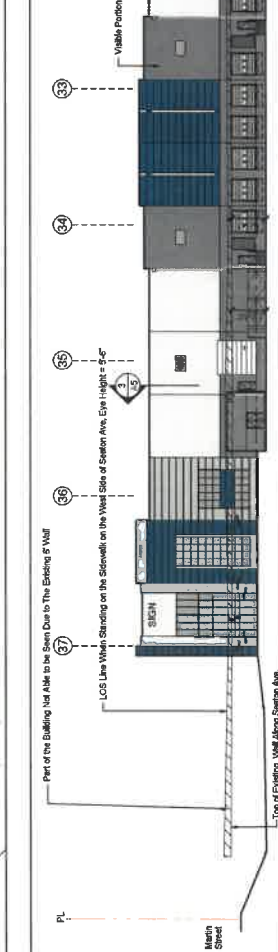
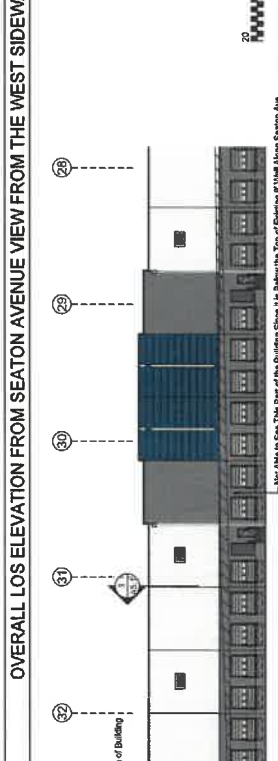
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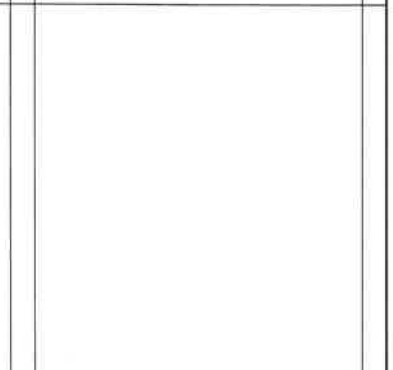
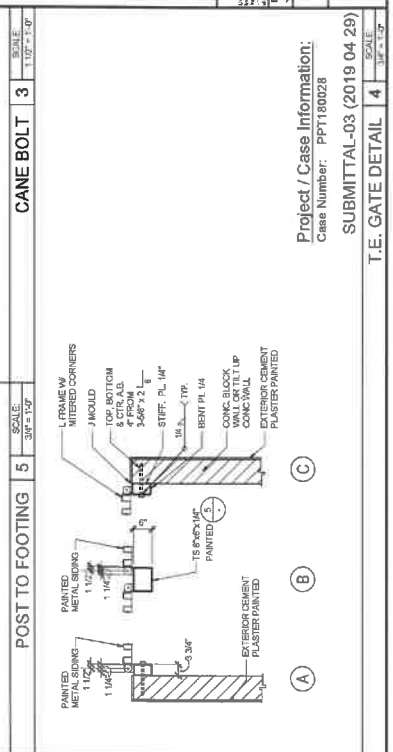
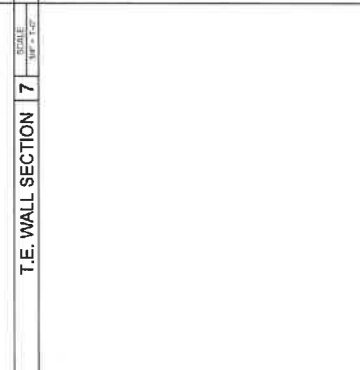
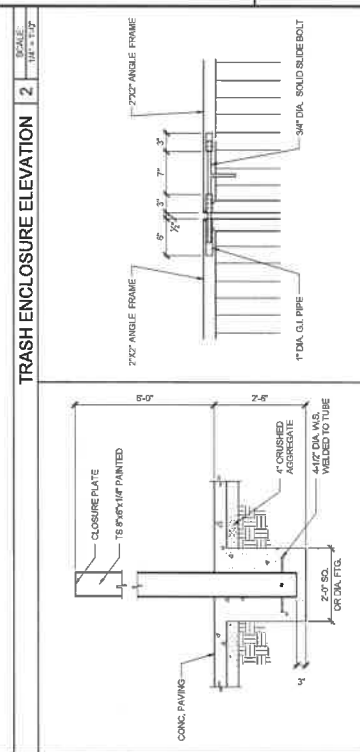
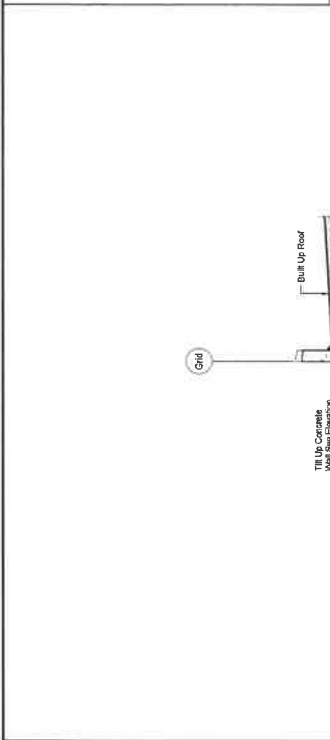
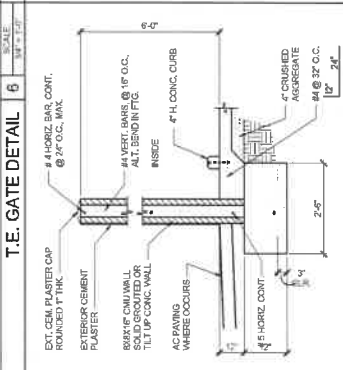
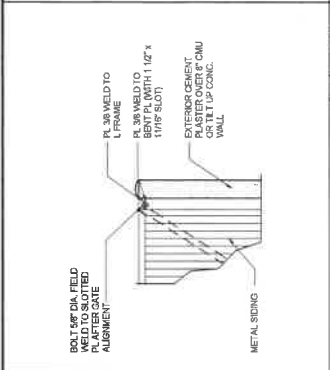
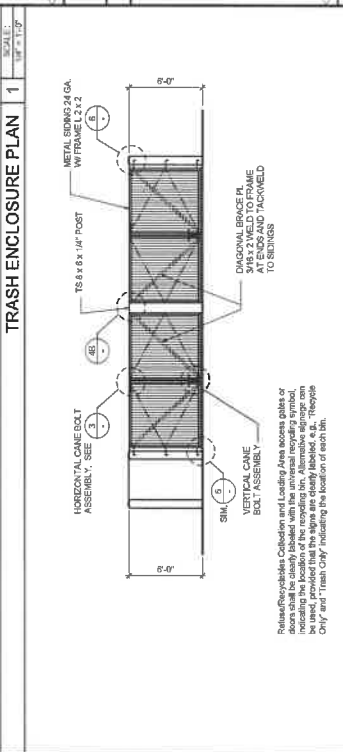
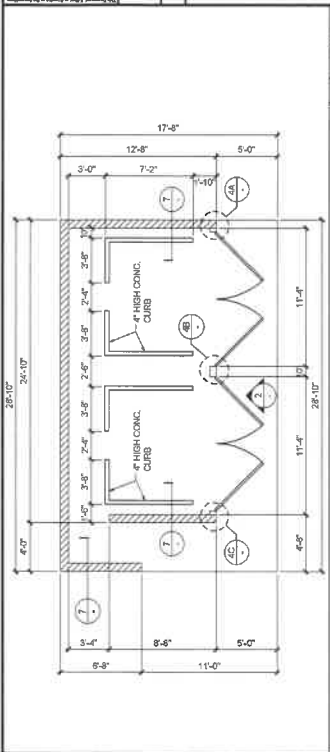
NO.	DATE	BY	REVISIONS

NO.	DATE	BY	REVISIONS

COMPOSITE CONSTRUCTION CO. L.P.  
 1591 Crossroads Parkway North  
 Suite 100  
 Redwood City, California 94061-4007  
 Telephone: (650) 899-0523  
 Fax: (650) 899-0523  
 License No. 72302

MISCELLANEOUS DETAILS  
**BUILDING 1, 3A**  
**MAJESTIC FREEMAN BUSINESS CENTER**  
 RIVERSIDE, CA

PROJECT NO.	6712
COC JOB NO.	6712
DATE	02-25-18
PROJECT NAME	MISCELLANEOUS DETAILS
SHEET NO.	AD1





REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION

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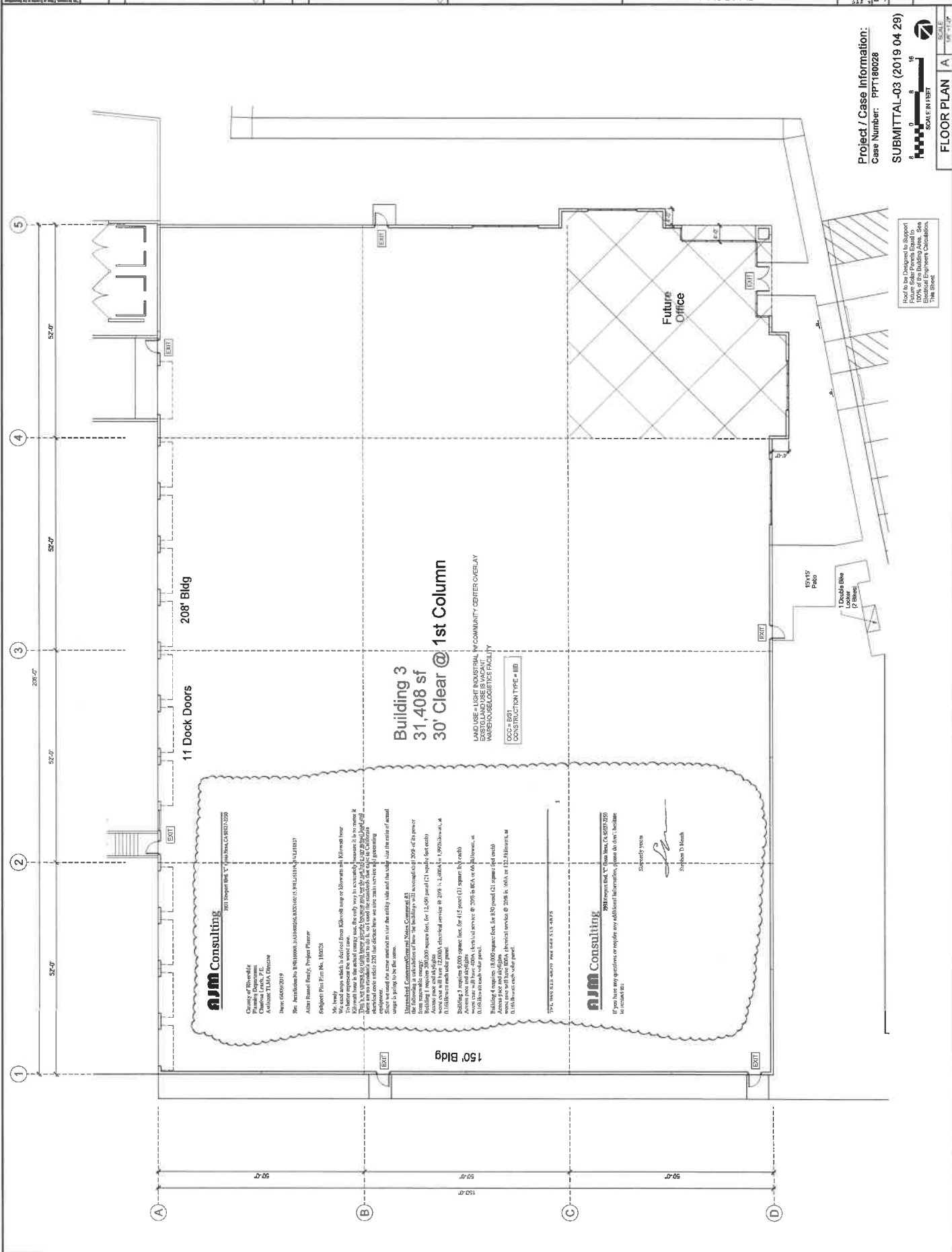
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REV	DATE	DESCRIPTION



**ajm Consulting**  
 891 Progress Blvd., Suite 200, Costa Mesa, CA 92626  
 County of Riverside  
 1000 East Imperial Avenue  
 Anaheim, CA 92805  
 Phone: (714) 941-2019  
 Fax: (714) 941-2019  
 Email: info@ajmconsulting.com  
 Website: www.ajmconsulting.com

**ajm Consulting**  
 891 Progress Blvd., Suite 200, Costa Mesa, CA 92626  
 County of Riverside  
 1000 East Imperial Avenue  
 Anaheim, CA 92805  
 Phone: (714) 941-2019  
 Fax: (714) 941-2019  
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 891 Progress Blvd., Suite 200, Costa Mesa, CA 92626  
 County of Riverside  
 1000 East Imperial Avenue  
 Anaheim, CA 92805  
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 Fax: (714) 941-2019  
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 891 Progress Blvd., Suite 200, Costa Mesa, CA 92626  
 County of Riverside  
 1000 East Imperial Avenue  
 Anaheim, CA 92805  
 Phone: (714) 941-2019  
 Fax: (714) 941-2019  
 Email: info@ajmconsulting.com  
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**ajm Consulting**  
 891 Progress Blvd., Suite 200, Costa Mesa, CA 92626  
 County of Riverside  
 1000 East Imperial Avenue  
 Anaheim, CA 92805  
 Phone: (714) 941-2019  
 Fax: (714) 941-2019  
 Email: info@ajmconsulting.com  
 Website: www.ajmconsulting.com

**ajm Consulting**  
 891 Progress Blvd., Suite 200, Costa Mesa, CA 92626  
 County of Riverside  
 1000 East Imperial Avenue  
 Anaheim, CA 92805  
 Phone: (714) 941-2019  
 Fax: (714) 941-2019  
 Email: info@ajmconsulting.com  
 Website: www.ajmconsulting.com

**ajm Consulting**  
 891 Progress Blvd., Suite 200, Costa Mesa, CA 92626  
 County of Riverside  
 1000 East Imperial Avenue  
 Anaheim, CA 92805  
 Phone: (714) 941-2019  
 Fax: (714) 941-2019  
 Email: info@ajmconsulting.com  
 Website: www.ajmconsulting.com

**ajm Consulting**  
 891 Progress Blvd., Suite 200, Costa Mesa, CA 92626  
 County of Riverside  
 1000 East Imperial Avenue  
 Anaheim, CA 92805  
 Phone: (714) 941-2019  
 Fax: (714) 941-2019  
 Email: info@ajmconsulting.com  
 Website: www.ajmconsulting.com

Read to be Designed to Support  
 Any and All Loads  
 100% of the Building Area  
 Electrical Engineering Calculation  
 This sheet





MAJESTIC FREEMWAY BUSINESS CENTER  
BUILDING 1  
REVERSE, CA

COMMERCE CONSTRUCTION CO., L.P.  
1281 Overlook Parkway North  
City of Industry, California 91744-4607  
Telephone: (626) 998-0488  
License No. 723302

REVISIONS  
NO. COMMENTS  
BY DATE

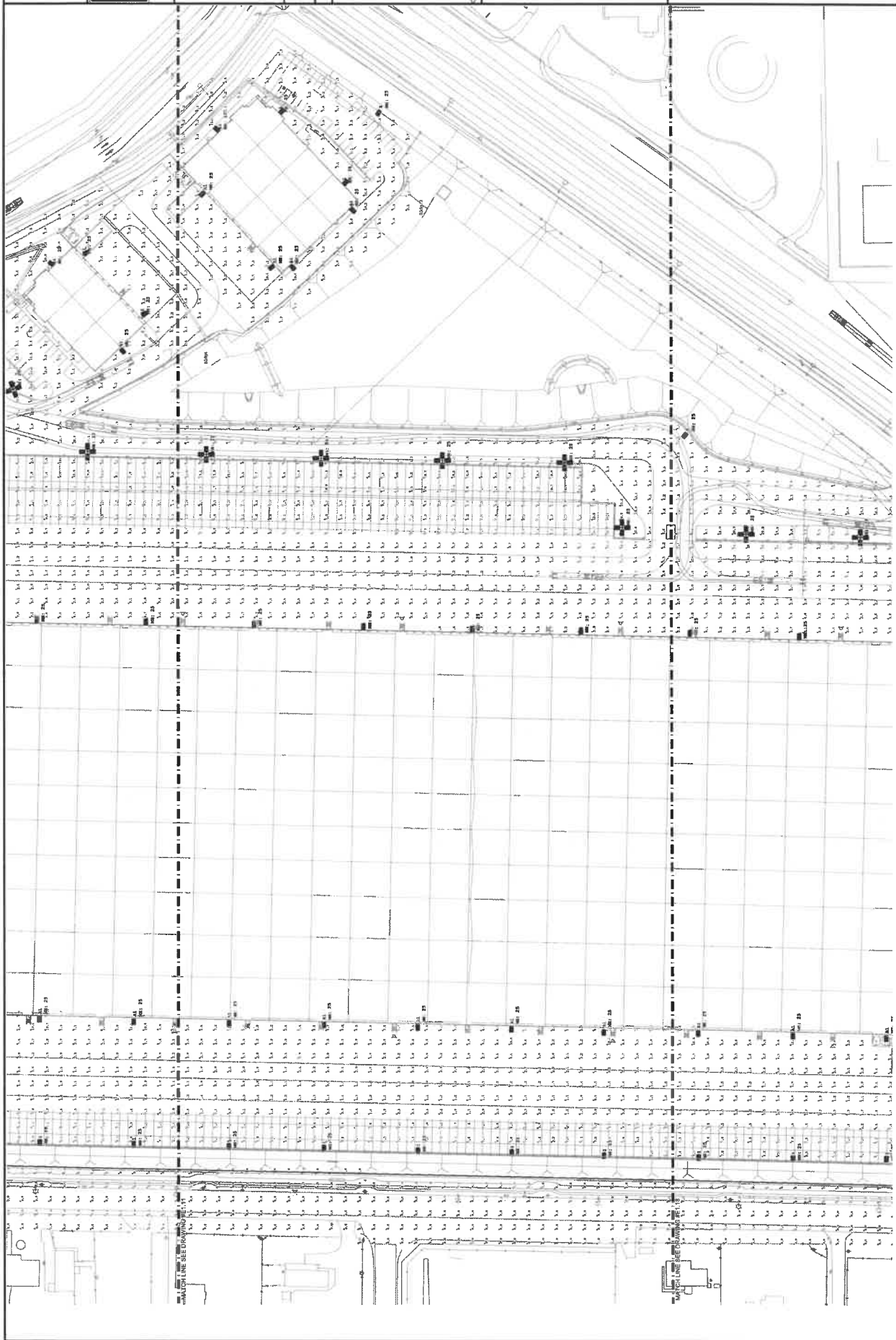
DATE 01/17/18  
BY JAE

PROJECT NO. 7084  
JOB NO. 7084

ISSUE DATE 02/28/2018  
DRAWN BY DATE

SHEET NO. 7084

E1.12



NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	02/28/2018	JAE	JAE
2	ISSUED FOR CONSTRUCTION	02/28/2018	JAE	JAE
3	ISSUED FOR AS-BUILT	02/28/2018	JAE	JAE

NO.	DESCRIPTION	DATE	BY	CHKD.
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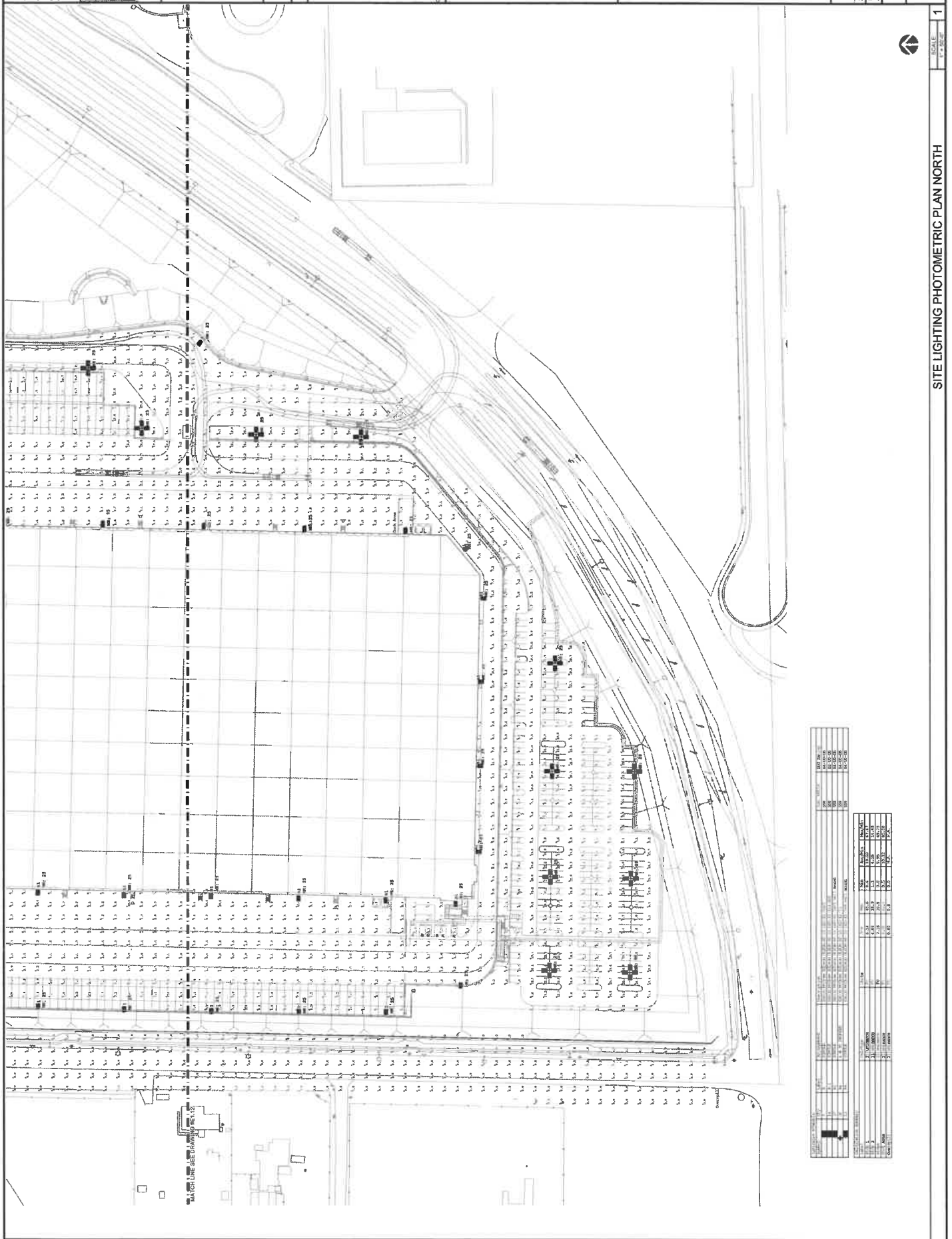


SITE LIGHTING PHOTOMETRIC PLAN NORTH

SCALE: 1" = 100'-0"

1





NO.	DESCRIPTION	FOOTCANDLES
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# Majestic Freeway Business Center

## Summary of Public Outreach Activities 2018-2019

The information presented here is a summary of completed and planned Majestic Realty Co. public outreach activities in support of the Majestic Freeway Business Center from 2018-2019.

### Community Outreach Mailings

Majestic Realty Co. has reached out to neighbors in Mead Valley with over 7,000 letters and direct mail pieces detailing the Specific Plan, construction activities, mitigation measures, and the benefits that the Majestic Freeway Business Center will bring to the community.

Materials	Audience	Date
Building 1 Construction Letter	19 Residents within a 300 ft. radius	August 19, 2016
Building 10 Construction Letter	19 Residents within a 300 ft. radius	March 13, 2018
Specific Plan Letter	1,292 Mead Valley residents	March 28, 2019
Specific Plan Direct Mailer	3,259 Mead Valley residents	April 29, 2019
Job Fair Notification	3,259 Mead Valley residents	July 5, 2019

### Presentations and Outreach to the Public and Community Groups

Majestic Realty Co. has met with and briefed members of the community on the Specific Plan and received feedback from residents and other key stakeholders.

Organization	Format	Date
Mead Valley MAC	Meeting	November 7, 2018
Mead Valley MAC	Meeting	January 2, 2019
Airport Land Use Commission	Public Hearing	January 10, 2019
Residents (4)	Meeting	January 10, 2019
Residents (6)	Meeting	January 17, 2019
Mead Valley Senior Center	Meeting	January 17, 2019
Airport Land Use Commission	Public Hearing	February 12, 2019
LIUNA Local 1184	Meeting	February 27, 2019
Mead Valley MAC	Presentation	March 6, 2019
Charles Meigs Community Center	Meeting	March 18, 2019
Mead Valley Senior Center	Meeting	March 18, 2019
Residents (228 calls)	Calls	April 8-10, 2019
Airport Land Use Commission	Public Hearing	April 11, 2019
Farmer Boys (Neighboring Property Owner)	Meeting	April 15, 2019
Residents (11 residents)	Canvassing	April 30, 2019
Mead Valley Senior Center	Presentation	May 21, 2019
The Grove Community Church	Meeting	May 21, 2019
Residents Association of Greater Lake Mathews – Executive Board	Presentation	June 17, 2019
Perris Spanish Seventh Day Adventist Church	Meeting	July 2, 2019

## Job Fair

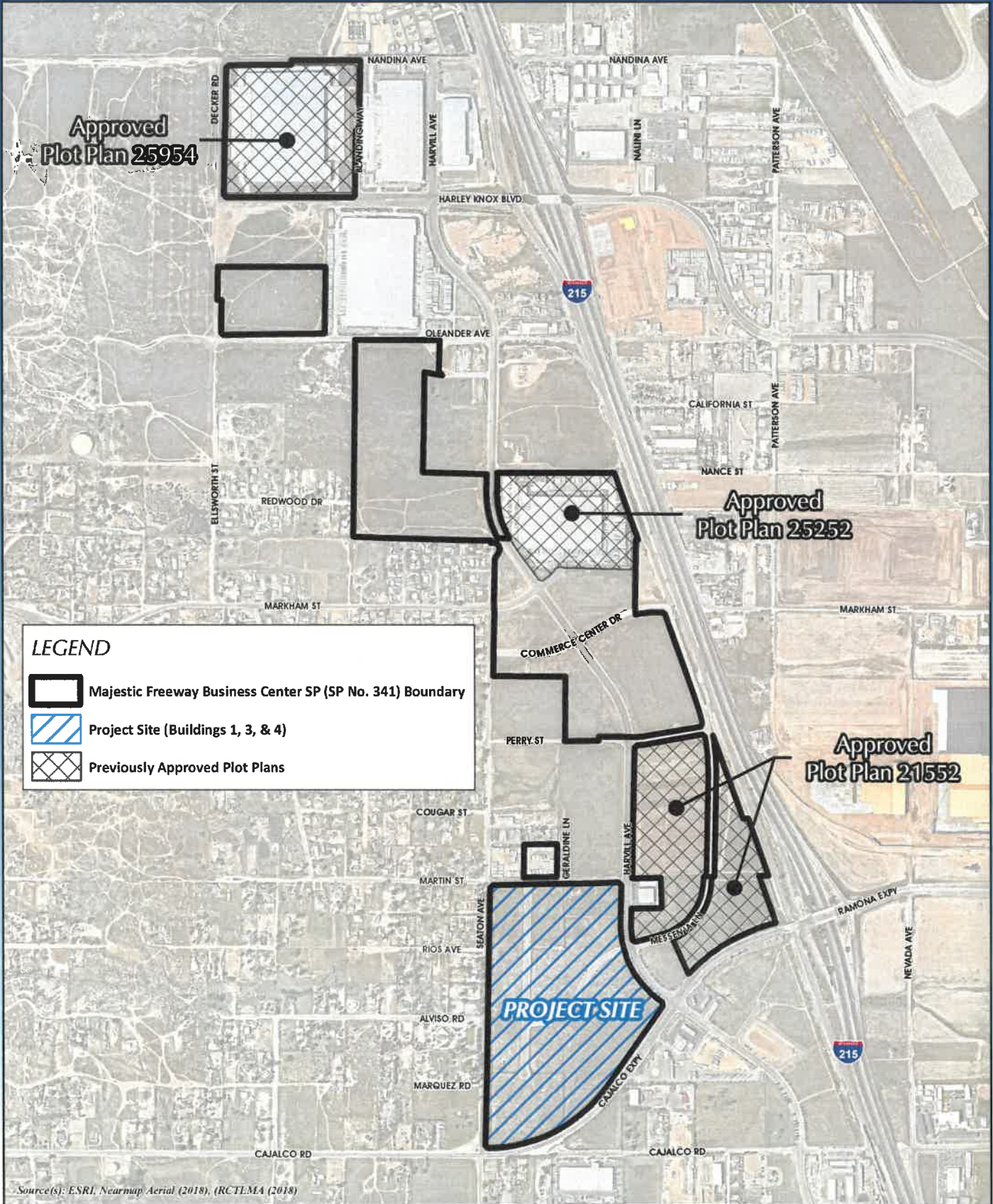
Majestic Realty Co. will hold local job fairs in conjunction with the Riverside County Economic Development Agency for each of the new tenants that occupy the Majestic Freeway Business Center.

Building	Target Date	Tenant	Attendance
Building 10	July 10, 2019	Living Spaces	278 (46 offers)
Buildings 5	October 2020	TBD	TBD
Building 6	October 2020	TBD	TBD
Building 7	October 2020	TBD	TBD
Building 8	October 2020	TBD	TBD
Building 9	October 2020	TBD	TBD

## Community Events and Sponsorships

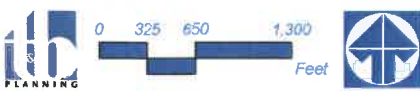
Majestic Realty Co. is committed to remaining a part of the Mead Valley community as the owners of the Majestic Freeway Business Center. In our conversations with residents and community leaders, we have seen firsthand the valuable services provided at the Charles Meigs Community Center and are proud to sponsor their outstanding programming.

Event	Date	Organization	Sponsorship
Easter Event	March 31, 2018	Mead Valley Community Center	\$1,000
Back to School	August 1, 2018	Mead Valley Community Center	\$2,250
Fall Festival	October 24, 2018	Mead Valley Community Center	\$1,000
District 1 Volunteer Appreciation Event	November 9, 2018	Mead Valley Community Center	\$500
Thanksgiving Dinner	November 16, 2018	Mead Valley Community Center	\$500
Breakfast with Santa	December 8, 2018	Mead Valley Community Center	\$1,000
Easter Event	April 20, 2019	Mead Valley Community Center	\$1,000
Kids Fun Challenge	May 4, 2019	Mead Valley Community Center	\$600
Mother's Day Brunch	May 10, 2019	Mead Valley Community Center	\$650
Mead Valley Senior Center	May 21, 2019	Mead Valley Senior Center	\$1,500
Concert in the Park	July 20, 2019	Mead Valley Community Center	\$500
Back to School	August 9, 2019	Mead Valley Community Center	\$2,250
Town Hall/Concert	September 6, 2019	Mead Valley Community Center	\$1,000*
Fall Festival	October 23, 2019	Mead Valley Community Center	\$1,000*
Thanksgiving Dinner	November 22, 2019	Mead Valley Community Center	\$1,000*
Breakfast with Santa	December 7, 2019	Mead Valley Community Center	\$1,000*
Holiday Celebration	December 2019 TBD	Mead Valley Senior Center	\$800
<b>Total</b>			<b>\$17,550</b>
* Planned donation level			



**MAJESTIC FREEWAY BUSINESS CENTER - BUILDINGS 1, 3, & 4**

Date: October 2018



**PROJECT LOCATION EXHIBIT**

# MAJESTIC FREEWAY BUSINESS CENTER

PLOT PLAN No. 180028 (BUILDINGS 1, 3, AND 4)

***ADDENDUM TO ENVIRONMENTAL IMPACT REPORT No. 466***

CEQA CASE No. CEQ180105

***LEAD AGENCY:***

RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
4080 LEMON STREET, 12<sup>TH</sup> FLOOR  
RIVERSIDE, CA 92501

***PROJECT APPLICANT:***

MAJESTIC REALTY CO.  
13191 CROSSROADS PARKWAY NORTH, 6<sup>TH</sup> FLOOR  
CITY OF INDUSTRY, CA 91746

***CEQA CONSULTANT:***



T&B PLANNING, INC.  
17542 EAST 17<sup>TH</sup> STREET, SUITE 100  
TUSTIN, CA 92780

July 23, 2019

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**LIST OF TECHNICAL APPENDICES**

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A1	Health Risk Assessment
A2	Focused Air Quality Assessment
B1	Biological Technical Report
B2	Jurisdictional Delineation
B3	Burrowing Owl and Nesting Bird Pre-Construction Surveys
C1	Geotechnical Study
C2	Geotechnical Report Update – Building No. 1
C3	Geotechnical Report Update – Building No. 3
C4	Geotechnical Report Update – Building No. 4
D	Climate Action Plan Screening Table
E	Phase I Environmental Site Assessment
F1	Hydrology Study
F2	Water Quality Management Plan
G	Noise Study
H	Traffic Impact Analysis
I	Specific Plan Consistency Analysis

**ACRONYMS AND ABBREVIATIONS**

<b><u>Acronym</u></b>	<b><u>Definition</u></b>
A-1-1	Light Agriculture, 1-acre minimum lot size (Zoning Designation)
AB	Assembly Bill
ACOE	United States Army Corps of Engineers
ADT	Average Daily Traffic
AEP	Association of Environmental Professionals
AF/yr	Acre Feet per Year
AIA	Airport Influence Area
AICUZ	Air Installation Compatible Use Zone
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
ALUP	Airport Land Use Plan
amsl	above mean sea level
AQA	(Focused) Air Quality Assessment
APN	Assessor's Parcel Number
APZs	Accident Potential Zones
AQMP	Air Quality Management Plan
AT&SF	Atchison, Topeka and Santa Fe (Railroad)
bgs	below ground surface
BMPs	Best Management Practices
BTR	Biological Technical Report
BUOW	Burrowing Owl
CalEPA	California Environmental Protection Agency
CAP	Climate Action Plan
CARB	California Air Resources Board
CAPSSA	Criteria Area Plant Species Survey Area
CASSA	Criteria Area Species Survey Area
CBC	California Building Code
CCC	California Climate Change (Executive Orders)
CCR	California Code of Regulations
C&D	Construction and Demolition (Waste)
CDC	California Department of Conservation
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFD	Community Facilities District
cfs	cubic feet per second

## ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
cfy	cubic feet per year
CGS	California Geological Survey
CH <sub>4</sub>	Methane
CIWMB	California Integrated Waste Management Board
CIWMP	County Integrated Waste Management Plan
CMP	Congestion Management Program
CNDDDB	California Natural Diversity Database
CNEL	Community Equivalent Noise Level
CNPS	California Native Plant Society
CO	Carbon Monoxide
CO <sub>2</sub>	Carbon Dioxide
CO <sub>2</sub> e	Carbon Dioxide Equivalents
COA	Condition of Approval
Corps	U.S. Army Corps of Engineers
CPF	Cancer Potency Factor
C-P-S	Scenic Highway Commercial (Zoning Designation)
CSA	Community Service Area
CWA	Clean Water Act
CWC	California Water Code
cy	cubic yards
dB	Decibels
dBA	Decibels (A-Weighted)
DBESP	Determination of Biological Equivalence or Superior Preservation
DEH	Department of Environmental Health
DIF	Development Impact Fee
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substances Control
DWR	Department of Waste Resources
EA	Environmental Assessment
EA	Existing plus Ambient (Traffic Analysis Scenario)
EAC	Existing plus Ambient plus Cumulative (Traffic Analysis Scenario)
EAPC	Existing plus Ambient plus Project plus Cumulative (Traffic Analysis Scenario)
EI	Expansion Index
EIC	Eastern Information Center
EIR	Environmental Impact Report
EMFAC	Emission FACtor Model
EMWD	Eastern Municipal Water District
EO	Executive Order

## **ACRONYMS AND ABBREVIATIONS**

<b><u>Acronym</u></b>	<b><u>Definition</u></b>
E+P	Existing plus Project (Traffic Analysis Scenario)
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FAR	Floor Area Ratio
FEMA	Federal Emergency Management Agency
FICON	Federal Interagency Committee on Noise
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
GBSC	Green Building Standards Code
GCC	Global Climate Change
GHG	Greenhouse Gas
g/idle-hr	grams per idle-hour
GLA	Glenn Lukos Associated (Project Biologist)
GMA	Groundwater Management Area
gpd	gallons per day
g/VMT	grams per vehicle miles traveled
HCP	Habitat Conservation Plan
HI	Hazard Index
HMBEP	Hazardous Materials Business Emergency Plan
HRA	Health Risk Assessment
I	Interstate
I-P	Industrial Park (Zoning Designation)
IS	Initial Study
IS/NOP	Initial Study/Notice of Preparation
ITE	Institute of Transportation Engineers
IWMA	Integrated Waste Management Act
kWh/year	Kilowatt Hours per Year
LI	Light Industrial (Land Use Designation)
LOS	Level of Service
MARB	March Air Reserve Base Airport
MBTA	Migratory Bird Treaty Act
MEIR	Maximally Exposed Individual Receptor

## **ACRONYMS AND ABBREVIATIONS**

<b><u>Acronym</u></b>	<b><u>Definition</u></b>
MEIW	Maximally Exposed Individual Worker
MFBCSP	Majestic Freeway Business Center Specific Plan
mgd	million gallons per day
MICR	Maximum Individual Cancer Risk
MMP	Mitigation Monitoring Program
MND	Mitigated Negative Declaration
MRZ	Mineral Resources Zone
M-SC	Manufacturing – Service Commercial (Zoning Designation)
MSHCP	Multiple Species Habitat Conservation Plan
MT	Metric Tons
MUTCD	Manual on Uniform Traffic Control Devices (MUTCD)
MVAP	Mead Valley Area Plan
MWD	Metropolitan Water District
N <sub>2</sub> O	Nitrous Oxide
NAHC	Native American Heritage Commission
NEPSSA	Narrow Endemic Plant Species Survey Area
NIA	Noise Impact Analysis
NIOSH	National Institute for Occupational Safety and Health
No.	Number
NO <sub>x</sub>	Oxides of Nitrogen
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resource Conservation Service
OEHHA	Office of Environmental Health Hazard Assessment
PCE	Passenger Car Equivalent
PM <sub>2.5</sub>	Particulate Matter (2.5 micrometers or less diameter)
PM <sub>10</sub>	Particulate Matter (10 micrometers or less diameter)
PP	Plot Plan
PPV	Peak Particle Velocity
PRIMP	Paleontological Resource Impact Mitigation Program
PVRWRF	Perris Valley Water Reclamation Facility
RCFCWCD	Riverside County Flood Control and Water Conservation District
RCIT	Riverside County Information Technology
RECs	Recognized Environmental Conditions
REL	Reference Exposure Level
RMS	Route Mean Square
ROW	Right of Way

## ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
R-R-1/2	Rural Residential, 1/2-acre minimum lot size (Zoning Designation)
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCH	State Clearinghouse
SCS	Sustainable Communities Strategy
s.f.	square feet or square foot
SHS	State Highway System
SIC	Standard Industrial Classification
SKR	Stephens' Kangaroo Rat
SOI	Sphere of Influence
SP	Specific Plan
SR	State Route
SWPPP	Storm Water Pollution Prevention Plan
TACs	Toxic Air Contaminants
tpd	tons per day
TIA	Traffic Impact Analysis ( <i>Technical Appendix H</i> )
tpy	tons per year
TRU	Transport Refrigeration Units
TUMF	Transportation Uniform Mitigation Fee
UBC	Universal Building Code
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
UTM	Universal Transverse Mercator
UWMP	Urban Water Management Plan
VMT	Vehicle Miles Travelled
VOC	Volatile Organic Compound
VVUSD	Val Verde Unified School District
WGS	World Geodetic System
WQMP	Water Quality Management Plan
WRP	Waste Recycling Plan
WSA	Water Supply Assessment



## **1.0 Introduction**

### **1.1 DOCUMENT PURPOSE**

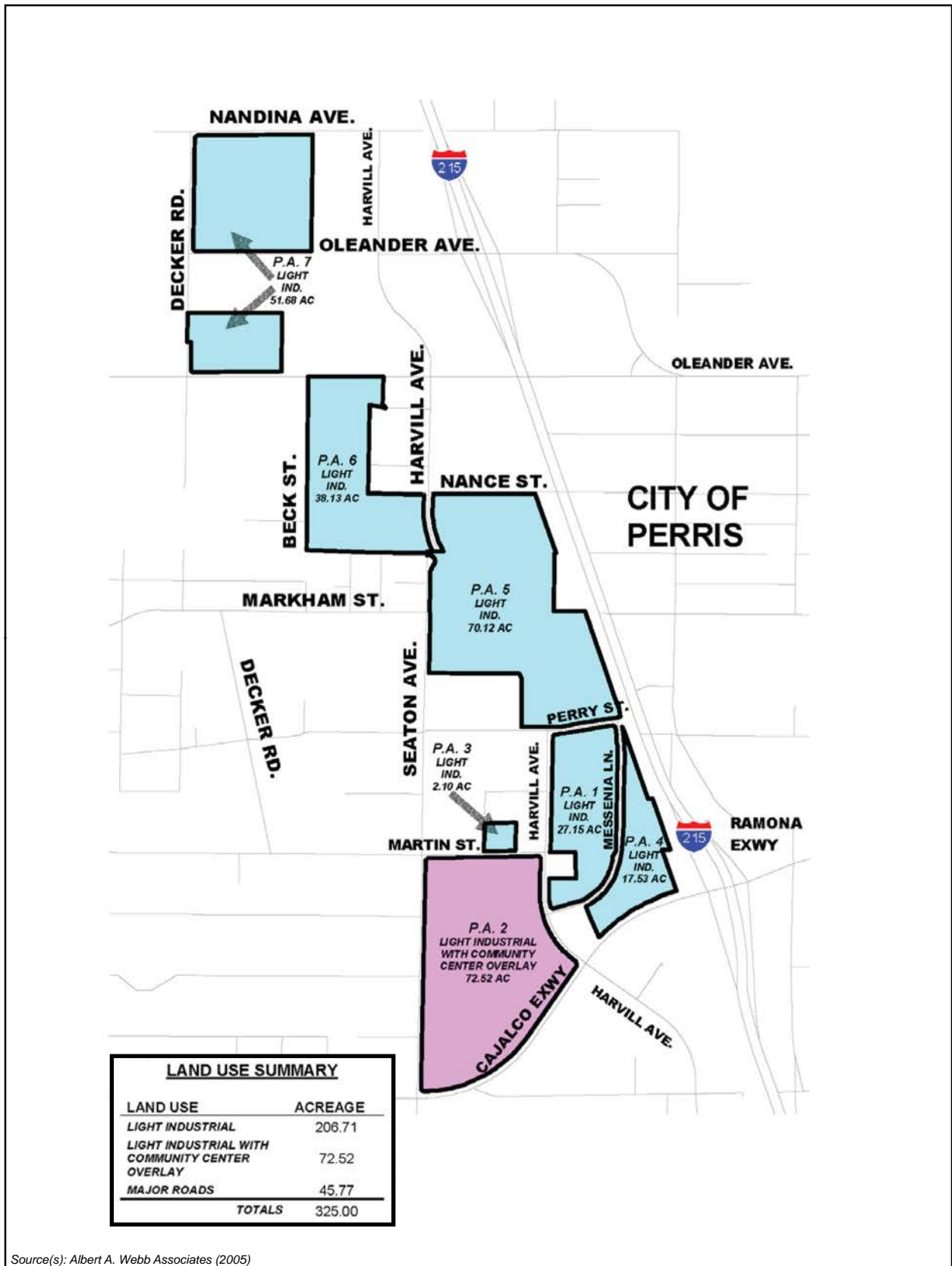
This introduction provides general information regarding: 1) the history of the Project site; 2) standards of adequacy for an Environmental Impact Report (EIR) Addendum under the California Environmental Quality Act (CEQA); 3) a summary of the Initial Study findings supporting the Lead Agency's (Riverside County) decision to prepare an EIR Addendum for the proposed Project; and 4) a description of the format and content of this EIR Addendum; and 5) the governmental processing requirements to consider the proposed Project for approval.

### **1.2 HISTORY OF SPECIFIC PLAN NO. 341**

The Riverside County Board of Supervisors adopted the Majestic Freeway Business Center Specific Plan No. 341 (SP No. 341; herein, "MFBCSP") by resolution (Resolution No. 2005-416) on August 23, 2005 and concurrently certified a Final EIR (EIR No. 466; SCH No. 2004051085). The MFBCSP encompasses an approximately 325-acre property, of which approximately 45.77 acres consist of backbone roadways that were previously constructed as part of Community Facilities District (CFD) No. 88-8 in the early 1990s. The adopted land use plan for the MFBCSP is depicted on Figure 1-1, *MFBCSP Land Use Plan*. The MFBCSP allows for the development of approximately 6.2 million square feet (s.f.) of light industrial buildings, ranging in size between 25,000 and 1.2 million square feet for manufacturing, distribution, and warehouse uses. The MFBCSP also provides for the optional development of up to 680,000 s.f. of retail and commercial uses on 72.52 acres in a Community Center overlay area (i.e., MFBCSP Planning Area 2), which if developed would reduce the permitted amount of light industrial uses to 4,555,000 s.f. on 206.71 acres. (Webb, 2005, pp. I-1, I-2, and II-2)

Since adoption of the MFBCSP in 2005, there have been three implementing plot plans approved, of which two have been fully constructed and one is under construction, as follows:

- Plot Plan No. 21552 was approved by Riverside County on December 11, 2006 allowing for six light industrial warehouse and distribution buildings, ranging from 40,000 s.f. to 600,000 s.f. in size for a total of 947,000 s.f. and a 1.62 gross acre detention basin. Implementation of Plot Plan No. 21552 would result in the full buildout of MFBCSP Planning Areas 1 and 4. As of March 2019, one of the buildings (Building 10) approved pursuant to Plot Plan No. 21552 has been constructed and the others are pending construction. As part of its approval of Plot Plan No. 21552, the County determined that Plot Plan No. 21552 required no further CEQA review beyond that provided by EIR No. 466.
- Plot Plan No. 25252 was approved by Riverside County in February 2013 allowing for the development of a 399,150 s.f. light industrial building within the northern portion of MFBCSP Planning Area 5. This building was constructed in 2013 at the northeast corner of Markham Street and Harvill Avenue. As part of its approval of Plot Plan No. 25954, the County relied on an Addendum to EIR No. 466, which demonstrated that impacts associated with implementation of Plot Plan No. 25252 were within the scope of analysis of EIR No. 466.



Source(s): Albert A. Webb Associates (2005)

FIGURE 1-1



Not to Scale

MFBCSP LAND USE PLAN

**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

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- Plot Plan No. 25954 was approved by the Riverside County Planning Commission on July 20, 2016 allowing for the development of a 767,410 s.f. industrial building with a 10,000 s.f. mezzanine within the northern portion of MFBCSP Planning Area 7. This building was constructed in 2017 at the northwest corner of Harley Knox Boulevard and Blanding Way. As part of its approval of Plot Plan No. 25954, the County relied on an Addendum to EIR No. 466, which demonstrated that impacts associated with implementation of Plot Plan No. 25954 were within the scope of analysis of EIR No. 466.

Additionally, as part of Community Facilities District (CFD) 88-8, roadway and utility improvements have been constructed throughout the MFBCSP area. Although CFD 88-8 ultimately had financial issues, the Project Applicant, Majestic Realty Co., restored the financial health of CFD 88-8 by refinancing the remaining bonds within CFD 88-8, establishing CFD 04-1, and creating a financial reserve. The Project Applicant has honored all of its financial commitments and the CFD has remained current on its taxes and obligations.

### **1.3 PROJECT SUMMARY**

The Project evaluated herein is a proposed Plot Plan (PP No. 180028) to allow for the construction of three buildings on approximately 72.5 acres within Planning Area 2 of the MFBCSP. The Project is an implementing action of the MFBCSP and, as demonstrated in the consistency analysis provided in *Technical Appendix I*, the Project is consistent with the MFBCSP, which was approved by Riverside County in 2005. Building 1 is proposed at the northeast corner of Seaton Avenue and Cajalco Expressway as a 1,195,740 s.f. of high-cube fulfillment center warehouse building. Building 3 is proposed at the northwest corner of Harvill Avenue and Cajalco Expressway, and would consist of a 32,978 s.f. warehouse building. Building 4 is proposed at the southwest corner of Messenia Lane and Harvill Avenue as a 15,952 s.f. warehouse building. Please refer to Section 3.0 for a comprehensive description of the proposed Project evaluated herein.

### **1.4 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

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#### **1.4.1 CEQA Objectives**

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CEQA, a statewide environmental law contained in Public Resources Code §§ 21000-21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies inform themselves of the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts when avoidance or reduction is feasible. It also gives other public agencies and the general public an opportunity to comment on the information. If significant adverse impacts cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an EIR and balance the project's environmental concerns with other goals and benefits in a statement of overriding considerations.

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#### **1.4.2 CEQA Requirements for Environmental Impact Report (EIR) Addendums**

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The CEQA Guidelines allow for the updating and use of a previously-certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. In cases where changes or additions occur with no new or more severe significant environmental impacts, an Addendum to a previously certified EIR may be prepared. See CEQA Guidelines § 15164.

The following describes the requirements of an Addendum, as defined by CEQA Guidelines § 15164:

- a. 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 § 15162 calling for preparation of a Subsequent EIR have occurred.
- b. An Addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in § 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- c. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.
- d. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.
- e. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to § 15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

EIR No. 466 was prepared to serve as a "program EIR" for the ultimate development of the MFBCSP (Webb, 2005, p. I-2). CEQA Guidelines § 15168(c) sets forth requirements that implementing developments must meet in order to tier from a program EIR as provided in § 15152 of the CEQA Guidelines. As documented in the Initial Study provided herein in Sections 4.0 and 5.0, the proposed Project's environmental effects were fully evaluated in EIR No. 466, as required by CEQA Guidelines § 15168(c)(1). CEQA Guidelines § 15168(c)(2) allows for tiering from a program EIR if the lead agency finds that no subsequent EIR would be required pursuant to CEQA Guidelines § 15162. As discussed below under the discussion of CEQA Guidelines § 15162, the lead agency (Riverside County) has determined that there is substantial evidence demonstrating that the proposed Project is within the scope of analysis of EIR No. 466, is consistent with the project evaluated in EIR No. 466, is within the geographic area analyzed by EIR No. 466, and is consistent with the overall planned building intensity for the site as evaluated by EIR No. 466. As such, the Project meets the criteria of CEQA Guidelines § 15168(c) that allows for tiering from a program EIR as allowed by CEQA Guidelines § 15152.

As noted above, CEQA Guidelines § 15164(a) and (b) allow for the preparation of an Addendum and § 15168(c)(2) allows for tiering from a program EIR if none of the conditions described in § 15162 are met.

**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

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CEQA Guideline § 15162 describes the conditions under which a Subsequent EIR must be prepared, as follows:

- a. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will 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; or
- c. 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, shows any of the following:
  1. The project will have one or more significant effects not discussed in the previous EIR;
  2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  3. 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 measure or alternatives; or
  4. Mitigation measures or alternatives which 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.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. See CEQA Guidelines § 15164. As described in detail subsection 1.4.5 and in the Initial Study provided in Sections 4.0 and 5.0, none of the above circumstances that warrant the preparation of a Subsequent EIR are present.

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**1.4.3 Format and Content of this EIR Addendum**

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The following components comprise the EIR Addendum in its totality:

- a. This Introduction (Section 1.0), the Environmental Setting (Section 2.0), and the Project Description (Section 3.0).

**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

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- b. The completed Initial Study/Environmental Checklist Form and its associated analyses (Sections 4.0 and 5.0), which conclude that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of environmental impacts beyond those disclosed in EIR No. 466.
- c. Fifteen (15) technical reports and other documentation that evaluate the proposed Project, which are attached as EIR Addendum Technical Appendices A through I.

- Appendix A1 Health Risk Assessment, prepared by Urban Crossroads, Inc., and dated July 11, 2019.
- Appendix A2 Focused Air Quality Assessment, prepared by Urban Crossroads, Inc., and dated July 11, 2019.
- Appendix B1 Biological Technical Report, prepared by Glenn Lukos Associates, and dated November 12, 2018.
- Appendix B2 Jurisdictional Delineation, prepared by Glenn Lukos Associates, and dated November 5, 2018.
- Appendix B3 Burrowing Owl and Nesting Bird Pre-Construction Surveys, prepared by Ecological Sciences, Inc., and dated May 22, 2017 (revised October 10, 2017).
- Appendix C1 Report of Geotechnical Study, prepared by Kleinfelder, and dated July 16, 2013.
- Appendix C2 Geotechnical Report Update (Building 1), prepared by Kleinfelder, and dated October 24, 2018.
- Appendix C3 Geotechnical Report Update (Building 3), prepared by Kleinfelder, and dated October 25, 2018.
- Appendix C4 Geotechnical Report Update (Building 4), prepared by Kleinfelder, and dated October 26, 2018.
- Appendix D Screening Table for GHG Implementation Measures for Commercial Development and Public Facilities, prepared by Urban Crossroads, Inc. (no date).
- Appendix E Phase I Environmental Site Assessment, prepared by SCS Engineers, and dated October 24, 2018.
- Appendix F1 Preliminary Hydrology Study, prepared by PBLA Engineering, Inc., and dated February 25, 2019.

**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

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Appendix F2	Preliminary Project Specific Water Quality Management Plan (WQMP), prepared by PBLA Engineering, Inc., and dated November 28, 2018.
Appendix G	Noise Impact Analysis, prepared by Urban Crossroads, Inc., and dated July 8, 2019.
Appendix H	Traffic Impact Analysis, prepared by Urban Crossroads, Inc., and dated June 12, 2019.
Appendix I	Majestic Freeway Business Center Specific Plan Consistency Analysis for Buildings 1, 3, and 4, prepared by T&B Planning, Inc., and dated May 19, 2019.

CEQA Guidelines § 15150 states that an “EIR or Negative Declaration may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public.” Accordingly, the above-listed technical reports are herein incorporated by reference pursuant to § 15150. In addition, this EIR Addendum incorporates the following additional documents by reference in accordance with § 15150:

- The Draft and Final EIR No. 466 (SCH No. 2004051085), accompanying Mitigation Monitoring Program (MMP), Technical Appendices to EIR No. 466, Findings and Statement of Facts, Statement of Overriding Considerations, and the associated Board of Supervisors Resolution. EIR No. 466 was certified by the Board of Supervisors on August 23, 2005.
- EIR No. 521 (SCH No. 200904105), which evaluates impacts associated with the County’s comprehensive update to the General Plan and the County’s Climate Action Plan (CAP). Draft EIR No. 521 was certified in December 2015.

The above-referenced documents, including the Project’s technical reports, are available for public review at the Riverside County Planning Department, 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501. In addition to the above-referenced documents, this EIR Addendum also incorporates by reference the documents and information sources listed in Section 6.0. All of the documents and information and information sources listed in Section 6.0 are also available for public review at the Riverside County Planning Department at the address listed above and/or at the website address listed in Section 6.0 .

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#### **1.4.4 Initial Study Checklist**

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The County of Riverside prepared the proposed Project’s Initial Study Checklist as suggested by CEQA Guidelines §§ 15063(d)(3) and 15168(c)(4). The CEQA Guidelines include a suggested checklist to indicate whether the conditions set forth in § 15162, which would require a subsequent or supplemental EIR, are met and whether there would be new significant impacts resulting from the project not examined in the previously-certified EIR. The checklist and an explanation of each answer on the form can be found in Section 5.0.

**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

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As presented in Section 5.0, there are four possible responses to each of the environmental issues included on the checklist:

1. **New Significant Impact**. This response is used to indicate when the Project has changed to such an extent that major revisions to EIR No. 466 are required due to the presence of new significant environmental effects.
2. **More Severe Impacts**. This response is used to indicate when the circumstances under which the Project is undertaken have changed to such an extent that major revisions to EIR No. 466 are required due to the fact that the severity of previously identified significant effects would substantially increase.
3. **New Ability to Substantially Reduce Significant Impact**. This response is used to indicate when new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time EIR No. 466 was certified, indicates that there are new mitigation measures or alternatives available to substantially reduce significant environmental impacts of the Project, but the Project proponent declines to adopt the mitigation measure(s) or alternative.
4. **No Substantial Change from Previous Analysis**. This response is used to indicate that the proposed Project would not create a new impact or substantially increase the severity of the previously-identified environmental impact.

The Initial Study Checklist and accompanying explanation of checklist responses provide the information and analysis necessary to assess relative environmental impacts of the current Project in the context of environmental impacts addressed in the previously certified EIR No. 466. In doing so, the County will determine the extent of additional environmental review, if any, for the current Project.

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**1.4.5 Initial Study Findings**

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Sections 4.0 and 5.0 contain a copy of the Initial Study/Environmental Assessment that Riverside County prepared for the proposed Project pursuant to CEQA and County of Riverside requirements (CEQA Case No. CEQ180105). The Initial Study determined that implementation of the proposed Project would not result in any new, significant environmental effects under the issue areas of aesthetics, agriculture/forest resources, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, paleontological resources, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, or wildfire. More specifically, the County of Riverside has determined that an Addendum to EIR No. 466 should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- a) As demonstrated in the accompanying Initial Study/Environmental Assessment form and its associated analyses (refer to Sections 4.0 and 5.0), the proposed Project would not require major



**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

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revisions to the previously-certified EIR No. 466 because the Project would not result in any new significant impacts to the physical environment nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the EIR No. 466. In summary, the proposed Project consists of a Plot Plan (PP No. 180028) to implement Planning Area 2 of the MFBCSP, including 1,195,740 s.f. of high-cube fulfillment center warehouse uses and 48,930 of warehouse uses. EIR No. 466 evaluated development of Planning Area 2 with industrial land uses with a Community Center overlay, with a shopping center having the highest traffic generation among all of the permitted uses. The uses proposed as part of PP No. 180028 would result in a substantial decrease in the amount of traffic generated from the site as compared to what was evaluated as the maximum impact scenario in EIR No. 466. There are no components of PP No. 180028 that would result in increased physical environmental effects beyond what was previously evaluated and disclosed as part of EIR No. 466. Accordingly, there would be no new environmental effects or a substantial increase in the severity of previously-identified significant effects as a result of the proposed Project. Thus, the proposed Project would not require major revisions to the previously-certified EIR No. 466.

- b) EIR No. 466 concluded that implementation of the MFBCSP would result in significant and unavoidable impacts to air quality (due to emissions of VOCs and NO<sub>x</sub> during construction and emissions of VOCs, NO<sub>x</sub>, CO, and PM<sub>10</sub> during long-term operation) and traffic-generated noise. As demonstrated in the accompanying Initial Study/Environmental Assessment form and its associated analyses (refer to Sections 4.0 and 5.0), there are no components of the proposed Project that would result in new or increased impacts to air quality or due to traffic-related noise. As such, the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of impacts identified in EIR No. 466 under the issue areas of air quality or noise.
  
- c) Subsequent to the certification of EIR No. 466, no substantial changes in the circumstances under which the Project would be undertaken have occurred. Consistent with the conditions that existed at the time EIR No. 466 was certified, the Project site comprises a parcel of land that was previously graded and on which roadway improvements have already been made. Land uses surrounding the site include rural residential, homebased business enterprises, and a church that provides religious and educational services to the west; a mixture of residential and industrial uses to the south; and existing and future industrial development to the north and east. The Project would result in a substantial reduction in the amount of traffic generated by uses on the Project site as compared to what was evaluated for the site by EIR No. 466 (refer to Table 5-19 and Table 5-20); thus, it can be concluded that the Project's impacts to transportation facilities (including local roads and freeways) would be reduced in comparison to the project evaluated by EIR No. 466. As demonstrated in the accompanying Initial Study/Environmental Assessment form and its associated analyses (refer to Sections 4.0 and 5.0), no substantial changes have occurred in the surrounding area that would result in new or more severe impacts to the environment as compared to what was evaluated and disclosed in EIR No. 466.

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- d) Subsequent to the certification of EIR No. 466, no new information of substantial importance has become available which was not known and could not have been known at the time the EIR No. 466 was prepared. Changes in law have occurred since certification of EIR No. 466 that have resulted in more environmentally-protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, etc.) to which the Project would be required to comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by EIR No. 466.
- e) The Project's one proposed discretionary action, which includes approval of Plot Plan No. 180028, would not result in any new or substantially more severe significant environmental impacts beyond those disclosed in EIR No. 466.
- f) Subsequent to the certification of EIR No. 466, no new mitigation measures or alternatives have been identified that were infeasible at the time EIR No. 466 was certified and that would substantially reduce impacts to air quality or traffic-related noise, which were identified as significant and unavoidable by EIR No. 466.
- g) Subsequent to the certification of EIR No. 466, no new mitigation measures or alternatives that are considerably different from those analyzed in EIR No. 466 have been identified to reduce the significant unavoidable impacts to air quality or due to traffic-related noise.
- h) Technical reports were prepared for the proposed Project to evaluate its environmental effects. Riverside County has reviewed and accepted these reports as adequate and in compliance with Riverside County's requirements. Copies of these reports are contained within the appendix of this document and are herein incorporated by reference pursuant to CEQA Guidelines § 15150. These technical reports do not identify any new impacts or substantial increases in impacts to the environment beyond those that were disclosed in EIR No. 466. Specifically, these technical reports concluded as follows:
  - 1. The Mobile Source Health Risk Assessment (*Technical Appendix A1*), prepared by Urban Crossroads, Inc., and dated July 11, 2019 concludes that the proposed Project would not result in any new impacts or more severe impacts associated with localized cancer and non-cancer risks than previously disclosed in EIR No. 466;
  - 2. The Focused Air Quality Assessment (*Technical Appendix A2*), prepared by Urban Crossroads, Inc., and dated July 11, 2019, demonstrates that emissions of criteria pollutants for which the region is considered "non-attainment" would be reduced under the proposed Project as compared to what was evaluated and disclosed by EIR No. 466 for buildout of MFBCSP Planning Area 2;
  - 3. The Biological Technical Report (*Technical Appendix B1*) and Jurisdictional Delineation (*Technical Appendix B2*), both of which were prepared by Glenn Lukos Associates and are dated November 12, 2018 and November 4, 2018, respectively, conclude that the proposed

**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

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- Project would not result in any new impacts or more severe impacts associated with biological resources or jurisdictional waters or wetlands than previously disclosed in EIR No. 466;
4. The Geotechnical Report (*Technical Appendix C1*), prepared by Kleinfelder and dated July 16, 2013, as well as the Geotechnical Report Updates prepared for Buildings 1, 3, and 4 (included as *Technical Appendices C2, C3, and C4*) conclude that the proposed Project would not result in any new impacts or more severe impacts associated with geology or soils than previously disclosed in EIR No. 466;
  5. The Screening Table for Greenhouse Gases (*Technical Appendix D*), prepared by Urban Crossroads, Inc., demonstrates that the proposed Project would be consistent with the Riverside County Climate Action Plan (CAP) and therefore would not result in any new impacts or more severe impacts associated with greenhouse gas emissions beyond what would have been disclosed by EIR No. 466;
  6. The Phase I Environmental Site Assessment (*Technical Appendix E*), prepared by SCS Engineers and dated October 24, 2018, concludes that the proposed Project would not result in any new impacts or more severe impacts associated with hazards and hazardous materials than previously disclosed in EIR No. 466;
  7. The Preliminary Hydrology Study (*Technical Appendix F1*) and Project Specific Water Quality Management Plan (*Technical Appendix F2*), prepared by PBLA Engineering, Inc. and dated February 25, 2019 and November 28, 2018, respectively, conclude that the proposed Project would not result in any new impacts or more severe impacts associated with hydrology and water quality than previously disclosed in EIR No. 466;
  8. The Noise Impact Analysis (*Technical Appendix G*), prepared by Urban Crossroads, Inc. and dated July 8, 2019 concludes that the proposed Project would not result in any new impacts or more severe impacts associated with noise than previously disclosed in EIR No. 466;
  9. The Traffic Impact Analysis (*Technical Appendix H*), prepared by Urban Crossroads, Inc. and dated June 12, 2019, concludes that the proposed Project would not result in any new impacts or more severe impacts associated with transportation and traffic than previously disclosed in EIR No. 466; and
  10. The Specific Plan Consistency Analysis (*Technical Appendix I*), prepared by T&B Planning, Inc. and dated May 19, 2019, demonstrates that the proposed Project would be fully consistent with the MFBCSP and therefore would not result in any new impacts or more severe impacts associated with land use or planning conflicts than previously disclosed in EIR No. 466.

Therefore, and based on the findings of the Initial Study/Environmental Assessment (Sections 4.0 and 5.0), the County of Riverside determined that an EIR Addendum shall be prepared for the proposed Project pursuant to CEQA Guidelines § 15164. The purpose of this Addendum is to evaluate the proposed

**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

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Project's level of impact on the environment in comparison to the existing condition and the impacts disclosed in EIR No. 466.

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**1.4.6 EIR Addendum Processing**

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The Riverside County Planning Department directed and supervised the preparation of this Addendum. Although prepared with assistance of the consulting firm T&B Planning, Inc., the content contained within and the conclusions drawn by this EIR Addendum reflect the sole independent judgment of the County.

This EIR Addendum will be forwarded, along with the previously-certified EIR No. 466, to the Riverside County Planning Department for review of the proposed Project. A public hearing will be held before the Riverside County Planning Commission. The Planning Commission will consider the proposed Project and the adequacy of this EIR Addendum, at which time public comments will be heard. At the conclusion of the public hearing process, the Planning Commission will take action to approve, conditionally approval, or deny approval of the proposed Project.

The decision of the Planning Commission is considered final and no action by the Board of Supervisors is required unless, within ten (10) days after the date of decision, the Project Applicant or an interested person files an appeal. If an appeal is filed, then the Board of Supervisors would consider the proposed action and the adequacy of this EIR Addendum. In such cases, the Board of Supervisors would conduct a public hearing to evaluate the proposal and would take final action to uphold the Planning Commission's decision and deny the appeal, or to approve the appeal and disapprove the Project.

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## **2.0 Environmental Setting**

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### **2.1 PROJECT LOCATION**

As shown on Figure 2-1, *Regional Location Map*, and Figure 2-2, *Vicinity Map*, the 72.5-acre Project site is located within the Mead Valley Area Plan (MVAP) of unincorporated Riverside County, approximately 0.4 mile west of the City of Perris and approximately 1.2 miles southwest of the City of Moreno Valley. Specifically, the Project site is located at the northeast corner of Cajalco Expressway and Seaton Avenue, and is bounded on the north by Martin Street and on the west by Harvill Avenue. Messenia Lane and Platinum Circle are existing improved roadways that traverse the eastern and northern portions of the Project site. The subject property encompasses Assessor's Parcel Numbers (APNs) 317-100-(010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, and 028) and 317-110-020. The property is located in the northwest portion of Section 12, Township 4 South, Range 4 West, San Bernardino Baseline and Meridian.

### **2.2 EXISTING SITE AND AREA CHARACTERISTICS**

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#### **2.2.1 Existing Site Conditions**

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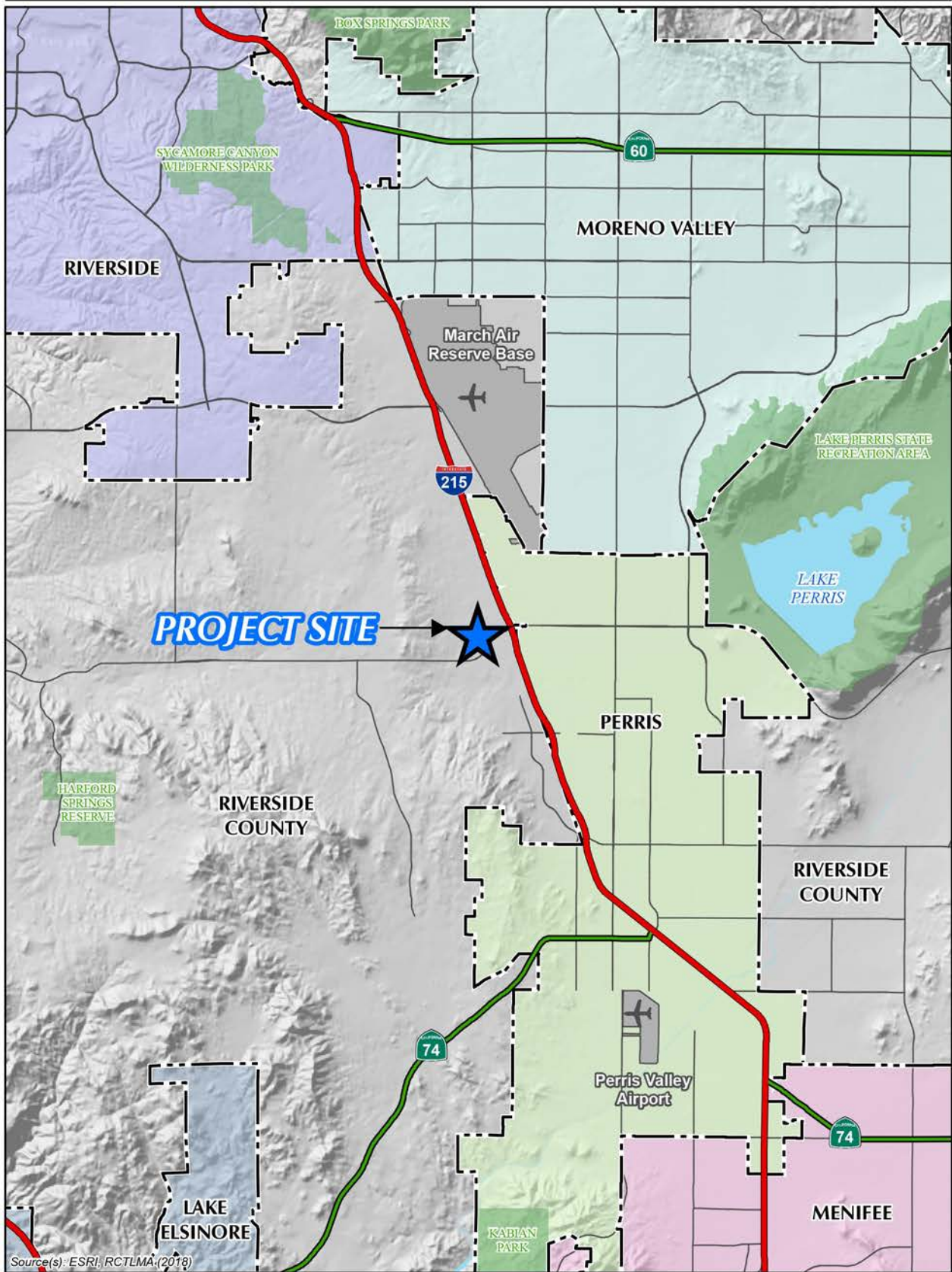
As shown on Figure 2-3, *Aerial Photograph*, under existing conditions the 72.5-acre site has been fully disturbed as part of grading activities that occurred in the early 1990s as part of "Oakwood Business Park" (CFD 88-8). Additionally, the site contains two improved roadways: Platinum Circle and Messenia Lane. Aside from the improved roadways, a majority of the property consists of disturbed vegetation that is routinely disced for fire abatement purposes. Additionally, the southeastern and eastern portions of the Project site were utilized as a borrow site for a nearby development in accordance with Grading Permit No. BGR170112, which was issued on November 16, 2017; thus, the southeastern portions of the site are fully disturbed under existing conditions.

#### **2.2.2 General Plan and Zoning**

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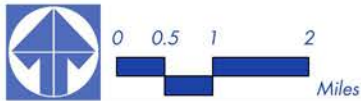
As shown on Figure 2-5, *MVAP Land Use Plan*, and Figure 2-4, *USGS Topographical Map*, the 72.5-acre property is designated by the Riverside County General Plan and MVAP for "Light Industrial (LI)" land uses, which allows for Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses (Riverside County, 2015b, p. 11 and Figure 3). In addition, and as previously shown on Figure 1-1, the Project site is located within the MFBCSP and encompasses the entirety of Planning Area 2, which is designated for "Light Industrial with Community Center Overlay" uses. The Light Industrial component of the MFBCSP is intended to provide for light manufacturing and warehouse/distribution uses that provide employment opportunities for area residents. The optional Community Center Overlay of the MFBCSP is intended to establish a "job center" and allows for the following uses: business park; light industrial; commercial retail; commercial office; and public facilities. (Webb, 2005, pp. III-4 and III-5)

Plot Plan No. 180028 (Buildings 1, 3, and 4)



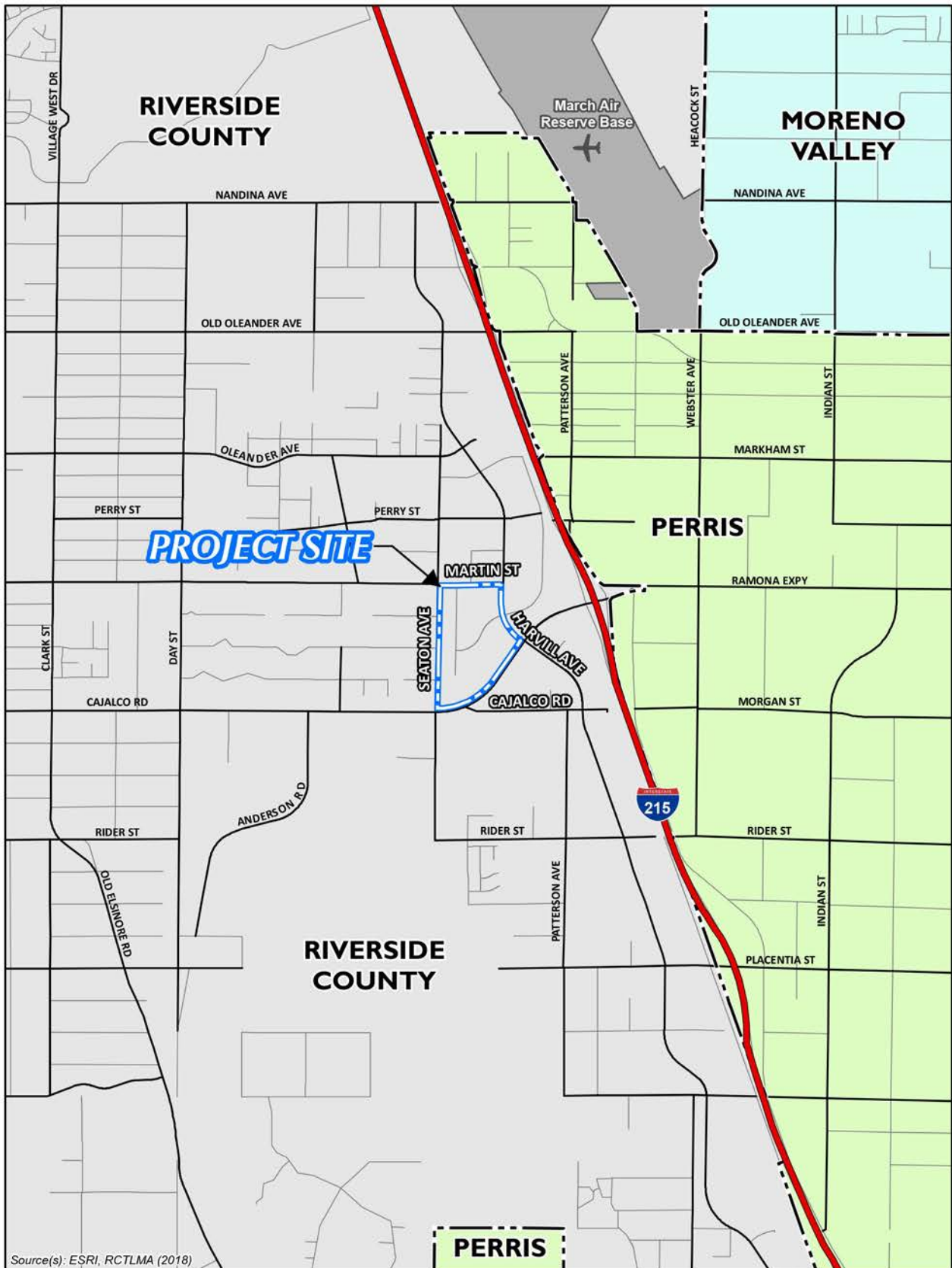
Source(s): ESRI, RCTLMA, (2018)

FIGURE 2-1



REGIONAL LOCATION MAP

Plot Plan No. 180028 (Buildings 1, 3, and 4)



Source(s): ESRI, RCTLMA (2018)

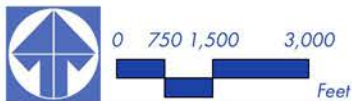


FIGURE 2-2

VICINITY MAP

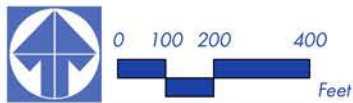


FIGURE 2-3

AERIAL PHOTOGRAPH



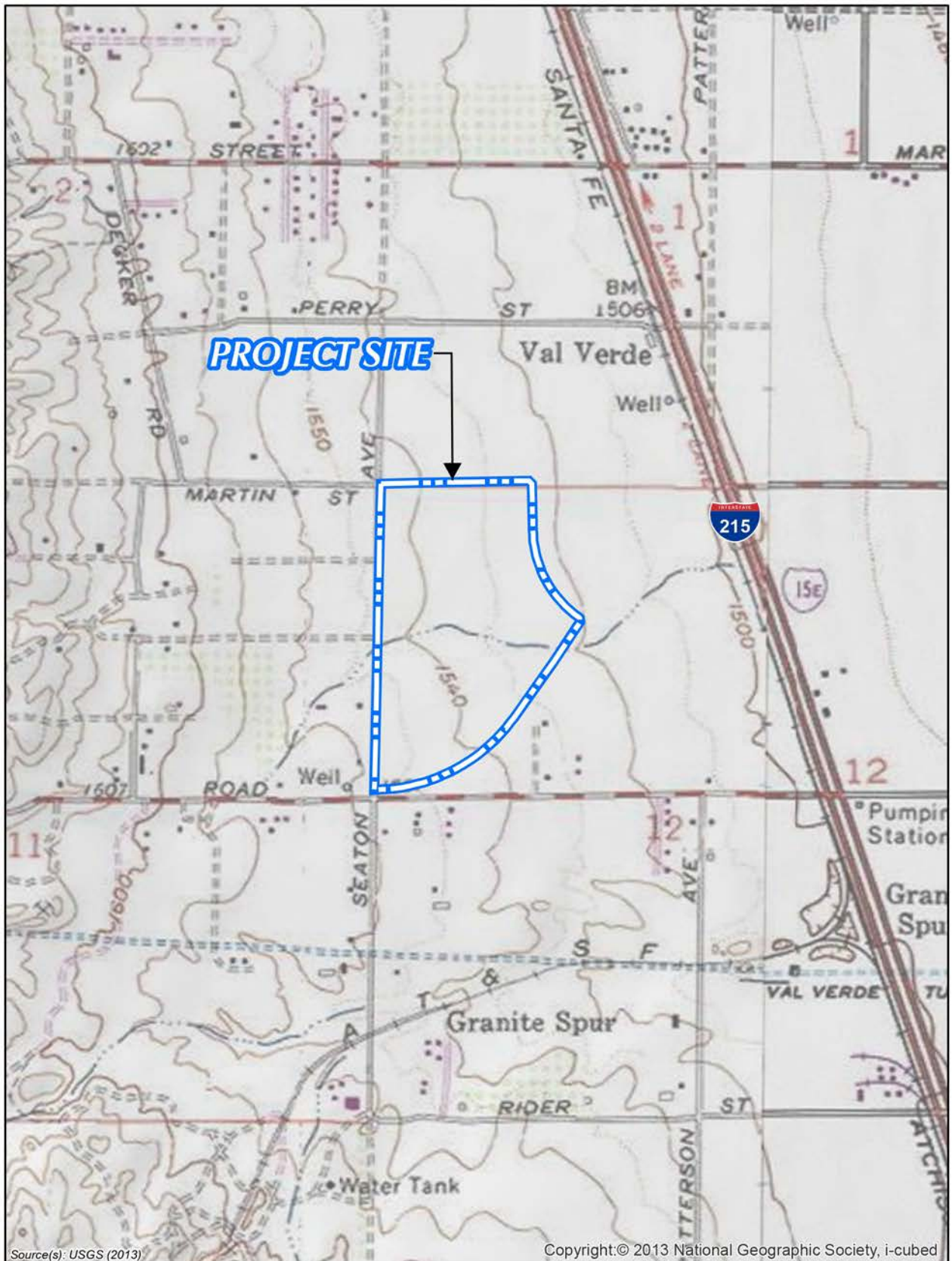
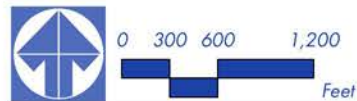


FIGURE 2-4

USGS TOPOGRAPHICAL MAP



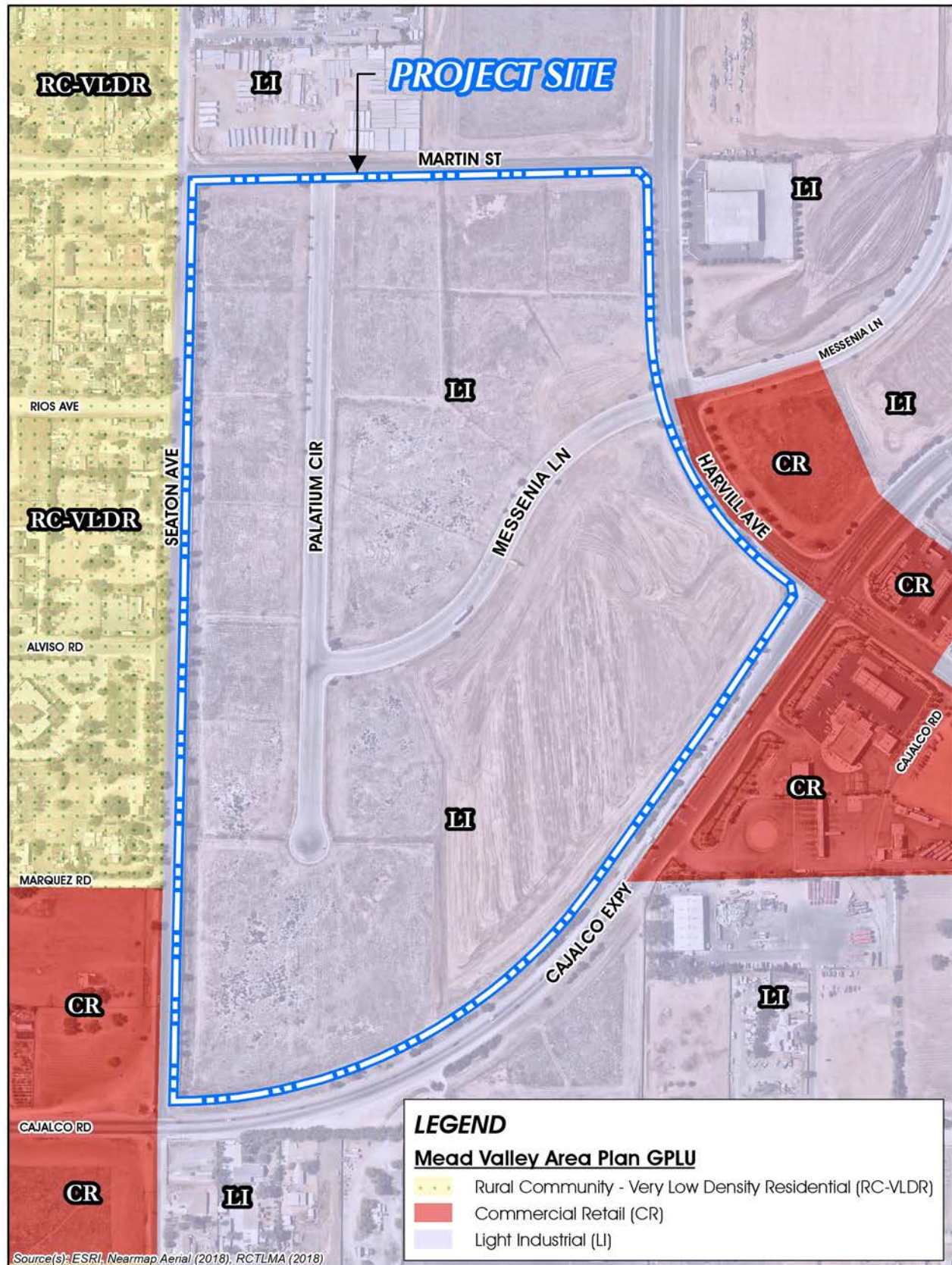
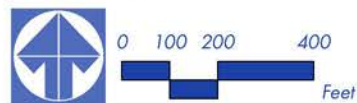


FIGURE 2-5



MVAP LAND USE PLAN

**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

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As shown on Figure 2-6, *Existing Zoning Designations*, the Riverside County Zoning Code (Ordinance No. 348) assigns two separate zoning designations on the property. The western approximately 200 feet of the site as well as the southwest corner of the site are zoned for “I-P (Industrial Park)” land uses, which allows for planned industrial areas with approval of a plot plan. The remaining portions of the site are zoned for “M-SC (Manufacturing – Service Commercial),” which allows for most light manufacturing and industrial uses defined under the Standard Industrial Classification Code (SIC) with Plot Plan approval. (Riverside County, 2016)

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**2.2.3 Surrounding Land Uses and Development**

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Figure 2-7, *Surrounding Land Uses and Development*, depicts the existing land uses and development in the vicinity of the Project site. As shown, the Project site is surrounded by improved roadways, including Cajalco Expressway, Seaton Avenue, Martin Street, and Harvill Avenue. Land uses to the west of the site consist primarily of rural residential and homebased business enterprises interspersed with undeveloped parcels. A church that includes religious and educational services also is located west of the site at the southwest corner of Seaton Avenue and Alviso Drive. To the north of the Project site is an existing industrial use that includes outdoor storage of truck trailers and other materials. Remaining areas north of the Project site consist of undeveloped lands that appear to be routinely disturbed for fire abatement purposes. Immediately east of the Project site is an existing small light industrial building to the east of Harvill Avenue, with graded but undeveloped lands occurring north of Cajalco Expressway. To the southeast of the site and across Cajalco Road are existing commercial uses, including two gas stations with car washes, convenience markets, and fast food restaurant uses. To the south of the Project site are two large light industrial buildings, several single-family residences, storage areas for vehicles, and undeveloped lands.

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**2.3 EXISTING ENVIRONMENTAL CHARACTERISTICS**

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**2.3.1 Land Use**

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Under existing conditions, the 72.5-acre Project site is vacant, except for two improved roadways: Palatium Circle, which traverses the western portion of the site in a north-south alignment; and Messenia Lane, which is an east-west oriented roadway that extends between Palatium Circle and Harvill Avenue. Thus, under existing conditions, the Project site does not generate any traffic, air quality emissions, greenhouse gas emissions, substantial amounts of noise, etc.

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**2.3.2 Topography**

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The topography of the Project site is relatively flat with elevations ranging from approximately 1,563 feet above mean sea level (amsl) at the southwest corner of the site to 1,518 feet amsl at the east-central Project boundary. Overall topographic relief is approximately 45 feet.

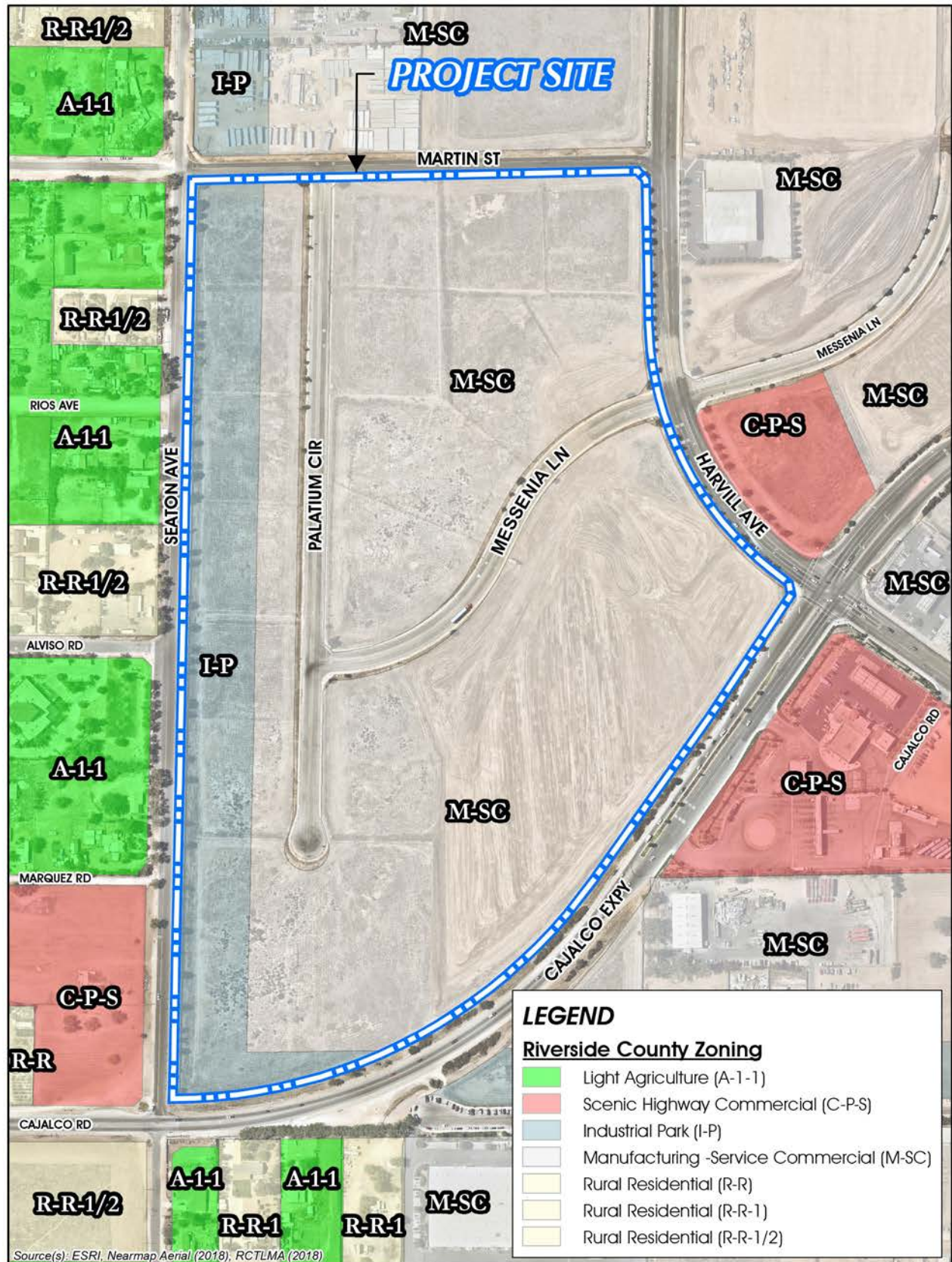
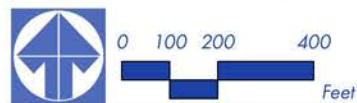


FIGURE 2-6



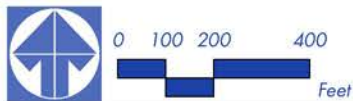
**EXISTING ZONING DESIGNATIONS**

Plot Plan No. 180028 (Buildings 1, 3, and 4)



Source(s): ESRI; Nearmap Aerial (2018); RCT/LMA (2018)

FIGURE 2-7



SURROUNDING LAND USES AND DEVELOPMENT

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### **2.3.3 Geology**

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No active or inactive fault traces are known to traverse the site and no evidence of on-site faulting was observed during the geotechnical investigation conducted for the Project site. The site is not located within a currently-designated Alquist-Priolo Fault Zone or County of Riverside Fault Zone. The closest zoned fault to the site is the San Jacinto fault zone located approximately 10 miles northeast of the site. (Kleinfelder, 2013, p. 9) Similar to other properties throughout southern California, the Project site is located within a seismically active region and is subject to ground shaking during seismic events.

A field exploration was conducted for the Project site, and the results determined that the site subsurface materials consist of undocumented fill ranging in thickness from approximately 0 to 6 feet below ground surface (bgs), Older alluvium ranging in thickness from approximately 0 to 25 feet bgs, with bedrock occurring at a depth of between 0 to 25 feet bgs. (Kleinfelder, 2013, pp. 5-6)

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### **2.3.4 Hydrology**

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Figure 2-8, *Existing Conditions Hydrology*, depicts the site's existing hydrology. As shown, runoff from off-site areas tributary to the Project site enters the Project site near the northwest boundary. These flows are then conveyed to existing storm drains within Platinum Circle and Messenia Lane which then discharge flows towards the southeast corner of the Project site where the flows are conveyed into existing storm drain facilities within Harvill Avenue. Existing flow rates during 24-hour, 100-year storm events are estimated at 17.8 cubic feet per second (cfs). (PBLA, 2019, p. 4 and Appendix A)

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### **2.3.5 Groundwater**

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The Project site is located within the Perris North Groundwater Management Zone of the West San Jacinto Groundwater Management Area (GMA). Groundwater was encountered on site ranging approximately between 16 to 32 feet bgs at elevations approximately between 1,498 to 1,520 feet amsl. There are no groundwater wells located on the Project site under existing conditions. (Kleinfelder, 2013, p. 7)

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### **2.3.6 Soils**

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Table 2-1, *Summary of Project Area Soils*, provides a summary of the soil types present on the Project site. As shown, approximately 11.3% of the site has a slow rate of runoff and slight susceptibility to erosion. 22.1% of the Project site contains soils with a slow to medium rate of runoff with a slight to moderate susceptibility to erosion hazards. The remaining 66.5% of the Project site has a medium rate of runoff, with erosion susceptibility being slight to moderate or moderate. There are no portions of the Project site that contain soils with a high erosion susceptibility or rate of runoff.

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### **2.3.7 Vegetation**

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As shown in Table 2-2, *Summary of Vegetation/Land Use Types*, and as depicted on Figure 2-9, *Existing Vegetation*, the 72.5-acre Project site contains five distinct vegetation communities as mapped by a professional biologist (Glenn Lukos Associates), including California buckwheat scrub, developed, disturbed, disturbed/ruderal, and ornamental. Each is described below. (GLA, 2018a, p. 19)

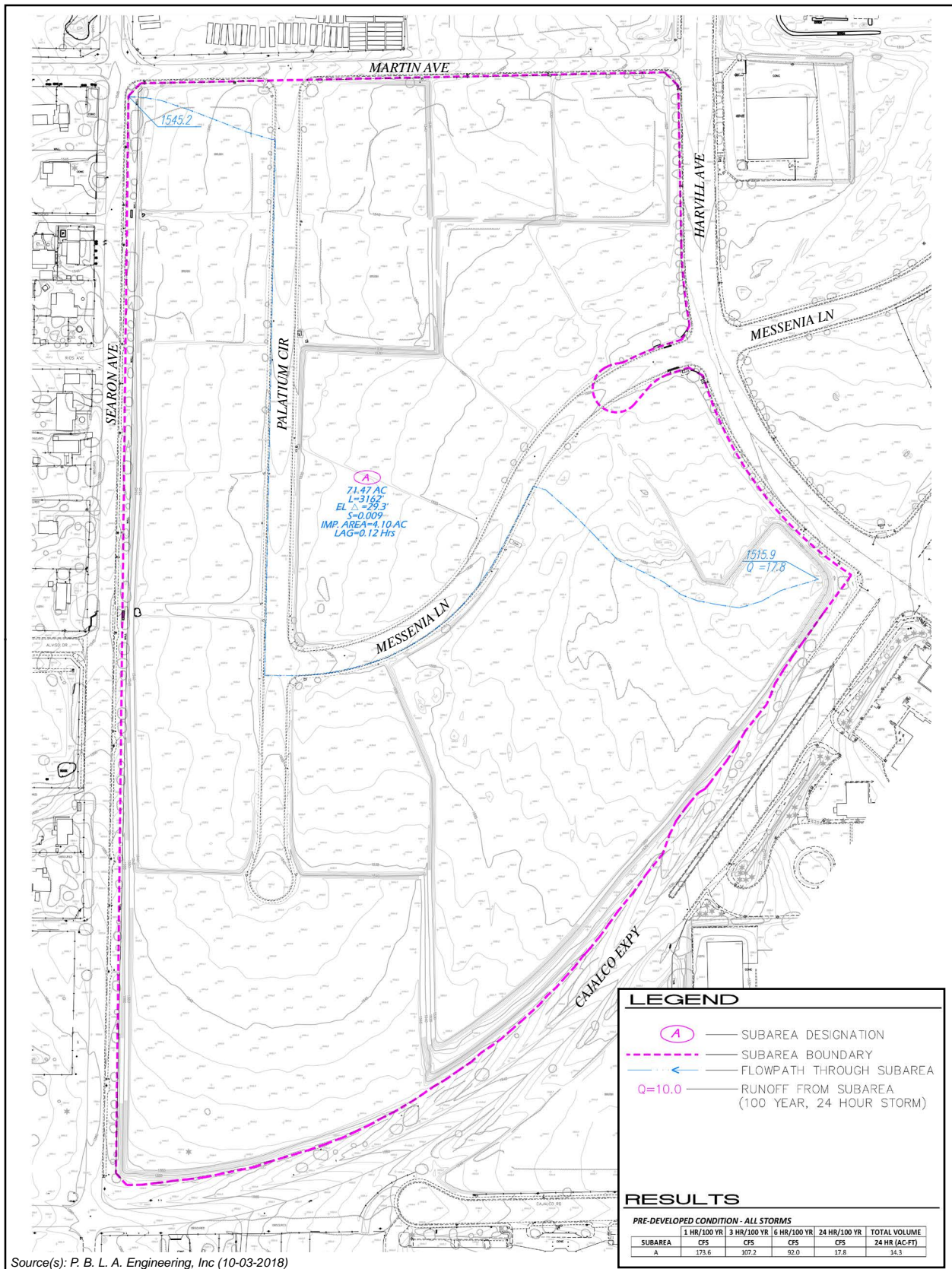


FIGURE 2-8



Not to Scale

EXISTING CONDITIONS HYDROLOGY

**Table 2-1 Summary of Project Area Soils**

Map Unit Symbol	Map Unit Name	Rate of Runoff	Erosion Susceptibility	Acres in AOI	Percent of AOI
AoC	Arlington fine sandy loam, deep, 2 to 8 percent slopes	Medium	Moderate	26.8	36.9%
FfC2	Fallbrook fine sandy loam, 2 to 8 percent slopes, eroded	Slow	Slight	3.2	4.4%
GyC2	Greenfield sandy loam, 2 to 8 percent slopes, eroded	Slow to Medium	Slight to Moderate	16.0	22.1%
HcC	Hanford coarse sandy loam, 2 to 8 percent slopes	Medium	Slight to Moderate	18.7	25.7%
MmB	Monserate sandy loam, 0 to 5 percent slopes	Slow	Slight	5.0	6.9%
RaB2	Ramona sandy loam, 2 to 5 percent slopes, eroded	Medium	Moderate	2.8	3.9%
<b>Totals for Area of Interest:</b>				<b>72.5</b>	<b>100.0%</b>

AOI = Area of Interest (i.e., Project site).

Note: Totals reflect rounding.

(NRCS, n.d.; USDA, 1971, pp. 14, 33, 38-40, 46, and 53-54 )

**Table 2-2 Summary of Vegetation/Land Use Types**

VEGETATION Type	Project Site Total (acres)
California Buckwheat Scrub	6.66
Developed	5.08
Disturbed	20.03
Disturbed/Ruderal	38.47
Ornamental	2.29
<b>Total*</b>	<b>72.53</b>

(GLA, 2018a)





Source(s): Glenn Lukos Associates, Inc. (11-12-2018)

FIGURE 2-9



Not to Scale

EXISTING VEGETATION

**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

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- **California buckwheat scrub.** The Project site supports 6.66 acres comprised of isolated patches of California buckwheat (*Eriogonum fasciculatum*) scrub. Areas include the southwestern portion of the Project site and lands located northeast and southeast of the intersection between Messenia Lane and Palatium Circle. Other common species detected within this area include common sandaster (*Corethrogyne filaginifolia*), Russian thistle (*Salsola tragus*), short-pod mustard (*Hirschfeldia incana*), red brome (*Bromus madritensis* ssp. *rubens*), and brittlebush (*Encelia farinosa*). EIR No. 466 described the Project site as non-native grassland where native shrubs were starting to re-colonize the site. Under current conditions the shrub species have further re-colonized to the point that some areas can be described as California buckwheat scrub. (GLA, 2018a, p. 20)
- **Developed.** The Project site supports 5.08 acres of developed lands. These areas consist of paved streets including Messenia Lane and Palatium Circle, and include concrete pedestrian walkways. (GLA, 2018a, p. 20)
- **Disturbed/Ruderal.** The Project site supports 38.47 acres of disturbed/ruderal lands. These lands cover the majority of the northern and western portions of the Project site. Portions of these areas are routinely mowed for weed abatement. Dominant plant species observed include Russian thistle, annual bur-sage (*Ambrosia acanthicarpa*), short-pod mustard, and red brome. Other species detected on site include redstem filaree (*Erodium cicutarium*), stinknet (*Oncosiphon piluliferum*), branching phacelia (*Phacelia ramosissima*), tumbling pigweed (*Amaranthus albus*), vinegar weed (*Trichostema lanceolatum*), telegraphweed (*Heterotheca grandiflora*), riggut grass (*Bromus diandrus*), Mediterranean grass (*Schismus barbatus*), yellow star-thistle (*Centaurea solstitialis*), tocalote (*Centaurea melitensis*), brittlebush, and goldenbush (*Ericameria* sp.). In addition, approximately six unidentified oak trees (*Quercus* sp.) planted as ornamentals and approximately 16 American sweetgums (*Liquidambar styraciflua*), and other planted ornamental species occur along the perimeter of the Project site. These trees appear to have planted as part of the previous development that was never built. (GLA, 2018a, pp. 20-21)
- **Ornamental.** The Project site supports 2.29 acres of ornamental trees. The trees are primarily located along the eastern and western edges of the Project site, parallel to Seaton Avenue and Harvill Avenue, respectively. Trees planted include dozens of gum trees (*Eucalyptus* sp.), several Peruvian peppertrees (*Schinus molle*), and several oak trees to the west and dozens of Aleppo pine (*Pinus halepensis*) trees and four oak trees to the east. The understory between the trees is comprised predominantly of disturbed/ruderal species including Russian thistle, short-pod mustard, red brome, annual bur-sage, and telegraphweed. (GLA, 2018a, p. 21)

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### **2.3.8 Wildlife**

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No special-status animals were detected at the Project site as part of field surveys conducted by Glenn Lukos Associates in 2018, although some species have a low potential to occur. Table 4-3 of the Project's Biological Technical Report (*Technical Appendix B1*) provides a list of special-status animals evaluated for the Project site through general biological surveys, habitat assessments, and focused surveys. Species

**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

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were evaluated based on the following factors: 1) species identified by the CNDDDB as occurring (either currently or historically) on or in the vicinity of the Project site, and 2) any other special-status animals that are known to occur within the vicinity of the Project site, for which potentially suitable habitat occurs on the site. (GLA, 2018a, p. 27)

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## **3.0 Project Description**

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The proposed Project consists of an application for a Plot Plan (PP No. 180028), and is described in this subsection. Copies of the entitlement application materials for the proposed Project are herein incorporated by reference pursuant to CEQA Guidelines § 15150 and are available for review at the County of Riverside Planning Department, 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501. A detailed description of the proposed Project is provided in the following subsections. It should be noted that the Project design features described in the following subsections would be fully enforceable by the County as part of its review of implementing ministerial permits (e.g., lot merger(s), grading permits, building permits, etc.).

### **3.1 PROPOSED DISCRETIONARY APPROVALS**

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#### **3.1.1 Plot Plan No. 180028**

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A plot plan is required prior to development of any permitted use pursuant to the requirements of the site's underlying zoning designations of I-P and M-SC (refer to subsection 2.2.1). Accordingly, Plot Plan No. 180028 (PP No. 180028) is proposed to allow for development of the site with three buildings.

#### ***A. Site Planning and Building Configuration***

Figure 3-1, *Plot Plan No. 180028 Site Plan*, depicts the overall site plan proposed by the Project Applicant. As shown, the Project entails the development of the 72.5-acre site with three buildings and a detention basin. Building 1 is proposed in the western portion of the Project site for high-cube fulfillment center warehouse uses. Building 1 would be approximately 1,138,800 s.f. in size; however, for purposes of analysis herein, it is assumed that Building 1 would comprise up to 1,195,740 s.f. of building area in order to account for any minor changes to the building area as part of final project design. Building 3, which is proposed for warehouse uses, is proposed at the northwest corner of Cajalco Expressway and Harvill Avenue. Building 3 would encompass approximately 31,408 s.f. of building area; however, and in order to account for any minor changes to building area that may result from final design, for purposes of analysis herein it is assumed that Building 3 would include up to 32,978 s.f. of building area. Building 4, which is also proposed for warehouse uses, is proposed at the southwest corner of Harvill Avenue and Messenia Lane. As with the other buildings, although Building 4 would include a total of 15,192 s.f. of building area, for purposes of analysis herein it is assumed that Building 4 would comprise up to 15,952 s.f. of warehouse uses in order to account for minor changes to building area as part of final building design. Thus, for purposes of analysis herein, it is assumed that the Project would result in the development of up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up 48,930 s.f. of warehouse uses.

Building 1 is proposed in the western portion of the Project site. Pedestrian entrances to the building are proposed at the southwest and northeast corners of the building, which also would accommodate supporting office uses. A total of 229 dock doors are proposed along the eastern and western sides of the building. Additionally, 301 truck trailer parking spaces are proposed on the east and west sides of the



**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

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building. Access to the dock doors and trailer parking stalls would be secured by gates. A total of 481 parking spaces for passenger vehicles also are accommodated, with parking lots proposed to the south of the building and east of the northern portion of the building. A minimum 30-foot fire access lane also is provided around all sides of the building and would accommodate emergency access through the site. Access to Building 1 for both passenger cars and trucks would occur from an entrance off of Cajalco Expressway and via Messenia Lane. An emergency access also would be provided from Martin Street, but would be accessible to emergency services only.

Building 3 is proposed in the southeastern portion of the site. The main pedestrian entrance to the building is proposed at the southeast corner, which also would accommodate supporting office space. A total of 11 dock doors are proposed along the northern side of Building 3, with no truck trailer parking stalls. A total of 37 passenger vehicle parking spaces are proposed along the southern side of the building. Vehicular access to Building 3 would be from Harvill Avenue via a driveway extending from the on-site portion of Messenia Lane.

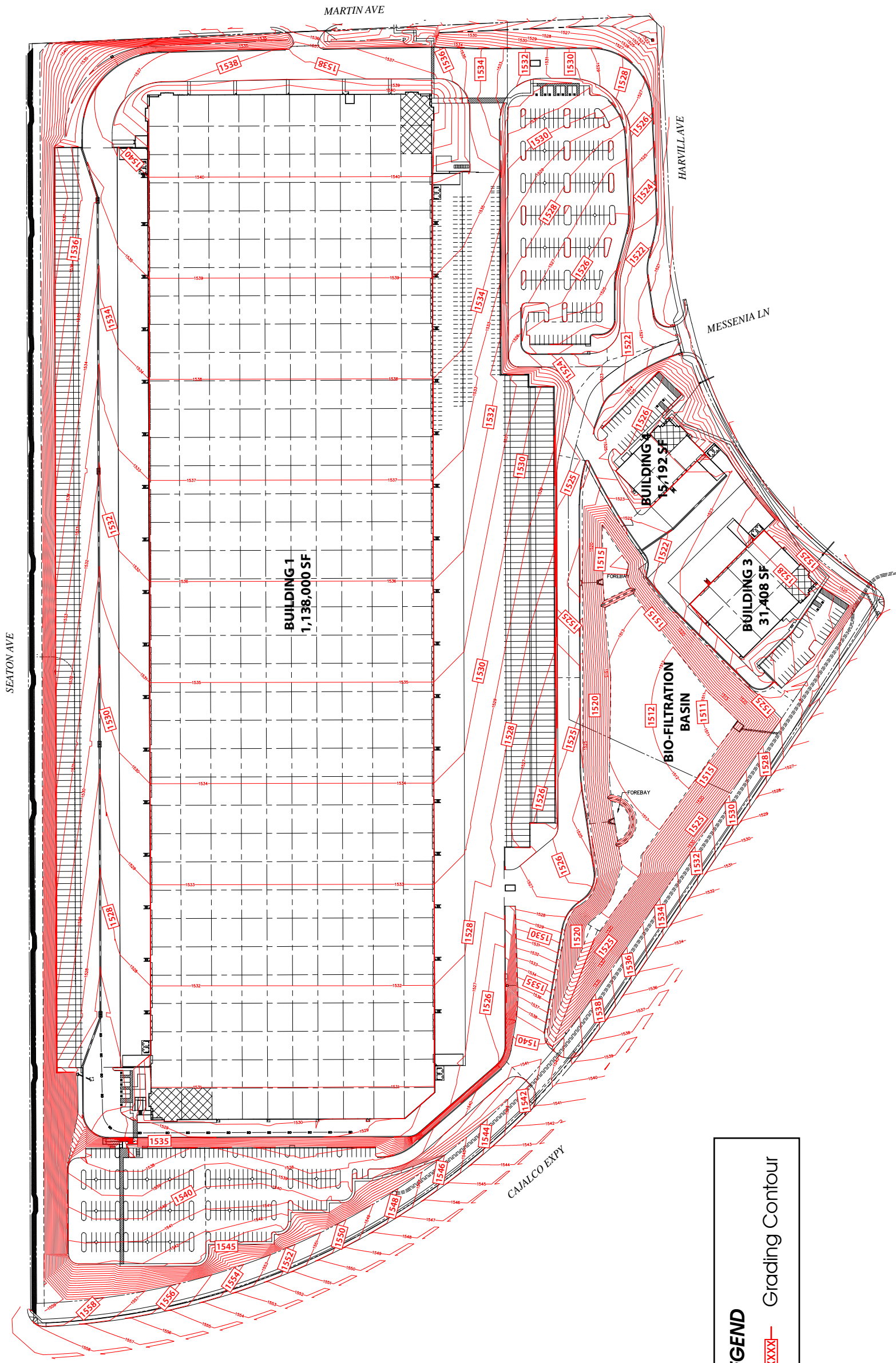
Building 4 is proposed just to the north of Building 3 in the eastern portion of the Project site. The main pedestrian entrance is proposed at the northeast corner of the building where office uses also would be accommodated. A total of nine dock doors are proposed on the southern side of the building, and a total of 30 passenger vehicle parking spaces are proposed to the north of the building. A minimum 30-foot wide fire access lane is proposed between the two buildings and along the northern side of Building 4. Passenger vehicle and truck access to Building 4 both would be from Harvill Avenue via Messenia Lane.

In addition, a detention/biofiltration basin is proposed between Building 1 and Buildings 3 and 4. The detention basin would encompass approximately 3.2 acres and would extend to depths ranging from 1,540 feet amsl to 1,510 feet amsl, for an overall depth of approximately 30 feet at its deepest point. Flows from the detention basin would be conveyed to the east via a proposed public bypass storm drain and into existing storm drainage facilities within Harvill Avenue.

***B. Grading and Site Work***

Figure 3-2, *Conceptual Grading Plan*, depicts the Project's proposed grading plan. As shown, most of Messenia Lane and all of Platinum Circle on site would be demolished, and the site would be graded in a manner that largely approximates the site's existing topographic conditions. The Project would require a total of 478,162 cubic yards (cy) of cut and 478,188 cy of fill. Although the estimated earthwork quantities show a nominal level of import (26 cy), for purposes of analysis herein it is assumed that a small amount of import would be required for grading of the site. Blasting may be required for hard rock areas within the Project site during construction, with areas subject to blasting occurring in the southwestern portion of the Project site (refer to Figure 5-3 in subsection 5.1.13, *Noise*). The blasting contractor would be required to obtain blasting permit(s) from the State, and to notify Riverside County Sheriff's Department within 24 hours of planned blasting events.

The existing slope near the western boundary of the site would be recontoured at a 2:1 gradient (horizontal:vertical), and would be buttressed adjacent to the truck trailer parking area west of Building 1



Source(s): Commerce Construction Company (04-29-2019)



Not to Scale

T&B Planning, Inc.

FIGURE 3-2

CONCEPTUAL GRADING PLAN

**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

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by proposed retaining walls measuring up to 18 feet in height (refer to Figure 3-12 and Figure 3-2). To the south of the proposed retaining wall, the slope would extend to a height of approximately 32.5 feet. Above the retaining wall along the western boundary, the slopes would measure up to 12.9 feet in height. At the top of the proposed slope and along the entire western property boundary, an existing approximately five- to six-foot tall community wall will be retained. Because the existing wall varies in height, for purposes of analysis herein it is assumed the existing wall is five feet in height. Thus, the total elevation difference between the top of the wall along Seaton Avenue and the truck docking areas would range from approximately 11.8 feet in height to approximately 37.5 feet, as shown on Figure 3-3, *Seaton Avenue Site Sections*.

To the north of the docking areas west of Building 1 (and north of the proposed retaining walls) and in the northwest corner of the site, slopes would be contoured at gradients ranging from 2:1 to 5:1. Slopes along the northern portion of the site are proposed at a 2:1 gradient, and would measure up to 10.1 feet in height. Slopes in the northwest portion of the site and along the northern Project boundary would be designed to convey runoff to subdrains, which would then convey runoff towards existing drainage facilities within Harvill Avenue. An additional slope is proposed in the northeast corner of the site, which would convey drainage into a grass swale prior to discharging into existing drainage facilities within Harvill Avenue. Slopes ranging in gradient from 4:1 to 2:1 also are proposed to the south of the passenger vehicle parking area south of Building 1 ranging up to approximately 17.4 feet in height.

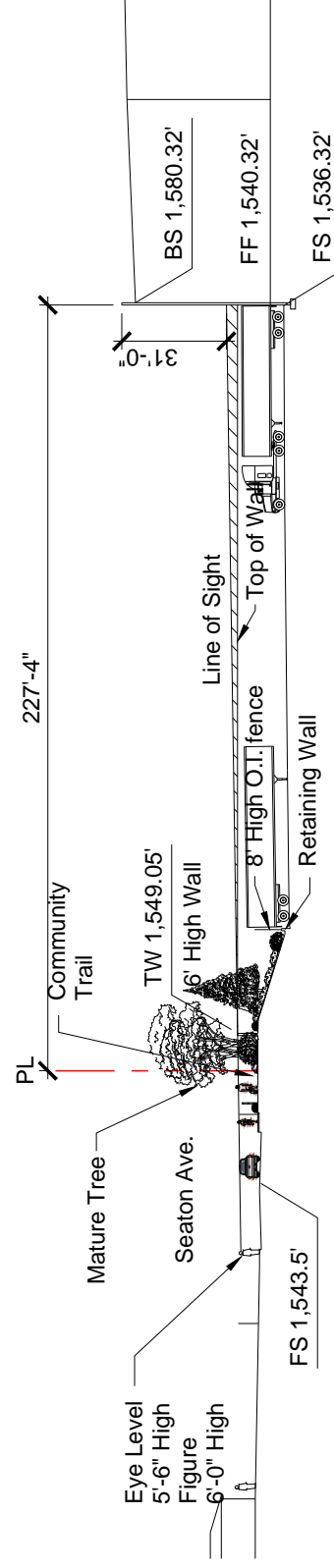
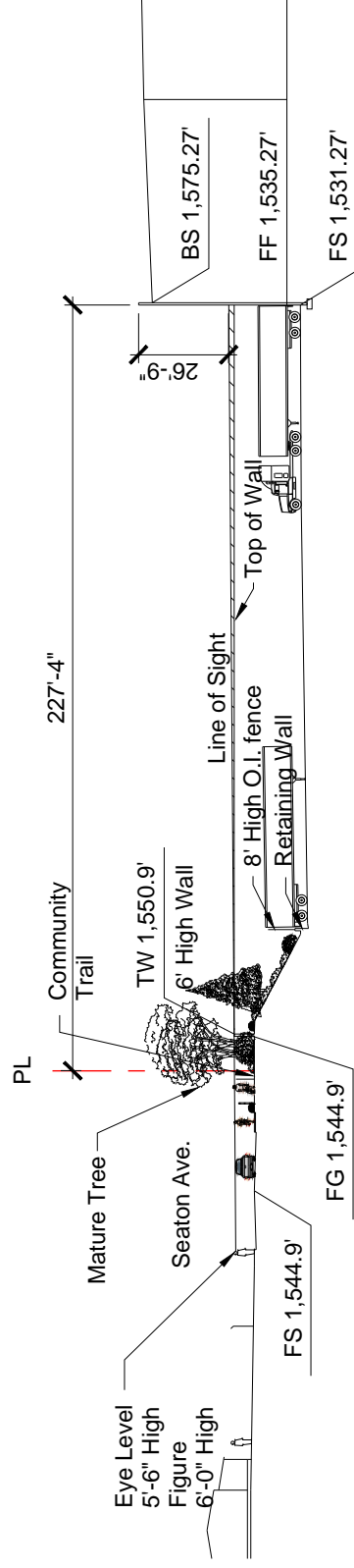
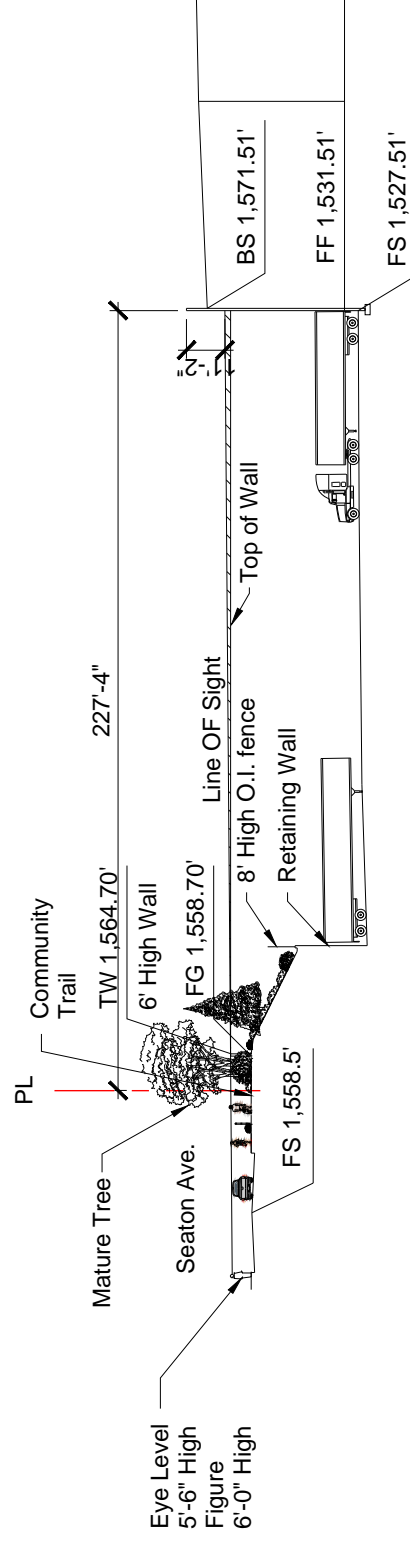
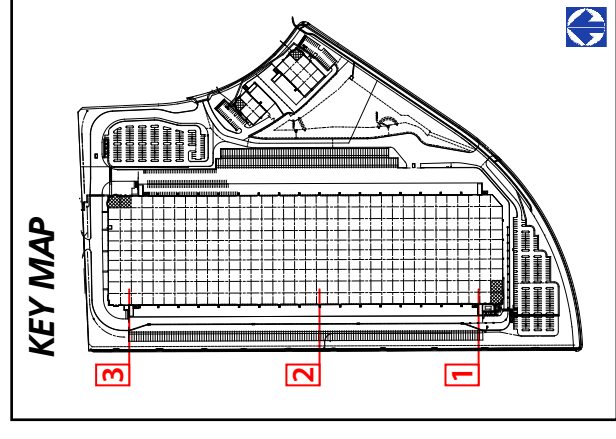
A detention/biofiltration basin also is proposed in the southeast corner of the Project site, and would capture and treat first flush runoff from the developed portions of the site (not including the slopes in the northwest corner of the site and along the northern Project boundary). Slopes along the detention basin are primarily proposed at a gradient of 4:1, with elevations ranging from approximately 1,540 feet amsl to 1,510 feet amsl at the eastern corner of the detention basin. The slopes near the access into the detention basin from the southwest are proposed at a gradient of 3:1. The detention basin is designed to convey runoff to existing drainage facilities within Cajalco Expressway.

### ***C. Circulation***

Access to the Project site would occur via Cajalco Expressway and Harvill Avenue via Messenia Lane, which would provide access to the three buildings for both passenger cars and trucks. Additionally, an emergency access is proposed along the northern site boundary along Martin Street, which would include a Knox box for the gate and would only serve emergency vehicles. There would be no site access from Seaton Avenue to the west, and signage would be installed discouraging any truck access along Seaton Avenue. The intersections of the southern driveway at Cajalco Expressway and the intersection of Messenia Lane at Harvill Avenue both would be signalized and would allow for full site access (i.e., not restricted to right-in, right-out). The intersection of Cajalco Expressway at Seaton Avenue also would be signalized as part of the Project as required by the traffic mitigation included in EIR No. 466.

As part of the Project, additional right-of-way (ROW) would be dedicated along the site's frontages with Seaton Avenue, Cajalco Expressway, and Harvill Avenue. Along Seaton Avenue, a total of six feet of ROW would be dedicated, and the Project Applicant would maintain the existing sidewalk while also





Source(s): Commerce Construction Company (04-29-2019)

Not to Scale

**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

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constructing an eight-foot wide community trail. The Project Applicant also would construct an eight-foot wide, curb-separated sidewalk along the Project's frontage with Cajalco Expressway. The existing sidewalks along Martin Street and Harvill Avenue would be retained as part of the Project. In addition, an eight-foot wide community trail would be constructed along Harvill Avenue, with a split rail fence separating the existing sidewalk from the proposed trail.

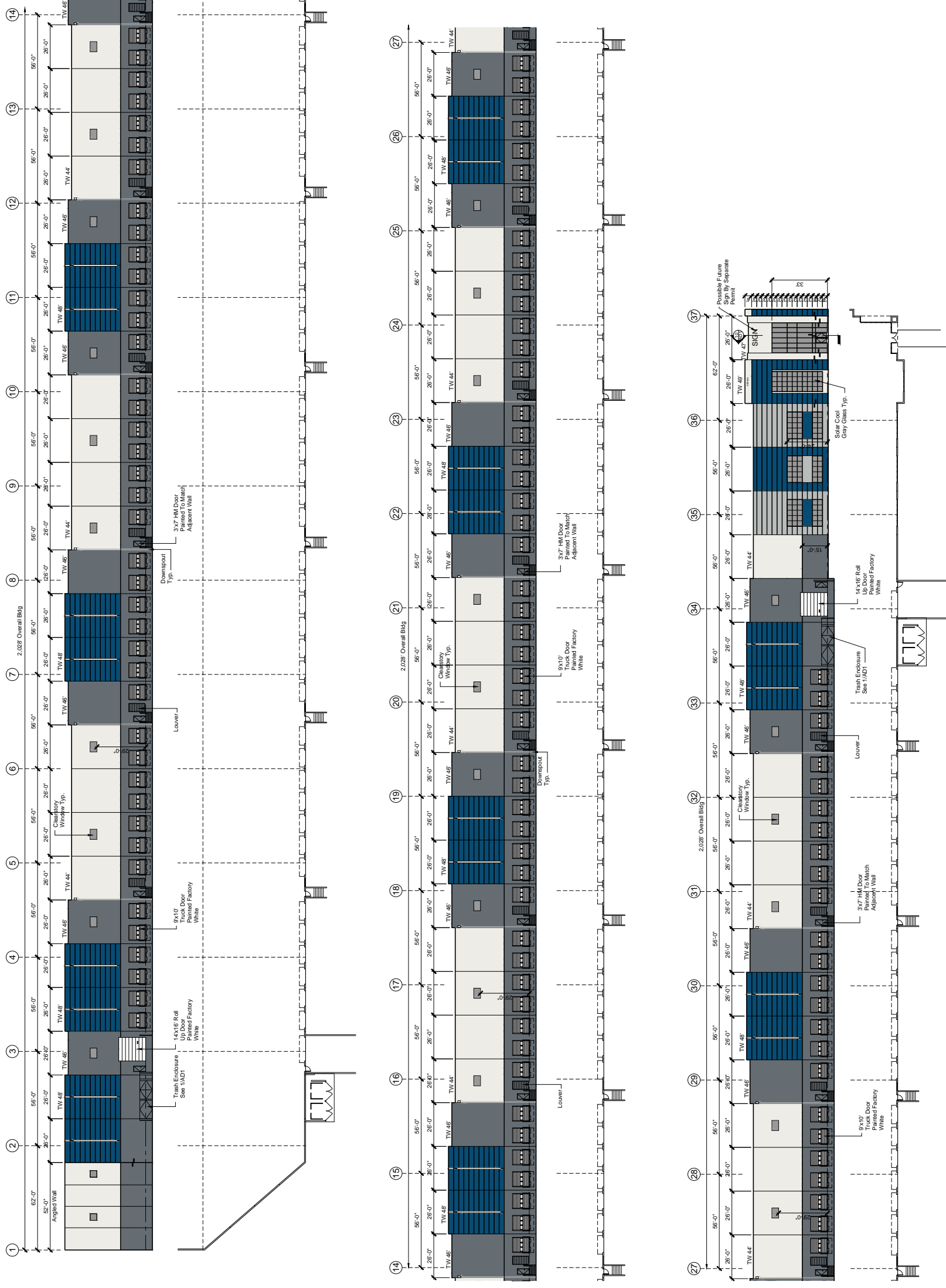
***D. Architectural Design***

Proposed building elevations for Building 1 are depicted on Figure 3-4 through Figure 3-6. As shown, Building 1 would have a variable roof line that measures between 44 feet in height to as tall as 49 feet in height near the southwest, northwest, and northeast corners of the building, as measured from proposed finished floor. The elevation of the finished floor for Building 1 would range from 1,540.82 feet amsl at the northern portion of the building to 1,530.69 feet amsl at the southern portion of the building. The northeast, northwest, and southwest corners of the building would contain glazing (glass) elements with signage proposed above the main entrances at the southwest and northeast corners of the building. The eastern façade of the building accommodates a total of 114 dock doors, while the western façade would accommodate a total of 115 dock doors. The dock doors would measure nine-foot by ten-foot in size and would be painted white. It should be noted that truck docking areas would be set approximately 3.5 feet below the proposed grade to facilitate loading and unloading of trucks via the docking doors. Four roll-up doors, which also would be painted white, are proposed to the north and south of the docking doors along the eastern and western facades. The entire building would be painted with a mixture of white, light gray, and dark gray colors, with blue accent paint used as accents along the façade, particularly near the building entrances.

The proposed building elevations for Building 3 are depicted on Figure 3-7 and Figure 3-8. As shown, Building 3 also would have a variable roof line, with heights ranging from 36 feet to 38 feet, as measured from proposed grade. The finished floor elevation for Building 3 would range from 1,528.16 feet amsl at the northeastern portion of the building and 1,527.13 feet amsl at the southwestern portion of the building. The southeast corner of the building would feature the main pedestrian entrance into the building, and would be treated with glazing (glass) elements with signage proposed above the entrance. A total of 11 truck docking doors are proposed along the northern façade of the building, which would be painted white. A roll up door also is proposed near the northeast corner of the building within the docking area. The building would be painted with a mixture of white, light grey, and dark gray colors, with maroon accent paint used near the main entrance at the southeast corner of the building.

The proposed building elevations for Building 4 are depicted on Figure 3-9 and Figure 3-10. Similar to the architectural treatments proposed for Buildings 1 and 3, the roofline for Building 4 would vary in height from 36 feet in height to 38 feet, as measured from proposed grade. The finished floor for Building 4 would range from 1,526.51 feet amsl at the southwestern portion of the building to 1,527.25 feet amsl at the northeastern portion of the building. The northeast corner of the building would be treated with glazing (glass) elements with signage proposed above the pedestrian entrance. A total of nine truck docking doors are proposed on the southern façade of the building, which would be painted white. A roll-up door is proposed in the docking area at the southeast corner of the building. The building would be

Plot Plan No. 180028 (Buildings 1, 3, and 4)



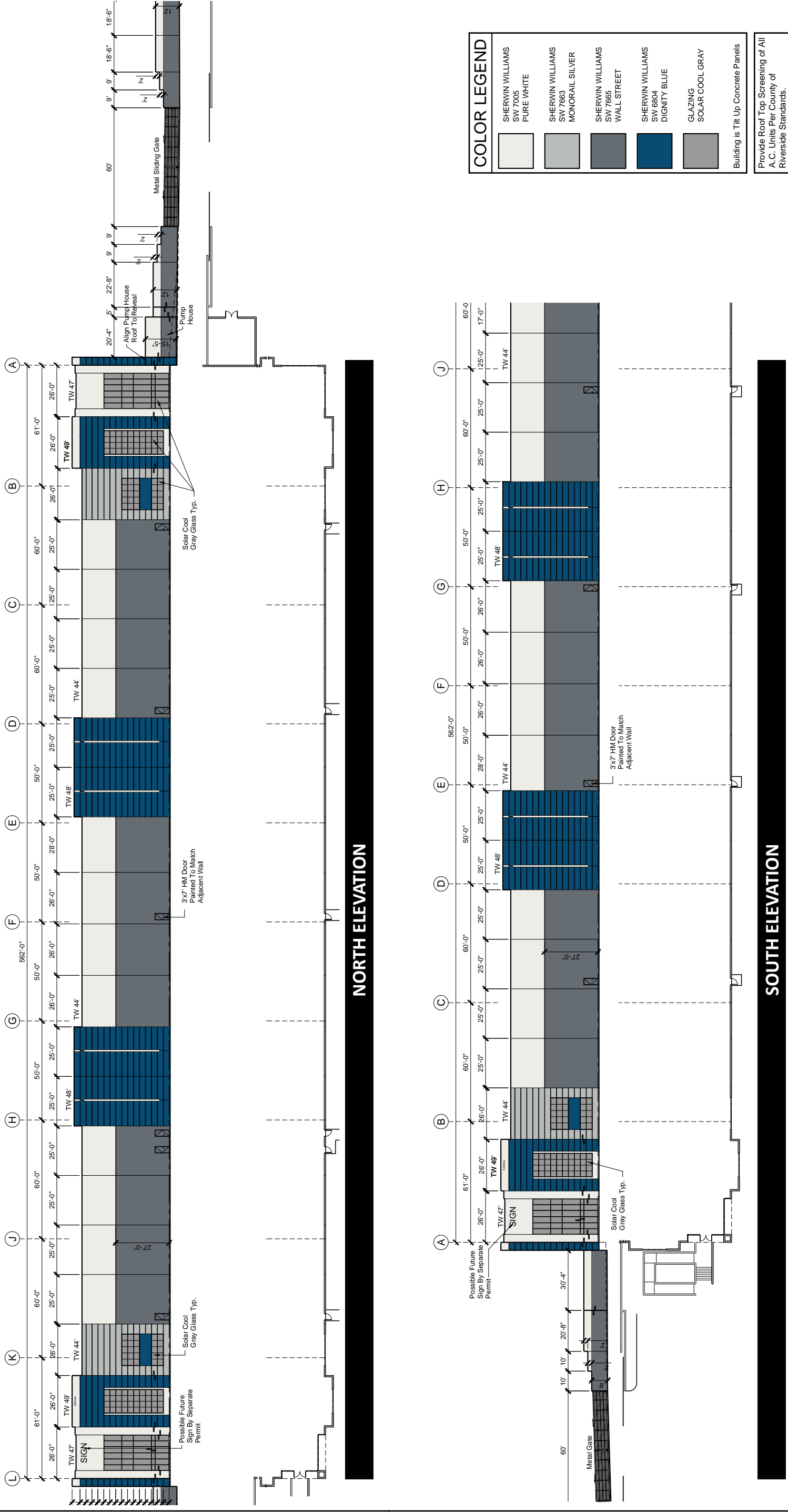
Source(s): Commerces Construction Company (04-29-2019)

Not to Scale

T&B Planning, Inc.

FIGURE 3-4

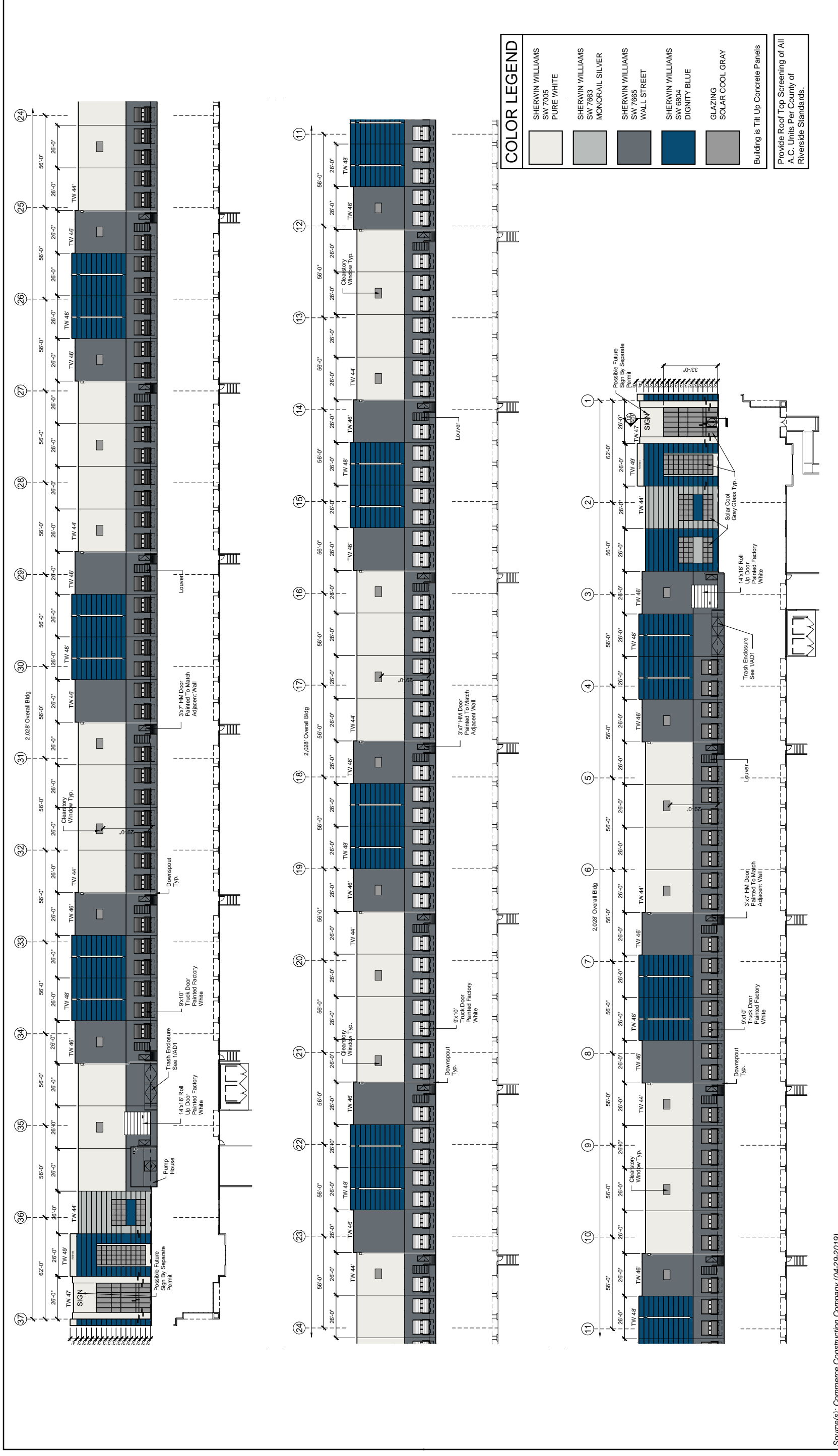
BUILDING 1 EAST ELEVATION



Source(s): Commerce Construction Company (04-29-2019)

FIGURE 3-5

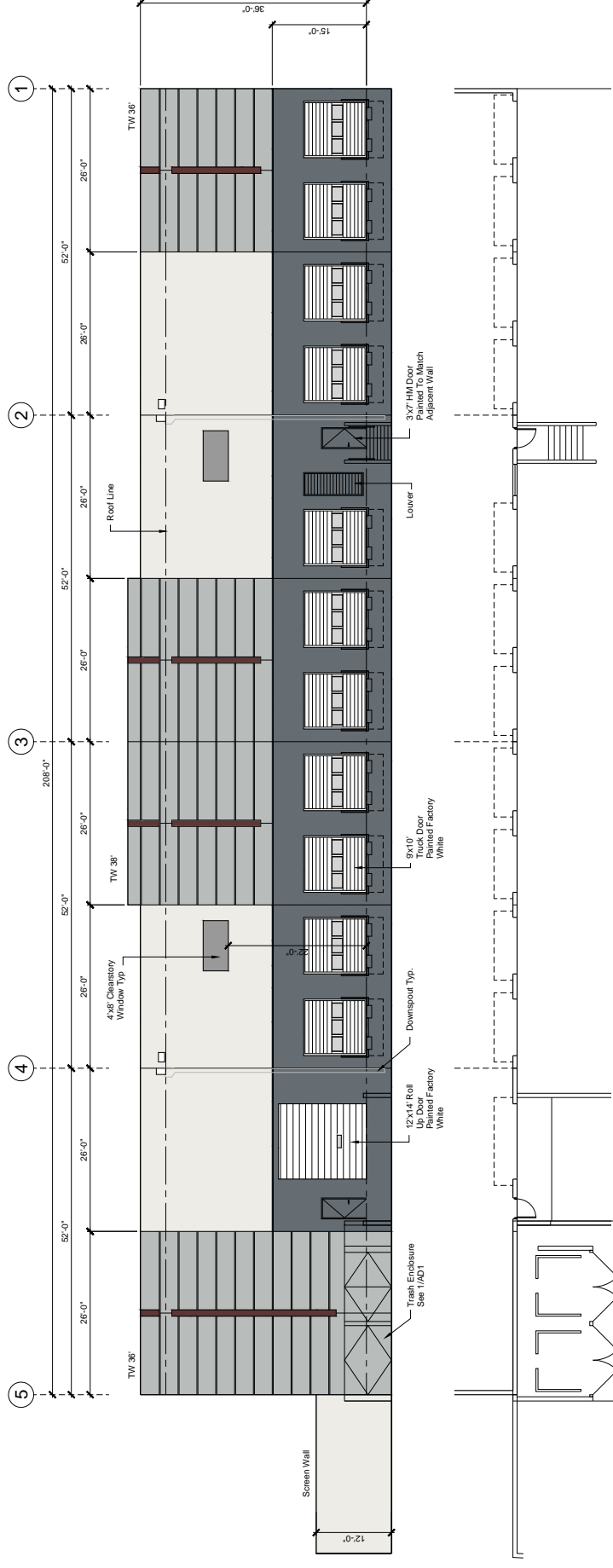
BUILDING 1 NORTH AND SOUTH ELEVATIONS



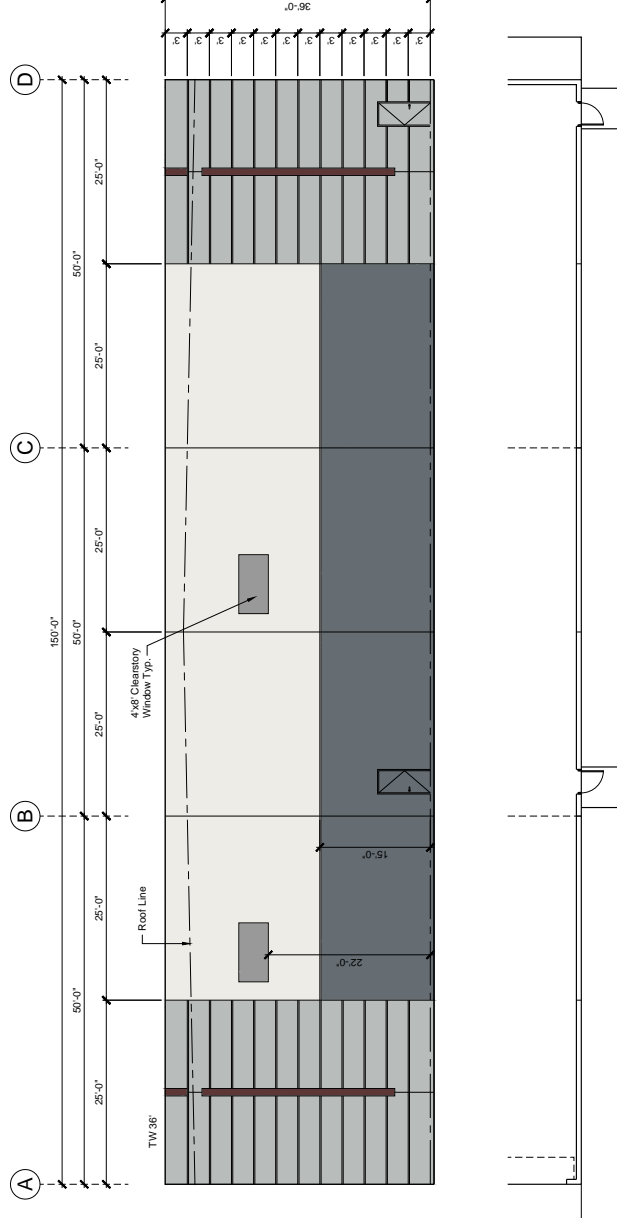
Source(s): Commerces Construction Company (04-29-2019)

FIGURE 3-6

BUILDING 1 WEST ELEVATION



**NORTH ELEVATION**



**WEST ELEVATION**

COLOR LEGEND	
	SHERWIN WILLIAMS SW 7005 PURE WHITE
	SHERWIN WILLIAMS SW 7663 MONORAIL SILVER
	SHERWIN WILLIAMS SW 7665 WALL STREET
	SHERWIN WILLIAMS SW 7595 SOMMELIER
	GLAZING SOLAR COOL GRAY
Building Is Tilt Up Concrete Panels	
Provide Roof Top Screening of All A.C. Units Per County of Riverside Standards.	

Source(s): Commerce Construction Company (04-29-2019)



**SOUTH ELEVATION**



**EAST ELEVATION**

COLOR LEGEND	
	SHERWIN WILLIAMS SW 7005 PURE WHITE
	SHERWIN WILLIAMS SW 7663 MONORAIL SILVER
	SHERWIN WILLIAMS SW 7665 WALL STREET
	SHERWIN WILLIAMS SW 7595 SOMMELIER
	GLAZING SOLAR COOL GRAY
Building Is Tilt Up Concrete Panels	
Provide Roof Top Screening of All A.C. Units Per County of Riverside Standards.	

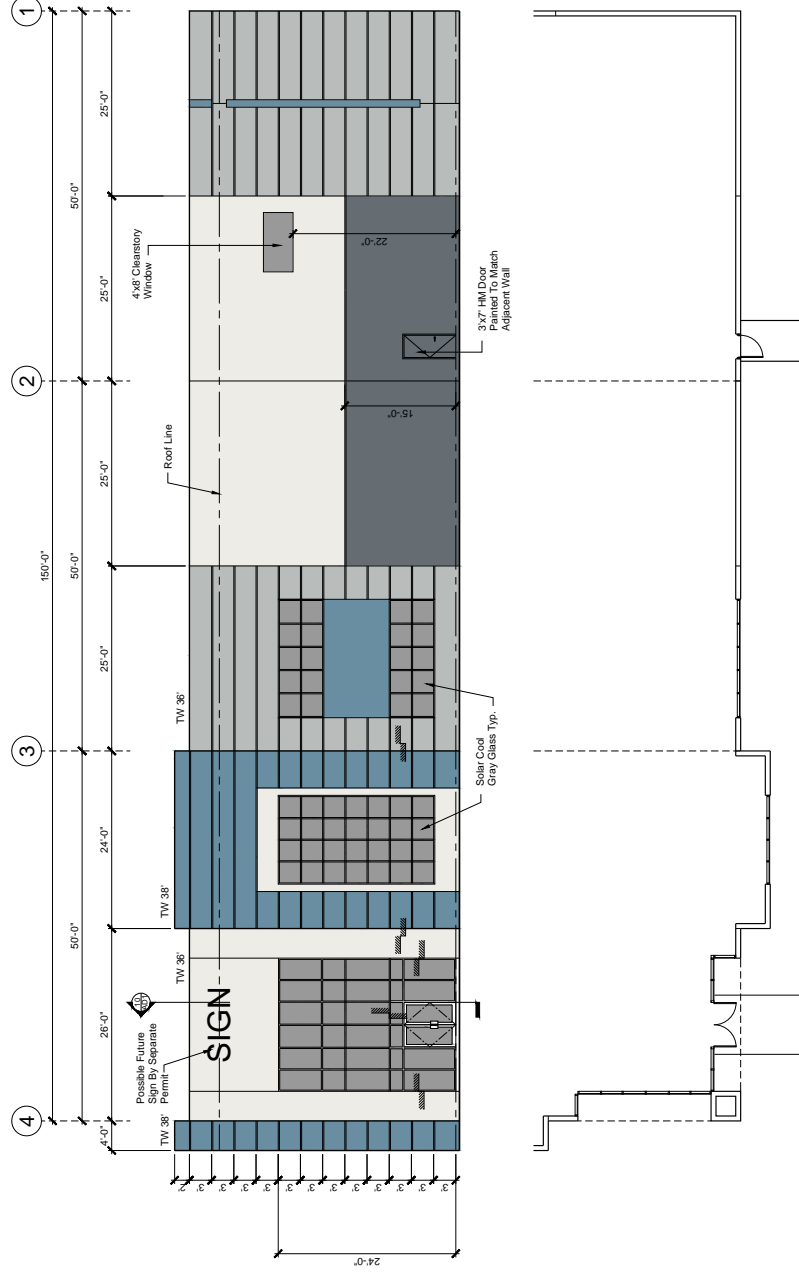
Source(s): Commerce Construction Company (04-29-2019)

Not to Scale

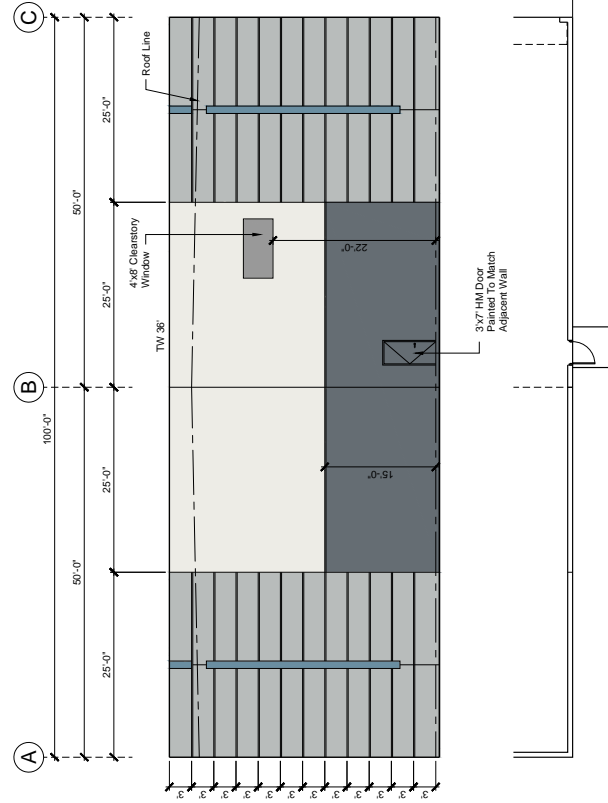
T&B Planning, Inc.

FIGURE 3-8

BUILDING 3 SOUTH AND EAST ELEVATIONS



**NORTH ELEVATION**



**WEST ELEVATION**

COLOR LEGEND	
	SHERWIN WILLIAMS SW 7005 PURE WHITE
	SHERWIN WILLIAMS SW 7663 MONORAIL SILVER
	SHERWIN WILLIAMS SW 7665 WALL STREET
	SHERWIN WILLIAMS SW 6804 DIGNITY BLUE
	GLAZING SOLAR COOL GRAY

Building is Tilt Up Concrete Panels

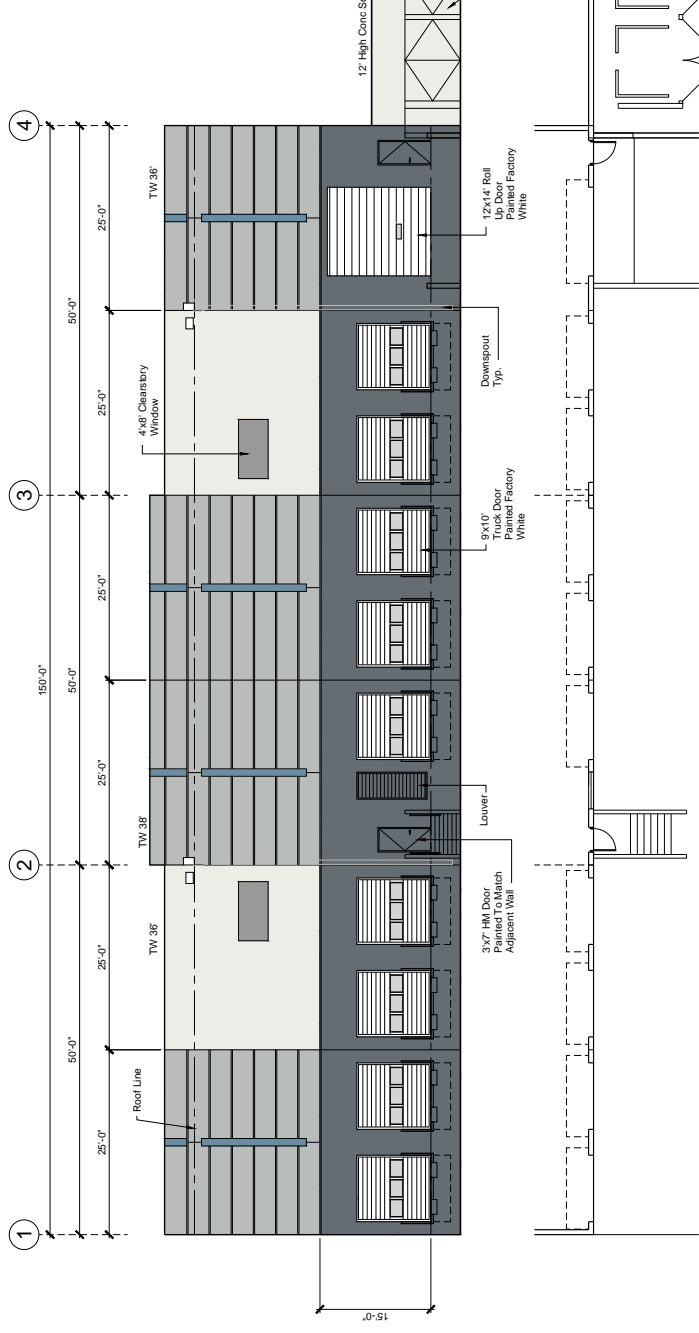
Provide Roof Top Screening of All A.C. Units Per County of Riverside Standards.

Source(s): Commerce Construction Company (04-29-2019)

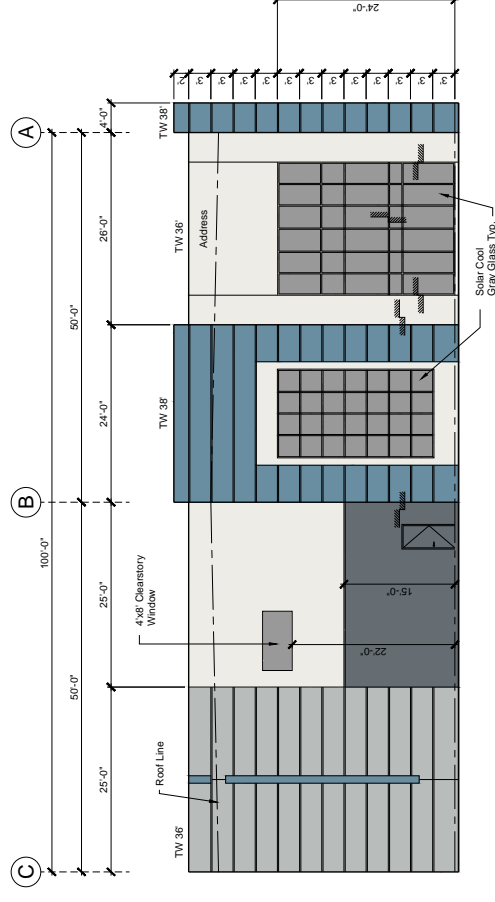
FIGURE 3-9

BUILDING 4 NORTH AND WEST ELEVATIONS





**SOUTH ELEVATION**



**EAST ELEVATION**

COLOR LEGEND	
	SHERWIN WILLIAMS SW 7005 PURE WHITE
	SHERWIN WILLIAMS SW 7663 MONORAIL SILVER
	SHERWIN WILLIAMS SW 7665 WALL STREET
	SHERWIN WILLIAMS SW 6804 DIGNITY BLUE
	GLAZING SOLAR COOL GRAY

Building is Tilt Up Concrete Panels

Provide Roof Top Screening of All A.C. Units Per County of Riverside Standards.

Source(s): Commerce Construction Company (04-29-2019)

Not to Scale

T&B Planning, Inc.

FIGURE 3-10

BUILDING 4 SOUTH AND EAST ELEVATIONS

**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

---

painted with a mixture of white, light grey, and dark gray colors, with blue accent paint used near the main entrance at the southeast corner of the building. Blue paint also would be used in a vertical orientation throughout the building façade.

***E. Landscaping***

Figure 3-11, *Preliminary Landscape Plan*, depicts the Project's proposed landscape plan. As shown, landscaping would consist of a combination of trees, shrubs, and groundcover.

The Project site's western perimeter would be landscaped with 24-inch box red iron bark eucalyptus trees (*Eucalyptus sideroxylon*) spaced at a distance of 30 feet on center, and several existing red iron bark eucalyptus trees would be preserved by the Project. A variety of hedges are proposed behind the eucalyptus trees to provide additional screening for the truck trailer parking area/loading docks. A variety of accent shrubs also are proposed. The existing block wall along the site's western boundary would be retained as part of the Project. An 8-foot wide multipurpose trail also is proposed along Seaton Avenue, and would be separated from the sidewalk by a landscaping strip that would be planted with five-gallon hedges. Groundcover would be provided between the trail and the wall.

The Project's frontage with Cajalco Expressway largely would be landscaped with 24-inch box London plane trees (*Platanus x acerifolia*) spaced at a distance of 40 feet on center, behind which would be rows of 15-gallon Afghan pine trees (*Pinus eldarica*). 24-inch box Chilean mesquite trees would be used as accent trees at the proposed entrance from Cajalco Expressway. Large-scale shrubs and groundcover also would be provided along Cajalco Road.

The Project's frontage with Harvill Avenue would be planted with 24-inch box Afghan pine trees and existing Afghan pine trees that would be preserved, providing for a spacing of 30 feet on center. The entrance via Messenia Lane would be highlighted with 48-inch box Coast Live Oak trees. These areas would be complimented by a variety of groundcover and small shrubs. An eight-foot wide community trail also is proposed along Harvill Avenue, which would be separated from the existing sidewalk by a split rail fence.

Accent trees are proposed at the corner of Harvill Avenue and Martin Street, which would include 15-gallon and 24-inch box California sycamore (*Platanus racemosa*). The site's frontage with Martin Street would be landscaped with 24-inch London plane trees and 15-gallon Afghan pines. Groundcover also would be planted in these areas, while large shrubs are proposed along the proposed perimeter wall.

Passenger vehicle parking areas and areas surrounding the proposed buildings would be landscaped with a combination of Chinese pistache (*Pistacia chinensis*), thornless Palo Verde (*Cercidium x 'Desert Museum'*), London plane trees, fern pines (*Podocarpus gracillior*), California sycamore, Afghan pines, Chilean mesquite (*Prosopis chilensis*), and African sumac (*Rhus lancea*). Entrances to buildings also would be highlighted by California fan palm trees (*Washingtonia filifera*) and thornless Palo Verde. Groundcover and shrubs also are proposed in the landscaped areas within the parking lots and landscape areas abutting the proposed buildings.

TREES	BOTANICAL NAME / COMMON NAME	CONT.	SCALE	HT.	PROP.	HT.	HT.	HT.
	Cercidium x Desert Museum / Thornless Palo Verde	30" DBH	Low	54	24" DBH	Low	15	37
	Eucalyptus sideroxylon / Red Iron Bark	24" DBH	Low	55	48" DBH	Low	15	37
	Existing Eucalyptus sideroxylon to remain	Existing	Low	28	15" DBH	Low	15	37
	Existing Quercus agrifolia to remain	Existing	Low	28	24" DBH	Med	28	28
	Prunella edulis / Algerian Pine	15" DBH	Low	190				
	Prunella edulis / Algerian Pine	24" DBH	Low	91				
	Prunella edulis / Algerian Pine	24" DBH	Med	87				
	Platanus occidentalis / Chinese Pistache	24" DBH	Med	19				
	Platanus incana / California Sycamore	15" DBH & 24" DBH	Med	29				
	Platanus occidentalis / London Plane Tree	24" DBH	Med	29				
	Podocarpus neriifolius / Fern Pine	24" DBH	Med	25				

CONCEPT PLANT SCHEDULE	HT.	PROP.	HT.	HT.
	24" DBH	Low	15	37
	15" DBH	Low	15	37
	24" DBH	Med	28	28

**COUNTY NOTES**

1. ALL TREES WITHIN THE PLANTING SCHEDULE SHALL BE PLANTED WITHIN THE PLANTING SCHEDULE. PLANTING SHALL BE COMPLETED WITHIN THE PLANTING SCHEDULE. PLANTING SHALL BE COMPLETED WITHIN THE PLANTING SCHEDULE.
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**PLANTING NOTES**

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**SMALLER SCALE FOUNDATION PLANTING - 5 GAL. LOW WATER**

**LARGE SCALE FOUNDATION PLANTING - 5 GAL. LOW WATER**

**SMALLER SCALE FOUNDATION PLANTING - 5 GAL. LOW WATER**

**LARGE SCALE FOUNDATION PLANTING - 5 GAL. LOW WATER**

**STREET TREE SPACING**

STREET	TREE TYPE	SPACING
SEATON	RED IRON BARK EUCALYPTUS	37' O.C.
CAJALCO EXP.	LONDON PLANE SYCAMORE	47' O.C.
HARVILLE	CHINESE PISTACHE	47' O.C.
MARTIN ST.	LONDON PLANE SYCAMORE	47' O.C.



**IRRIGATION CONCEPT STATEMENT**

**LANDSCAPE AREA TOTALS:**

- BUILDING 1 AREA REQUIRED = 1,765 S.F. = 15.28%
- LANDSCAPE AREA PROVIDED = 302,868 S.F. = 15.28%
- BUILDING 3 AREA REQUIRED = 14,888 S.F. = 1.45%
- LANDSCAPE AREA PROVIDED = 21,871 S.F. = 21.88%
- BUILDING 4 AREA REQUIRED = 13,187 S.F. = 1.45%
- LANDSCAPE AREA PROVIDED = 22,017 S.F. = 24.83%
- DETENTION BASIN AREA REQUIRED = 13,187 S.F. = 1.45%
- LANDSCAPE AREA PROVIDED = 13,187 S.F. = 1.45%
- PARKING LOT AREA REQUIRED = 12,568 S.F. = 1.45%
- LANDSCAPE AREA PROVIDED = 12,568 S.F. = 1.45%
- LANDSCAPE AREA REQUIRED = 31,713 S.F. = 1.5%
- LANDSCAPE AREA PROVIDED = 43,338 S.F. = 4.08%

**MAINTENANCE NOTE:**  
CONSTRUCTION SHALL BE COMPLETED WITHIN THE PLANTING SCHEDULE. PLANTING SHALL BE COMPLETED WITHIN THE PLANTING SCHEDULE. PLANTING SHALL BE COMPLETED WITHIN THE PLANTING SCHEDULE.

**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION
	1" THICK X 6" DECOGNITIVE GRAVEL - 1/4" WAVE GOLD OVER WEED BARRIER
	2" W/ CONCRETE MOW CURB TO SEPARATE SHRUB AREAS FROM DECORATIVE GRAVEL
	3" RIVER ROCK CORBLE 6"-12"

***F. Walls and Fencing***

As shown on Figure 3-12, *Proposed Walls and Fencing*, the Project Applicant proposes concrete screen walls, ornamental iron (O.I.) fencing, and retaining walls. As shown, walls are proposed to screen the truck docking areas associated with Buildings 1, 3, and 4. For Building 1, the screen wall would be 12 feet in height and would extend along the western side of the northern passenger vehicle parking area and would screen views of Building 1 from Messenia Lane and Harvill Avenue. Where a screen wall is not required, eight-foot tall O.I. fencing is proposed, primarily around the truck trailer parking areas and drive aisles, to secure access to these areas. Manual gates are proposed at the entrances to the truck docking areas for Building 1, as shown on Figure 3-12. Additionally, an existing five-foot tall screen wall located along the eastern edge of Seaton Avenue would remain to screen docking areas associated with Building 1 from views from the west.

As also shown on Figure 3-12, concrete screen walls are proposed between the docking areas for Buildings 3 and 4 and Harvill Avenue. These walls also would be 12 feet in height. A manual gate would control access to buildings 3 and 4, but would remain open during normal business hours. Additionally, the proposed detention basin to the southwest of Buildings 3 and 4 would be surrounded by six-foot tall metal fencing to prevent public access into the detention basin area.

Additionally, Figure 3-12 shows that the Project Applicant proposes retaining walls in the western and southeastern portions of the site. Retaining walls in the southeastern portion of the site would measure up to 13 feet in height near the southeastern corner of Building 1, while the retaining walls near the western Project boundary would measure up to 18 feet in height, with the tallest portion occurring at the southern end of the truck trailer parking area for Building 1.

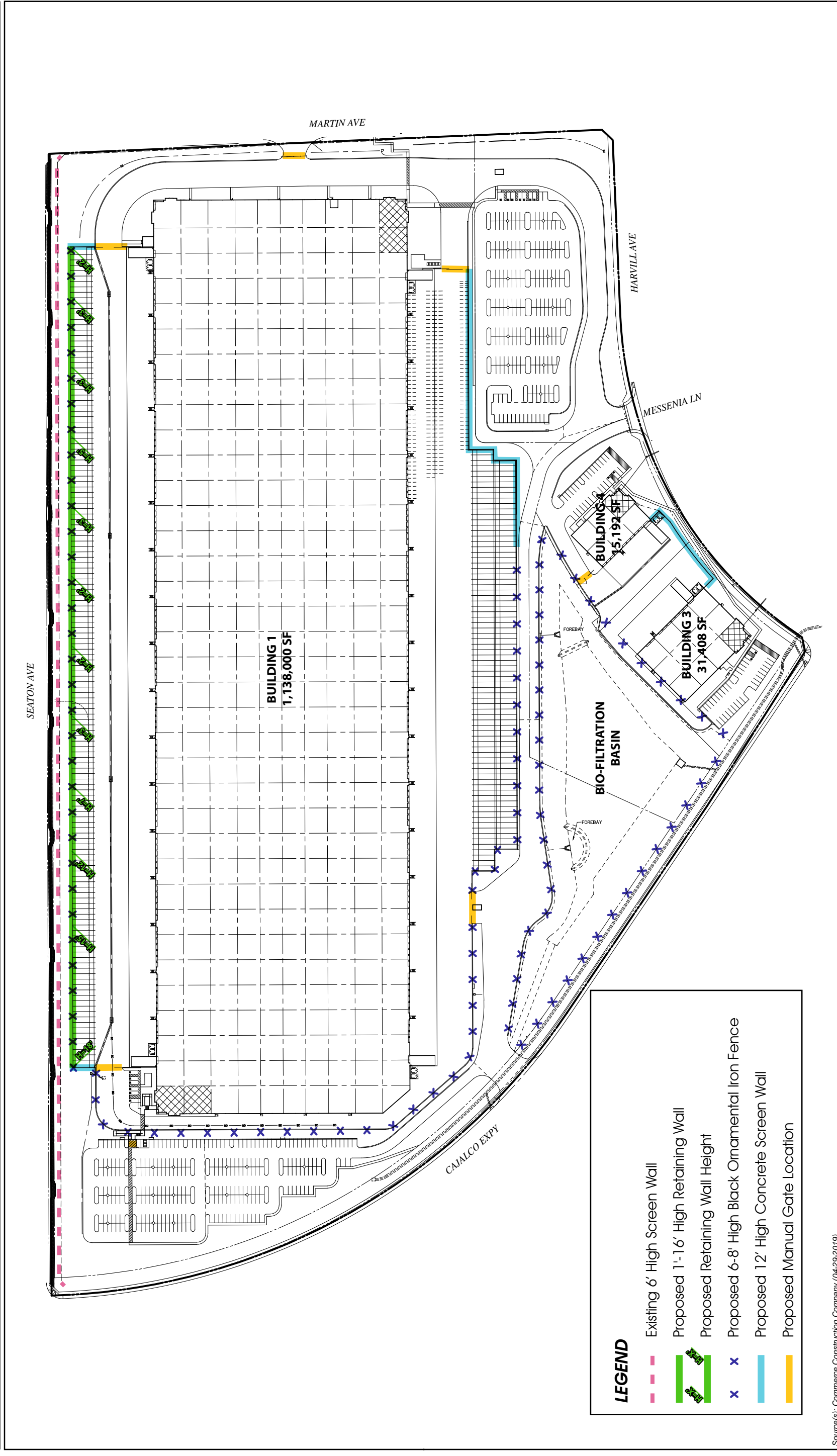
In addition, the Project Applicant proposes to install split rail fencing between the existing sidewalk and the proposed eight-foot wide community trail proposed along the site's frontage with Harvill Avenue.

***G. Water, Sewer, and Drainage***







Figure 3-13, *Conceptual Utility Plan*, depicts proposed water, sewer, and drainage improvements proposed by the Project Applicant, each of which are described below.

**Water Service**

Potable water service to the Project site would be provided by Eastern Municipal Water District (EMWD), while reclaimed water is not available in the area. As shown on Figure 3-13, water service for Building 1 would occur from a direct connection to an existing 24-inch water main located within Cajalco Expressway and from an existing 12-inch water main in Martin Avenue. Potable water service for Buildings 3 and 4 would occur via direct connections to an existing 24-inch water main located within Harvill Avenue. In addition, 10-inch fire water mains would be constructed on site surrounding Building 1 to provide adequate water for fire protection purposes, and would be supplied via connections to the existing 24-inch water main in Cajalco Expressway and the existing 12-inch water main in Martin Avenue.



**LEGEND**

-  Existing 6' High Screen Wall
-  Proposed 1'-1.6' High Retaining Wall
-  Proposed Retaining Wall Height
-  Proposed 6-8' High Black Ornamental Iron Fence
-  Proposed 12' High Concrete Screen Wall
-  Proposed Manual Gate Location

Source(s): Commerce Construction Company (04-29-2019)

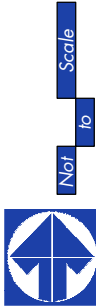
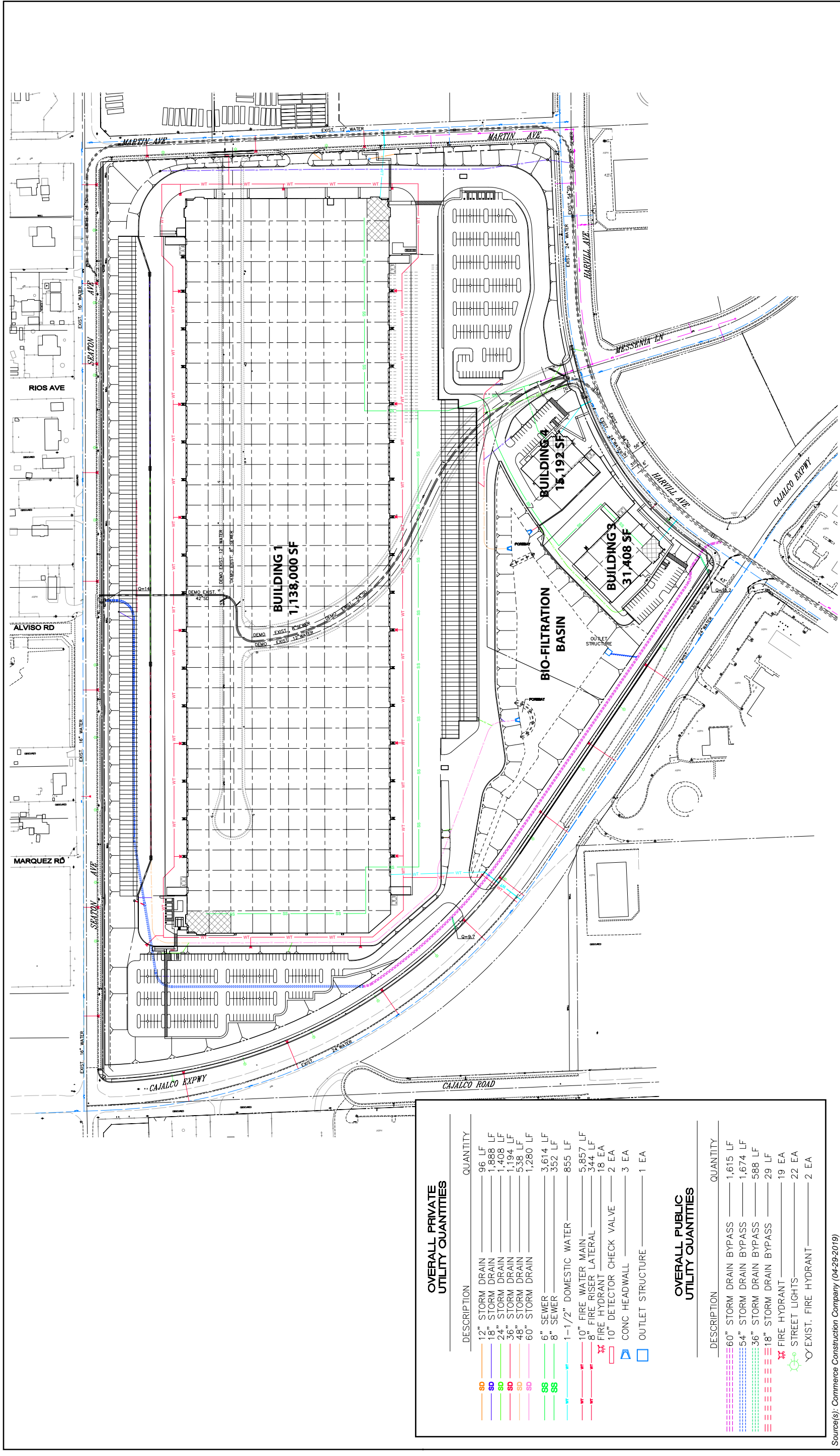


FIGURE 3-12

PROPOSED WALLS AND FENCING



OVERALL PRIVATE UTILITY QUANTITIES	
DESCRIPTION	QUANTITY
SD 12" STORM DRAIN	96 LF
SD 18" STORM DRAIN	1,888 LF
SD 24" STORM DRAIN	1,408 LF
SD 36" STORM DRAIN	1,194 LF
SD 48" STORM DRAIN	538 LF
SD 60" STORM DRAIN	1,280 LF
SS 6" SEWER	3,614 LF
SS 8" SEWER	352 LF
WT 1-1/2" DOMESTIC WATER	855 LF
WT 10" FIRE WATER MAIN	5,857 LF
WT 8" FIRE RISER LATERAL	344 LF
WT FIRE HYDRANT	18 EA
WT 10" DETECTOR CHECK VALVE	2 EA
CONC HEADWALL	3 EA
OUTLET STRUCTURE	1 EA

OVERALL PUBLIC UTILITY QUANTITIES	
DESCRIPTION	QUANTITY
60" STORM DRAIN BYPASS	1,615 LF
54" STORM DRAIN BYPASS	1,674 LF
36" STORM DRAIN BYPASS	588 LF
18" STORM DRAIN BYPASS	29 LF
FIRE HYDRANT	19 EA
STREET LIGHTS	22 EA
EXIST. FIRE HYDRANT	2 EA

Source(s): Commerce Construction Company (04-29-2019)



Not to Scale

FIGURE 3-13

**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

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Additionally, fire hydrants are proposed surrounding the Project site along Martin Avenue, Seaton Avenue, and Cajalco Expressway, all of which would connect to existing water mains located within these roadways.

**Sewer Service**

Sewer service to the Project site also would be provided by the EMWD. As shown on Figure 3-13, the Project Applicant proposes to construct sewer lines extending from the northern and southern portions of Building 1, which would converge with sewer lines extending from Buildings 3 and 4 near the site entrance from Harvill Avenue/Messenia Lane. These sewer lines would connect to the existing eight-inch sewer main located within Messenia Lane and flows would be conveyed northerly within Harvill Avenue and ultimately to the EMWD's Perris Valley Water Reclamation Facility (PVRWRF).

**Drainage**

Under existing conditions, an existing storm drain traverses the site in an east-west orientation and extends from Seaton Avenue to Messenia Lane. Runoff originating from the site is conveyed to the southeast corner of the site and ultimately to storm drain facilities within Cajalco Expressway and Harvill Avenue. With implementation of the Project, the existing storm drain line would be abandoned and replaced by a proposed public bypass storm drain, which would convey existing runoff from existing storm drain facilities in Seaton Avenue southerly through the site to Cajalco Expressway, where a proposed 36-inch storm drain line would convey flows to an existing 84-inch storm drain within Harvill Avenue.

As described above, runoff from the northwestern corner of the site and along the slope along the northern boundary would be conveyed easterly via subdrains and storm drain lines to existing drainage facilities within Harvill Avenue. Runoff originating on the developed portions of the site would be conveyed via a series of on-site catch basins and private storm drains towards the proposed detention basin in the southeastern portion of the site. Following detention and water quality treatment, these flows would be conveyed to the proposed 36-inch public bypass storm drain within Cajalco Expressway and discharged into the existing 84-inch storm drain within Harvill Avenue.

**3.2 SCOPE OF ENVIRONMENTAL ANALYSIS**

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**3.2.1 Construction Characteristics**

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***A. Proposed Physical Disturbance***

Implementation of the proposed Project would result in disturbances to the entire 72.5-acre property. In addition, the Project Applicant proposes to construct a 36-inch public bypass storm drain within Cajalco Road extending from just east of the southwestern Project boundary northeasterly towards an existing 84-inch storm drain within Harvill Avenue. The Project also would require improvements to the intersection of Cajalco Expressway at the southern Project driveway, and at the intersections of Messenia Lane and Harvill Avenue and Cajalco Expressway at Seaton Avenue, in order to provide site access, improvements, and/or install traffic signals. No additional off-site improvements are anticipated to implement the proposed Project.

---

### **3.2.2 Operational Characteristics**

---

#### ***A. Overview of Operational Characteristics***

At this time, the occupants of the proposed Project's buildings are unknown. This EIR Addendum assumes the proposed buildings would be operational 24 hours per day, 365 days per year, with exterior areas lit at night. Lighting would be subject to compliance with Riverside County Ordinance Nos. 655 and 915, which were adopted to prevent significant skyglow or lighting levels affecting other properties. The buildings are designed such that business operations would be conducted within the enclosed building, with the exception of traffic movement, parking, and the loading and unloading of tractor trailers at designated loading bays and trailer parking stalls. No refrigerated warehouse space is proposed as part of the Project.

#### ***B. Future Employment***

Because users of the Project's buildings are not yet known, the number of jobs that the Project would generate cannot be precisely determined; therefore, for purposes of analysis, employment estimates have been calculated using data and average employment density factors utilized in the County of Riverside General Plan. The General Plan estimated that light industrial business would employ one (1) worker for every 1,030 s.f. of building area. Based on this employment generation rate, the Project is expected to create approximately 1,208 new, recurring jobs ( $1,244,670 \text{ s.f.} \div 1,030 = 1,208$ ). (Riverside County, 2015c, Appendix E, Table ES-5)

#### ***C. Future Traffic***

As indicated in Table 3-1, *Project Trip Generation Summary*, buildout of the proposed Project is anticipated to result in a net total of 2,732 actual vehicle trip-ends per day with 158 AM peak hour trips and 213 PM peak hour trips. In comparison, the proposed Project is anticipated to generate a net total of 3,496 Passenger Car Equivalent (PCE) trip-ends per day, with 199 PCE AM peak hour trips and 255 PCE PM peak hour trips. Additionally, and as discussed in more detail in subsection 5.1.18, the Project would result in the generation of 20,878 fewer vehicle trips (actual vehicles) as compared to the shopping center land uses that were evaluated by EIR No. 466 for the Project site. In comparison the proposed Project would generate 20,114 fewer PCE trip-ends per day, 290 fewer PCE AM peak hour trips, and 1,746 fewer PCE PM peak hour trips as compared to the amount of traffic evaluated for the Project site by EIR No. 466. (Urban Crossroads, 2019c, p. 61)

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### **3.2.3 Related Environmental Review and Consultation Requirements**

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Riverside County has primary approval responsibility for the proposed Project. As such, the County is serving as the Lead Agency for this EIR Addendum pursuant to CEQA Guidelines § 15050. As indicated in subsection 1.4.6, the County's Planning Commission will consider the Project's requested Plot Plan application as part of a publicly-noticed hearing and will have the authority to approve, conditionally approve, or deny the proposed Project. Upon approval of the Project and approval of this EIR Addendum, the County would conduct administrative reviews and grant ministerial permits and approvals to implement the Project. At this time, no state or federal approvals or permits are anticipated to be



**Table 3-1 Project Trip Generation Summary**

Land Use	Quantity	Units <sup>1</sup>	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
<b>Actual Vehicles</b>									
High-Cube Fulfillment Center Warehouse	1,195.740	TSF							
Passenger Cars:			99	29	128	50	128	178	2,172
Truck Trips:									
2-4 axle:			7	2	9	4	9	13	202
5+ axle:			11	3	14	4	9	13	270
- Net Truck Trips			18	5	23	8	18	26	472
<b>BUILDING 1 TOTAL NET TRIPS (Actual Vehicles)<sup>2</sup></b>			<b>117</b>	<b>34</b>	<b>151</b>	<b>58</b>	<b>146</b>	<b>204</b>	<b>2,644</b>
Warehousing	32.978	TSF							
Passenger Cars:			3	1	4	1	4	5	46
Truck Trips:									
2-axle:			0	0	0	0	0	0	2
3-axle:			0	0	0	0	0	0	2
4+ axle:			1	0	1	0	1	1	8
- Net Truck Trips			1	0	1	0	1	1	12
<b>BUILDING 3 TOTAL NET TRIPS (Actual Vehicles)<sup>2</sup></b>			<b>4</b>	<b>1</b>	<b>5</b>	<b>1</b>	<b>5</b>	<b>6</b>	<b>58</b>
Warehousing	15.952	TSF							
Passenger Cars:			2	0	2	1	2	3	22
Truck Trips:									
2-axle:			0	0	0	0	0	0	2
3-axle:			0	0	0	0	0	0	2
4+ axle:			0	0	0	0	0	0	4
- Net Truck Trips			0	0	0	0	0	0	8
<b>BUILDING 4 TOTAL NET TRIPS (Actual Vehicles)<sup>2</sup></b>			<b>2</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>30</b>
<b>TOTAL NET TRIPS (Actual Vehicles)<sup>2</sup></b>			<b>123</b>	<b>35</b>	<b>158</b>	<b>60</b>	<b>153</b>	<b>213</b>	<b>2,732</b>
<b>Passenger Car Equivalent (PCE)</b>									
High-Cube Fulfillment Center Warehouse	1,195.740	TSF							
Passenger Cars:			99	29	128	50	128	178	2,172
Truck Trips:									
2-4 axle:			15	4	19	7	19	26	402
5+ axle:			33	10	43	11	28	39	808
- Net Truck Trips			48	14	62	18	47	65	1,210
<b>BUILDING 1 TOTAL NET TRIPS (PCE)<sup>2</sup></b>			<b>147</b>	<b>43</b>	<b>190</b>	<b>68</b>	<b>175</b>	<b>243</b>	<b>3,382</b>
Warehousing	32.978	TSF							
Passenger Cars:			3	1	4	1	4	5	46
Truck Trips:									
2-axle:			0	0	0	0	0	0	4
3-axle:			0	0	0	0	0	0	6
4+ axle:			2	0	2	1	2	3	22
- Net Truck Trips			2	0	2	1	2	3	32
<b>BUILDING 3 TOTAL NET TRIPS (PCE)<sup>2</sup></b>			<b>5</b>	<b>1</b>	<b>6</b>	<b>2</b>	<b>6</b>	<b>8</b>	<b>78</b>
Warehousing	15.952	TSF							
Passenger Cars:			2	0	2	1	2	3	22
Truck Trips:									
2-axle:			0	0	0	0	0	0	2
3-axle:			0	0	0	0	0	0	2
4+ axle:			1	0	1	0	1	1	10
- Net Truck Trips			1	0	1	0	1	1	14
<b>BUILDING 4 TOTAL NET TRIPS (PCE)<sup>2</sup></b>			<b>3</b>	<b>0</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>4</b>	<b>36</b>
<b>TOTAL NET TRIPS (PCE)<sup>2</sup></b>			<b>155</b>	<b>44</b>	<b>199</b>	<b>71</b>	<b>184</b>	<b>255</b>	<b>3,496</b>

<sup>1</sup> TSF = thousand square feet

<sup>2</sup> TOTAL NET TRIPS = Passenger Cars + Net Truck Trips.

(Urban Crossroads, 2019c, Table 4-2)

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necessary, other than the issuance of a National Pollutant Discharge Elimination System (NPDES) Permit by the Santa Ana Regional Water Quality Control Board (RWQCB). Coverage under a NPDES Permit is required for all construction projects in the State that disturb more than one acre of land. Table 3-2, *Matrix of Project Approvals/Permits*, provides a summary of the agencies responsible for subsequent ministerial approvals associated with the Project. This EIR Addendum covers all federal, state, and local government approvals which may be needed to construct or implement the proposed Project, whether or not explicitly noted in Table 3-2.

**Table 3-2 Matrix of Project Approvals/Permits**

PUBLIC AGENCY	APPROVALS AND DECISIONS
<b>RIVERSIDE COUNTY</b>	
<b>PROPOSED PROJECT – RIVERSIDE COUNTY DISCRETIONARY APPROVALS</b>	
Riverside County Planning Commission	<ul style="list-style-type: none"> <li>• Approve, conditionally approve, or deny proposed Plot Plan No. 180028.</li> </ul>
<b>Subsequent Riverside County Discretionary and Ministerial Approvals</b>	
Riverside County Building and Safety Department	<ul style="list-style-type: none"> <li>• Approval of Roadway Vacations.</li> <li>• Issue Grading Permits.</li> <li>• Issue Building Permits.</li> <li>• Approve Road Improvement Plans.</li> <li>• Issue Encroachment Permits.</li> <li>• Issue Conditional Use Permits, if required.</li> <li>• Approve Lot Line Adjustments and/or Parcel Mergers</li> </ul>
<b>Other Agencies – Subsequent Approvals and Permits</b>	
Santa Ana Regional Water Quality Control Board (RWQCB)	<ul style="list-style-type: none"> <li>• Issuance of a Construction Activity General Construction Permit</li> <li>• Compliance with National Pollutant Discharge Elimination System (NPDES) Permit</li> </ul>
Riverside County Flood Control & Water Conservation District (RCFCWCD)	<ul style="list-style-type: none"> <li>• Approvals for construction of the proposed detention basin</li> </ul>

4.0 Environmental Checklist

Environmental Assessment (EA)/CEQA Case Number: Case No. CEQ180105
Project Case Type(s) and Number(s): Plot Plan No. 180028
Lead Agency Contact Person: Russell Brady; (951) 955-3025
Lead Agency Address: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Applicant Contact Person: John Semcken
Telephone Number: (562) 948-4306
Applicant's Name: Majestic Realty Co.
Applicant's Address: 13191 Crossroads Parkway North, 6th Floor; City of Industry, CA 91746
Engineer's Name: Steve Levissee, PBLA Engineering, Inc.
Engineer's Address: 4790 Irvine Blvd, Suite 105-262; Irvine, CA 92620

4.1 PROJECT INFORMATION

A. Project Description: The Project Applicant proposes a Plot Plan (Plot Plan No. 180028) to allow for development of the Project site with three buildings, including a proposed 1,195,740 s.f. high-cube fulfillment center warehouse building, a 32,978 s.f. warehouse building, and a 15,952 s.f. warehouse building. A 3.2-acre detention basin also is proposed in the southeastern portion of the site. Refer to Section 3.0 for a detailed description of the proposed Project.

B. Type of Project:
Site Specific [checked] Countywide [ ] Community [ ] Policy [ ]

C. Total Project Area: 72.5 Acres
Residential Acres: 0 Lots: 0 Units: 0 Projected No. of Residents: 0
Commercial Acres: 0 Lots: 0 Sq. Ft. of Bldg. Area: 0 Est. No. of Employees: 0
Industrial Acres: 69.3 acres Lots: N/A Sq. Ft. of Bldg. Area: 1,244,670 s.f. Est. No. of Employees: 1,208
Other: Detention Basin (3.21 acres) Lots: N/A Sq. Ft. of Bldg. Area: N/A Est. No. of Employees: N/A

D. Assessor's Parcel No(s): 317-100-(010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, and 028) and 317-110-020

E. Street References: East of Seaton Avenue, south of Martin Street, west of Harvill Avenue, and north of Cajalco Expressway.

F. Section, Township & Range Description or reference/attach a Legal Description: Northwest portion of Section 12, Township 4 South, Range 4 West, San Bernardino Baseline and Meridian

G. Brief description of the existing environmental setting of the project site and its surroundings: Under existing conditions the 72.5-acre site has been fully disturbed as part of grading activities

that occurred in the early 1990s as part of "Oakwood Business Park" (CFD 88-8). Additionally, the site contains two improved roadways: Platinum Circle and Messenia Lane. Aside from the improved roadways, a majority of the property consists of disturbed vegetation that is routinely disced for fire abatement purposes. Additionally, the southeastern and eastern portions of the Project site were utilized as a borrow site for a nearby development in accordance with Grading Permit No. BGR170112, which was issued on November 16, 2017; thus, the southeastern portions of the site are fully disturbed under existing conditions.

The Project site is surrounded by improved roadways, including Cajalco Expressway, Seaton Avenue, Martin Street, and Harvill Avenue. Land uses to the west of the site consist primarily of rural residential and homebased business enterprises interspersed with open space. A church also occurs immediately west of the site at the southwest corner of Seaton Avenue and Alviso Drive. To the north of the Project site is an existing industrial use that includes outdoor storage of truck trailers and other materials. Remaining areas north of the Project site consist of undeveloped lands that appear to be routinely disturbed for fire abatement purposes. Immediately east of the Project site is an existing small light industrial building to the east of Harvill Avenue, with graded but undeveloped lands occurring north of Cajalco Expressway. To the southeast of the site and across Cajalco Road are existing commercial uses, including two gas stations with car washes, convenience markets, and fast food restaurant uses. To the south of the Project site are two large light industrial buildings, several single-family residences, storage areas for vehicles, and undeveloped lands.

## **4.2 APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

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

- 1. Land Use:** The Project site is located within the Mead Valley Area Plan (MVAP) of the County of Riverside's General Plan, and is within the Majestic Freeway Business Center Specific Plan (MFBCSP, Specific Plan No. 341). The General Plan and MVAP designate the site for "Light Industrial (LI)" land uses, which allows for Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses (Riverside County, 2015b, p. 11 and Figure 3). The Project site also is located within MFBCSP Planning Area 2, which is designated by the MFBCSP for "Light Industrial Land Uses with Community Center Overlay." The Light Industrial component of the MFBCSP is intended to provide for light manufacturing and warehouse/distribution uses that provide employment opportunities for area residents. The optional Community Center Overlay of the MFBCSP is intended to provide the potential for development of a unique mix of employment, commercial, and public uses, and allows for the following uses: business park; light industrial; commercial retail; commercial office; and public facilities. (Webb, 2005, pp. III-4 and III-5)
- 2. Circulation:** The proposed Project was reviewed for conformance with County Ordinance No. 461 by the Riverside County Transportation Department. Adequate circulation facilities exist

- and are proposed to serve the proposed Project. The proposed Project meets with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land is required to be preserved within the boundaries of this Project. The Project would be consistent with or otherwise would not conflict with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The proposed Project meets with all other applicable Multipurpose Open Space Element Policies.
  - 4. Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of the Project through the Project's design. The proposed Project meets with all other applicable Safety Element policies.
  - 5. Noise:** The proposed Project meets with all applicable Noise Element policies. Consistent with the findings of EIR No. 466, the proposed Project would not exceed Riverside County noise standards.
  - 6. Housing:** No housing is proposed by this Project, nor would the Project displace any existing housing. There are no impacts to housing as a direct result of this Project.
  - 7. Air Quality:** EIR No. 466 determined that air quality impacts during construction would exceed the SCAQMD's construction significance thresholds for volatile organic compounds (VOCs) and nitrogen oxides (NO<sub>x</sub>) and would therefore result in significant unavoidable impacts. EIR No. 466 also disclosed that operations associated with buildout of the MFBCSP would result in significant and unavoidable impacts due to emissions of VOCs, NO<sub>x</sub>, carbon monoxide (CO), and PM<sub>10</sub>. The proposed Project would be subject to the air quality mitigation measures identified by EIR No. 466, which address both construction-related and operational-related air quality emissions. The Project also would be subject to applicable SCAQMD requirements. Moreover, construction of the proposed Project would result in lower emission levels than disclosed by EIR No. 466 due to advancements in construction equipment technology and efficiency since EIR No. 466 was certified. Additionally, the Project would result in a substantial reduction in the amount of traffic generated by development on the site as compared to what was evaluated in EIR No. 466, which also would result in substantial reductions in operational air quality emissions as compared to what was evaluated in EIR No. 466. The proposed Project is consistent with or otherwise would not conflict with all applicable Air Quality Element policies.
  - 8. Healthy Communities:** A Project-specific Health Risk Assessment (HRA; *Technical Appendix A1*) was prepared for the proposed Project which determined that the Project would not result in any significant localized air quality impacts affecting nearby sensitive receptors (i.e., residential and church uses). The Project accommodates sidewalk connections and entails the installation of multi-purpose trail segments along Seaton Avenue and Harvill Avenue, in conformance with the MVAP, which would encourage walking and physical activity. The

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- Project site is not environmentally sensitive or subject to severe natural hazards. The Project also would provide for local jobs, which would assist the County in reducing the substantial out-of-county job commutes. The proposed Project is consistent with or otherwise would not conflict with all applicable policies of the Healthy Communities Element.
- B. General Plan Area Plan(s):** Mead Valley Area Plan (MVAP)
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** General Plan and MVAP: Light Industrial; MFBCSP: Light Industrial with Community Center Overlay.
- E. Overlay(s), if any:** General Plan and MVAP: Community Center Overlay; MFBCSP: Community Center Overlay
- F. Policy Area(s), if any:** Mt. Palomar Night Time Lighting Policy Area.
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Areas surrounding the Project site occur within the MVAP. Areas to the north, east, and south are within the “Community Development” Foundation Component, while areas to the west are within the “Community Development” and “Rural Community” Foundation Components. Areas to the north, east, and south are designated for “Light Industrial” development with small areas to the east/southeast designated for “Commercial Retail” land uses. Areas to the west include several parcels along Cajalco Road designated by the General Plan and MVAP for “Commercial Retail,” with the remaining areas to the west designated for “Rural Community – Very Low Density Residential” land uses. Areas to the east and south are located within the MVAP “Community Center Overlay.” The Project site and surrounding areas are located within the Mt. Palomar Night Time Lighting Policy Area.
- H. Adopted Specific Plan Information**
- 1. Name and Number of Specific Plan, if any:** Majestic Freeway Business Center Specific Plan (Specific Plan No. 341)
  - 2. Specific Plan Planning Area, and Policies, if any:** The Project site is located within Planning Area 2 of the Majestic Freeway Business Center Specific Plan (MFBCSP), Specific Plan No. 341 (SP 341). There are no policies in the MFBCSP that relate specifically to Planning Area 2 beyond standard compliance with the development standards and design guidelines set forth by SP 341.
- I. Existing Zoning:** “I-P (Industrial Park)” and “M-SC (Manufacturing – Service Commercial)”
- J. Proposed Zoning, if any:** There are no changes proposed to the site’s zoning classification.

- K. Adjacent and Surrounding Zoning:** North: I-P and MS-C; East: M-SC and Scenic Highway Commercial (C-P-S); South: C-P-S, M-S-C, I-P, and Light Agricultural, 1-acre minimum lot size (A-1-1); and West: A-1-1, Rural Residential, 1/2-acre minimum lot size (R-R-1/2), and C-P-S.

**4.3 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below (☒) would be potentially affected by this project, involving at least one impact that is a “New Significant Impact” or “More Severe Impact” as indicated by the checklist on the following pages.

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

**4.4 DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED:**

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

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED:**

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably

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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

July 24, 2019  
 \_\_\_\_\_  
 Date

Russell Brady  
 \_\_\_\_\_  
 Printed Name

For Charissa Leach, Planning Director  
 \_\_\_\_\_



**5.0 Environmental Analysis**

**5.1 ENVIRONMENTAL ISSUES ASSESSMENT**

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Cod §§ 21000-21178.1), this Initial Study (IS) has been prepared to analyze the proposed Project to determine any potential significant impacts upon the environment beyond those disclosed in EIR No. 466 that would result from construction and implementation of the Project. In accordance with California Code of Regulations § 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration (MND), Environmental Impact Report (EIR), or Addendum to a previous EIR or MND is required for the proposed Project. The purpose of this Initial Study is to inform the decision makers, affected agencies, and the public of potential environmental impacts associated with implementation of the proposed Project.

**5.1.1 Aesthetics**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>I. Scenic Resources</b>				
a. Have a substantial adverse 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"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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- a) **Would the proposed Project have a substantial adverse effect upon a scenic highway corridor within which it is located?**

**EIR No. 466 Finding:** EIR No. 466 noted that at the time, the Majestic Freeway Business Center Specific Plan (MFBCSP) site was largely graded and vacant with streets, sidewalks, and gutters in place. While some rock outcroppings and eucalyptus trees in the southern portions were noted, EIR No. 466 determined that these features do not have scenic significance and that their removal would not comprise damage to scenic resources. The Initial Study and Notice of Preparation (IS/NOP) prepared for EIR No. 466 determined that Specific Plan No. 341 (SP 341) would have no impact upon scenic highways; thus, impacts to scenic highways were not studied in detail in EIR No. 466. (Webb, 2005, pp. IV-27 and IV-33)

**No Substantial Change from Previous Analysis:** Consistent with the conditions that existed at the time EIR No. 466 was certified, there are no officially-designated State scenic highways in the Project vicinity, nor are there any County-designated scenic highways. The nearest officially-designated State scenic highway is the portion of State Route 74 (SR-74) located east of the City of Hemet, which is approximately 25.5 miles southeast of the Project site. The nearest State-eligible scenic highway is State Route 74 (SR-74), located approximately 4.0 miles south of the Project site, while Interstate 215 (I-215), located 0.3 mile east of the Project site, is designated as a County-eligible scenic highway. (Caltrans, 2011; Riverside County, 2015b, Figure 10) Due to distance and intervening topography and development, buildings proposed by the Project Applicant would not be visible from any segments of SR-74; thus, the Project would not result in any impacts to State scenic highways (Google Earth, 2018). Although the buildings proposed by the Project Applicant would be visible from nearby segments of I-215, I-215 is not officially designated as a scenic highway corridor. Moreover, the Project site is located in an area that is characterized by industrial uses along I-215 and between I-215 and the Project site; thus, the buildings proposed by the Project Applicant would appear as an extension of the existing development pattern in the area. Additionally, Riverside County reviewed the Project's design elements for conformance with the development standards and design guidelines prescribed by the MFBCSP, and determined that all Project components are consistent with the MFBCSP. A detailed analysis of the Project's consistency with the MFBCSP is provided in *Technical Appendix I* (T&B Planning, 2019). As the MFBCSP development standards and design guidelines were crafted to preclude aesthetically offensive conditions, the Project would not result in a significant adverse effect on views available from nearby segments of I-215. Accordingly, Project impacts to scenic highway corridors would be less than significant. Based on the foregoing analysis, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- b) **Would the proposed Project 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?**
- c) **In non-urbanized areas, would the proposed Project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area,**

**would the project conflict with applicable zoning and other regulations governing scenic quality?**

**EIR No. 466 Finding:** EIR No. 466 noted that the MFBCSP site was largely graded and vacant with streets, sidewalks, and gutters in place. While some rock outcroppings and eucalyptus trees were noted as occurring in the southern portions of the MFBCSP site, EIR No. 466 determined that these features do not have scenic significance and that their removal would not comprise damage to scenic resources; thus, EIR No. 466 concluded that impacts to scenic resources would not occur. (Webb, 2005, p. IV-33)

With respect to scenic vistas and views open to the public, EIR No. 466 noted that the San Gabriel Mountains to the northwest, the San Bernardino Mountains to the north and northeast, and the San Jacinto Mountains to the east all are visible in the MFBCSP area. Lesser scenic features noted in EIR No. 466 include the Lakeview Mountains to the southeast, and the Bernasconi Hills around Lake Perris to the east. EIR No. 466 determined that views of these features are not limited to the MFBCSP site and that views of these resources are common in the area, and that buildout of the MFBCSP would not interfere with any views of these mountains from I-215 or properties north or south of the MFBCSP area. Due to the common availability of the views of the distant mountains from throughout the Perris Valley and the limited area within which these views will be obstructed by the MFBCSP, EIR No. 466 concluded that the MFBCSP would result in less-than-significant impacts to scenic vistas or views open to the public. (Webb, 2005, pp. IV-33 and IV-34)

EIR No. 466 noted that the site contained a lack of natural scenic characteristics due to previous grading, infrastructure construction, and the proximity of I-215. EIR No. 466 indicated that the new structures constructed as part of the MFBCSP could be considered aesthetically offensive due to their size and the fact that they are replacing a view which includes few structures. However, EIR No. 466 noted that all future development within MFBCSP would be subject to the development standards and design guidelines of SP 341, including architectural elements, setbacks, landscaping, and screen walls. As a consequence, EIR No. 466 concluded that impacts due to the creation of an aesthetically offensive site open to public view would be less than significant. (Webb, 2005, pp. IV-34 and IV-35)

**No Substantial Change from Previous Analysis:** As previously depicted on Figure 2-3, under existing conditions and consistent with the conditions that existed at the time EIR No. 466 was certified, the Project site has been largely disturbed by past grading activities and the construction of Palatium Circle and Messenia Lane. Additionally, the southeastern and eastern portions of the Project site were utilized as a borrow site for a nearby development in accordance with Grading Permit No. BGR170112, which was issued on November 16, 2017. Thus, the southeastern portions of the site are fully disturbed under existing conditions. Implementation of the Project would convert the Project site from a largely undeveloped parcel of land to light industrial uses. Development of the Project site would be governed by SP No. 341 as well as proposed PP No. 180028, which contain site planning, architectural, and landscape architectural specifications to ensure that the site is developed in a manner that is not aesthetically offensive. In addition, and where feasible, existing street trees along Seaton Avenue, Cajalco Expressway, and Harvill Avenue would be preserved and supplemented with new trees. Landscaping also is proposed throughout the Project site to soften the appearance of parking areas and the proposed light industrial buildings. Renderings of the proposed Project from the intersections of Cajalco Expressway at Harvill

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Avenue and Cajalco Expressway at Seaton Avenue are presented on Figure 5-1, *Project Rendering – Cajalco Expressway at Harvill Avenue*, and Figure 5-2, *Project Rendering – Harvill Avenue at Martin Street*. As shown, the Project would not create an aesthetically offensive site open to public view. Furthermore, there are no prominent vistas available from the Project site, and views of regional components of the viewshed, such as the San Bernardino Mountains to the north, would continue to be available in the surrounding areas. Accordingly, implementation of the proposed Project would not substantially damage scenic resources, 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, and impacts would be less than significant.

Additionally, the Project site is located in an urbanized area. The Project was reviewed by Riverside County for compliance with all development regulations, design guidelines, and other requirements of the MFBCSP, including requirements related to visual quality. As demonstrated in *Technical Appendix I*, the Project would not conflict with any MFBCSP policies related to visual quality (T&B Planning, 2019). The Project also was found to be consistent with all relevant goals and policies of the Riverside County General Plan related to visual quality. In addition, the Project would be consistent with the Municipal Code requirements related to visual quality, including Riverside County Ordinance No. 655 (Regulating Light Pollution) and Ordinance No. 915 (Regulating Outdoor Lighting). As such, the Project would not conflict with applicable zoning or other regulations governing scenic quality, and a less-than-significant impact would occur.

Based on the foregoing analysis, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>2. Mt. Palomar Observatory</b>				
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"/>

**a) Would the proposed Project interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?**

**EIR No. 466 Finding:** EIR No. 466 noted that the MFBCSP site is located within 45 miles of the Mt. Palomar Observatory, and therefore would be subject to Riverside County Ordinance No. 655. EIR No. 466 determined that adherence to the regulations set forth in Riverside County Ordinance No. 655 would allow future development within the MFBCSP to avoid interfering with nighttime astrological observations



Source(s): Commerce Construction Company (05-20-2019)

Not to Scale

FIGURE 5-1

PROJECT RENDERING - CAJALCO EXPRESSWAY AT HARVILL AVENUE



Source(s): Commerce Construction Company (05-20-2019)

Not to Scale

T&B Planning, Inc.

FIGURE 5-2

PROJECT RENDERING - HARVILL AVENUE AT MARTIN STREET

at the Mt. Palomar Observatory, and that the proper shielding of lighting and the use of lighting types as identified in Ordinance No. 655 would ensure that the future development within the MFBCSP would have a less-than-significant impact on activities at the Observatory. (Webb, 2005, p. IV-35)

**No Substantial Change from Previous Analysis:** Consistent with the findings of EIR No. 466, the Project site is located approximately 40 miles northwest of the Mount Palomar Observatory and has the potential to create lighting levels that could adversely affect the operation of this facility (Google Earth, 2018). As indicated by EIR No. 466, the proposed Project would be required to comply with Riverside County Ordinance No. 655, which was adopted to prevent significant lighting impacts that could affect the nighttime use of the Mount Palomar Observatory. Due to the 40-mile distance between the Project site and the Mount Palomar Observatory, the Project would be subject to the provisions of Ordinance No. 655 pertaining to Zone B. Ordinance No. 655 encourages the use of low-pressure sodium lamps, and requires all nonexempt outdoor fixtures to be shielded to prevent sky glare. (Riverside County, 1988) Compliance with Ordinance No. 655 is mandatory and would be assured through future County review of building permit applications. With mandatory compliance to Ordinance No. 655, Project impacts to the Mount Palomar Observatory would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>3. Other Lighting Issues</b>				
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"/>

a) **Would the proposed Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

b) **Would the proposed Project expose residential property to unacceptable light levels?**

**EIR No. 466 Finding:** EIR No. 466 noted that development within the MFBCSP would be required to comply with Riverside County Ordinance No. 655, which limits light pollution emissions, thus reducing the amount of light that may interfere with residential uses. EIR No. 466 also indicated that the MFBCSP design guidelines require lot lighting to be located, where possible, on the buildings, thereby reducing the need for light poles located on the site perimeter. In addition, EIR No. 466 determined that the incidences of residential uses being immediately adjacent to the MFBCSP site were few. In areas where the uses do abut

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one another, EIR No. 466 noted that the zoning required setbacks of 50 feet with required landscaping will reduce interference with residential uses. EIR No. 466 concluded that compliance with Ordinance No. 655 and the MFBCSP design guidelines would result in a less-than-significant effect upon nighttime views in the area and would prevent the exposure of residential uses to unacceptable light levels. (Webb, 2005, p. IV-35)

EIR No. 466 indicated that development within the MFBCSP would be required to comply with all regulations and guidelines pertaining to its proximity to March Air Reserve Base Airport (MARB), including requirements to avoid the creation of glare that could impede the vision of aircraft pilots. Additionally, EIR No. 466 noted that the proposed building elevations would consist primarily of earth-tone colors with few windows. As such, EIR No. 466 concluded that impacts due to glare would be less than significant. (Webb, 2005, p. IV-35)

**No Substantial Change from Previous Analysis:** Under existing conditions, and consistent with the conditions that existed when EIR No. 466 was certified, the Project site is undeveloped and vacant, and contains no sources of artificial lighting, with exception of existing street lights along the Project's frontage with Seaton Avenue, Martin Street, and Harvill Avenue. The Project Applicant proposes to develop the site with three buildings, and would introduce new lighting elements on site to illuminate the parking areas, truck docking areas, and building entrances. The Project also would install street lighting along the site's frontage with Cajalco Expressway. Ordinance No. 915 requires that all outdoor luminaires (other than street lighting) must be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. (Riverside County, 2012) With exception of roadway lighting, all lighting proposed by the Project Applicant would be required to comply with Riverside County Ordinance No. 915. Compliance with Ordinance No. 915 would be assured through future County review of building permit applications. Mandatory compliance with Ordinance No. 915 would ensure that Project-related lighting would not create a new source of substantial light or glare which could adversely affect day or nighttime views in the area. Additionally, street lighting as proposed along Cajalco Expressway would be subject to the requirements of Section 22 of Ordinance No. 461, which has been designed to preclude light and glare impacts associated with street lighting throughout the County.

Additionally, as part of the Project's Plot Plan, a photometric analysis was conducted to evaluate lighting levels associated with the proposed development. As shown on the photometric plan (refer to Sheets E1.11 through E1.13), Project lighting would not expose any residential properties to the west to adverse lighting effects, as it is estimated that Project lighting would result in 0.0 foot-candles along the site's frontage with Seaton (not including lighting from existing street lights, which would be retained as part of the Project). Because residential uses occur only to the west of the Project site, the Project would not expose residential properties to unacceptable light levels, and no impact would occur.

With respect to glare, a majority of Project building elements would consist of tilt-up concrete panels, although the main corners of the buildings would include glass elements. While window glazing has a potential to result in minor glare effects, such effects would not adversely affect daytime views of surrounding properties, including motorists along adjacent roadways, because the glass proposed by the



Project Applicant would be low-reflective. Areas proposed for window glazing also would be limited, as shown on the Project’s application materials. Furthermore, any potential glare effects would be reduced due to landscaping and perimeter walls. Thus, glare impacts from proposed building elements would be less than significant. However, the Project’s building roof designs will accommodate the installation of solar panels. Pursuant to conditions of approval imposed on the Project by the Riverside County Airport Land Use Commission (refer to the discussion under Thresholds 22a. through 22.d in subsection 5.1.9, and the Project’s Conditions of Approval [COAs]), a solar glare study would be required with a performance standard to demonstrate that glare from the solar panels would not adversely affect aircraft operations at the March Air Reserve Base (MARB). The solar glare study would be subject to review and approval by the ALUC, which would preclude any significant glare impacts associated with the installation of solar panels. There are no other components of the Project that would produce glare impacts during daytime or nighttime hours. Accordingly, a less-than-significant glare impact would occur.

Based on the foregoing analysis, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**5.1.2 Agriculture and Forest Resources**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>4. Agriculture</b>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Involve other changes in the existing environment which, due to their location or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
nature, could result in conversion of Farmland, to non-agricultural use?				

**a) Would the proposed Project 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?**

**EIR No. 466 Finding:** The IS/NOP for EIR No. 466 determined that most of the MFBCSP was identified as "Farmland of Local Importance." Small portions of the MFBCSP site were classified as "Urban" and "Built up Land" and "Other Land." As a consequence, the IS/NOP for EIR No. 466 concluded that buildout of the MFBCSP would not convert Prime Farmland, Unique Farmland, or Statewide Farmland into a nonagricultural land use and that impacts would be less than significant. This issue was not discussed in detail in EIR No. 466. (Webb, 2005, Appendix A, p. 9)

**No Substantial Change from Previous Analysis:** Consistent with the findings of the IS/NOP prepared for EIR No. 466, and according to mapping information from the California Department of Conservation (CDC) Farmland Mapping and Monitoring Program (FMMP), the Project site is classified as containing "Farmland of Local Importance." Areas surrounding the Project site are classified as "Farmland of Local Importance," "Urban and Built-Up Land," and "Other Land." (CDC, 2017) Thus, the Project site and surrounding areas do not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), and the Project therefore would have no potential to convert Farmland to non-agricultural use. As such, no impact to Farmland would occur as a result of the Project. Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**b) Would the proposed Project conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 determined that the areas proposed for development by the MFBCSP did not contain existing agricultural land uses. In addition, the parcels that comprise the MFBCSP site were not listed on the County Assessor's database as being subject to a Williamson Act Contract or being within an agricultural preserve. Therefore, the IS/NOP for EIR No. 466 concluded that no impacts to existing agricultural uses or Williamson Act contracts would occur, and this topic was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 9)

**No Substantial Change from Previous Analysis:** As with the conditions that existed when the IS/NOP was prepared for EIR No. 466, the Project site is zoned for "I-P (Industrial Park)" and "M-SC (Manufacturing – Service Commercial)"; thus, the Project site is not zoned for agricultural use, and no agricultural uses occur

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on site under existing conditions. Areas to the north, east, and southeast of the Project site are zoned for “I-P (Industrial Park),” “M-SC (Manufacturing – Service Commercial),” and “Scenic Highway Commercial (C-P-S).” Areas to the southwest and west are zoned for “Light Agriculture, 1-acre Minimum Lot Size (A-1-1),” C-P-S, and “Rural Residential (R-R).” Although the A-1-1 zoning comprises an agricultural zoning designation, none of the properties located adjacent to the Project site are used for agricultural production. Thus, the Project would not conflict with existing agricultural zoning or existing agricultural use, and impacts would be less than significant.

According to mapping information available from the CDC, and consistent with the conditions that existed when the IS/NOP was prepared for EIR No. 466, the Project site and surrounding areas are not subject to a Williamson Act contract. The nearest land subject to a Williamson Act Contract is located approximately 3.0 miles northwest of the Project site. (CDC, 2016) Additionally, according to Riverside County GIS, the Project site and surrounding areas are not located within an existing County Agricultural Preserve (RCIT, 2018). The nearest land subject to an Agricultural Preserve occurs approximately 3.0 miles northwest of the Project site. As such, the Project would result in no impacts to lands subject to a Williamson Act Contract or lands located within an Agricultural Preserve.

Based on the foregoing analysis, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**c) Would the proposed Project cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 determined that the MFBCSP site was located within 300 feet of agriculturally zoned property, which is located west of the southernmost portion of the MFBCSP area and west of Seaton Avenue. These properties were zoned A-1-1 (Light Agriculture with a 1-acre minimum lot size). The IS/NOP for EIR No. 466 noted that all future development within the MFBCSP area would be required to comply with Riverside County Ordinance No. 625 (Right-To-Farm), which would reduce potential impacts to less-than-significant levels. This issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 9)

**No Substantial Change from Previous Analysis:** As noted above, and similar to the conditions that existed when the IS/NOP for EIR No. 466 was prepared, areas to the southwest and west are zoned for A-1-1 (i.e., west of Seaton Avenue and south of Cajalco Road), which pursuant to the Riverside County Right-To-Farm Ordinance (Ordinance No. 625) is considered an agricultural zoning designation. The Project would be required to comply with Riverside County Ordinance No. 625, which protects agricultural operations from nuisance complaints and encourages the development, improvement, and long-term viability of agricultural land where the landowner desires to continue agricultural operations in spite of urbanization that may occur in the surrounding areas. (Riverside County, 1994) Mandatory compliance with Ordinance No. 625 would ensure that the Project does not indirectly cause or contribute to the conversion of off-site farmland to non-agricultural use. Moreover, although lands to the southwest and west are zoned for agricultural use, none of these areas are utilized for active agricultural production under existing conditions (Google Earth, 2018). Accordingly, and consistent with the findings of EIR No. 466, impacts to

agriculturally zoned properties would be less than significant. Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**d) Would the proposed Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 found that development of the MFBCSP site would not require the extension of roadways that would facilitate further conversion of agricultural land in the region. The IS/NOP noted that no other changes are expected that would turn agricultural land into non-agricultural uses. As such, the IS/NOP found that no impacts would occur, and this topic was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 9)

**No Substantial Change from Previous Analysis:** “Farmland” is defined in Section II.a of Appendix G to the State CEQA Guidelines to mean Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As described under Threshold a), above, and consistent with the conditions that existed when the IS/NOP for EIR No. 466 was prepared, there are no areas of Farmland within the Project vicinity. As such, there are no components of the proposed Project that would result in changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use, and no impact would occur. Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>5. Forest</b>				
a. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Would the proposed Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?
- b) Would the proposed Project result in the loss of forest land or conversion of forest land to non-forest use?
- c) Would the proposed Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

**EIR No. 466 Finding:** EIR No. 466 did not identify any conflicts to existing zoning for forest land, timberland, or timberland zoned as “Timberland Production.” EIR No. 466 also did not identify any impacts associated with the loss of forest land or conversion of forest land to non-forest use. (Webb, 2005)

**No Substantial Change from Previous Analysis:** Consistent with the conditions that existed when EIR No. 466 was certified, no lands within the Project vicinity are zoned for forest land, timberland, or Timberland Production, nor are any lands within the Project vicinity used for timber production (Riverside County, 2016; Google Earth, 2018). The Project therefore would have no potential to conflict with timberland or forest land zoning designations, nor would the Project result in the loss of forest land or conversion of forest land to non-forest use. There are no components of the proposed Project that would result in changes to the existing environment which could result in the conversion of forest land to non-forest use. Thus, no impact to forest resources would occur. Therefore, the Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**5.1.3 Air Quality**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>6. Air Quality Impacts</b>				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
c. Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Would the proposed Project conflict with or obstruct implementation of the applicable air quality plan?**

**EIR No. 466 Finding:** EIR No. 466 found that because the MFBCSP would comply with the General Plan, the MFBCSP would not conflict with regional population projections and therefore would not exceed the growth forecasts of the AQMP. Impacts were determined to be less than significant. (Webb, 2005, pp. IV-54 and IV-55)

**No Substantial Change from Previous Analysis:** The proposed Project is located within the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) is principally responsible for air pollution control in the SCAB and has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. Most recently, the SCAQMD Governing Board adopted the Final 2016 AQMP for the SCAB in March 2017. The 2016 AQMP incorporates scientific and technological information and planning assumptions, including the 2016 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) and updated emission inventory methodologies for various source categories.

As discussed in more detail in subsection 5.1.18, the proposed Project would result in a substantial reduction in the amount of traffic generated by development of the site as compared to what was evaluated by EIR No. 466. Specifically, the Project would entail full development of MFBCSP Planning Area 2 and would result in the generation of 20,878 fewer vehicle trips (actual vehicles) as compared to the shopping center land uses that were evaluated by EIR No. 466 for Planning Area 2 (Urban Crossroads, 2019c, Table 4-4). A majority of the Project’s emissions would result from vehicular traffic, including both passenger vehicle and truck traffic. Thus, because the Project would result in a substantial reduction in the amount of traffic generated by the development of Planning Area 2, it can be concluded that the proposed Project would result in a substantial reduction in air quality emissions as compared to what was evaluated and disclosed by EIR No. 466.

Notwithstanding, an analysis was conducted to demonstrate that the Project’s level of emissions of criteria pollutants for which the region is non-attainment would be reduced in comparison to what was evaluated and disclosed for Planning Area 2 by EIR No. 466. As shown in Table 5-1, *Operational Emissions Comparison*, the Project would result in reduced emissions of all criteria pollutants except for SO<sub>2</sub>.

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However, the Project’s level of SO<sub>2</sub> emissions (between 1.18 and 1.15 pounds per day) is well below the SCAQMD Regional Threshold of 150 pounds per day, and the Project region is considered in “attainment” for levels of SO<sub>2</sub>. Accordingly, because EIR No. 466 determined that buildout of the MFBCSP would not conflict with the AQMP, and because the Project would result in a reduction in emissions of criteria pollutants for which the Project region is considered “non-attainment”, the Project would not conflict with the AQMP and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**Table 5-1 Operational Emissions Comparison**

Estimated Daily Long-Term Emissions - Summer						
	VOC	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub> <sup>2</sup>
Specific Plan - Planning Area 2 (SP PA 2) <sup>1</sup>	53.50	231.56	459.32	0.74	56.47	16.41
Majestic Freeway Business Center Buildings 1, 3, and 4 (Proposed Project)	37.98	226.62	129.54	1.18	56.25	16.34
<i>Net Change (Proposed Project - SP PA 2)</i>	<i>-15.51</i>	<i>-4.94</i>	<i>-329.78</i>	<i>0.45</i>	<i>-0.22</i>	<i>-0.07</i>
Estimated Daily Long-Term Emissions - Winter						
	VOC	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Specific Plan - Planning Area 2 (SP PA 2)	42.37	301.28	479.90	0.69	56.47	16.41
Majestic Freeway Business Center Buildings 1, 3, and 4 (Proposed Project)	37.19	234.18	47.28	1.15	56.25	16.35
<i>Net Change (Proposed Project - SP PA 2)</i>	<i>-5.17</i>	<i>-67.10</i>	<i>-432.62</i>	<i>0.46</i>	<i>-0.22</i>	<i>-0.06</i>

<sup>1</sup> Specific Plan - Planning Area 2 is 1,660,500 square feet of the 6,215,500 square feet Warehouse/Distribution scenario. The SP PA 2 emissions presented in the above table represent approximately 27% of the emissions presented in Tables IV-6 and IV-7 Estimated Daily Long-Term Emissions - Warehouse/Distribution scenario.

<sup>2</sup> It should be noted that the Tables IV-6 and IV-7 Estimated Daily Long-Term Emissions - Warehouse/Distribution scenario of the *Specific Plan No 341/E.I.R. No. 466* report does not disclose PM<sub>2.5</sub> emissions. In order to provide a comparison, the SP PA 2 PM<sub>2.5</sub> emissions presented in the above table represent 29% of the PM<sub>10</sub> emissions. This value is derived by dividing the Proposed Project’s PM<sub>2.5</sub> emissions by the PM<sub>10</sub> emissions, then apply that percentage (29%) to the SP PA 2 PM<sub>10</sub> emissions.

(Urban Crossroads, 2019d, Table 1)

Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously-identified significant impact as analyzed in EIR No. 466.

**b) Would the proposed Project 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?**

**EIR No. 466 Finding:** EIR No. 466 determined that construction-related emissions associated with buildout of the MFBCSP area would result in emissions of volatile organic compounds (VOCs) and nitrogen oxides (NO<sub>x</sub>) that exceed the South Coast Air Quality Management District (SCAQMD) daily emission thresholds. EIR No. 466 also found that operational emissions associated with the MFBCSP would exceed the daily thresholds established by SCAQMD for VOCs, NO<sub>x</sub>, carbon monoxide (CO), and PM<sub>10</sub>. Although mitigation measures were imposed on the MFBCSP project, EIR No. 466 nonetheless concluded that impacts due to emissions of VOCs and NO<sub>x</sub> during construction and emissions of VOCs, NO<sub>x</sub>, CO, and PM<sub>10</sub> during long-term operation would be significant and unavoidable. (Webb, 2005, pp. IV-55 through IV-67)

EIR No. 466 noted that the South Coast Air Basin (SCAB) in which the MFBCSP is located was designated as a non-attainment area for ozone and PM<sub>10</sub> under state standards, and as a non-attainment area for ozone, carbon monoxide, PM<sub>2.5</sub> and PM<sub>10</sub> under federal standards. EIR No. 466 found that long-term emissions of VOCs, NO<sub>x</sub>, CO, and PM<sub>10</sub> would be above the applicable SCAQMD thresholds. Therefore,

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EIR No. 466 concluded that buildout of the MFBCSP would result in cumulatively significant impacts to air quality with respect to ozone, CO, and PM<sub>10</sub>. Although mitigation measures were identified, EIR No. 466 concluded that impacts would be significant and unavoidable. (Webb, 2005. p. IV-70)

**New Ability to Substantially Reduce Significant Impact:** Construction characteristics associated with the proposed Project would be similar to what was assumed for the site by EIR No. 466. Additionally, the Project would be subject to Mitigation Measures MM Air1 through MM Air 3 from EIR No. 466, which would serve to reduce the Project's construction-related air quality emissions. Moreover, due to advances in technology and more stringent regulations since EIR No. 466 was certified in 2005, there is substantial evidence that the Project's construction-related emissions would be less than was disclosed by EIR No. 466. As shown in the California Emissions Estimator Model (CalEEMod) User's Guide Version 2016.3.2, Section 4.3 "OFFROAD Equipment," as the analysis year increases, emission factors for the same equipment pieces decrease due to the natural turnover of older equipment being replaced by newer less polluting equipment and new regulatory requirements. Additionally, construction-related equipment would be subject to a variety of State regulations that would serve to reduce air quality emissions as compared to what was assumed by EIR No. 466. For example, Title 17 of the California Code of Regulations (Low Carbon Fuel Standard) requires greenhouse gases in fuel sold in California to be 10% less by 2020, including NO<sub>x</sub>. Additionally, the Project is required to comply with the provisions of SCAQMD Rule 113, *Table of Standards*, by requiring that all architectural coatings must consist of low VOCs (i.e., VOCs of less than 100 grams per liter [g/L]) unless otherwise specified in the SCAQMD *Table of Standards*. Nonetheless, and consistent with the findings of EIR No. 466, Project-related air quality impacts due to emissions of VOCs and NO<sub>x</sub> during construction would be significant and unavoidable. Although the Project would result in reduced emissions of construction-related VOCs and NO<sub>x</sub> as compared to what was evaluated and disclosed for the Project site by EIR No. 466, a new mitigation measures has been identified to further reduce emissions of VOCs and NO<sub>x</sub> during construction (refer to Mitigation Measure MM Air 10). In addition, neither Riverside County nor the SCAQMD have a directly applicable mitigation fee program for collecting fees toward the regional mitigation of air pollutant emissions. In the absence of a mitigation fee program, Riverside County has imposed a Condition of Approval on the project that will obligate the Project Applicant to make a voluntary fee payment to Riverside County, for the County's use toward a to-be-determined project or program to improve air quality in the Mead Valley community. With respect to long-term operational emissions, a Project-specific Focused Air Quality Assessment (AQA) was prepared for the Project and is included as *Technical Appendix A2*. As previously summarized in Table 5-1, the Project would result in a reduction in emissions of all criteria pollutants except SO<sub>2</sub>, as compared to what was assumed by EIR No. 466 for MFBCSP Planning Area 2. Although the Project would result in a slight increase in SO<sub>2</sub> emissions, the Project's total level of emissions (1.14 to 1.17 pounds per day) is well below the SCAQMD Regional Threshold of 150 pounds per day. Furthermore, the Project region is considered in "attainment" under both State and federal air quality standards. Thus, the Project would result in reduced air quality impacts as compared to what was evaluated and disclosed by EIR No. 466. Additionally, the Project would be subject to compliance with MFBCSP EIR Mitigation Measures MM Air 2 through MM Air 9 to reduce operational emissions. Moreover, the Project would be subject to Title 17 of the California Code of Regulations (Low Carbon Fuel Standard), which requires a reduction in greenhouse gases in fuel sold in California to be 10% less by 2020, including NO<sub>x</sub>. Additionally, SCAQMD Rule 113, *Table of Standards*, requires that all architectural coatings must consist of low VOCs (i.e., VOCs of less than



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100 grams per liter [g/L]), which would serve to reduce the Project's VOC emissions associated with on-going architectural coatings. Additionally, in model year 2017, the average estimated real-world CO<sub>2</sub> emission rate for all new vehicles fell by 3 grams per mile (g/mi) to 357 g/mi, the lowest level ever measured. Additionally, fuel economy increased to 24.9 mpg, achieving a record high. (EPA, n.d.) Nonetheless, and consistent with the findings of EIR No. 466, such regulatory requirements and technological advancements are not enough to reduce the Project's operational emissions to below a level of significance. As shown in Table 5-1, and consistent with the conclusion reached by EIR No. 466, the Project would exceed the SCAQMD Regional Threshold for NO<sub>x</sub> (55 pounds per day), and when considered in conjunction with buildout of the MFBCSP also would contribute to exceedances of the SCAQMD Regional Thresholds for VOCs and PM<sub>10</sub> (55 pounds per day and 150 pounds per day, respectively). Thus, and consistent with the finding of EIR No. 466, the proposed Project would result in significant and unavoidable impacts due to operational emissions of VOCs, NO<sub>x</sub>, and PM<sub>10</sub>. Although the Project's operational emissions of VOCs, NO<sub>x</sub>, and PM<sub>10</sub> would be less than was evaluated and disclosed for the Project site by EIR No. 466, and although not required by CEQA, additional mitigation measures have been identified to further reduce the Project's emissions of VOCs, NO<sub>x</sub>, and PM<sub>10</sub> (refer to Mitigation Measures MM Air 11 through MM Air 14). In addition, neither Riverside County nor the SCAQMD have a directly applicable mitigation fee program for collecting fees toward the regional mitigation of air pollutant emissions. In the absence of a mitigation fee program, Riverside County has imposed a Condition of Approval on the project that will obligate the Project Applicant to make a voluntary fee payment to Riverside County, for the County's use toward a to-be-determined project or program to improve air quality in the Mead Valley community.

It should be noted that although EIR No. 466 disclosed that operational impacts due to CO emissions would be significant and unavoidable, due to improvements in regional air quality conditions, advances in technology, and increased regulatory requirements, it is highly unlikely that the Project as proposed would exceed the SCAQMD's Regional Threshold for CO. For example, the average on-road vehicular emissions of CO for delivery trucks is estimated to have decreased from 0.024 pounds per mile in 2007 to 0.009 pounds per mile in 2018 (AQMD, n.d.). Refer also to the analysis of Threshold 6.c), below.

Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**c) Would the proposed Project expose sensitive receptors which are located within one (1) mile of the project site, to substantial pollutant concentrations?**

**EIR No. 466 Finding:** The threshold of significance used by EIR No. 466 to determine whether the exposure to diesel PM would be considered significant was 10 excess cancer cases per one million people. EIR No. 466 found that operations of the MFBCSP would result in significant health risk impacts from diesel exhaust. EIR No. 466 Mitigation Measures MM Air 3 through MM Air 7 were identified and were found to reduce the incremental cancer risk to below 10 per one million people, thereby reducing impacts to less-than-significant levels. (Webb, 2005, pp. IV-70 through IV-82)

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For non-cancer risks, EIR No. 466 utilized a chronic Reference Exposure Level (REL) threshold of 5 µg/m<sup>3</sup>, indicating that non-cancer health risks would be potentially significant when people are exposed to short-term diesel particulate matter concentrations greater than 5 µg/m<sup>3</sup> and if the hazard index exceeds 1.0. The hazard index (used to quantify the significance of non-cancer health risks) for all receptors in both 2004 and 2012 were determined to be less than 0.04 (for all scenarios evaluated in EIR No. 466), which was less than 4 percent of the SCAQMD recommended threshold. As such, non-cancer risks were found to be less than significant. (Webb, 2005, pp. IV-83 and IV-84)

A CO “hot spot” analysis also was conducted as part of EIR No. 466. For all intersections modeled in the analysis, the CO emissions from traffic associated with the MFBCSP were found to be less than significant on both a direct and cumulatively-considerable basis. (Webb, 2005, pp. IV-63 through IV-66)

**No Substantial Change from Previous Analysis:** As discussed further in subsection 5.1.18, the proposed Project would generate 20,878 fewer trip-ends per day (actual vehicles) as compared to the traffic evaluated for MFBCSP Planning Area 2 by EIR No. 466. As a result of the substantial decrease in traffic generated within Planning Area 2 as compared to what was assumed by EIR No. 466, this Initial Study clearly concludes that the Project would result in reduced localized impacts to nearby sensitive receptors as compared to what was evaluated and disclosed in EIR No. 466 for MFBCSP Planning Area 2. As previously shown in Table 5-1, and based on the Project’s AQA (*Technical Appendix A2*), the Project would result in a substantial reduction in the level of carbon monoxide (CO) emissions as compared to what was evaluated and disclosed for MFBCSP Planning Area 2 by EIR No. 466. Notwithstanding, the Project’s potential to result in localized impacts associated with carbon monoxide (CO) “hot spots,” cancer-related risk, and non-cancer related risks have been evaluated, and each is discussed below.

**CO “Hot Spot” Analysis**

An adverse carbon monoxide (CO) concentration, known as a “hot spot”, would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur. It has long been recognized that CO hot spots are caused by vehicular emissions, primarily when idling at congested intersections. As noted above, EIR No. 466 determined that buildout of the MFBCSP, including Planning Area 2, would result in less-than-significant impacts due to CO hot spots. As shown in Table 5-19 in Subsection 5.1.18, the Project would result in 20,878 fewer vehicle trips per day (actual vehicles) as compared to the traffic evaluated by EIR No. 466 for MFBCSP Planning Area 2. Thus, it can be concluded that the Project’s potential to create or contribute to a CO hotspot would be reduced in comparison to what was evaluated in EIR No. 466 for MFBCSP Planning Area 2.

Additionally, at the time the SCAQMD published its 1993 Handbook, the SCAB was designated nonattainment under the California Ambient Air Quality Standards (AAQS) and National AAQS for CO. In response, vehicle emissions standards have become increasingly stringent in the last twenty years. For example, the average on-road vehicular emissions of CO for delivery trucks is estimated to have decreased from 0.024 pounds per mile in 2007 to 0.009 pounds per mile in 2018 (AQMD, n.d.). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentration in the SCAB is now designated as attainment. In fact, since 2003 all areas of the SCAB have been below the federal standards for CO (35 ppm 1-hour

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and 9 ppm 8-hour), and all portions of the SCAB are currently well below the State CO standards (20 ppm 1-hour and 9.0 ppm 8-hour) (SCAQMD, 2017, pp. 2-38 and 2-39).

To establish a more accurate record of baseline CO concentrations affecting the SCAB, a CO “hot spot” analysis was conducted by SCAQMD in 2003 for four busy intersections in Los Angeles at the peak morning and afternoon time periods. This “hot spot” analysis did not predict any violation of CO standards. Based on the SCAQMD's 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan), peak carbon monoxide concentrations in the SCAB were a result of unusual meteorological and topographical conditions and not a result of traffic volumes and congestion at a particular intersection. As evidence of this, for example, 8.4 ppm CO concentration measured at the Long Beach Blvd. and Imperial Hwy. intersection (highest CO generating intersection within the “hot spot” analysis), only 0.7 ppm was attributable to the traffic volumes and congestion at this intersection; the remaining 7.7 ppm were due to the ambient air measurements at the time the 2003 AQMP was prepared. (SCAQMD, 2003) Therefore, even if the traffic volumes for the proposed Project were double or even triple of the traffic volumes generated at the Long Beach Blvd. and Imperial Hwy. intersection, coupled with the on-going improvements in ambient air quality, the Project would not be capable of resulting in a CO “hot spot” at any study area intersections.

Similar considerations also are employed by other Air Districts when evaluating potential CO concentration impacts. More specifically, the Bay Area Air Quality Management District (BAAQMD) concludes that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour – or 24,000 vehicles per hour where vertical and/or horizontal air does not mix – in order to generate a significant CO impact (BAAQMD, 2010, p. 3-4). As noted in Table 5-19 in subsection 5.1.18, the Project would generate 2,732 trips per day (actual vehicles), including 150 a.m. peak hour trips and 213 p.m. peak hour trips, and would not produce the level of traffic necessary to create a significant CO impact.

The busiest intersection evaluated in SCAQMD's 2003 AQMP was that at Wilshire Blvd. and Veteran Ave., which had a daily traffic volume of approximately 100,000 vehicles per day and AM/PM traffic volumes of 8,062 vehicles per hour and 7,719 vehicles per hour respectively. The 2003 AQMP estimated that the 1-hour concentration for this intersection was 4.6 ppm; this indicates that, should the daily traffic volume increase four times to 400,000 vehicles per day, CO concentrations ( $4.6 \text{ ppm} \times 4 = 18.4 \text{ ppm}$ ) would still not likely exceed the most stringent 1-hour CO standard (20.0 ppm).<sup>1</sup> (SCAQMD, 2003) At buildout of the Project, and as shown on Exhibit 7-1 of the Project's Traffic Impact Analysis (TIA; *Technical Appendix H*), the highest average daily trips on a segment of road would be 65,800 daily trips along the segment of the Ramona Expressway east of I-215, which is lower than the highest daily traffic volumes at Wilshire Blvd. and Veteran Ave. of 100,000 vehicles per day (Urban Crossroads, 2019c, Exhibit 7-1). Therefore, the proposed Project considered herein would not produce the volume of traffic required to generate a CO “hot spot” either in the context of the 2003 SCAQMD hot spot study, or based on representative BAAQMD CO threshold considerations. As such, and consistent with the findings of EIR No. 466, the Project would not result in or contribute to any CO “hot spots,” and impacts would be less than significant.

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<sup>1</sup> Based on the ratio of the CO standard (20.0 ppm) and the modeled value (4.6 ppm).

### **Diesel Mobile Health Risk Assessment**

EIR No. 466 evaluated buildout of MFBCSP Planning Areas and did not evaluate specific buildings. Because building footprints are now proposed as part of the current Project, the County determined it was prudent to prepare a full Health Risk Assessment (HRA) to demonstrate that health risk impacts would remain below a level of significance, and there would be no new or increased significant impacts not already analyzed in EIR No. 466. Accordingly, an HRA was prepared by Urban Crossroads and is provided as *Technical Appendix A1*. The purpose of the HRA is to evaluate Project-related impacts to sensitive receptors (i.e., residential, schools, etc.) and nearby workers as a result of heavy-duty diesel trucks accessing the site. (Urban Crossroads, 2019a, p. 3)

Pursuant to guidance from the SCAQMD, if a proposed project is expected to generate/attract heavy-duty diesel trucks, which emit diesel particulate matter (DPM), preparation of a mobile source HRA is necessary. The Project's mobile source HRA was prepared in accordance with the document, *Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*, and is composed of all relevant and appropriate procedures presented by the United States Environmental Protection Agency (EPA), California Environmental Protection Agency (CalEPA), and SCAQMD. Cancer risk is expressed in terms of expected incremental incidence per million population. The SCAQMD has established an incidence rate of ten (10) persons per million as the maximum acceptable incremental cancer risk due to DPM exposure. This threshold serves to determine whether or not a given project has a potentially significant development-specific and cumulative impact. Refer to the Project's HRA, provided as *Technical Appendix A1*, for additional information. (Urban Crossroads, 2019a, p. 3)

The SCAQMD has also established non-carcinogenic risk parameters for use in HRAs. Noncarcinogenic risks are quantified by calculating a "hazard index," expressed as the ratio between the ambient pollutant concentration and its toxicity or Reference Exposure Level (REL). An REL is a concentration at or below which health effects are not likely to occur. A hazard index less than one (1.0) means that adverse health effects are not expected. Within this analysis, noncarcinogenic exposures of less than 1.0 are considered less-than-significant. (Urban Crossroads, 2019a, p. 3)

### **Emissions Estimation**

#### **On-Site and Off-Site Truck Activity**

Vehicle DPM emissions were calculated by Urban Crossroads by using emission factors for particulate matter less than 10µm in diameter (PM<sub>10</sub>) generated with the 2014 version of the EMission FACtor model (EMFAC) developed by the California Air Resources Board (CARB).<sup>2</sup> Refer to the Project's HRA (*Technical Appendix A1*) for more information on EMFAC 2014. (Urban Crossroads, 2019a, p. 7)

For the proposed Project, annual average PM<sub>10</sub> emission factors were generated by running EMFAC 2014 in EMFAC Mode for vehicles in the SCAQMD jurisdiction. The vehicle travel speeds modeled for the Project are summarized below. (Urban Crossroads, 2019a, p. 8)

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<sup>2</sup> It should be noted that EMFAC 2014 is utilized herein as it is the latest approved version of EMFAC by US EPA. Although EMFAC 2017 has been released by the State, it is not yet approved for use by US EPA.

- Idling – on-site loading/unloading and truck gate
- 5 miles per hour – on-site vehicle movement including driving and maneuvering
- 25 miles per hour – off-site vehicle movement including driving and maneuvering.

Calculated emission factors are shown at Table 5-2, *2020 Weighted Average DPM Emissions Factors*. As a conservative measure, a 2020 EMFAC 2014 run was conducted and a static 2020 emissions factor data set was used for a duration of 30 years. Use of 2020 emission factors would overstate potential impacts since this approach assumes that emission factors remain “static” and do not change over time due to fleet turnover or cleaner technology with lower emissions that would be incorporated after 2020. Additionally, based on EMFAC 2014, Light-Heavy-Duty Trucks consist of 47.79% diesel, Medium-Heavy-Duty Trucks consist of 89.42% diesel, and Heavy-Heavy-Duty Trucks consist of 99.56% diesel trucks and have been accounted for accordingly in the emissions factor generation. This methodology would tend to overstate Project impacts because it is reasonable to conclude that over time, emission factors would be reduced as new regulations and requirements are enacted to reduce diesel particulate matter emissions. (Urban Crossroads, 2019a, p. 8)

**Table 5-2 2020 Weighted Average DPM Emissions Factors**

Speed	Weighted Average
0 (idling)	0.10843 (g/idle-hr)
5	0.04557 (g/s)
25	0.02414 (g/s)

(Urban Crossroads, 2019a, Table 2-1)

On-site vehicle idling exhaust emissions were calculated by applying the idle exhaust PM<sub>10</sub> emission factor (g/idle-hr) from EMFAC and the total truck trip over the total idle time (15 minutes), whereas CARB’s Diesel-Fueled Commercial Motor Vehicle Idling Regulation requires that all heavy-duty diesel truck operators (gross vehicle weight rating >10,000 lbs.) restrict idling to a maximum of five minutes. Refer to the Project’s HRA (*Technical Appendix A1*) for details of the exhaust emission calculations. (Urban Crossroads, 2019a, p. 8)

Each roadway in the Project’s study area was modeled as a line source (made up of multiple adjacent volume sources). The corresponding coordinates of each volume source are included in Appendix “2.1” to the Project’s HRA (*Technical Appendix A1*). The DPM emission rate for each volume source was calculated by multiplying the emission factor (based on the average travel speed along the roadway) by the number of trips and the distance traveled along each roadway segment and dividing the result by the number of volume sources along that roadway, as illustrated on Table 5-3, *DPM Emissions from Project Trucks (2020 Analysis Year)*. The modeled emission sources are illustrated on Exhibit 2-A of the Project’s HRA (*Technical Appendix A1*). The modeled truck travel routes included in the Project’s HRA are based on the truck trip distributions (inbound and outbound) available from the Project’s Traffic Impact Analysis (*Technical Appendix H*), and were modeled to determine the potential impacts to sensitive receptors along the primary truck routes. The modeling domain is limited to the Project’s primary truck route and includes

Table 5-3 DPM Emissions from Project Trucks (2020 Analysis Year)

Source	Truck Emission Rates					
	Trucks Per Day	VMT <sup>a</sup> (miles/day)	Truck Emission Rate <sup>b</sup> (grams/mile)	Truck Emission Rate <sup>b</sup> (grams/idle-hour)	Daily Truck Emissions <sup>c</sup> (grams/day)	Modeled Emission Rates (g/second)
On-Site Idling Building 1 (West Side)	118			0.1084	3.20	3.702E-05
On-Site Idling Building 1 (East Side)	118			0.1084	3.20	3.702E-05
On-Site Idling Building 3	6			0.1084	0.16	1.882E-06
On-Site Idling Building 4	4			0.1084	0.11	1.255E-06
On-Site Travel Building 1	472	852.03	0.0456		38.83	4.494E-04
On-Site Travel Buildings 3 & 4	20	1.90	0.0456		0.09	1.000E-06
Off-Site Travel 25% Inbound/Outbound Dwy 1.	123	29.04	0.0241		0.70	8.112E-06
Off-Site Travel 60% Inbound/Outbound Messenia Ln.	295	38.58	0.0241		0.93	1.078E-05
Off-Site Travel 15% Inbound/Outbound on Cajalco Rd.	74	80.30	0.0241		1.94	2.243E-05
Off-Site Travel 85% Inbound/Outbound to I-215	418	149.78	0.0241		3.62	4.185E-05

<sup>a</sup> Vehicle miles traveled are for modeled truck route only.

<sup>b</sup> Emission rates determined using EMFAC 2014. Idle emission rates are expressed in grams per idle hour rather than grams per mile.

<sup>c</sup> This column includes the total truck travel and truck idle emissions. For idle emissions this column includes emissions based on the assumption that each truck idles for 15 minutes.

(Urban Crossroads, 2019a, Table 2-2)

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off-site sources in the study area for approximately 1 mile. This modeling domain is more conservative than using only a ¼-mile modeling domain which is typical based on several studies have shown that the greatest potential risks occur within a ¼-mile of the primary source of emissions (in the case of the Project this is the on-site idling, travel, and on-site equipment). Refer to the Project's HRA for details of the exhaust emissions calculations. (Urban Crossroads, 2019a, p. 9)

Per the Project's Traffic Impact Analysis, the Project is expected to generate a total of approximately 2,732 trip-ends per day (actual vehicles) and includes 492 truck trip-ends per day. (Urban Crossroads, 2019a, p. 12)

**Exposure Quantification**

The analysis presented herein is based on the Project's HRA (*Technical Appendix A1*), which was conducted in accordance with the guidelines in the *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*. SCAQMD recommends using the EPA's AERMOD model. For purposes of analysis, the Lakes AERMOD View (Version 9.6.5) was used to calculate annual average particulate concentrations associated with Project site operations. (Urban Crossroads, 2019a, p. 12)

The model offers additional flexibility by allowing the user to assign an initial release height and vertical dispersion parameters for mobile sources representative of a roadway. For the Project's HRA, the roadways were modeled as adjacent volume sources. Roadways were modeled using the EPA's haul route methodology for modeling of on-site and off-site truck movement. More specifically, the Haul Road Volume Source Calculator in AERMOD View was utilized to determine the release height parameters. Based on the US EPA methodology, the Project's modeled sources would result in a release height of 3.49 meters, and an initial lateral dimension of 4.0 meters, and an initial vertical dimension of 3.25 meters. Refer to the Project's HRA (*Technical Appendix A1*) for additional information. (Urban Crossroads, 2019a, p. 12)

Based on recommendations from SCAQMD staff, receptor grids with a maximum of 100 meters spacing were placed at residential and worker locations to ensure that the maximum impacts are properly analyzed. (Urban Crossroads, 2019a, p. 12)

The Project's HRA evaluates the potential health risks to residential and worker locations over a period of 30 or 25 years of outdoor exposure, respectively. As such, even though this duration of exposure is unlikely to occur in practical terms (because the amount of time spent indoors), the Project's HRA assumes that a resident or worker would be exposed over 30 or 25 years for 12 or 24-hours per day at the structure they reside or work. (Urban Crossroads, 2019a, p. 14)

Furthermore, worker receptors immediately adjacent to the Project site have been evaluated in the HRA. Any impacts to workers located further away from the Project site than the modeled worker receptors would have a lesser impact than is disclosed in the Project's HRA at the Maximally Exposed Individual Worker (MEIW), as diesel exhaust emission concentrations diminish with distance from the source. (Urban Crossroads, 2019a, p. 14)

Discrete variants for daily breathing rates, exposure frequency, and exposure duration were obtained from relevant distribution profiles presented in the 2015 OEHHA Guidelines. Tables 2-4 through 2-6 of the Project's HRA (*Technical Appendix A1*) summarize the Exposure Parameters for Residents, Offsite Worker, and School exposure scenarios based on 2015 OEHHA Guidelines. Appendix 2.2 to the Project's HRA includes the detailed risk calculation. (Urban Crossroads, 2019a, p. 14)

### **Carcinogenic Chemical Risk**

Based on the SCAQMD Air Quality Significance Thresholds (April 2019), emissions of toxic air contaminants (TACs) are considered significant if an HRA shows an increased risk of greater than 10 in one million. Based on guidance from the SCAQMD in the document, *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*, for purposes of analysis in the Project's HRA, 10 in one million was used as the cancer risk threshold for the proposed Project. (Urban Crossroads, 2019a, p. 14)

Excess cancer risks are estimated as the upper-bound incremental probability that an individual will develop cancer over a lifetime as a direct result of exposure to potential carcinogens over a specified exposure duration. The estimated risk is expressed as a unitless probability. The cancer risk attributed to a chemical is calculated by multiplying the chemical intake or dose at the human exchange boundaries (e.g., lungs) by the chemical-specific cancer potency factor (CPF). A risk level of 10 in one million implies a likelihood that up to 10 people, out of one million equally exposed people, would contract cancer if exposed continuously (24 hours per day) to the levels of toxic air contaminants over a specified duration of time. As an example, the risk of dying from accidental drowning is 1,000 in a million which is 100 times more than the SCAQMD's threshold of 10 in one million, the nearest comparison to 10 in one million is the 7 in one million lifetime chance that an individual would be struck by lightning. (Urban Crossroads, 2019a, p. 14)

Refer to subsection 2.4 of the Project's HRA (*Technical Appendix A1*) for a discussion of the methodology and algorithm utilized to assess carcinogenic exposures.

### **Non-Carcinogenic Exposures**

An evaluation of the potential non-carcinogenic effects of chronic exposures was also conducted. Adverse health effects are evaluated by comparing a compound's annual concentration with its toxicity factor or Reference Exposure Level (REL). The REL for diesel particulates was obtained from OEHHA for the analysis in the Project's HRA. The chronic REL for DPM was established by OEHHA as 5 µg/m<sup>3</sup> (OEHHA Toxicity Criteria Database, <http://www.oehha.org/risk/chemicaldb/index.asp>). (Urban Crossroads, 2019a, p. 16)

Refer to subsection 2.5 of the Project's HRA (*Technical Appendix A1*) for a discussion of the methodology used to calculate non-cancer hazard risks.



### **Potential Project-Related Toxic Air Pollutants from Construction Activities**

During short-term construction activity, the operation of diesel-fueled construction equipment on the Project site would result in some diesel particulate matter (DPM) which is a listed carcinogen and toxic air contaminant (TAC) in the State of California. Based on the Project air quality consultant's (Urban Crossroads, Inc.) professional opinion, Urban Crossroads' experience in preparing health risk assessments for development projects, and long-standing regulatory guidance, given the Project's construction characteristics and the relatively small amount of equipment proposed to be used and the relative short duration of activity, any DPM generated from construction activity would be negligible and not result in any significant health risks. Also, several mitigation measures required by EIR No. 466 for construction-related air pollutant emissions also address the negligible construction-related DPM emissions, and although not required by CEQA, an additional mitigation measure has been identified to further reduce the Project's construction-related emissions (refer to Mitigation Measure MM Air 10). As such, impacts to sensitive receptors during short-term construction activities would be less than significant. (Urban Crossroads, 2019a, p. 17)

### **Potential Project-Related Operational DPM Source Cancer and Non-Cancer Risks<sup>3</sup>**

As required by the Friant Ranch legal decision (*Sierra Club v. County of Fresno (Friant Ranch, L.P.)* (2018) 6 Cal.5th 502, Case No. S219783), the following discussion relates the Project's air quality emissions to the level of health risk that could result from such emissions.

#### **Residential Exposure Scenario**

The residential land use with the greatest potential exposure to Project DPM source emissions is located approximately 105 feet west of the Project site at the southwest corner of Rios Avenue and Seaton Avenue. At the maximally exposed individual receptor (MEIR), the maximum incremental cancer risk attributable to Project DPM source emissions is estimated at 5.41 in one million, which is less than the threshold of 10 in one million. At this same location, non-cancer risks were estimated to be 0.002, which would not exceed the applicable threshold of 1.0. As such, the Project would not cause a significant human health or cancer risk to adjacent residences, and impacts would be less than significant. The nearest modeled receptors are illustrated on Exhibit 2-C of the Project's HRA (*Technical Appendix A1*). (Urban Crossroads, 2019a, pp. 17-18)

#### **Worker Exposure Scenario**

The worker receptor land use with the greatest potential exposure to Project DPM source emissions is located approximately 150 feet north of the Project site at the northeast corner of Martin Street and Seaton Avenue at an existing industrial land use. At the maximally exposed individual worker (MEIW), the maximum incremental cancer risk impact at this location is 0.64 in one million which is less than the threshold of 10 in one million. Maximum non-cancer risks at this same location were estimated to be

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<sup>3</sup> SCAQMD guidance does not require assessment of the potential health risk to on-site workers. Excerpts from the document OEHHA Air Toxics Hot Spots Program Risk Assessment Guidelines—The Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments (OEHHA 2003), also indicate that it is not necessary to examine the health effects to on-site workers unless required by RCRA (Resource Conservation and Recovery Act) / CERCLA (Comprehensive Environmental Response, Compensation, and Liability Act) or the worker resides on-site.

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0.002, which would not exceed the applicable threshold of 1.0. As such, the Project will not cause a significant human health or cancer risk to adjacent workers. All other modeled worker locations in the vicinity of the Project would be exposed to less emissions and therefore less risk than the MEIW identified herein. As such, the Project would not cause a significant human health or cancer risk to nearby workers, and impacts would be less than significant. The nearest modeled receptors are illustrated on Exhibit 2-C of the Project's HRA (*Technical Appendix A1*). (Urban Crossroads, 2019a, p. 16)

**School Child Exposure Scenario**

The closest school site is the Perris Spanish Seventh-day Adventist Church located at 22905 Alviso Drive west of the Project site across Seaton Avenue. At the maximally exposed individual school child (MEISC), the maximum incremental cancer risk impact attributable to the Project at this location is calculated to be an estimated 0.66 in one million which is less than the significance threshold of 10 in one million. At this same location, non-cancer risks attributable to the Project were calculated to be 0.001, which would not exceed the applicable significance threshold of 1.0. Any other schools near the Project site would be exposed to less emissions and consequently less impacts than what is disclosed for the MEISC. As such, the Project will not cause a significant human health or cancer risk to nearby school children. The nearest modeled receptors for operational activity are illustrated on Exhibit 2-C of the Project's HRA (*Technical Appendix A1*). (Urban Crossroads, 2019a, p. 18)

**Summary of Impacts to Sensitive Receptors**

As indicated in the preceding analysis, the Project would not result in or contribute to a CO "hot spot" or expose residents, workers, or school children to cancer or non-cancer risks that exceed the thresholds established by the SCAQMD. Additionally, Mitigation Measure MM Air 10 has been imposed to reduce DPM emission levels associated Project site operations and would further ensure the Project's impacts due to DPM emissions would remain below a level of significance. The Project's less-than-significant impacts to sensitive receptors are consistent with the findings of EIR No. 466. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**d) Would the proposed Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

**EIR No. 466 Finding:** EIR No. 466 noted the potential for generation of objectionable odors from diesel equipment operation during construction and operation, paving, and architectural coating applications during construction. Odors generated during construction and grading were found to be short term and not result in a long-term odorous impact to the surrounding area. The wind rose prepared as part of the air quality study for EIR No. 466 indicated that the predominant wind direction was from the west-northwest direction. Recognizing the prevailing wind conditions, short-term duration and quantity of emissions in the area, EIR No. 466 concluded that the MFBCSP would not expose substantial numbers of people to objectionable odors, and impacts were determined to be less than significant. (Webb, 2005, p. IV-84)

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**No Substantial Change from Previous Analysis:** Consistent with the information provided in EIR No. 466, the Project would have the potential to result in air emissions leading to odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities, use of diesel equipment, and the temporary storage of typical solid waste (refuse) associated with the proposed Project's long-term operational uses. The Project would be subject to standard construction requirements, including the use of low-VOC architectural coatings as required by SCAQMD Rule 113, *Table of Standards*; compliance with low sulfur fuel requirements pursuant to SCAQMD Rule 431.2, *Low Sulfur Fuel*; and compliance with SCAQMD Rule 402, *Nuisance*, which requires that a person shall not discharge air contaminants or other materials that would cause health or safety hazards to any considerable number of persons or the public. Compliance with these standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of construction and is thus considered less than significant. Potential sources of operational odors generated by the Project would include disposal of miscellaneous commercial refuse and the use of diesel equipment. All Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations, thereby precluding substantial generation of odors due to temporary holding of refuse on site. Moreover, mandatory compliance with SCAQMD Rule 402 would prevent occurrences of odor nuisances associated with Project site operations. Additionally, a new mitigation measure, Mitigation Measure MM Air 10, has been identified to reduce odor emissions associated with diesel-powered equipment by requiring on-site equipment to be powered by electricity, compressed natural gas, propane, or diesel-fueled engines that comply with the CARB/USEPA Tier IV Engine standards for off-road vehicles or better. Mandatory compliance with Mitigation Measure MM Air 10 would reduce to below a level of significance potential impacts due to the use of equipment on site by prohibiting equipment types that have high levels of diesel emissions. Accordingly, and consistent with the findings of EIR No. 466, Project odor-causing emissions impacts during near-term construction and long-term operational activities would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**Project Requirements and EIR No. 466 Mitigation Compliance**

EIR No. 466 identified several mitigation measures to address air quality impacts. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval. It should be noted that Mitigation Measure MM Air 2 has been modified in order to ensure that the requirement is enforceable by Riverside County. Mitigation Measure MM Air 3 also has been updated to reflect current SCAQMD requirements for idling. Additionally, all of the Project's proposed vehicular access points occur along Cajalco Expressway and Harvill Avenue and away from residential uses along Seaton, and Plot Plan No. 180028 requires that signs must be posted prohibiting truck traffic along Seaton Avenue; thus, the Project would fulfill the requirements of Mitigation Measure MM Air 4 to locate truck entries away from existing residences. In addition, Mitigation Measure MM Air 5 has been modified to reflect the Plot Plan No. 180028 requirement to post signage prohibiting truck traffic along Seaton Avenue, which is the only residential street surrounding the Project site. Although not legally required by CEQA, Mitigation Measure MM Air 10 has been added to further reduce

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construction-related emissions of VOCs and NO<sub>x</sub>. Additionally, and although not legally required by CEQA, Mitigation Measures MM Air 11 through MM Air 14 have been added to further reduce the Project's operational emissions of VOCs, NO<sub>x</sub>, and PM<sub>10</sub>. Furthermore, although the Project's DPM impacts would be less than significant, Mitigation Measure MM Air 10 has been added to further reduce DPM emissions associated with site operations even though MM Air 10 is not legally required by CEQA. None of these changes to the following mitigation measures are the result of the Project causing a new or increased significant impact not already identified and analyzed in EIR No. 466.

- 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 data sheets shall be kept on-site during construction.
- MM Air 2:** Legible, durable, weather-proof signs shall be placed at all passenger vehicle parking areas prohibiting ~~Prohibit all vehicles from idling in excess of thirty minutes, both on-site and off-site.~~ Prior to the issuance of an occupancy permit, the County of Riverside shall conduct a site inspection to ensure that the signs are in place.
- MM Air 3:** To comply with the California Code of Regulations Title 13, Division 3, Chapter 1, Article 4.5, Section 2025, "Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and Other Criteria Pollutants, from In-Use Heavy-Duty Diesel-Fueled Vehicles" and California Code of Regulations Title 13, Division 3, Chapter 10, Article 1, Section 2485, "Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling," legible, durable, weather-proof signs shall be placed at truck access gates, loading docks, and truck parking areas that identify applicable California Air Resources Board (CARB) anti-idling regulations. At a minimum, each sign shall include: 1) instructions for truck drivers to shut off engines when not in use; 2) instructions for drivers of diesel trucks to restrict idling to no more than five (5) minutes once the vehicle is stopped, the transmission is set to "neutral" or "park," and the parking brake is engaged; and 3) telephone numbers of the building facilities manager and the CARB to report violations. Prior to the issuance of an occupancy permit, the County of Riverside shall conduct a site inspection to ensure that the signs are in place. ~~Prohibit all diesel trucks from idling in excess of ten minutes, both on-site and offsite.~~
- MM Air 4:** Wherever practicable, main truck entries will not be located near existing residences.
- MM Air 5:** As required by Plot Plan No. 180028, legible, durable, weather-proof signage shall will be installed at the intersections of Seaton Avenue at Cajalco Expressway and Martin Street at Seaton Avenue directing stating that heavy-duty trucks shall not use Seaton Avenue to identified truck routes that avoid residential areas within vicinity of the Project site.

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- 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.
- 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.
- MM Air 10:** Prior to grading permit and building permit issuance, the County of Riverside shall verify that the following applicable notes are included on the grading plans and building plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.
- a) All Heavy-Heavy Duty Haul Trucks (HHD) accessing the Project site during construction shall use year 2010 or newer engines to the extent such HHD are commercially available.
  - b) All scrapers, excavators, graders, and rubber-tired dozers shall be CARB Tier 3 Certified or better.
  - c) Construction contractors shall notify their workers about Riverside County's Rideshare Program.
  - d) Construction activities shall be suspended during Stage 2 Smog Alerts issued by the South Coast Air Quality Management District (SCAQMD).
  - e) Construction activities shall comply with South Coast Air Quality Management District (SCAQMD) Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and equipment travel on unpaved roads.
  - f) Architectural coating work shall comply with SCAQMD Rule 1113, "Architectural Coatings." Rule 1113 places limits on grams of VOC per liter of coating material and colorants (paint).
  - g) Street sweepers shall be certified by the SCAQMD as meeting SCAQMD Rule 1186.1 "Less Polluting Street Sweepers" sweeper certification procedures.

**MM Air 11:** The minimum number of automobile electric vehicle (EV) charging stations required by the California Code of Regulations Title 24 shall be provided. In addition, the buildings shall include an electrical system and other infrastructure sufficiently-sized with maximum panel loads per Southern California Edison requirements to accommodate the potential installation of additional auto and truck EV charging stations in the future. The electrical system and infrastructure must be clearly labeled with noticeable and permanent signage which informs future building occupants/owners of the existence of this infrastructure.

**MM Air 12:** Conduit shall be installed to tractor trailer parking areas in logical locations mutually determined by the County and Project Applicant during construction document plan check, for the purpose of accommodating the future installation of EV truck charging stations at such time this technology becomes commercially available.

**MM Air 13:** All owner users and future tenants shall participate in Riverside County’s Rideshare Program. The purpose of this program is to encourage 2+ person occupancy vehicle trips and encourage other alternative modes of transportation. Carpooling opportunities and public transportation information shall be advertised to employees of the building tenant. Developer and all successors shall include the provisions of this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.

**MM Air 14:** Developer and all successors shall include information in building sale and lease agreements that inform owner users and tenants about (1) the air quality benefits associated with water-based or low volatile organic compounds (VOC) cleaning products, and (2) the benefits of becoming SmartWay Shippers and SmartWay Carriers, which is federal EPA program that advances supply chain sustainability.

**5.1.4 Biological Resources**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<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"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Wildlife 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 State or federally protected wetlands (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"/>

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- a) **Would the proposed Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?**

**EIR No. 466 Finding:** EIR No. 466 disclosed that the MFBCSP area is not located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) criteria area. EIR No. 466 also disclosed that the MFBCSP area is not located within the MSHCP Narrow Endemic Plant Species Survey Area (NEPSSA), Critical Area Species Survey Area (CASSA), Amphibian Species Survey Areas, or Mammal Species Survey Areas, although the MFBCSP area is located within the Burrowing Owl Survey Area. EIR No. 466 also noted that the MFBCSP site did not contain any wetlands or areas defined as riparian/riverine area or vernal pools. Additionally, EIR No. 466 noted that the urban/wildlands interface guidelines set forth in Section 6.1.4 of the MSHCP are not applicable to the MFBCSP site due to distance to the nearest area proposed for conservation by the MSHCP. Thus, and with exception of the burrowing owl (BUOW) and tricolored blackbird, EIR No. 466 concluded that the MFBCSP would be fully consistent with the MSHCP and determined impacts would be less than significant. (Webb, 2005, p. IV-117 through IV-119)

Focused surveys for the BUOW conducted for EIR No. 466 identified a total of 17 burrowing owls in four territories within the northern portion of the MFBCSP site and within a 500-foot “zone of influence” around the MFBCSP site. No burrowing owls were identified within MFBCSP Planning Area 2 (i.e., the Project site). EIR No. 466 concluded that because of planned development in the area as well as numerous major roadway facilities, conservation within the MFBCSP site would not provide for the long-term conservation of the species. As such, EIR No 466 found that no conservation was required on site pursuant to MSHCP policies relating to the BUOW, and concluded impacts would be less than significant. (Webb, 2005, pp. IV-121 and IV-122)

Additionally, although EIR No. 466 identified potential impacts to the tricolored blackbird, EIR No. 466 concluded that this species was “Adequately Conserved” pursuant to the USFWS-approved Section 10(a)(1)(B) permit and CDFG Natural Community Conservation Planning permit issued in conjunction with the MSHCP. (Webb, 2005, p. IV-283)

EIR No. 466 also disclosed that the MFBCSP area is within the Fee Area Boundary of the Stephens’ Kangaroo Rat (SKR) Habitat Conservation Plan (HCP). EIR No. 466 also found that the project is required to pay mandatory fees pursuant to Riverside County Ordinance No. 663. (Webb, 2005, p. IV-122)

**No Substantial Change from Previous Analysis:** Consistent with the conditions that existed at the time EIR No. 466 was certified, the Project site is not located within any MSHCP Criteria Cells, Cores, or Linkages, indicating the Project site is not targeted for conservation under the MSHCP (RCIT, 2018; GLA, 2018a, p. 49). Regardless, the Project is subject to mandatory payment of the MSHCP per-acre local development mitigation fee pursuant to Ordinance No. 810. An Assessment of the Project’s consistency with the requirements of the MSHCP is provided below.

Project Compliance with MSHCP Section 6.1.2

Volume 1, Section 6.1.2 of the MSCHP describes the process to protect species associated with riparian/riverine areas and vernal pools. The MSHCP requires focused surveys for sensitive



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riparian bird species when suitable habitat would be affected and surveys for sensitive fairy shrimp species when vernal pools or other suitable habitat would be affected. The Project site does not contain riparian/riverine or vernal pool resources, and no impacts to these resources would occur (GLA, 2018a, p. 46). As such, a Determination of Biological Equivalent or Superior Preservation (DBESP) is not required, and the proposed Project would be consistent with MSHCP Volume I, Section 6.1.2 (GLA, 2018a, p. 49).

Project Compliance with MSHCP Section 6.1.3

Volume 1, Section 6.1.3 of the MSHCP requires that within Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plant Species will be required for all public and private projects where appropriate soils and habitat are present. According to MSHCP Figure 6-1, the Project site is not located within the NEPSSA; thus, the Project has no potential to result in a conflict with MSHCP Section 6.1.3. (Riverside County, 2003, Figure 6-1; GLA, 2018a, p. 49)

Project Compliance with MSHCP Section 6.1.4

According to Section 6.1.4 of the MSHCP, the Urban/Wildlands Interface Guidelines are intended to address indirect effects (“edge effects”) associated with locating development in proximity to MSHCP conservation areas. Lands located southwest of the Project site (south of Cajalco Road and west of Seaton Avenue) are located within MSHCP Cell 2334. The conservation criteria for Cell 2334 calls for the preservation of 5% of the Cell, focused in the southern portion of the Cell. Thus, areas planned for conservation within Cell 2334 would not be adjacent to the Project site. As such, the Project would not be subject to the requirements of MSHCP Section 6.1.4. (RCIT, 2018; GLA, 2018a, p. 49)

Project Compliance with MSHCP Section 6.3.2

MSHCP Section 6.3.2 requires special surveys for certain plant species for lands located within the Criteria Area Plant Species Survey Area (CAPSSA). According to Figure 6-2 of the MSHCP, the Project site is not located within the CAPSSA. Additionally, according to MSHCP Figure 6-3, the Project site is not located within the Amphibian Species Survey Area. Additionally, according to MSHCP Figure 6-4, the Project site lies just outside of the Burrowing Owl Survey Area. Furthermore, according to Figure 6-5 of the MSHCP, the Project is located outside of the Mammal Species Survey Areas. Thus, the Project has no potential to conflict with MSHCP Section 6.3.2. (Riverside County, 2003, Figures 6-2 through 6-5; GLA, 2018a, p. 50)

Based on the foregoing analysis, the proposed Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan (GLA, 2018a, p. 50). As such, impacts due to a conflict with the MSHCP would not occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

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- b) **Would the proposed Project 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)?**
- c) **Would the proposed Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Wildlife Service?**

**EIR No. 466 Finding:** The 2004 biological report prepared for EIR No. 466 documented paniculate tarplant within the broader study area for that project. Paniculate tarplant is a California Native Plant Society (CNPS) Rank 4.2 species and is not covered by the MSHCP. Specifically, the 2004 report characterized the paniculate tarplant as occurring widely throughout the approximate 300-acre MFBCSP area. However, the 2004 report did not identify specifically where paniculate tarplant was documented in their study area, and so it was not clear whether paniculate tarplant was detected within the Project's study area.

Additionally, EIR No. 466 disclosed that one listed species (Stephens' kangaroo rat), one unlisted species (burrowing owl), and several other special status species were observed or found to have a high likelihood to occur within the MFBCSP boundaries. EIR No. 466 concluded that impacts to the SKR would be less than significant with payment of fees in accordance with the SKR HCP pursuant to Riverside County Ordinance No. 663. Potential impacts to the BUOW were determined to be potentially significant, but would be reduced to less-than-significant levels with the incorporation of mitigation. With respect to the remaining special status species that were observed or have a potential to occur within the MFBCSP boundaries, EIR No. 466 determined that impacts would be less than significant with compliance with the MSHCP. EIR No. 466 found that implementation of the MFBCSP could result in impacts to nesting birds protected by the Migratory Bird Treaty Act (MBTA), but concluded that these impacts would be reduced to less-than-significant levels with implementation of mitigation measures. (Webb, 2005, p. IV-122 through IV-125)

**No Substantial Change from Previous Analysis:** Consistent with the conditions that existed at the time EIR No. 466 was certified, properties within the MFBCSP area, including the Project site, were prepared for development as part of the "Oakwood Business Park" (CFD 88-8) with construction of roadways, infrastructure and rough grading of building pads. Additionally, the southeastern and eastern portions of the Project site were utilized as a borrow site for a nearby development in accordance with Grading Permit No. BGR170112, which was issued on November 16, 2017. Although the Project site has been subject to disturbance, the Project consists of proposed Plot Plan No. 180028, which identifies a specific development plan for buildout of MFBCSP Planning Area 2 that was not available at the time EIR No. 466 was certified. As such, Riverside County required an updated assessment of the Project's potential to result in impacts to sensitive plants and wildlife, the results of which are presented below.

***Impacts to Special-Status Plants***

According to the Biological Technical Report (BTR) prepared for the Project (*Technical Appendix B1*), the proposed Project would not impact special-status plants. As noted above, the 2004 biological report

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prepared for EIR No. 466 did not identify specifically where paniculate tarplant was documented in their study area, and so it was not clear whether paniculate tarplant was detected within the Project's study area. Regardless, the paniculate tarplant has a blooming period from approximately April through November (CNPS 2018), and Glenn Lukos Associates (GLA) biologists did not detect this species or any remnant part of it on site during the biological survey visits, which occurred on October 16, 17, and 30, 2018 during the blooming period for this species. As such, the Project would not result in any impacts to sensitive plant species, including species identified as a candidate, sensitive, or special status species, and impacts would be less than significant. (GLA, 2018a, p. 43)

*Impacts to Special-Status Animals*

*Impacts to Listed Species*

The proposed Project may result in the loss of habitat for the Stephens' kangaroo rat (SKR) and Swainson's hawk. Although not confirmed present, SKR and Swainson's hawk have the potential to occur at the Project site and if present to be impacted by the Project. Additionally, EIR No. 466 identified potential impacts to the tricolored blackbird, but concluded this species was adequately conserved by the MSHCP. Potential impacts to each are discussed below.

- **Stephens' kangaroo rat (SKR).** An estimated 45.13 acres of potential habitat for SKR (California buckwheat scrub and disturbed/ruderal) occurs within the Project site. No potential SKR burrows or evidence of occupation (including burrows, scat, tail drags, or dust baths) were detected on the Project site; however, there is very low potential for SKR. Impacts to SKR occupied habitat could be a potentially significant impact under CEQA. However, the proposed Project site occurs within the SKR Habitat Conservation Plan (HCP) area and the SKR Fee Assessment Area, pursuant to Riverside County Ordinance No. 663. All projects located within Fee Assessment Area are required to pay the SKR fee pursuant to Ordinance No. 663, which would mitigate any potential SKR impacts that may result from the Project to a less-than-significant level. (GLA, 2018a, p. 44)
- **Swainson's Hawk.** Development of the proposed Project would remove 45.13 acres of potential foraging habitat for migrating Swainson's hawks during spring/fall and winter. Although this species is listed as Threatened by the state of California, the California Endangered Species Act (CESA) does not protect migrant habitat unless the habitat supports breeding/nesting; thus, protection under CESA would not be triggered by the Project. Furthermore, the removal of this amount of potential foraging habitat would not be a significant impact under CEQA because the number of individual Swainson's hawks potentially affected would be very low. Regardless, the loss of foraging habitat for Swainson's hawk would be mitigated through compliance with the MSHCP and mandatory payment of MSHCP fees pursuant to Riverside County Ordinance No. 810. (GLA, 2018a, p. 44)
- **Tricolored Blackbird.** As discussed in EIR No. 466, biologists in 2004 observed the tricolored blackbird foraging within the overall 300-acre area evaluated for the MFBCSP. The exact location within the Study area was not identified by EIR No. 466. GLA biologists did not detect the tricolored blackbird on site during general biological surveys conducted on October 16, 17, and

30, 2018, and the Project site does not support suitable nesting or foraging habitat for this species. This species is also a covered species under the MSHCP. As such, impacts to tricolored blackbird would be less than significant with mandatory payment of MSHCP fees pursuant to Riverside County Ordinance No. 810. (GLA, 2018a, p. 44)

### ***Impacts to Non-Listed Species***

In addition to the listed species discussed above, the proposed Project would impact habitat for the following non-listed, special-status species that have potential to occur, but that are covered by the MSHCP: 1) Birds: burrowing owl, ferruginous hawk (foraging role only), loggerhead shrike, northern harrier hawk (foraging role only), white-tailed kite); and 2) Mammals: northwestern San Diego pocket mouse and San Diego black-tailed jackrabbit. (GLA, 2018a, p. 44)

The Project site does not occur within the MSHCP burrowing owl survey area, and therefore the MSHCP survey/conservation requirements for burrowing owl do not apply to the Project site, regardless of whether burrowing owls are present. The burrowing owl was not detected during the three general biological surveys conducted on October 16, 17, and 30, 2018. A few suitable burrows were detected on site, but no evidence of occupation was detected at these burrows. The proposed Project is not expected to impact the burrowing owl, based on current lack of detection. (GLA, 2018a, p. 44)

However, because the site contains suitable habitat for the burrowing owl a pre-construction burrowing owl survey is required by the Migratory Bird Treaty Act (MBTA) and Fish and Game Code to avoid harming burrowing owls if any were to be present immediately prior to construction. This requirement was imposed by EIR No. 466 as part of Mitigation Measure MM Bio 2, which would continue to apply to the proposed Project. (GLA, 2018a, pp. 44-45)

Potential impacts to ferruginous hawk (foraging role only), loggerhead shrike, northwestern San Diego pocket mouse, northern harrier (foraging role only), San Diego black-tailed jackrabbit, and white-tailed kite, would be less than significant under CEQA. This is based on the low number of individuals potentially affected, the lack of suitable habitat, and/or whether the species remains “common” to the region. All of the affected species meet one or more of these conditions. Regardless, these species are designated as covered species under the MSHCP, and so the loss of habitat for these species would be covered through the MSHCP and mandatory payment of MSHCP fees pursuant to Riverside County Ordinance No. 810. (GLA, 2018a, p. 45)

### ***Impacts to Raptor Foraging Habitat***

The Project would remove 45.13 acres of low-quality potential foraging habitat for raptors, including red-tailed hawk, ferruginous hawk, northern harrier, Swainson’s hawk, and white-tailed kite and potentially up to 2.11 acres of potential low-quality nesting habitat, consisting of ornamental vegetation occurring primarily along the Project site’s boundary with Seaton Avenue. Due to the disturbed nature of the Project site, lack of small mammal and reptile activity, close proximity to human disturbance, and small size of low-quality suitable habitat, impacts to raptor foraging habitat and potential nesting habitat would be less than significant under CEQA. Additionally, the ferruginous hawk, northern harrier, Swainson’s hawk, and

white-tailed kite are covered species under the MSHCP and so the loss of foraging habitat for these species would be covered through the MSHCP and impacts would be less than significant. (GLA, 2018a, p. 45)

#### ***Impacts to Critical Habitat***

The proposed Project would not impact lands designated as critical habitat by the United States Fish and Wildlife Service (USFWS). (GLA, 2018a, p. 45)

#### ***Impacts to Nesting Birds***

The project has the potential to impact active bird nests if vegetation is removed during the nesting season (February 1 to September 15). Impacts to nesting birds are prohibited by the MBTA and California Fish and Game Code. However, this finding is consistent with EIR No. 466, which imposed Mitigation Measure MM Bio-1 to require pre-construction surveys and avoidance (as necessary) of active nests during the breeding season in order to reduce impacts to less-than-significant levels. Consistent with the findings of EIR No. 466, impacts to nesting birds protected by the MBTA would be reduced to less-than-significant levels with implementation of Mitigation Measure MM Bio-1.

#### ***Conclusion***

As indicated in the foregoing analysis, the Project would result in less-than-significant impacts to endangered, threatened, candidate, sensitive, and/or special status species with standard regulatory compliance (including payment of fees) and implementation of the mitigation measures specified by EIR No. 466. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

#### **d) Would the proposed Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 disclosed that the MFBCSP site was highly disturbed due to recent grading activities and therefore did not provide value in terms of wildlife corridors or wildlife nursery sites. EIR No. 466 did not address the issue of wildlife movement or native wildlife nursery sites. (Webb, 2005, Appendix A, p. 13)

**No Substantial Change from Previous Analysis:** Conditions in the Project area are similar to the conditions that existed at the time EIR No. 466 was certified in 2005, but since 2005 more development has occurred in the surrounding area, thereby indicating that wildlife movement through the area is more constrained than it was when EIR No. 466 was certified. As previously shown on Figure 2-3, the Project site is surrounded by disturbed and developed lands. Furthermore, the Project site does not occur within any MSHCP-identified habitat linkages or corridors. The MSHCP is intended, in part, to facilitate wildlife movement regionally throughout western Riverside County and the Project is fully consistent with the MSHCP requirements that apply to the Project site. As such, impacts to wildlife movement and wildlife nursery sites would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466. (GLA, 2018a, pp. 45-46)

- e) **Would the proposed Project 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 Wildlife or U. S. Fish and Wildlife Service?**

**EIR No. 466 Finding:** EIR No. 466 found that the MFBCSP site was disturbed for many years and converted to nonnative grassland. Much of the vegetation was weedy with nonnative grasses such as Red Brome (*Bromus madritensis ssp. Rubens*) dominant over most of the MFBCSP site. EIR No. 466 disclosed that no other sensitive natural communities were found on the MFBCSP site and concluded that development of the MFBCSP would have no adverse effect on any riparian or other sensitive natural community. (Webb, 2005, p. IV-126)

**No Substantial Change from Previous Analysis:** As previously indicated in Table 2-2, the Project contains the following vegetation/land use types: California buckwheat scrub, developed, disturbed, disturbed/ruderal, and ornamental. None of these vegetation/land use types are associated with drainages, and thus none comprise riparian habitat. The only natural plant community occurring on site is California buckwheat scrub (6.66 acres). This scrub community falls under the classification of Riversidian Sage Scrub, a depleted vegetation community in southern California that can support a wide range of plants and animals. The California buckwheat scrub that occurs on site is re-colonizing from a previous graded state and occurs in several small patches. These areas do not provide habitat for species that rely on sage scrub vegetation communities given the limited amount of it present on site, the disturbed nature of the Project site, the lack of connectivity to similar native communities, and the close-proximity of major vehicular streets and existing residential, commercial, and industrial developments. The loss of 6.66 acres of California buckwheat scrub, which was assumed in EIR No. 466, would not be a significant impact under CEQA because the habitat patches are small in size, isolated from similar habitat, provide limited resources to animals, and are nearly surrounded by disturbed areas, major vehicular streets, and residential, commercial, and industrial development and portions of these areas receive disturbance from routine mowing/disking. Furthermore, impacts to native scrub communities are covered under the MSHCP. Therefore, with payment of mandatory MSHCP fees pursuant to Riverside County Ordinance No. 810, the Project would not 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 CDFW or USFWS, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466. (GLA, 2018a, p. 43)

- f) **Would the proposed Project have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

**EIR No. 466 Finding:** EIR No. 466 disclosed that because the USGS 7.5-minute quadrangle map depicted two “blue-line” streams on the MFBCSP site, a “Routine Wetland Delineation” was conducted to determine the presence and extent of jurisdictional wetlands and/or non-wetland Waters of the U.S. Initial surveys conducted as part of the jurisdictional delineation did not locate areas that met the typical criteria for jurisdictional wetlands. Soil test pits excavated failed the typical three-parameter test

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(presence of hydrophytic vegetation, hydric soils, and wetland hydrology). Two drainages and a depressional area that appeared to collect nuisance water were all tested but failed to meet the criteria for wetlands. According to EIR No. 466, mapped blue-line streams were difficult to reconcile in the field given that historic uses have fragmented, channelized, and damaged them. The two east to west oriented mapped blue-line streams and one unmapped depressional area were disarticulated from historic drainages within the MFBCSP area and extant drainages outside the MFBCSP area. EIR No. 466 determined that most of the historical drainages have been impacted or realigned as part of extensive improvements in the surrounding area, including Cajalco Expressway and other roadways in the area. Although EIR No. 466 identified a potential drainage area within MFBCSP Planning Area 5 that likely qualifies as a Waters of the U.S., no jurisdictional drainages were identified within MFBCSP Planning Area 2 (i.e., the Project site). With respect to the drainage in Planning Area 5, EIR No. 466 determined that if the “waters” are to be filled as part of future implementing development, prior to grading, the implementing development(s) would be required to obtain a Section 404 permit from the U.S. Army Corps of Engineers (Corps), a Section 401 Water Quality Certification from the Santa Ana Regional Water Quality Control Board (RWQCB), and a 1602 Streambed Alteration Agreement from the California Department of Fish and Wildlife (CDFW). By complying with regulatory requirements, including compensatory mitigation that is identified in the permits, EIR No. 466 concluded that the MFBCSP would have less-than-significant impacts to waters under federal and state jurisdiction. (Webb, 2005, pp. IV-126 and IV-127)

**No Substantial Change from Previous Analysis:** A jurisdictional delineation for the Project site was conducted by GLA, the results of which are provided as *Technical Appendix B2*. A blue-line drainage is depicted on the USGS Steele Peak 7.5-minute quadrangle, which may have run near the intersection of Harvill Avenue and Cajalco Expressway, but this feature is no longer present. Based on the results of site visits conducted on October 17 and November 2, 2018, GLA determined that the Project site does not support Army Corps of Engineers (ACOE) jurisdictional waters (including wetlands) that would be regulated pursuant to Section 404 of the Clean Water Act (CWA); therefore, no ACOE Section 404 Permit is required for the Project. Additionally, the Project site does not support jurisdictional waters regulated by the Santa Ana Regional Water Quality Control Board (RWQCB) pursuant to Section 401 of the CWA or Section 13260 of the California Water Code (CWC); therefore, no RWQCB Section 401 water quality certification or Section 13250 waste discharge order is required for the Project. Moreover, GLA concluded that the Project site does not support CDFW jurisdiction that would be regulated pursuant to Section 1602 of the State Fish and Game Code; therefore, no Section 1603 Streambed Alteration Agreement is required for the Project. As such, the Project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466. (GLA, 2018b)

**g) Would the proposed Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the Mead Valley Area Plan of the General Plan has established policies to promote the retention of existing stands of Oak Trees, and found that the MFBCSP would not eliminate any stands of Oak Trees. The IS/NOP noted that no other policies had been established for the protection of biological resource protection that would be applicable

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to the MFBCSP. As such, the IS/NOP found that no impact would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 12)

**No Substantial Change from Previous Analysis:** Consistent with the conditions that existed at the time EIR No. 466 was certified, Coast Live Oak trees are planted along the site's frontage with Seaton Avenue and Cajalco Expressway. Although these oak trees may be subject to the County's Oak Tree Management Guidelines, the Project Applicant proposes to preserve the existing oak trees and would supplement the existing oak trees with new Coast Live Oak tree plantings; thus, the Project would not conflict with the County's Oak Tree Management Guidelines. In addition, although County Ordinance No. 559 regulates the removal of trees, Ordinance No. 559 only applies to native trees on parcels located above 5,000 feet in elevation above mean sea level (amsl); thus, because the Project site occurs at an elevation of approximately 1,539 feet amsl, Ordinance No. 559 is not applicable to the proposed Project. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**Project Requirements and EIR No. 466 Mitigation Compliance**

EIR No. 466 identified several mitigation measures to address impacts to biological resources. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval. It should be noted that minor revisions have been made to Mitigation Measure MM Bio 1 to reflect current regulatory requirements, and are not the result of any new or increased significant impact caused by the Project.

**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~~September 15) 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~~September 15), 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 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 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 preconstruction 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 the tunnels during excavation to maintain an escape route for any animals inside the burrow.

**5.1.5 Cultural Resources**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<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"/>

- a) Would the proposed Project alter or destroy an historic site?
- b) Would the proposed Project cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

**EIR No. 466 Finding:** EIR No. 466 documented that cultural resource surveys occurred within the MFBCSP between April and June, 2004. The results of the analysis determined that no federal or state significant historical resources were located within the MFBCSP site. The only man-made features recorded within the MFBCSP area during the historic period were various roads, and no buildings or other development were evident. EIR No. 466 noted that the entire MFBCSP area remained vacant and undeveloped throughout the historic period and up to when EIR No. 466 was certified. Therefore, EIR No. 466 concluded that potential impacts to historic resources were not expected and that impacts would be less than significant. (Webb, 2005, p. IV-134)

**No Substantial Change from Previous Analysis:** Properties within the MFBCSP area, including the Project site, were prepared for development as part of the "Oakwood Business Park" (CFD 88-8) with construction of roadways, infrastructure, and rough grading of building pads. Additionally, the southeastern and eastern portions of the Project site were utilized as a borrow site for a nearby development in accordance with Grading Permit No. BGR170112, which was issued on November 16, 2017. No historical resources have been discovered on the site since EIR No. 466 was prepared. Notwithstanding, in the unlikely circumstance that historical resources are encountered during construction of the proposed Project, then Mitigation Measure MM Cultural 1 from EIR No. 466 would apply. Mitigation Measure MM Cultural 1 requires that if any historical, cultural, or archaeological resources are encountered, then all work in the area must cease until the resource can be evaluated by a qualified archaeologist and an appropriate method of treatment of the resource has been identified. As such, and consistent with the finding of EIR No. 466, the Project's impacts to historical resources would be less than significant with implementation of Mitigation Measure MM Cultural 1. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>9. Archaeological Resources</b>				
a. Alter or destroy an archeological 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 archeological resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
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"/>

- a) **Would the proposed Project alter or destroy an archeological site?**
- b) **Would the proposed Project cause a substantial adverse change in the significance of an archeological resource as defined in California Code of Regulations, Section 15064.5?**

**EIR No. 466 Finding:** EIR No. 466 indicated that 15 archaeological sites were identified within the MFBCSP boundaries. A Phase II Archaeological Survey was conducted on the 15 sites, which were determined to consist of shallow grinding slicks on the surface of granitic boulder outcrops. EIR No. 466 noted that the general interpretation of this site type is that they are lightly used, temporary food processing sites from the Lake Prehistoric Period located away from the living/camping areas, with little information potential beyond what is observed on the surface and noted in the existing site records. EIR No. 466 determined that although development of the MFBCSP has the potential to alter or destroy these sites, the sites are considered to have been adequately documented by the Historical/Archaeological Resources Survey Report and the Archaeological Testing and Site Evaluations conducted in association with EIR No. 466 (refer to Appendix D to EIR No. 466). Based upon the findings of the cultural resource surveys and the documentation of the sites in the records of the Eastern Information Center, EIR No. 466 concluded that the alteration or destruction of these sites is considered to be below the level of significance. EIR No. 466 determined that prehistoric resources may be identified in buried context and impacted during buildout of the MFBCSP. This was disclosed as a potentially significant impact, which would be reduced to less-than-significant levels with the incorporation of EIR No. 466 Mitigation Measure MM Cultural 1. (Webb, 2005, pp. IV-134 through IV-137 )

**No Substantial Change from Previous Analysis:** Properties within the MFBCSP area, including the Project site, were prepared for development as part of the "Oakwood Business Park" (CFD 88-8) with construction of roadways, infrastructure, and rough grading of building pads. Additionally, the southeastern and eastern portions of the Project site were utilized as a borrow site for a nearby development in accordance with Grading Permit No. BGR170112, which was issued on November 16, 2017. No archaeological resources were discovered during grading as part of the borrow site. Thus, it is unlikely that any archaeological resources occur within the Project site. Notwithstanding, in the unlikely circumstance that archaeological resources are encountered during construction of the proposed Project, then Mitigation Measure MM Cultural 1 from EIR No. 466 would apply (as modified herein to reflect the County’s standard condition of approval [COA]). Mitigation Measure MM Cultural 1 requires that if any historical, cultural, or archaeological resources are encountered, then all work in the area must cease until the resource can be evaluated by a qualified archaeologist and an appropriate method of treatment of the resource has been identified, in coordination with the County Archaeologist and a Native American tribal representative (or other appropriate ethnic/cultural group representative). As such, and consistent with

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the finding of EIR No. 466, the Project's impacts to archaeological resources would be less than significant with implementation of Mitigation Measure MM Cultural 1. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**c) Would the proposed Project disturb any human remains, including those interred outside of formal cemeteries?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that buildout of the MFBCSP was not expected to disturb any human remains, including those interred outside of formal cemeteries. The IS/NOP concluded that due to the lack of formal cemeteries and informal family burial plots on the MFBCSP site, the MFBCSP would have no impact on human remains. The IS/NOP noted that standard County conditions of approval require work to stop and qualified archaeologists to be consulted in the unlikely event that unknown human remains are uncovered during construction or development activities. As such, the IS/NOP concluded that impacts would be less than significant, and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 14 and 15)

**No Substantial Change from Previous Analysis:** The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. EIR No. 466 Mitigation Measure MM Cultural 2 would apply, which requires the County coroner to be notified in the event human remains are discovered and also requires Native American consultation if appropriate. Additionally, in the event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner. If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the "most likely descendant(s)" of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Consistent with the findings of EIR No. 466, and assuming mandatory compliance with state law and Mitigation Measure MM Cultural 2, implementation of the proposed Project would not result in any adverse impacts to any human remains. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**Project Requirements and EIR No. 466 Mitigation Compliance**

EIR No. 466 identified several mitigation measures to address impacts to cultural resources. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval. It should be noted that Mitigation Measure MM Cultural

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1 has been updated to reflect the County's standard condition of approval for the discovery of previously unidentified cultural resources, and was not modified as the result of the Project causing any new or increased significant impacts. These changes to match the County's standard conditions of approval are actually more protective of the environment with greater detail and clarity than the original mitigation measure. Additionally, while EIR No. 466 included Mitigation Measure MM Cultural 3, which required tribal monitoring during grading activities within MFBCSP Planning Areas 6 and 7, the Project site is located within MFBCSP Planning Area 2; thus, Mitigation Measure MM Cultural 3 is not applicable to the proposed Project.

- MM Cultural 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 ground disturbance within 100 feet of the discovered cultural resources in that area should~~ shall be halted or diverted. The Project Applicant shall contact the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the Project Applicant, the Project ~~until a qualified~~ Archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss ~~can evaluate the nature and significance of the finds. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resources. Resource evaluations shall be limited to non-destructive analysis. Further ground-disturbing activities shall not resume within the area of the discovery until the appropriate treatment has been accomplished. f 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 Cultural 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 Cultural 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.

5.1.6 Energy

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>10. Energy Impacts</b>				
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the proposed Project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**
- b) **Would the proposed Project conflict with a State or Local plan for renewable energy or energy conservation?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP would meet all requirements of Title 24 California Code of Regulations construction for energy savings, but indicated that there were no energy conservation plans associated with the MVAP which would affect the MFBCSP site. Therefore, the IS/NOP concluded that no impacts due to a conflict with energy conservation plans would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 48 and 50)

**No Substantial Change from Previous Analysis:** EIR No. 466 evaluated various scenarios for development of Planning Area 2 of the MFBCSP, including a scenario in which all MFBCSP planning areas (including Planning Area 2) would be developed with warehouse/distribution uses. Under the warehouse/distribution scenario, EIR No. 466 assumed that the entire MFBCSP would be developed with up to 6,215,500 s.f. of warehouse/distribution uses on approximately 279.23 acres (excluding major roads). Thus, EIR No. 466 assumed that warehouse/distribution uses would be developed at an average Floor Area Ratio (FAR) of 0.51 (6,215,500 s.f. ÷ 12,163,258.8 s.f. [279.23 acres] = 0.51). As such, under the warehouse/distribution scenario evaluated in EIR No. 466, EIR No. 466 assumed that the 72.5-acre Project site would be developed with up to 1,610,631 s.f. of warehouse/distribution uses (0.51 FAR x 3,158,100 s.f. [72.5 acres] = 1,610,631 s.f.). (Webb, 2005, Table IV-49)

Based on the energy consumption rates utilized in the County’s General Plan Update EIR (EIR No. 521), Table 5-4, *Comparison of Electricity Demand*, and Table 5-5, *Comparison of Natural Gas Demand*, show the amount of electricity and natural gas, respectively, that would be consumed under the warehouse/distribution scenario evaluated by EIR No. 466 as compared to the proposed Project As shown, when

compared to the warehouse/distribution scenario evaluated in EIR No. 466, the Project would result in a substantial reduction in the amount of electricity and natural gas consumed as compared to what was evaluated in EIR No. 466. (Riverside County, 2015c, Table 5.5-O and Table 5.5-P)

**Table 5-4 Comparison of Electricity Demand**

Land Use	Development Intensity	Demand Factors	Annual Demand
<b>EIR No. 466 Electricity Demand for Planning Area 2 (Warehouse Distribution Scenario)</b>			
Light Industrial	1,610,631 s.f. <sup>1</sup>	10.50 kWh/year/s.f.	16,911,626 kWh/year
<b>Proposed Project Electricity Demand</b>			
Light Industrial	1,244,670 s.f.	10.50 kWh/year/s.f.	13,069,035 kWh/year
<b>Net Difference:</b>	<b>- 365,961 s.f.</b>	<b>--</b>	<b>- 3,852,591 kWh/year</b>

1. EIR No. 466 assumed that the MFBCSP would be developed with up to 6,215,500 s.f. of industrial uses on approximately 279.23 acres (excluding major roads), for an overall FAR of approximately 0.51. Thus, EIR No. 466 assumed the 72.5-acre Project site would be developed with up to 1,610,631 s.f. of light industrial land uses.

Notes: s.f. = square foot/feet; kWh = Kilowatt hours.

(Riverside County, 2015c, Table 5.5-O; Webb, 2005, Table IV-49)

**Table 5-5 Comparison of Natural Gas Demand**

Land Use	Development Intensity	Demand Factors	Annual Demand
<b>EIR No. 466 Natural Gas Demand for Planning Area 2 (Warehouse Distribution Scenario)</b>			
Light Industrial	1,610,631 s.f. <sup>1</sup>	27.6 cfy/s.f.	44,453,416 cfy
<b>Proposed Project Natural Gas Demand</b>			
Light Industrial	1,244,670 s.f.	27.6 cfy/s.f.	34,352,892 cfy
<b>Net Difference:</b>	<b>- 365,961 s.f.</b>	<b>--</b>	<b>- 10,100,524 cfy</b>

1. EIR No. 466 assumed that the MFBCSP would be developed with up to 6,215,500 s.f. of industrial uses on approximately 279.23 acres (excluding major roads), for an overall FAR of approximately 0.51. Thus, EIR No. 466 assumed the 72.5-acre Project site would be developed with up to 1,610,631 s.f. of light industrial land uses.

Notes: s.f. = square foot/feet; cfy = cubic feet per year.

(Riverside County, 2015c, Table 5.5-P; Webb, 2005, Table IV-49)

Notwithstanding the fact that the Project would consume less electricity and natural gas than the warehouse/distribution scenario evaluated in EIR No. 466, provided below is an analysis of the proposed Project's anticipated energy use which determines that the Project would not result in the wasteful, inefficient, or unnecessary consumption of energy during either construction or long-term operation, and also demonstrates that the Project would not conflict with a State or local plan for renewable energy or energy conservation.

### **Project-Related Energy Demands**

#### **Energy and Fuel Use for Project Construction**

The Project's construction process would consume electrical energy and fuel. However, since EIR No. 466 was certified in 2005, federal, State, and regional regulations have become more stringent, thereby resulting in increased energy efficiency for construction vehicles and equipment as compared to what was

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assumed by EIR No. 466. Moreover, Project-related construction would represent a “single-event” electric energy and fuel demand and would not require on-going or permanent commitment of energy or diesel fuel resources for this purpose. Fuel consumed by construction equipment would be the primary energy resource expended over the course of Project-related construction. The aggregate fuel consumption rate for all equipment is estimated at 18.5 horsepower hours per gallon (hp-hr-gal.), obtained from the cited fuel consumption rate factors presented in Table D-24 of the Moyer guidelines (CARB, 2011,p. D-28). Construction workers would also consume fuel traveling to and from the site. An aggregated fuel economy of light duty automobiles (vehicle class within the California sub-area for a 2019 calendar year) are calculated to have a fuel efficiency of 28.17 miles per gallon (MPG).

Indirectly, construction energy efficiencies and energy conservation would be achieved through the use of bulk purchases, transport, and use of construction materials. The 2017 Integrated Energy Policy Report (IEPR) published by the CEC shows that fuel efficiencies are improving for on and off-road vehicle engines due to more stringent government requirements. The amount of energy and fuel use anticipated by the Project’s construction activities would be typical for the type of construction proposed because there are no aspects of the Project’s proposed construction process that are unusual or energy-intensive, and Project construction equipment would conform to the applicable CARB emissions standards, which promote equipment fuel efficiencies. CCR Title 13, Title 13, Motor Vehicles, Section 2449(d)(3), *Idling*, limits idling times of construction vehicles to no more than 5 minutes, thereby precluding unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections conducted by County building officials, and/or in response to citizen complaints. As supported by the preceding discussions, Project construction energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary, and would be less than the energy demands anticipated by EIR No. 466.

## **Energy Use for Project Operation**

### **Transportation Energy Demands**

Since EIR No. 466 was certified in 2005 there has been a substantial increase in regulations governing fuel efficiency in motor vehicles, thereby indicating that energy associated with the Project’s transportation energy demands would be less than was assumed by EIR No. 466.

Energy that would be consumed by Project-generated traffic is a function of total vehicle miles traveled (VMT) and estimated vehicle fuel economies of vehicles accessing the Project site. Fuel would be provided by commercial vendors, which are required to comply with state and federal requirements regarding energy efficiency. Trip generation and VMT generated by up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up to 48,930 s.f. of warehouse uses would be consistent with other light industrial uses similar in scale and configuration, because the Project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT, nor associated excess and wasteful vehicle energy consumption.

Additionally, and as discussed above, under the warehouse/distribution scenario evaluated in EIR No. 466, EIR No. 466 assumed that MFBCSP Planning Area 2 (i.e., the Project site) would be developed with up to



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1,610,631 s.f. of warehouse/distribution uses, which would generate more traffic than the 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up 48,930 s.f. of warehouse uses proposed by the Project Applicant. Specifically, based on the trip generation rates used in the Project's TIA (*Technical Appendix H*), development of Planning Area 2 with 1,610,631 s.f. of warehouse/distribution uses would generate 3,029 Average Daily Trips (ADT) in terms of actual vehicles, as compared to the 2,644 ADT that would be generated by the Project (refer to Table 5-19). (Urban Crossroads, 2019c, Table 4-1) Additionally, and as documented in the Project's Traffic Impact Analysis (TIA; *Technical Appendix H*), the Project would generate 20,878 fewer average daily trips (ADT) as compared to the 680,000 square feet of shopping center uses assumed for the site by EIR No. 466. Thus, traffic associated with the Project would result in the consumption of substantially less fuel as compared to what was assumed by EIR No. 466 for both the warehouse/distribution and shopping center scenarios. (Urban Crossroads, 2019c, Table 4-3).

Enhanced fuel economies realized pursuant to federal and state regulatory actions, and related transition of cars and trucks to alternative energy sources (e.g., electricity, natural gas, bio fuels, hydrogen cells) would likely decrease future gasoline fuel demands per VMT. The location of the Project proximate to regional and local roadway systems tends to reduce VMT within the region, acting to reduce regional vehicle energy demands. Project-related development also would include the establishment of 8-foot wide multipurpose trail segments along the Project's frontages with Seaton Avenue and Harvill Avenue, and the Project would replace an existing bus stop along Cajalco Expressway, all of which would encourage pedestrian and transit access, thereby reducing VMT and associated energy consumption. As supported by the preceding discussions, the Project's transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary, and would be less than was assumed for the site by EIR No. 466.

**Facility Energy Demands**

Project implementation would result in the conversion of the subject site from its existing condition to an industrial development that would include up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up 48,930 s.f. of warehouse uses. This land use would increase the site's demand for energy. Specifically, the Project would consume energy for space and water heating, air conditioning, lighting, and operation of equipment and appliances. Table 5-4 and Table 5-5 (previously presented) provide an estimate of electricity and natural gas demands at Project buildout, respectively, as compared to the land uses evaluated for MFBCSP Planning Area 2 by EIR No. 466. As shown in Table 5-4 and Table 5-5, buildout of the Project is conservatively estimated to require approximately 13,069,035 kilowatt hours per year (kWh/year) of electricity and 34,352,892 cubic feet per year (cfy) of natural gas.

Energy use in buildings is divided into energy consumed by the built environment and energy consumed by uses that are independent of the construction of the building such as plug-in appliances. In California, the California Building Standards Code Title 24 governs energy consumed by the built environment, mechanical systems, and some types of fixed lighting. Non-building energy use, or "plug-in" energy use can be further subdivided by specific end-use (refrigeration, cooking, appliances, etc.).

For new development such as that proposed by the Project Applicant, compliance with California Building Standards Code Title 24 energy efficiency requirements (CALGreen) are considered demonstrable

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evidence of efficient use of energy. The proposed high-cube fulfillment center and warehousing buildings would be required to promote and provide for energy efficiencies beyond those required under other applicable federal or State of California standards and regulations, and in so doing would meet all California Building Standards Code 24 standards. Moreover, energy consumed by the Project is expected to be comparable to other light industrial uses of similar scale and intensity that are constructed and operating in California, because the Project does not propose uses or operations that would inherently result in excessive and wasteful energy consumption. Because the Project would be subject to the CALGreen requirements and does not propose operational characteristics that are substantially different from other similarly situated light industrial developments, the Project would not result in the inefficient, wasteful, or unnecessary consumption of energy. Furthermore, the Project would not cause or result in the need for additional energy facilities or energy delivery systems.

**Project Consistency with Energy Conservation Plans and Regulations**

Under existing conditions, there are no adopted state or local plans for renewable energy or energy efficiency in the Project area. Thus, the Project would have no potential to conflict with such plans, and no impact would occur. Additionally, and as discussed below, the Project would be consistent with or otherwise would not conflict with policies and requirements related to energy conservation.

Project Consistency with Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991: The Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) promoted the development of intermodal transportation systems to maximize mobility as well as address national and local interests in air quality and energy. ISTEA contained factors that Metropolitan Planning Organizations (MPOs) were to address in developing transportation plans and programs, including some energy-related factors. To meet the new ISTEA requirements, MPOs adopted explicit policies defining the social, economic, energy, and environmental values guiding transportation decisions.

Transportation and access to the Project site is provided primarily by the local and regional roadway systems. The Project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be realized pursuant to the ISTEA because no intermodal facilities are planned on or through the Project site.

Project Consistency with the Transportation Equity Act for the 21st Century (TEA-21): The Transportation Equity Act for the 21st Century (TEA-21) was signed into law in 1998 and builds upon the initiatives established in the ISTEA legislation, discussed above. TEA-21 authorizes highway, highway safety, transit, and other efficient surface transportation programs. TEA-21 continues the program structure established for highways and transit under ISTEA, such as flexibility in the use of funds, emphasis on measures to improve the environment, and focus on a strong planning process as the foundation of good transportation decisions. TEA-21 also provides for investment in research and its application to maximize the performance of the transportation system through, for example, deployment of Intelligent Transportation Systems, to help improve operations and management of transportation systems and vehicle safety.

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The Project site is located along major transportation corridors with proximate access to the Interstate freeway system via I-215. The site selected for the Project facilitates access, acts to reduce vehicle miles traveled, takes advantage of existing infrastructure systems, and promotes land use compatibilities through collocation of similar uses. This is because the Project site is located only 0.3 mile from I-215, the Project area already is served with roadway and utilities infrastructure, and the Project site is located in an area planned for light industrial development as part of the General Plan and MFBCSP. As such, the Project supports the strong planning processes emphasized under TEA-21 by taking advantage of the regional and proximate transportation infrastructure. The Project is therefore consistent with, and would not otherwise interfere with, nor obstruct implementation of TEA-21.

Project Consistency with the California Integrated Energy Policy Report (Senate Bill 1389): Senate Bill 1389 (Bowen, Chapter 568, Statutes of 2002) requires the California Energy Commission to prepare a biennial integrated energy policy report that assesses major energy trends and issues facing the state's electricity, natural gas, and transportation fuel sectors and provides policy recommendations to conserve resources; protect the environment; ensure reliable, secure, and diverse energy supplies; enhance the state's economy; and protect public health and safety (Public Resources Code § 25301a)]. The Energy Commission prepares these assessments and associated policy recommendations every two years, with updates in alternate years, as part of the Integrated Energy Policy Report.

The 2016 Integrated Energy Policy Report (2016 IEPR) was published in February 2017, and continues to work towards improving electricity, natural gas, and transportation fuel energy use in California. The 2016 IEPR focuses on a variety of topics such as including the environmental performance of the electricity generation system, landscape-scale planning, the response to the gas leak at the Aliso Canyon natural gas storage facility, transportation fuel supply reliability issues, updates on Southern California electricity reliability, methane leakage, climate adaptation activities for the energy sector, climate and sea level rise scenarios, and the California Energy Demand Forecast.

Electricity would be provided to the Project by Southern California Edison (SCE). SCE's Clean Power and Electrification Pathway (CPEP) white paper. The CPEP is an integrated approach to reduce GHG emissions and air pollution by taking action in three California economic sectors: electricity, transportation and buildings. It builds on existing state programs and policies, and uses a combination of measures to produce the most cost-effective and feasible path forward among the options studied. By 2030, it calls for: 1) an electric grid supplied by 80 percent carbon-free energy; 2) more than 7 million electric vehicles on California roads; and 3) using electricity to power nearly one-third of space and water heaters, in increasingly energy-efficient buildings. These electrified technologies will use zero-emission resources like solar and wind to provide most of their power, and can in turn support the electric grid by balancing electricity demand with supply. Because all power supplied to the Project by SCE would be subject to the energy conservation and renewable energy requirements of the CPEP, the Project is inherently consistent with, would not otherwise interfere with, and would not obstruct implementation of, the goals presented in the 2016 IEPR. (SCE, 2017)

Project Consistency with State Energy Plan: The CEC is responsible for preparing the State Energy Plan, which identifies emerging trends related to energy supply, demand, conservation, public health and

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safety, and the maintenance of a healthy economy. The Plan calls for the State to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies a number of strategies, including assistance to public agencies and fleet operators and encouragement of urban designs that reduce vehicle miles traveled and accommodate pedestrian and bicycle access.

The Project site is located along major transportation corridors with proximate access to the Interstate freeway system via I-215. The Project would facilitate access to and take advantage of existing infrastructure systems, namely I-215 and the interstate freeway system. The Project also would provide pedestrian and transit infrastructure to discourage vehicular travel by accommodating 8-foot wide multipurpose trail segments along the Project's frontage with Seaton Avenue and Harvill Avenue, and replacing an existing bus stop along Cajalco Expressway. The Project also would promote land use compatibility through the development of light industrial uses in close proximity to similarly planned uses, including light industrial uses proposed throughout the MFBCSP area as well as existing light industrial uses located south of Cajalco Expressway. The Project therefore supports the urban design principles identified under the State of California Energy Plan and is thus consistent with or would not otherwise interfere with implementation of the State of California Energy Plan.

Project Consistency with California Code Title 24, Part 6 (California Energy Code): California Code of Regulations Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions.

The CEC indicates that the 2019 Title 24 standards will require solar photovoltaic systems for new homes, establish requirements for newly constructed healthcare facilities, encourage demand responsive technologies for residential buildings, update indoor and outdoor lighting for nonresidential buildings. The CEC anticipates that single-family homes built with the 2019 standards will use approximately 7 percent less energy compared to the residential homes built under the 2016 standards. Additionally, after implementation of solar photovoltaic systems, homes built under the 2019 standards will about 53 percent less energy than homes built under the 2016 standards. Nonresidential buildings will use approximately 30 percent less energy due to lighting upgrades.

The 2016 version of Title 24 was adopted by the California Energy Commission (CEC) and became effective on January 1, 2017 and is applicable to the Project. By the time the Project is constructed in 2020 the Project likely would be subject to updated Title 24 standards with more stringent requirements. Compliance with the applicable Title 24 requirements is enforced through Chapter 15.12 of the County's Municipal Code. Thus, Project consistency with Title 24 requirements would occur as part of the County's future review of building permit applications. Additionally, *Technical Appendix D* includes an extensive analysis of the Project's consistency with the County's Climate Action Plan (CAP), and identifies a number of requirements that would serve to reduce energy consumption associated with the future buildings on

site. In addition, the Project would be conditioned by the County to comply with CAP Measure R2-E10, *On-Site Renewable Energy Production Requirements for New Land Use Development Projects*. To demonstrate compliance with CAP Measure R2-10, the Project Applicant is required to show that 20 percent of the buildings’ energy demand has been offset through on-site renewable energy production (including but not limited to solar), unless such offsets are demonstrated by the Project Applicant to be infeasible. As such, the Project is consistent with, would not interfere with, and would not obstruct implementation of Title 24.

Project Consistency with Pavley Fuel Efficiency Standards (AB 1493): AB 1493 is applicable to the Project because model year 2009-2016 passenger cars and light duty truck vehicles traveling to and from the Project site are required by law to comply with the legislation’s fuel efficiency requirements. On this basis, the Project would not interfere with or otherwise obstruct implementation of AB 1493.

Project Consistency with California Renewable Portfolio Standards (SB 1078): Energy directly or indirectly supplied to the Project by electric corporations is required by law to comply with SB 1078. Thus, the Project would be consistent with SB 1078.

**Conclusion**

Based on the preceding analysis, the Project would not result in the inefficient, wasteful, or unnecessary consumption of energy. Additionally, the Project would not conflict with any adopted state or local plans for renewable energy or energy efficiency. Impacts due to the Project’s energy demands would be less than significant. Implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**5.1.7 Geology and Soils**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>II. Alquist-Priolo Earthquake Fault Zone or County Fault Hazards Zones</b>				
a. 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"/>

- a) **Would the proposed Project 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?**

**EIR No. 466 Finding:** The IS/NOP for EIR No. 466 disclosed that MFBCSP site was located outside of an Alquist-Priolo earthquake fault zone or County fault hazard zone. The IS/NOP noted that the MFBCSP site is approximately 8.7 miles southwest of the San Jacinto Fault Zone and approximately 9.5 miles northeast of a County Fault Zone. Since there was no evidence that the MFBCSP site was located on, or in proximity to a known fault, the IS/NOP concluded that impacts would be considered less than significant with incorporation of standard Uniform Building Code (UBC) and County requirements for construction, and incorporation of the recommendations from each building's geotechnical report. The IS/NOP concluded that no impact would occur and this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 16)

Given the MFBCSP's location in Southern California, and the common occurrence of earthquake faults in the region, the IS/NOP prepared for EIR No. 466 disclosed that the MFBCSP site may experience strong seismic ground shaking from a local or regional earthquake of large magnitude. The IS/NOP noted that the MFBCSP site was located within a zone of very high (30 - 40% g) ground-shaking risk, as designated by the General Plan. Since the MFBCSP site was not located within a State Alquist-Priolo Fault Zone or a County Fault Hazard Zone, the IS/NOP found that the MFBCSP was not required to investigate the potential for and setback from ground rupture hazards. The IS/NOP indicated that the MFBCSP would follow engineering and design parameters in accordance with the most recent edition of the UBC and/or the Structural Engineers Association of California parameters, as required in standard County conditions of approval. Therefore, the IS/NOP disclosed that ground-shaking events are expected to cause less than significant impacts to the project, and this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 17)

**No Substantial Change from Previous Analysis:** Consistent with the findings of the IS/NOP prepared for EIR No. 466, The Project's site-specific geotechnical evaluation (*Technical Appendix C1*) and updates thereto (*Technical Appendices C2 through C4*) indicate that the Project site and surrounding areas are not located within an Alquist-Priolo Earthquake Fault Zone, and there are no known active fault traces within the Project vicinity. The closest zoned fault to the site is the San Jacinto fault zone located approximately 10 miles northeast of the site. (Kleinfelder, 2013, p. 9) Accordingly, there is no potential for the Project to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death associated with earthquake fault zones. Additionally, the Project would not be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, or based on other substantial evidence of a known fault. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<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"/>

**a) Would the proposed Project be subject to seismic-related ground failure, including liquefaction?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that portions of the MFBCSP site were located within a zone of shallow groundwater with moderate to very high susceptibility to liquefaction. The IS/NOP noted that prior to approval of each plot plan, a site-specific geotechnical report shall be prepared, pursuant to County requirements, to identify hazards to the proposed development and recommendations on how to mitigate them. The IS/NOP also noted that after construction has commenced, the geotechnical engineer shall be called to the site in the event of a change in conditions, and to observe all grading operations. Since the MFBCSP would be designed and constructed in accordance with the latest version of the UBC, with incorporation of recommendations from the geotechnical report(s) required for each implementing Plot Plans, the IS/NOP concluded that impacts would be reduced to less-than-significant levels through future design measures. As such, this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 17)

**No Substantial Change from Previous Analysis:** As anticipated by the IS/NOP prepared for EIR No. 466, a site-specific geotechnical evaluation (*Technical Appendix C1*) and updates thereto (*Technical Appendices C2 through C4*) were required for the proposed Project to evaluate specific design elements as established by proposed Plot Plan No. 180028. According to the Project’s site-specific geotechnical evaluation and updates thereto, the site is not within a liquefaction hazard zone as mapped by the County of Riverside. The depth to groundwater in the general area of the existing site grades is estimated to be approximately 15 to 20 feet bgs. The geotechnical investigations determined that based on characteristics of the soils and depth to groundwater, on-site soils have a very low potential for liquefaction during a design-level earthquake. (Kleinfelder, 2013, p. 10) Furthermore, the Project would be conditioned to comply with the recommendations of the site-specific geotechnical evaluations (*Technical Appendices C1 through C4*), which would further ensure that impacts due to liquefaction hazards would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>13. Ground-shaking Zone</b>				
a. Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Would the proposed Project be subject to strong seismic ground shaking?**

**EIR No. 466 Finding:** Given the MFBCSP’s location in Southern California, and the common occurrence of earthquake faults in the region, the IS/NOP prepared for EIR No. 466 disclosed that the MFBCSP site may experience strong seismic ground shaking from a local or regional earthquake of large magnitude. The IS/NOP noted that the MFBCSP site was located within a zone of very high (30 - 40% g) ground-shaking risk, as designated by the General Plan. The IS/NOP indicated that the MFBCSP would follow engineering and design parameters in accordance with the most recent edition of the Universal Building Code (UBC) and/or the Structural Engineers Association of California parameters, as required in standard County conditions of approval. Therefore, the IS/NOP disclosed that ground-shaking events are expected to cause less-than-significant impacts to the project, and this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 17)

**No Substantial Change from Previous Analysis:** Consistent with the findings of the IS/NOP prepared for EIR No. 466, and as indicated in the Project’s site-specific geotechnical evaluation (*Technical Appendix C1*) and updates thereto (*Technical Appendices C2 through C4*), the Project site and surrounding areas are not located within an Alquist-Priolo Earthquake Fault Zone, and there are no known active fault traces within the Project vicinity. The closest zoned fault to the site is the San Jacinto fault zone located approximately 10 miles northeast of the site. (Kleinfelder, 2013, p. 9) However, the site is subject to strong ground motions caused by earthquakes along nearby fault zones and other active regional faults. Section 1613 of the 2016 California Building Code (CBC) identifies design features required to be implemented to resist the effects of seismic ground motions. With mandatory compliance to the 2016 CBC requirements, or the applicable building code at the time of Project construction, structures and persons on the Project site would not be exposed to substantial adverse ground-shaking effects. Accordingly, and consistent with the findings of EIR No. 466, impacts associated with strong seismic ground shaking would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.



	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>I4. Landslide Risk</b> 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the proposed Project 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?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 noted that there were no known or mapped geologic units or soils that are unstable or could become unstable as a result of the MFBCSP. The IS/NOP indicated that the General Plan's Safety Element in effect at the time identified no known or mapped geologic units that could potentially result in on- or off-site landslides, lateral spreading, and collapse or rockfall hazards. The IS/NOP also found that the MFBCSP site did not contain steep slopes (greater than 15%) or unstable slopes with a potential for rockslides or landslides. Therefore, the IS/NOP concluded that no impacts would occur associated with landslide risk, and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 18)

**No Substantial Change from Previous Analysis:** Consistent with the findings of the IS/NOP prepared for EIR No. 466, and as shown on MVAP Figure 15, *Slope Instability*, the Project site is not located within an area subject to risk of landslide or landslide hazards (Riverside County, 2015b, Figure 15). The areas surrounding the Project site are relatively flat, and have no hillsides that may have the potential for landslide or rockfall hazards. Additionally, the Project's site-specific geotechnical evaluation (*Technical Appendix C1*) and updates thereto (*Technical Appendices C2 through C4*) determined that the risk of landslides and other forms of mass wasting is considered very low (Kleinfelder, 2013, p. 9; Kleinfelder, 2018b, p. 8; Kleinfelder, 2018c, pp. 8-9). As such, the Project has no potential to cause or be affected by landslide or rockfall hazards, and impacts would be less than significant. The geotechnical evaluation prepared for the Project site also evaluated the potential for collapse and lateral spreading hazards on site, and identifies site-specific recommendations to preclude collapse or lateral spreading hazards that could adversely affect future buildings on site. The Project would be conditioned to comply with the site-specific recommendations of the geotechnical evaluation (*Technical Appendices C1 through C4*), which would reduce potential impacts to less-than-significant levels. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>15. Ground Subsidence</b>				
a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Would the proposed Project 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?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 found that there were no known geologic units or soils that are or would become unstable and result in subsidence because of the MFBCSP. However, the IS/NOP noted that the General Plan's Safety Element indicated that the eastern portion of the MFBCSP site was at the edge of a susceptible ground subsidence area. The IS/NOP noted that 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. The IS/NOP acknowledged that future development within the MFBCSP would be required to follow engineering and design parameters in accordance with the most recent edition of the UBC and/or Structural Engineers Association of California parameters as well as the sites-specific requirements set forth in the site-specific geotechnical reports required for implementing Plot Plans. Therefore, the IS/NOP concluded that the risk of subsidence hazards would be less than significant and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 18 and 19)

**No Substantial Change from Previous Analysis:** As anticipated by the IS/NOP prepared for EIR No. 466, because the Project Applicant proposes a site-specific development a site-specific geotechnical evaluation (*Technical Appendix C1*) was prepared for the Project, along with updated reports for each of the proposed building sites (*Technical Appendices C2 through C4*). The Project's geotechnical reports determined that dry seismically-induced settlement is calculated to be less than one inch, and incorporate recommendations to address settlement issues. The Project would be conditioned to comply with the recommendations of the site-specific geotechnical studies (*Technical Appendices C1 through C4*). As such, impacts would be less than significant. (Kleinfelder, 2013, p. 11) Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>16. Other Geologic Hazards</b>				
a. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Would the proposed Project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 noted that the nearest large inland water body is Lake Perris located east of the MFBCSP site, which would not pose a threat to the MFBCSP area in the event of a large earthquake that could potentially induce a seiche in the lake. The IS/NOP indicated that there were no volcanoes in the MFBCSP vicinity. Since there are no steep slopes, the IS/NOP concluded that impacts from other geologic hazards would be less than significant. As such, this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 19)

**No Substantial Change from Previous Analysis:** Consistent with the conditions that existed at the time EIR No. 466 was certified, there are no active volcanoes in the Project region. Additionally, the Project vicinity consists of relatively flat topography, and there are no hillsides in the area that could subject the Project site to mudflow hazards. With respect to seiches, the nearest body of water to the Project site is the Perris Reservoir, located approximately 3.6 miles east of the site. According to Riverside County Environmental Impact Report No. 521, the Project site is not located within the inundation zone for the Perris Reservoir, indicating that the site also is not subject to hazards associated with seiches (Riverside County, 2015c, Figure 4.11.2). Thus, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>17. Slopes</b>				
a. Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
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"/>

**a) Would the proposed Project change topography or ground surface relief features?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP site was essentially level. The IS/NOP noted that limited grading may be required during construction to establish finished grades. However, the IS/NOP found that the scale of activity would be consistent with that for ongoing construction in the area. As such, the IS/NOP concluded that no impact would occur due to changes to topography and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 20)

**No Substantial Change from Previous Analysis:** As anticipated by the IS/NOP prepared for EIR No. 466 and as previously depicted on Figure 3-2, the Project generally would maintain the site’s existing topography, with some slopes adjacent to Seaton Avenue and around the proposed detention basin. With implementation of the proposed Project the site would continue to drain towards the east into existing and proposed drainage facilities within Cajalco Expressway and Harvill Avenue. Because the site was previously subject to grading and was utilized as a borrow site for a nearby grading operation, there are no prominent ground surface relief features on site. As such, the Project would not result in substantial changes to the site’s topography or ground surface relief features, and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**b) Would the proposed Project create cut or fill slopes greater than 2:1 or higher than 10 feet?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 disclosed that buildout of the MFBCSP would not involve the formation of cut or fill slopes greater than 2:1 or higher than 10 feet. As such, the IS/NOP concluded that no impacts are expected and as a result this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 20)

**No Substantial Change from Previous Analysis:** As previously depicted on Figure 3-2, the Project would largely retain an existing slope that occurs at the western boundary along Seaton Avenue. As described in subsection 3.1.1.B, this existing slope would be recontoured at a 2:1 gradient (horizontal:vertical), and would be buttressed adjacent to the docking area west of Building 1 by proposed retaining walls measuring up to 18 feet in height (refer to Figure 3-12 and Figure 3-2). The proposed 2:1 slope above the retaining walls in these areas would vary in height up to approximately 12.9 feet in height. To the south of the docking areas in the western portion of the site (and south of the proposed retaining walls), slopes also would be contoured at a 2:1 gradient and would measure up to approximately 31 feet in height. To the north of the docking areas west of Building 1 (and north of the proposed retaining walls) and in the

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northwest corner of the site, slopes would be contoured at gradients ranging from 2:1 to 5:1. Slopes along the northern portion of the site are proposed at a 2:1 gradient, and would measure up to approximately 10.1 feet in height.

Although slopes proposed by the Project Applicant would exceed 10 feet in height, the site-specific geotechnical evaluation (*Technical Appendix C1*) and updates thereto (*Technical Appendices C2 through C4*) identify recommendations to ensure that the Project’s slopes are grossly stable. The Project would be conditioned to comply with the recommendations of the geotechnical evaluations (*Technical Appendices C1 through C4*). Additionally, soils reports prepared by a registered geologist or certified geologist, civil engineer, or geotechnical engineer are required pursuant to Chapter 15.12 of the County of Riverside Municipal Code prior to rough grade or precise grade approval verifying the sub-grade and base of all paved areas. Compliance with the geotechnical evaluation recommendations and mandatory soils reports required for grading permits would preclude impacts associated with slopes that are taller than 10 feet in height. As such, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**c) Would the proposed Project result in grading that affects or negates subsurface sewage disposal systems?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that septic systems were not located on the MFBCSP site. Therefore, the IS/NOP concluded that it is not expected that site grading would impact subsurface sewage systems. As a result, the IS/NOP concluded that impacts to subsurface sewage disposal systems would not occur and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 20)

**No Substantial Change from Previous Analysis:** The Project would not result in grading that affects or negates subsurface sewage disposal systems. With implementation of the proposed Project, sewer service to the Project site would be provided via an existing sewer line within Messenia Lane in the eastern portion of the Project site. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>I8. Soils</b>				
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
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"/>
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"/>

**a) Would the proposed Project result in substantial soil erosion or the loss of topsoil?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 disclosed that the MFBCSP area contains a total of 13 soil types that have low to moderate potential for erosion. The IS/NOP noted that the MFBCSP would be required to reduce or eliminate soil erosion sedimentation during construction activities by obtaining coverage under the Santa Ana RWQCB National Pollutant Discharge Elimination System (NPDES) permit for construction-related storm water discharges in the San Jacinto River Watershed. The IS/NOP explained that the permit requires that Best Management Practices (BMPs) be used to ensure that soil erosion due to wind or water does not occur during the construction phase. Therefore, the IS/NOP concluded that impacts would be less than significant and this topic was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 20 and 21)

**No Substantial Change from Previous Analysis:** Consistent with the information disclosed in EIR No. 466, proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water.

As stated in EIR No. 466, pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain coverage under a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Municipal Code would apply, which establishes, in part, requirements for the control of dust and erosion during construction. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phases to reduce the site’s potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air also would apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project’s NPDES permit and

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applicable regulatory requirements would ensure that water and wind erosion impacts would be less than significant.

Following construction, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. All flows entering the on-site storm drainage system would be directed toward the water quality detention basin planned in the southeastern portion of the site via subsurface storm drain pipes. Following treatment of these flows within the water quality detention basin, flows would be conveyed to a proposed 36-inch storm drain within Cajalco Expressway that would convey runoff northeasterly towards an existing 84-inch storm drain line within Harvill Avenue. Runoff tributary to the site would be conveyed easterly along the northern Project boundary. On-site drainage would largely mimic existing conditions.

Based on the analysis presented in the Project's hydrology study (*Technical Appendix F1*), post-development runoff from the site would slightly increase during 100-year (24-hour duration) storm events (i.e., from 17.8 cfs under existing conditions to 24.7 cfs under post-development conditions) (PBLA, 2019, p. 4). Although peak runoff from the site would increase under the proposed Project, the Project area was previously improved as part of CFD 88-8 with storm water drainage infrastructure that was sized to accommodate future development within the area. Moreover, runoff from the Project site following development would be conveyed directly to existing drainage facilities downstream that have been designed to preclude or substantially avoid erosion hazards. As such, soil erosion and the loss of topsoil would not increase substantially as compared to existing conditions.

In addition, the Project Applicant is required to prepare and submit to the County for approval of a Project-specific Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). The SWPPP and WQMP must identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from storm water and non-storm water discharges. Adherence to the requirements noted in the Project's required WQMP (refer to *Technical Appendix F2*) and site-specific SWPPP would further ensure that potential erosion and sedimentation effects would be less than significant. As such, impacts due to substantial soil erosion or the loss of topsoil would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**b) Would the proposed Project 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?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 noted that the MFBCSP site was located on soils in the Monserate-Arlington-Exeter Association, which exhibits well-drained soils on nearly-level to moderately steep topography. The IS/NOP indicated that these soils have a surface layer of sandy loam to loam and are shallow to deep to hardpan, and that this association does not contain expansive soils as

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defined in Table 18-1-B of the Uniform Building Code. The IS/NOP further noted that expansive soils are not typically associated with the MFBCSP vicinity. Therefore, the IS/NOP concluded that no impacts related to expansive soils would occur, and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 21)

**No Substantial Change from Previous Analysis:** Consistent with the findings of the IS/NOP prepared for EIR No. 466, the Project's site-specific geotechnical evaluation (*Technical Appendix C1*) and updates thereto (*Technical Appendices C2 through C4*) determined that soils on site have an expansion index (EI) test result of 10. Based on these results, the Project's geotechnical consultant (Kleinfelder West, Inc.) determined that expansive soils would not adversely impact the design and construction of the proposed Project. (Kleinfelder, 2013, p. 11; Kleinfelder, 2018b, p. 22; Kleinfelder, 2018c, p. 24) Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**c) Would the proposed Project 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?**

**EIR No. 466 Finding:** Although this issue was not evaluated in EIR No. 466 or in the IS/NOP prepared for EIR No. 466, the IS/NOP and EIR No. 466 contained enough information about the MFBCSP's proposed sewer plan that with the exercise of reasonable diligence, information about the MFBCSP's potential impacts due to septic systems or alternative waste water disposal systems was readily available to the public. Specifically, EIR No. 466 incorporates by reference the MFBCSP, which requires all future development within the MFBCSP to connect to Eastern Municipal Water District (EMWD) sewer facilities for wastewater treatment. Thus, there is no potential for the MFBCSP to result in or require the use of septic tanks or alternative waste water disposal systems and no impact would occur.

**No Substantial Change from Previous Analysis:** As anticipated by the IS/NOP prepared for EIR No. 466, the Project Applicant proposes to connect to the EMWD's sanitary sewer system via a proposed connection within Messenia Lane in the eastern portion of the Project site. The Project does not propose septic tanks or alternative waste water disposal systems, nor do any such facilities occur on site under existing conditions. As such, no impact would occur. Implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.



	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>19. Wind Erosion and Blowsand from project either on or off site.</b>				
a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Would the proposed Project be impacted by or result in an increase in wind erosion and blowsand, either on or off site?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP site had moderate potential for wind erosion, similar to most of Riverside County. However, the IS/NOP indicated that the MFBCSP site is not located within the boundaries of Riverside County's Agricultural Dust Control Area as established by Ordinance No. 484. Therefore, the IS/NOP concluded that impacts from wind erosion and blowsand on- and off-site would be less than significant. The IS/NOP further noted that during construction, which would be accessed by paved roadways, all grading would be required to use BMPs, including compliance with SCAQMD Rule 403, to prevent wind erosion. The IS/NOP indicated that the use of these BMPs would reduce to less than significant any wind erosion and/or blowsand impacts caused by development of the MFBCSP. Therefore, wind erosion and blowsand were not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 22 and 23)

**No Substantial Change from Previous Analysis:** Construction characteristics associated with the proposed Project would be consistent with what was assumed by the IS/NOP prepared for EIR No. 466. Proposed grading activities would expose underlying soils at the Project site, which would increase erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the removal of stabilizing vegetation and exposure of these erodible materials to wind. Erosion by wind would be highest during periods of high wind speeds.

The Project site is considered to have a “moderate” susceptibility to wind erosion (Riverside County, 2015a, Figure S-8). During grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded with mandatory compliance with the Project’s SWPPP and Riverside County Ordinance No. 484.2, which establishes requirements for the control of blowing sand. In addition, the Project would be required to comply with SCAQMD Rule 403, which addresses the reduction of airborne particulate matter. With mandatory compliance to regulatory requirements, wind erosion impacts would be less than significant during construction and mitigation is not required.

Following construction, and consistent with the findings of the IS/NOP, wind erosion on the Project site would be negligible, as the disturbed areas would be landscaped or covered with impervious surfaces.

Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**5.1.8 Greenhouse Gas Emissions**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>20. Greenhouse Gas Emissions</b>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the proposed Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**
- b) **Would the proposed Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

**EIR No. 466 Finding:** Although EIR No. 466 did not address this subject, EIR No. 466 contained enough information about projected air quality emissions associated with the MFBCSP that with the exercise of reasonable diligence, information about the MFBCSP’s potential effect due to greenhouse gas (GHG) emissions was readily available to the public. EIR No. 466 did not evaluate impacts due to GHG emissions.

**No Substantial Change from Previous Analysis:** In order to compare the Project’s level of emissions to what was evaluated and disclosed by EIR No. 466, a Project-specific Focused Air Quality Assessment (AQA) was prepared by Urban Crossroads, Inc., and is included as *Technical Appendix A2*. As demonstrated by the AQA, and as previously shown in Table 5-1, the Project would result in a substantial reduction in GHG emissions as compared to what was evaluated and disclosed by EIR No. 466. As indicated in Table 5-1, the Project would result in a reduction of NO<sub>x</sub> and CO emissions as compared to the project evaluated in EIR No. 466. NO<sub>x</sub> is a GHG, while CO in the atmosphere is converted to CO<sub>2</sub>, which also is a GHG. Moreover, as discussed in more detail in subsection 5.1.18, the proposed Project would result in a substantial reduction in the amount of traffic generated by development of the site as compared to what was evaluated by EIR No. 466. Specifically, the Project would entail full development of MFBCSP Planning

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Area 2 and would result in the generation of 20,878 fewer vehicle trips (actual vehicles) as compared to the shopping center land uses that were evaluated by EIR No. 466 for Planning Area 2 (Urban Crossroads, 2019c, Table 4-4). Because the majority of greenhouse gas (GHG) emissions associated with light industrial development is the result of vehicular traffic, the Project's level of GHG emissions would be reduced in comparison to the project evaluated by EIR No. 466 (CARB, 2017; Riverside County, 2015c, Figure 4.7.1). Additionally, and as documented in Section 4.7.3 of the Riverside County EIR No. 521, there have been numerous regulations adopted since EIR No. 466 was certified in 2005 that would result in reduced Project-related GHG emissions compared to the project evaluated by EIR No. 466, including AB 1493, which specifies fuel efficiency standards, and the California Building Standards Code Title 24 energy efficiency requirements (CALGreen), which impose more stringent energy efficiency requirements as compared to what was in effect when EIR No. 466 was certified. Notwithstanding the fact that the Project would result in reduced GHG impacts as compared to the project evaluated in EIR No. 466, the Project's proposed Plot Plan No. 180028 includes site-specific details regarding the proposed development that were not available when EIR No. 466 was certified. As such, and in order to supplement the information contained in EIR No. 466, a discussion and analysis of the Project's potential impacts associated with GHG emissions is presented below.

## **Background**

Global Climate Change (GCC) is defined as the change in average meteorological conditions on the earth with respect to temperature, precipitation, and storms. Scientific evidence suggests that GCC is the result of increased concentrations of greenhouse gases in the earth's atmosphere, including carbon dioxide, methane, nitrous oxide, and fluorinated gases. Many scientists believe that this increased rate of climate change is the result of greenhouse gases resulting from human activity and industrialization over the past 200 years.

GCC refers to the change in average meteorological conditions on the earth with respect to temperature, wind patterns, precipitation and storms. Global temperatures are regulated by naturally occurring atmospheric gases such as water vapor, CO<sub>2</sub> (carbon dioxide), N<sub>2</sub>O (nitrous oxide), CH<sub>4</sub> (methane), hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. These particular gases are important due to their residence time (duration they stay) in the atmosphere, which ranges from 10 years to more than 100 years. These gases allow solar radiation into the earth's atmosphere, but prevent radioactive heat from escaping, thus warming the earth's atmosphere. GCC can occur naturally as it has in the past with the previous ice ages.

An individual project like the proposed Project cannot generate enough greenhouse gas emissions to affect a discernible change in global climate. However, the proposed Project may participate in the potential for GCC by its incremental contribution of greenhouse gases combined with the cumulative increase of all other sources of greenhouse gases, which when taken together constitute potential influences on GCC.

### **Applicable GHG Regulations**

Executive Order (EO) S-3-05 was issued by Governor Schwarzenegger in 2005 and documents GHG emission reduction goals, creates the Climate Action Team, and directs the Secretary of CalEPA to coordinate efforts with meeting the GHG reduction targets with the heads of other state agencies. EO S-3-05 goals for GHG emissions reductions include: reducing GHG emissions to 2000 levels by the year 2010; reducing GHG emissions to 1990 levels by the year 2020; and reducing GHG emissions to 80 percent below 1990 levels by 2050. (CCC, n.d.)

In response to EO S-3-05, in September 2006, Governor Schwarzenegger signed Assembly Bill 32 (AB 32), the California Climate Solutions Act of 2006. AB 32 requires California to reduce its GHG emissions to 1990 levels by 2020, which represents a reduction of approximately 15 percent below emissions expected under a “business as usual” scenario. Pursuant to AB 32, the CARB must adopt regulations to achieve the maximum technologically feasible and cost-effective GHG emission reductions. The full implementation of AB 32 will help mitigate risks associated with climate change, while improving energy efficiency, expanding the use of renewable energy resources, cleaner transportation, and reducing waste. (CARB, 2014)

On December 11, 2008, CARB adopted a Scoping Plan to reduce GHG emissions to 1990 levels. The Scoping Plan’s recommendations for reducing GHG emissions to 1990 levels by 2020 include emission reduction measures, including a cap-and-trade program linked to Western Climate Initiative partner jurisdictions, green building strategies, recycling and waste-related measures, as well as Voluntary Early Actions and Reductions. Table 5-6, *Scoping Plan GHG Reduction Measures Towards 2020 Target*, shows the proposed reductions from regulations and programs outlined in the Scoping Plan.

The County of Riverside adopted a Climate Action Plan (CAP) on December 8, 2015 to ensure that development accommodated by the buildout of the General Plan supports the goals of AB 32. The County of Riverside plans to reduce community-wide emissions to 6,036,971 Metric Tons (MT) of Carbon Dioxide Equivalent (CO<sub>2</sub>e) per year by 2020. In order to determine whether new development within the County is consistent with the CAP, the CAP includes Screening Tables (Appendix F to the CAP) to aid in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated into development projects. The CAP contains a menu of measures potentially applicable to discretionary development that include energy conservation, water use reduction, increased residential density or mixed uses, transportation management and solid waste recycling. Individual sub-measures are assigned a point value within the overall screening table of GHG implementation measures. The point values are adjusted according to the intensity of action items with modest adoption/installation (those that reduce GHG emissions by modest amounts) worth the least number of points and greatly enhanced adoption/installation worth the most. Projects that garner at least 100 points (equivalent to an approximate 15% reduction in GHG emissions as compared to 2008 levels) are determined to be consistent with the reduction quantities anticipated in the County’s GHG Technical Report (which was prepared by the County in support of the CAP), and consequently would be consistent with the CAP and the GHG reduction targets established by AB 32. (Riverside County, 2018)

**Table 5-6 Scoping Plan GHG Reduction Measures Towards 2020 Target**

<i>Recommended Reduction Measures</i>	<i>Reductions Counted toward 2020 Target of 169 MMT CO<sub>2</sub>e</i>	<i>Percentage of Statewide 2020 Target</i>
<b>Cap and Trade Program and Associated Measures</b>		
California Light-Duty Vehicle GHG Standards	31.7	19%
Energy Efficiency	26.3	16%
Renewable Portfolio Standard (33 percent by 2020)	21.3	13%
Low Carbon Fuel Standard	15	9%
Regional Transportation-Related GHG Targets <sup>1</sup>	5	3%
Vehicle Efficiency Measures	4.5	3%
Goods Movement	3.7	2%
Million Solar Roofs	2.1	1%
Medium/Heavy Duty Vehicles	1.4	1%
High Speed Rail	1.0	1%
Industrial Measures	0.3	0%
Additional Reduction Necessary to Achieve Cap	34.4	20%
<b>Total Cap and Trade Program Reductions</b>	<b>146.7</b>	<b>87%</b>
<b>Uncapped Sources/Sectors Measures</b>		
High Global Warming Potential Gas Measures	20.2	12%
Sustainable Forests	5	3%
Industrial Measures (for sources not covered under cap and trade program)	1.1	1%
Recycling and Waste (landfill methane capture)	1	1%
<b>Total Uncapped Sources/Sectors Reductions</b>	<b>27.3</b>	<b>16%</b>
<b>Total Reductions Counted toward 2020 Target</b>	<b>174</b>	<b>100%</b>
<b>Other Recommended Measures – Not Counted toward 2020 Target</b>		
State Government Operations	1.0 to 2.0	1%
Local Government Operations	To Be Determined <sup>2</sup>	NA
Green Buildings	26	15%
Recycling and Waste	9	5%
Water Sector Measures	4.8	3%
Methane Capture at Large Dairies	1	1%
<b>Total Other Recommended Measures – Not Counted toward 2020 Target</b>	<b>42.8</b>	<b>NA</b>

Source: CARB. 2008, MMTons CO<sub>2</sub>e: million metric tons of CO<sub>2</sub>e

<sup>1</sup>Reductions represent an estimate of what may be achieved from local land use changes. It is not the SB 375 regional target.

<sup>2</sup>According to the Measure Documentation Supplement to the Scoping Plan, local government actions and targets are anticipated to reduce vehicle miles by approximately 2 percent through land use planning, resulting in a potential GHG reduction of 2 million metric tons of CO<sub>2</sub>e (or approximately 1.2 percent of the GHG reduction target). However, these reductions were not included in the Scoping Plan reductions to achieve the 2020 Target

A number of additional policies and regulations addressing GHGs have been adopted by the State, including regulations to implement the GHG reduction target set forth by EO S-3-05 for Year 2030 (which is not applicable to the proposed Project for the reasons discussed below). Please refer to Section 4.7.3 of the Riverside County EIR No. 521, for a detailed description of policies and regulations that have been adopted to reduce GHGs. EIR No. 521 is available for public review at the Riverside County Planning Department, 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA.

### **Threshold of Significance for Evaluating Project Impacts due to GHGs**

As discussed in the Newall Ranch decision, a lead agency may assess the significance of GHG emissions by determining a project's consistency with a local GHG reduction plan or CAP that qualifies under § 15183.5 of the CEQA Guidelines. See *Center for Biological Diversity v. California Dept. of Fish & Wildlife* (2017) 17 Cal. App. 5th 1245.

Additionally, and pursuant to guidance from the Association of Environmental Professionals (AEP), GHG emissions "...should be identified for the project horizon year and lead agencies should consider the project horizon year when applying a threshold of significance" (AEP, 2016, p. 32). Because the Project would be fully built out and occupied by the end of 2020, the Project's GHG impacts are based on the Project's compliance with the GHG reduction mandate of AB 32 to reduce emission levels to 1990 levels by 2020. Demonstrating compliance with AB 32 also would show that the Project would not inhibit Riverside County's ability to achieve the 2030 target established by EO S-3-05 and Senate Bill 32 (SB 32), as the bulk of the GHG reductions needed by 2030 would occur at the State and regional levels. Compliance with AB 32 would demonstrate that the County, including the Project, is on trajectory to meet more stringent GHG reduction targets as established by EO S-3-05 to reduce GHG emissions to 40% below 1990 emission levels by 2030 and to reduce GHG emissions to 80% below 1990 levels by 2050.

The County of Riverside's CAP, which complies with § 15183.5 of the CEQA Guidelines, was adopted specifically for the purpose of ensuring that the development accommodated by the buildout of the General Plan supports the goals of AB 32. CARB adopted the State's strategy for achieving AB 32 targets in its Climate Change Scoping Plan (Scoping Plan) in 2008. The Scoping Plan GHG reduction goal is to reduce statewide emissions to 1990 levels by 2020. The County of Riverside CAP includes strategies that will achieve this target. The CAP target is to reduce County emissions by the amount recommended in the Scoping Plan for local government of 15 percent below 2008 levels by 2020. This was roughly equivalent to the 28.4 percent overall reduction in statewide emissions from business as usual in 2020. Thus, projects that are consistent with the CAP also would be consistent with the GHG reduction targets set forth by AB 32.

As such, projects that achieve a total of 100 points or more pursuant to the County's CAP do not require quantification of project-specific GHG emissions and, consistent with CEQA Guidelines, such projects are considered to have a less-than-significant individual and cumulative impact on GHG emissions.

### **Project Impacts due to GHGs**

In conformance with the Riverside County CAP, the Project Applicant completed Screening Tables for GHG Implementation Measures for Commercial Development and Public Facilities, which is included as *Technical Appendix D* to this EIR Addendum. As indicated, the Project Applicant has committed to design features such that the Project could accommodate enough implementation measures to equal 170 points, which far exceeds the CAP requirement to obtain a minimum of 100 points. It should be noted that while the measures identified in *Technical Appendix D* have been determined by the Project Applicant to be feasible, not all of the measures identified in *Technical Appendix D* would be implemented; however, the

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County will impose a standard Condition of Approval requiring the Project to achieve a minimum of 100 points pursuant to the CAP screening tables as part of future building permit applications. Furthermore, the Project would be conditioned to comply with CAP Measure R2-E10, *On-Site Renewable Energy Production Requirements for New Land Use Development Projects*. To demonstrate compliance with Measure R2-E10, the Project Applicant would be required to show that 20 percent of the buildings' energy demand has been offset through on-site renewable energy production (including but not limited to solar), unless such offset are demonstrated by the Project Applicant to be infeasible. As indicated on the floor plans included as part of Plot Plan No. 180028, the roof for Building 1 is required to be designed to support future solar panels equal to 30% of the building area, while the roofs for Buildings 3 and 4 are required to be designed to support future solar panels equal to 100% of the buildings' area. As required by CAP Measure R2-E10, the Project would be conditioned to demonstrate that the proposed solar panels would meet a minimum of 20 percent of the buildings' energy demand, or must demonstrate that it is infeasible to achieve a 20 percent offset. As such, with mandatory compliance with CAP Measure R2-E10 in conjunction with the other measures that achieve a minimum of 100 points pursuant to Appendix F to the CAP, the Project would be consistent with the County's CAP, and as a result also would be consistent with the GHG reduction targets established by AB 32 and the GHG reduction measures set forth in the CARB Scoping Plan. Accordingly, the Project would not generate GHGs, either directly or indirectly, that may have a significant impact on the environment. Additionally, the Project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs. As such, with mandatory compliance with the CAP, the Project's GHG emissions would be less-than-cumulatively considerable. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**Comparison of Project GHG Impacts to EIR No. 466**

Although EIR No. 466 did not evaluate GHG impacts per se, EIR No. 466 contained sufficient information about projected air quality emissions associated with the MFBCSP that with the exercise of reasonable diligence, information about the MFBCSP's potential effect due to GHG emissions was readily available to the public. In comparison to the land uses and other assumptions about buildout of the MFBCSP utilized in EIR No. 466, the proposed Project would result in a substantial reduction in GHG emissions. Due to advancements in technology and more stringent regulations since 2005, the Project's GHG emissions associated with construction sources, mobile sources, area sources, and energy sources would be substantially less than what would have been disclosed by EIR No. 466 for the Project site. Moreover, and as shown in Table 5-19, EIR No. 466 assumed the Project site (i.e., MFBCSP Planning Area 2) would generate approximately 20,878 more vehicle trips (actual vehicles) than would be generated by the Project evaluated herein (Urban Crossroads, 2019c, Table 4-4). Because a majority of the GHG emissions associated with light industrial uses are the result of mobile sources, and because the Project would produce substantially less traffic than was analyzed by EIR No. 466, the Project as proposed would result in a substantial reduction in GHG emissions associated with the buildout of Planning Area 2 as compared to the land uses assumed by EIR No. 466. Accordingly, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**Project Requirements and EIR No. 466 Mitigation Compliance**

EIR No. 466 Mitigation Measures

EIR No. 466 did not identify any measures specifically addressing GHG emissions, although the Project would be subject to EIR No. 466 Air Quality Mitigation Measures MM Air 1 through MM Air MM 9 (refer to subsection 5.1.3), several of which would reduce the Project’s GHG emissions.

Project Specific Conditions of Approval

The following conditions of approval shall apply to ensure compliance with the Riverside County CAP, further demonstrating that implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466:

- Prior to building permit issuance, the Project Applicant shall demonstrate that appropriate building construction measures shall apply to achieve a minimum of 100 points per Appendix F to the Riverside County Climate Action Plan (CAP). The conceptual measures anticipated for the Project are listed in the Project’s Screening Table for GHG Implementation Measures for Commercial Development and Public Facilities (EIR Addendum Technical Appendix D). The conceptual measures may be replaced with other measures as listed in Technical Appendix D, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points per Appendix F to the Riverside County Climate Action Plan.
- Prior to issuance of building permits, and in accordance with measure R2-E10 of the County's Climate Action Plan, the proposed Project shall be required to offset its energy demand by 20 percent of the energy demand. This is anticipated to be accommodated through solar panels mounted on the building rooftops. The energy demand shall be determined at the initial building permit stage if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should be deferred to the tenant improvement building permit and to any subsequent tenant improvement permits as tenants may change. Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation. As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels.

**5.1.9 Hazards and Hazardous Materials**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the proposed Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**
- b) **Would the proposed Project 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?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 disclosed that development of the industrial/business park land uses in the MFBCSP area would incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies, etc. The IS/NOP noted that proposed buildings would be used for light industrial and warehouse/distribution uses under the existing I-P, M-SC, and MM zoning. The IS/NOP indicated that the I-P, M-SC, and M-M zoning designations allowed certain land uses which might use hazardous materials. As noted in the IS/NOP, such uses, if ever proposed on the site in the future, would be subject to standard Department of Environmental Health policies and permitting procedures. However, the IS/NOP concluded that the MFBCSP would not involve transport, use or disposal of hazardous materials and determined that impacts

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would be less than significant. This issue was determined by the IS/NOP to be less than significant and was therefore not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 23 and 24)

**No Substantial Change from Previous Analysis:** The Project entails the buildout of MFBCSP Planning Area 2 with high-cube fulfillment warehouse and warehouse uses. The Project's proposed land uses are fully consistent with the land use assumptions made by EIR No. 466 for Planning Area 2. As such, construction and operational characteristics of the proposed Project would be consistent with the assumptions made by EIR No. 466. Accordingly, the Project has no greater potential for hazardous materials impacts due to existing site conditions, construction activities, and long-term Project operation as compared to the Project evaluated in EIR No. 466. Each is discussed below. Notwithstanding, because the Project consists of proposed Plot Plan No. 180028, which identifies site-specific development characteristics, an analysis of the Project's potential to result in impacts due to existing site conditions, construction activities, and operational activities is discussed below.

**Historical Site Conditions**

Since EIR No. 466 was certified in 2005, there have been no major changes to the Project site that could result in the presence of previously unknown hazardous materials. Although the southeastern and eastern portions of the Project site were utilized as a borrow site for a nearby development in accordance with Grading Permit No. BGR170112, which was issued on November 16, 2017, the use of the Project site for borrow material did not result in the introduction of any hazardous materials that could pose a threat to the environment. Thus, there would be no potential for increased impacts due hazardous materials within the Project site (i.e., MFBCSP Planning Area 2) beyond what was evaluated and disclosed by the IS/NOP prepared for EIR No. 466.

Notwithstanding, a Phase I Environmental Site Assessment (ESA) was prepared for the Project site by SCS Engineers, and is included as *Technical Appendix E*. According to available historical sources and consistent with the findings of the IS/NOP prepared for EIR No. 466, the property has been undeveloped or agricultural land since the early 1900s. The existence of past agricultural activities on the property and in adjacent areas indicates a potential for pesticide and/or heavy metal (associated with dusting powders) contamination. It is not uncommon to find trace levels of pesticides in soils at former agricultural areas in Southern California. However, these trace concentrations are rarely cause for environmental concern. As concluded by SCS Engineers, and consistent with the conclusion reached by the IS/NOP, without specific evidence of pesticide storage or mismanagement on the Project site, past use for agricultural purposes is considered to be a de minimis condition and collection and analysis of soil samples for pesticides is unwarranted. Additionally, no hazardous substances/wastes were observed on the Project site during the site inspection. Limited debris such as scattered trash was observed on the site; however, no obvious signs of disturbed soils or illicit dumping (e.g., soils, rubble, etc.) on the site was noted. No recognized environmental conditions (RECs) were noted during the site inspection or identified during the review of regulatory database and other historical records. Regulatory database information identified few known or suspected contamination sites in the area surrounding the Property. Based on the available information, it is unlikely that any of these sites have affected the environmental condition of the Property. As such, and consistent with the conclusion reached by the IS/NOP prepared for EIR No. 466,

impacts due to hazards associated with existing site conditions would be less than significant. (SCS Engineers, 2018, pp. iv and 7-8)

**Construction Activities**

Construction activities would occur on the Project site in the same or similar manner as assumed by EIR No. 466. Heavy equipment (e.g., dozers, excavators, tractors) would be operated on the subject property during the demolition and construction phases of the Project. This heavy equipment would likely be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with the proposed Project than would occur on any other similar construction site, and the risk of such spills during construction would be no greater than was assumed by EIR No. 466 or its associated IS/NOP. Construction contractors would be required to comply with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited requirements imposed by the Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC), SCAQMD, and Santa Ana RWQCB. With mandatory compliance with applicable hazardous materials regulations, the Project would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials during the construction phase. Additionally, construction activities would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts would be less than significant.

**Operational Activities**

Operational activities would occur on the Project site in the same or similar manner as assumed by EIR No. 466. Whereas EIR No. 466 assumed a range of occupant types, the Project Applicant proposes high-cube fulfillment center and general warehouse uses, in conformance with the range of uses allowed by the MFBCSP. The future occupant(s) of the Project's proposed buildings is unknown at the time of this assessment; however, Building 1 would be developed with up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses, Building 3 would be developed with up to 32,978 s.f. of warehouse uses, and Building 4 would be developed with up to 15,952 s.f. of warehouse uses. Allowable occupant types would be governed by the site's underlying zoning designations of I-P and M-SC (refer to subsection 2.2.1).

Although unlikely, it is possible that hazardous materials could be used during the course of a future occupant's daily operations. As noted in the IS/NOP prepared for EIR No. 466, uses that might use hazardous materials would be subject to standard Department of Environmental Health policies and permitting procedures. Although not discussed in detail in the IS/NOP, State and federal Community-Right-to-Know laws allow the public access to information about the amounts and types of chemicals in use at local businesses. Regulations also are in place that require businesses to plan and prepare for possible chemical emergencies. Any business that occupies a building on the Project site and that handles

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

Consistent with the finding of the IS/NOP prepared for EIR No. 466, if businesses that use or store hazardous materials occupy the Project, the business owners and operators would be required to comply with all applicable federal, state, and local regulations to ensure proper use, storage, use, emission, and disposal of hazardous substances (as described above). With mandatory regulatory compliance, the Project is not expected to pose a significant hazard to the public or the environment through the routine transport, use, storage, emission, or disposal of hazardous materials, nor would the Project increase the potential for accident conditions which could result in the release of hazardous materials into the environment. Thus, and consistent with the conclusion reached in the IS/NOP, impacts would be less than significant and mitigation is not required.

**Conclusion**

As noted above, and consistent with the finding made by the IS/NOP prepared for EIR No. 466, with implementation of mandatory regulatory requirements and standard conditions of approval, the Project would result in less-than-significant impacts due to the routine transport, use, or disposal of hazardous materials, and less-than-significant impacts associated with reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**c) Would the proposed Project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP would not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. The IS/NOP noted that the MFBCSP would include adequate access for emergency response vehicles and personnel, as developed in consultation with County Fire personnel, and that the MFBCSP site is bounded on the north and south by freeway on-ramps. The IS/NOP concluded that no impacts would occur, and this issue was therefore not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 24)

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**No Substantial Change from Previous Analysis:** The Project entails implementing development within Planning Area 2 of the MFBCSP, and Planning Area 2 does not contain any emergency facilities nor does it serve as an emergency evacuation route. Under long-term operational conditions, the proposed Project would be required to maintain adequate emergency access for emergency vehicles on-site as required by the County. Furthermore, as discussed in subsection 3.1, the Project does not propose nor require major roadway improvements that could interfere with traffic operations on roadways abutting the Project site; thus, the Project would not result in a substantial alteration to the design or capacity of any existing public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**d) Would the proposed Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 determined that no portions of the MFBCSP occur within a quarter-mile of a school site. Therefore, the IS/NOP concluded that no impact would occur and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 24)

**No Substantial Change from Previous Analysis:** Consistent with the findings of EIR No. 466, there are no existing or planned schools within one-quarter mile of the Project site. The nearest school to the Project site is the Val Verde High School, located 0.5 mile east of the Project site and east of I-215. Accordingly, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**e) Would the proposed Project 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?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 noted that an environmental regulatory database search was performed for the MFBCSP site on April 6, 2004. This environmental regulatory database search reviewed all regulatory agency lists compiled pursuant to Government Code Section 65962.5, and revealed that the MFBCSP site is not located on a site which is included on the Cortese list of hazardous materials sites. Therefore, the IS/NOP concluded that no impact would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 24)

**No Substantial Change from Previous Analysis:** As disclosed in the IS/NOP prepared for EIR No. 466, the Project site is not listed on the Hazardous Waste and Substances Sites List produced by the Department of Toxic Substances Control (DTSC), which is referred to as “Envirostor.” (DTSC, 2018) Additionally, the

Project’s Phase I ESA, which was prepared to supplement the information contained in the IS/NOP, included a review of federal, state, tribal, and local government databases to determine whether the Project site is identified as a hazardous materials site pursuant to Government Code Section 65962.5, which resulted in a determination that the Project site has no RECs and is not listed on any hazardous materials databases. (SCS Engineers, 2018, pp. 8-11) Accordingly, and consistent with the findings of the IS/NOP, the Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and impacts would not occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>22. Airports</b>				
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 (2) 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"/>

**a) Would the proposed Project result in an inconsistency with an Airport Master Plan?**

**EIR No. 466 Finding:** EIR No. 466 disclosed that the MVSP site was located within Area II of the airport-influenced area (AIA) for the March Air Reserve Base (MARB) pursuant to the 1984 Riverside County Airport Land Use Plan (ALUP), and thus review by the Riverside County Airport Land Use Commission was required. EIR No. 466 determined that because MARB noise levels are less than 60 dB CNEL at the MFBCSP site, all uses within the MFBCSP were considered compatible with the exterior noise level guidelines set forth in the 1984 Riverside County Airport Land Use Plan and with the land use compatibility policies of the 1998 MARB Air Installation Compatible Use Zone (AICUZ) Study. EIR No. 466 noted that although the MFBCSP site occurred outside of the CNEL noise contours for March Air Reserve Base, the MFBCSP site was located beneath identified flight tracks for airplanes using the airfield at March Air Reserve Base,

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resulting in a potential for single-event noise levels to affect future land uses in the MFBCSP. However, EIR No. 466 determined that the industrial, warehouse, distribution, and commercial/retail land uses within the MFBCSP were not considered to be sensitive receivers and therefore the impacts from these single-event noise levels were determined to be below the level of significance. With respect to the Federal Aviation Regulations Part 77 imaginary surface, EIR No. 466 indicated that height limitations were not anticipated to pose a development constraint as all buildings would be below the Part 77 imaginary surface. With respect to airport safety, EIR No. 466 determined that the proposed land uses were permitted within Area II as described in the 1984 ALUP. EIR No. 466 also determined that the MFBCSP would be required to comply with all remaining land use compatibility criteria for Area II. Additionally, EIR No. 466 determined that the MFBCSP would not be located within a Clear Zone or within the Accident Potential Zones (APZs). Although impacts were determined to be less than significant, a mitigation measure was imposed on the MFBCSP requiring 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. With implementation of the required mitigation, EIR No. 466 concluded impacts would be reduced to less-than-significant levels. (Webb, 2005, pp. IV-102 through IV-108)

**No Substantial Change from Previous Analysis:** Consistent with the finding of EIR No. 466, the Project site is located within the AIA of the MARB. Specifically, the Project site is located within Compatibility Zone C2 of the 2014 MARB Land Use Compatibility Plan (ALUCP), which updated and replaced the 1984 ALUP that was in effect at the time EIR No. 466 was certified. (ALUC, 2014, Map MA-1) Although EIR No. 466 evaluated a range of land uses allowed by the MFBCSP, EIR No. 466 did not evaluate specific buildings, as EIR No. 466 assumed that the characteristics of individual buildings would be identified as part of implementing developments within the MFBCSP. The currently-proposed Project is an implementing development that would result in the buildout of MFBCSP Planning Area 2, and the Project's application materials identify specific building architecture, building locations, site elevations, building heights, and building footprints. Because the Project Applicant proposes specific buildings (i.e., Buildings 1, 3, and 4), the current Project required additional review by the Riverside County Airport Land Use Commission (ALUC) for consistency with the 2014 MARB ALUCP. As such, the Project was reviewed by the Riverside County ALUC on January 10, 2019, which found the proposed Project would be consistent with the 2014 March Air Reserve Base/Inland Port ALUCP subject to certain conditions. These conditions will be imposed on the proposed Project by Riverside County as Conditions of Approval (COAs), and are listed below. With mandatory compliance with the ALUC COAs, the Project would not result in an inconsistency with an Airport Master Plan and a less-than-significant impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**b) Would the proposed Project require review by the Airport Land Use Commission?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 noted that the MFBCSP would require review by the Airport Land Use Commission (ALUC) because it is located within the policy area of MARB. However, the IS/NOP concluded that review by ALUC is not considered a potentially significant environmental impact; thus, this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 25)

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**No Substantial Change from Previous Analysis:** As discussed under Threshold a), the Project site is located within Compatibility Zone C2 of the 2014 MARB ALUCP, which updated and replaced the 1984 ALUP that was in effect at the time EIR No. 466 was certified. (ALUC, 2014, Map MA-1) Additionally, EIR No. 466 evaluated a range of land uses, but did not evaluate any specific building locations or configurations. The proposed Project involves a Plot Plan (Plot Plan No. 180028) that identifies three separate buildings (Buildings 1, 3, and 4), implementation of which would result in the buildout of MFBCSP Planning Area 2. The Project's application materials identify specific building architecture, building locations, site elevations, building heights, and building footprints. Because the Project Applicant proposes specific buildings (i.e., Buildings 1, 3, and 4), the current Project required additional review by the Riverside County ALUC for consistency with the 2014 MARB ALUCP. On January 10, 2019, the ALUC found the proposed Project would be consistent with the 2014 March Air Reserve Base/Inland Port ALUCP subject to certain conditions. These conditions will be imposed on the proposed Project by Riverside County as COAs, and are listed below. With mandatory compliance with the ALUC COAs, the Project would not conflict with any ALUCPs, including the MARB ALUCP, and a less-than-significant impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

- c) **Would the proposed Project be located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?**

**EIR No. 466 Finding:** EIR No. 466 disclosed that the MVSP site was located within Area II of the airport-influenced area (AIA) for the March Air Reserve Base (MARB) pursuant to the 1984 Riverside County Airport Land Use Plan (ALUP), and thus review by the Riverside County Airport Land Use Commission was required. With respect to the Federal Aviation Regulations Part 77 imaginary surface, EIR No. 466 indicated that height limitations were not anticipated to pose a development constraint as all buildings would be below the Part 77 imaginary surface. With respect to airport safety, EIR No. 466 determined that the proposed land uses were permitted within Area II as described in the 1984 ALUP. EIR No. 466 also determined that the MFBCSP would be required to comply with all remaining land use compatibility criteria for Area II. Additionally, EIR No. 466 determined that the MFBCSP would not be located within a Clear Zone or within the Accident Potential Zones (APZs). Although impacts were determined to be less than significant, a mitigation measure was imposed on the MFBCSP requiring 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. With implementation of the required mitigation, EIR No. 466 concluded impacts would be reduced to less-than-significant levels. (Webb, 2005, pp. IV-102 through IV-108)

**No Substantial Change from Previous Analysis:** As indicated under the analysis of Thresholds a) and b), above, the Project site is located within Compatibility Zone C2 of the 2014 MARB ALUCP, which updated and replaced the 1984 ALUP that was in effect at the time EIR No. 466 was certified. (ALUC, 2014, Map MA-1) Additionally, EIR No. 466 evaluated a range of land uses, but did not evaluate any specific building locations or configurations. The proposed Project involves a Plot Plan (Plot Plan No. 180028) that identifies three separate buildings (Buildings 1, 3, and 4), implementation of which would result in the buildout of MFBCSP Planning Area 2. The Project's application materials identify specific building



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architecture, building locations, site elevations, building heights, and building footprints. Because the Project Applicant proposes specific buildings (i.e., Buildings 1, 3, and 4), the current Project required additional review by the Riverside County ALUC for consistency with the 2014 MARB ALUCP. On January 10, 2019, the ALUC found the proposed Project would be consistent with the 2014 March Air Reserve Base/Inland Port ALUCP subject to certain conditions. These conditions would be imposed on the proposed Project by Riverside County as COAs, and are listed below. With mandatory compliance with the ALUC COAs, which would be imposed by Riverside County as COAs for the proposed Project, the Project would not result in a safety hazards for people working in the Project area, and a less-than-significant impact would occur. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**d) Would the proposed Project be 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?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 determined that the MFBCSP area was not located within the vicinity of a private air strip and concluded that no impacts would occur. This topic was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 25)

**No Substantial Change from Previous Analysis:** Consistent with the conditions that existed at the time EIR No. 466 was certified, there are no private airport facilities or heliports within the Project vicinity. As such, the Project would not result in a safety hazard for people residing or working in the project area associated with private airports or heliports, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**Project Requirements and EIR No. 466 Mitigation Compliance**

**EIR No. 466 Mitigation Measures**

EIR No. 466 included mitigation to address potential impacts to airport operations. This measure, which is listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval.

**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.

**Project Specific Conditions of Approval**

The following conditions of approval shall apply and reflect the conditions of approval listed in the ALUC's consistency determination letter, dated January 17, 2019, which determined that the proposed Project is consistent with the 2014 March Air Reserve Base/Inland Port ALUCP. The implementation of these conditions further demonstrate that implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

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

*"This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. See Business and Professions Code Section 11010(b)(13)(A)."*

- 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.

- 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.
- Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
- This Project has been evaluated for 1,185,400 square feet of manufacturing area, and 100,000 square feet of second floor mezzanine office area. Any increase in building area or change in use other than for warehouse, office and manufacturing use will require an amended review by the Airport Land Use Commission.
- The Project does not propose rooftop solar panels at this time. However, if the Project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base<sup>4</sup>.
- The Federal Aviation Administration has conducted an aeronautical study of the proposed Project (Aeronautical Study Nos. 2018-AWP-17876-OE, 2018-AWP-17877- OE, 2018-AWP-17878-OE) and has determined that neither marking nor lighting of the structure(s) 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 70/7 460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.
- The proposed buildings shall not exceed a height of 55 feet above ground level and a maximum elevation at top point of 1,590 feet above mean sea level.
- The maximum height and top point elevation specified above 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.

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<sup>4</sup> It should be noted that the Project would be conditioned to comply with Riverside County CAP Measure R2-E10, *On-Site Renewable Energy Production Requirements for New Land Use Development Projects*. In order to demonstrate compliance with Riverside County CAP Measure R2-10, the Project Applicant is required to show that 20 percent of the buildings' energy demand has been offset through on-site renewable energy production (including but not limited to solar), unless such offsets are demonstrated by the Project Applicant to be infeasible. It is expected that solar panels will be installed as part of the Project, and that the required solar panels will require additional review by the ALUC pursuant to this Condition of Approval.

- Temporary construction equipment used during actual construction of the structure(s) shall not exceed 55 feet in height and a maximum elevation of 1,590 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
- Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part 11), 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 applicable structures(s).

**5.1.10 Hydrology and Water Quality**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>23. Water Quality Impacts</b>				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
provide substantial additional sources of polluted runoff?				
g. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Would the proposed Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP would ultimately discharge to the San Jacinto River, which terminates at Canyon Lake. At the time the IS/NOP was distributed for public review, Canyon Lake was listed on the Clean Water Act's Section 303(d) list, which indicated the lake is "impaired" for exceeding its water quality objectives for sediments, siltation, pathogens, and nutrients. The IS/NOP noted that the MFBCSP may introduce a new source of pollutants, such as sediment during construction, and fertilizers/pesticides after construction is complete. The IS/NOP also indicated that future development within the MFBCSP would be conditioned to comply with the requirements of the Regional Water Quality Control Board under Order No. 01-34 for construction-related activities in the San Jacinto Watershed. In addition, the IS/NOP noted that future development within the MFBCSP area would be required to comply with the requirements of Supplement A to the Riverside County Drainage Area Management Plan, and must be equipped with an effective combination of structural and non-structural post-construction BMPs. Therefore, the IS/NOP concluded that the MFBCSP would not exceed water quality objectives during, or after construction and determined that impacts would be less than significant. As a result, this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 26 and 27)

**No Substantial Change from Previous Analysis:** The Project consists of an implementing development within the MFBCSP and would result in the buildout of MFBCSP Planning Area 2. Consistent with the conditions that existed when EIR No. 466 was certified, the California Porter-Cologne Water Quality Control Act (§ 13000 ("Water Quality") et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the Santa Ana Regional Water Quality Control Board (RWQCB). At the time EIR No. 466 was certified in 2005, development within the Santa Ana RWQCB region

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was subject to the RWQCB's 1995 *Water Quality Control Plan for the Santa Ana River Basin* (Basin Plan). Since certification of EIR No. 466, the RWQCB has undertaken three updates to the Basin Plan, with the most recent update having been adopted in February 2016. Although this reflects a changed condition from what was evaluated by EIR No. 466, the revisions made to the Basin Plan reflected administrative changes that did not eliminate or reduce any requirements for water quality, and therefore the changes are not substantial. The RWQCB's 2016 Basin Plan is herein incorporated by reference and is available for public review at the Santa Ana RWQCB office located at 3737 Main Street, Suite 500, Riverside, CA 92501-3348. (RWQCB, 2016)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The Project site resides within the Santa Ana Watershed. As noted above, at the time EIR No. 466 was certified, Canyon Lake was listed as impaired. Although the IS/NOP prepared for EIR No. 466 did not discuss Lake Elsinore, it is likely that Lake Elsinore also was listed as impaired in 2005. Based on the Project's Water Quality Management Plan (WQMP, *Technical Appendix F2*), receiving waters for the property's drainage include the Perris Valley Storm Drain, San Jacinto River Reach 3 (upstream of Canyon Lake), Canyon Lake, San Jacinto River Reach 1 (downstream of Canyon Lake), and Lake Elsinore. Receiving waters listed on the Section 303(d) list include Canyon Lake and Lake Elsinore. Consistent with the finding of the IS/NOP prepared for EIR No. 466, Canyon Lake is impaired by nutrients and pathogens, while Lake Elsinore is impaired by nutrients and low dissolved oxygen. The San Jacinto River Reaches 1 and 3 are not listed as impaired. (PBLA, 2018, p. 7)

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit. These requirements have not substantially changed since 2005.

Provided below is a discussion of the Project's potential to result in violations of water quality standards or waste discharge requirements during both construction and long-term operation.

**Construction-Related Water Quality**

Construction activities would occur on the same site and in the same or similar manner as assumed by EIR No. 466 and its associated IS/NOP. As with the project evaluated by EIR No. 466, construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

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Pursuant to the requirements of the Santa Ana RWQCB and the County of Riverside, and consistent with the requirements that were in effect when EIR No. 466 was certified in 2005, the Project Applicant would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. In addition, and also consistent with the project evaluated by EIR No. 466, the Project would be required to comply with the RWQCB's Water Quality Control Plan for the Santa Ana River Basin ("Basin Plan"). Compliance with the NPDES permit and the Basin Plan involves the preparation and implementation of a SWPPP for construction-related activities, and these requirements also would have applied to new development at the time EIR No. 466 was certified in 2005. The SWPPP is required to specify the BMPs that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. As with the Project evaluated in EIR No. 466, mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Therefore, with mandatory adherence to the future required SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation measures would be required.

**Operational Water Quality Impacts**

EIR No. 466 and the associated IS/NOP evaluated buildout of the MFBCSP area with a variety of light industrial and commercial land uses. The Project Applicant proposes a site-specific development plan to implement Planning Area 2 of the MFBCSP, and the Project's Plot Plan No. 180028 includes a proposed drainage system that would route first flush flows towards a proposed detention basin. Because the Project includes details regarding the proposed drainage system that were not included in the MFBCSP, a site-specific Water Quality Management Plan (WQMP) was required for the Project in order to confirm the conclusion of the IS/NOP prepared for EIR No. 466 that water quality impacts would be less than significant. The WQMP is contained in *Technical Appendix F2*, and is discussed below.

As noted above, receiving waters for the property's drainage are the Perris Valley Storm Drain, San Jacinto River Reach 3 (upstream of Canyon Lake), Canyon Lake, San Jacinto River Reach 1 (downstream of Canyon Lake), and Lake Elsinore. Canyon Lake is impaired by nutrients, while Lake Elsinore is impaired by nutrients and low dissolved oxygen. (PBLA, 2018, p. 7) As noted above, because the Project consists of a site-specific development, a WQMP was required for the Project and is included in *Technical Appendix F2*. According to the Project's WQMP, the Project's pollutants of concern include bacterial indicators and nutrients (PBLA, 2018, p. 17). To meet NPDES requirements, the Project's proposed storm drain system is designed to route first flush runoff to a proposed 3.2-acre detention basin. The detention basin is designed to detain runoff and provide water quality treatment, which would be effective in reducing pollutants of concern in runoff leaving the Project site, including bacterial indicators and nutrients. As noted above, waters that are tributary to the Project site are impaired with nutrients and/or low dissolved oxygen. The proposed detention basin would be effective at treating bacterial indicators and nutrients, which in turn would reduce the potential for pollutants in runoff from the site that could contribute to low dissolved oxygen. As such, runoff from the Project site would not contribute substantially to existing

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downstream impairments and the Project would not violate any water quality standards or waste discharge requirements. (PBLA, 2018, pp. 7, 17)

Furthermore, the Project would be required to implement its WQMP, pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The Project's Preliminary WQMP is included as *Technical Appendix F2*. The Preliminary WQMP identifies structural controls (including the proposed detention basin) and operational source control measures (including marking inlets, incorporation of landscape/outdoor pesticide restrictions, incorporating measures for refuse areas, loading dock requirements, and requirements to regularly sweep plazas, sidewalks, and parking lots). The structural and operational source control measures would minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation.

Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**b) Would the proposed Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the Eastern Municipal Water District (EMWD) was the provider of domestic water to the MFBCSP area. The IS/NOP noted that overall, approximately 25% of EMWD's potable water demand was supplied by EMWD groundwater wells and approximately 75% was supplied by imported water from Metropolitan Water District (MWD) through its Colorado River Aqueduct and its connections to the State Water Project. The IS/NOP also indicated that the majority of the groundwater produced by EMWD came from its wells in the Hemet and San Jacinto area. As noted in the IS/NOP, in 2002, between 98% and 99% of the domestic water provided to the Mead Valley area came from State Project Water from northern California. Only 1 % of the water used in the entire Mead Valley area came from groundwater. The IS/NOP noted that the MFBCSP did not propose groundwater extraction wells and domestic water to serve the MFBCSP area is not expected to come from groundwater sources. As such, the IS/NOP determined that the MFBCSP would not substantially deplete groundwater supplies. Thus, the IS/NOP concluded that impacts to groundwater supplies would be less than significant, and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 26 and 28)

The IS/NOP also indicated that the northern portion of the MFBCSP site was located within the southwest corner of EMWD's Perris North groundwater subbasin and the southern portion of the MFBCSP site was located within the northwest corner of EMWD's Perris I groundwater subbasin. The IS/NOP noted that the area located immediately east of the MFBCSP area was identified as a non-water-bearing area. The IS/NOP determined that the MFBCSP would reduce the area of permeability on the site by approximately 85 percent, thereby decreasing the potential for groundwater recharge. However, the IS/NOP concluded



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that due to the MFBCSP's location at the edges of identified groundwater sub basins, minimal use of groundwater to serve the area, and the MFBCSP's small size in relationship to the total size of the groundwater subbasins, there would not be a substantial effect upon groundwater recharge within these groundwater subbasins. Therefore, the IS/NOP determined that impacts would be less than significant, and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 26 and 28)

**No Substantial Change from Previous Analysis:** As anticipated by the IS/NOP prepared for EIR No. 466, no potable groundwater wells are proposed as part of the Project; therefore, the Project would not deplete groundwater supplies through direct extraction.

The Project would be served with potable water from the Eastern Municipal Water District (EMWD). Domestic water supplies from the EMWD are reliant on imported water from the Metropolitan Water District (MWD), recycled water, local groundwater production, and desalted groundwater (EMWD, 2016a, p. xii; EMWD, 2016b). To address water supplies and demand, the EMWD adopted an Urban Water Management Plan (UWMP) that forecasts water demands and supplies under normal, single-dry, and multiple-dry year conditions; assesses supply reliability; and describes methods of reducing demands under potential water shortages. EMWD's UWMP is based, in part on the General Plans and Specific Plans of the various jurisdictions within its service area for projecting future demand. The proposed Project is consistent with the site's existing General Plan and Specific Plan land use designations, and is also consistent with the site's underlying zoning designation. Moreover, the MFBCSP allows for development with up to 6,215,500 s.f. of industrial uses on approximately 279.23 acres (excluding major roads), for an overall FAR of approximately 0.51 ( $6,215,500 \text{ s.f.} \div 12,163,258.8 \text{ s.f. [279.23 acres]} = 0.51$ ). The Project Applicant proposes to develop the site with a total of 1,244,670 s.f. of light industrial uses on a 72.5-acre site, resulting in an overall FAR of 0.39 ( $1,244,670 \text{ s.f.} \div 3,159,650.7 \text{ s.f. [72.5 acres]} = 0.39$ ). Thus, due to the reduction in building area, the Project would result in a substantial decrease in the amount of water demand generated on site as compared to what was assumed by the UWMP. As such, and consistent with the findings of the IS/NOP prepared for EIR No. 466, the proposed Project is fully accounted for by the UWMP. Because the UWMP demonstrates that the EMWD would have sufficient water supplies, including groundwater, to meet water demands within its district through 2040, it can therefore be concluded that the Project's demand for potable water would not result in the depletion of groundwater supplies. As such, Project impacts to groundwater supplies would be less than significant.

With respect to groundwater recharge, the Project Applicant proposes to develop the site in a manner generally consistent with what was assumed for the Project site by IS/NOP prepared for EIR No. 466. As with the project evaluated in EIR No. 466 and its associated IS/NOP, the proposed Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, and consistent with the conditions that existed when EIR No. 466 was certified, the Project site is surrounded on all sides by improved roadways. All runoff from the Project site under existing conditions is conveyed to existing storm drainage facilities in the area, which ultimately convey runoff to natural drainage channels that would allow for infiltration of water into the groundwater table. As with the project evaluated in the IS/NOP, with implementation of the proposed Project the site would continue to drain in a west-to-east orientation towards existing drainage facilities within surrounding roadways. The total amount of runoff from the Project site would not change with

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implementation of the proposed Project. Thus, and consistent with the findings of the IS/NOP prepared for EIR No. 466, the proposed Project would not interfere substantially with groundwater recharge, and there would be no net deficit in aquifer water volumes or groundwater table levels as a result of the Project.

Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**c) Would the proposed Project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP would be developed on a property that had an existing storm drain system, roads, sidewalks and appurtenant infrastructure. The IS/NOP indicated that development as proposed by the MFBCSP would not alter the course of a stream or river (since the overall contribution of runoff to the San Jacinto River would be insignificant). Although development of the MFBCSP would reduce the area of permeability on the project site by approximately 85 percent, the IS/NOP determined that 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 build-out. As such, the IS/NOP concluded that buildout of the MFBCSP area would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, and found that impacts would be less than significant. As such, this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 29 and 30)

EIR No. 466 also indicated that implementation of the MFBCSP would greatly increase the percent of impervious surfaces compared to the conditions that existed at the time. EIR No. 466 noted that runoff would be directed through a system of curbs, gutters, and storm drain systems into the Perris Valley Storm Drain and the San Jacinto River. EIR No. 466 indicated that reduced on-site infiltration would lead to increased volumes and/or velocities of storm flows entering natural, earthen drainages. EIR No. 466 determined that these increased flows could substantially increase channel erosion and sediment transport to downstream areas and alter the drainage pattern of the area and downstream facilities, such as Canyon Lake. The IS/NOP prepared for EIR No. 466 disclosed that future implementing projects within the MFBCSP would be required to develop and implement a Water Quality Management Plan (WQMP) to effectively keep post-development storm water flows/volumes to pre-development levels. EIR No. 466 provided examples of management measures that could be identified in a WQMP, which included use of pervious pavement, vegetated swales, infiltration basins, and velocity dissipation devices at storm drain outfall structures. By developing and implementing a WQMP, and with incorporation of EIR No. 466 Mitigation Measure MM Hydro 2, EIR No. 466 concluded that implementation of the MFBCSP would have less than significant impacts related to erosion and siltation. (Webb, 2005, p. IV-146)

**No Substantial Change from Previous Analysis:** As previously depicted on Figure 3-2, the Project generally would maintain the site's existing topography and would develop the Project site in a manner generally consistent with what was evaluated by the IS/NOP prepared for EIR No. 466. As with the project

evaluated in the IS/NOP, with implementation of the proposed Project the site would continue to drain in a west-to-east orientation towards existing drainage facilities within surrounding roadways. As such, the Project would not result in substantial changes to the site's existing drainage pattern. Additionally, and consistent with the Project evaluated in the IS/NOP, development of the Project site as proposed would minimize areas of pervious surface, and therefore would preclude the potential for increased erosion hazards on site. Based on the analysis presented in the Project's hydrology study (*Technical Appendix F1*), which was prepared to evaluate the site-specific development components proposed by the Project Applicant, post-development runoff from the site would slightly increase during 100-year (24-hour duration) storm events (i.e., from 17.8 cfs under existing conditions to 24.7 under post-development conditions) (PBLA, 2019, p. 4). Although peak runoff from the site would increase under the proposed Project, the Project area was previously improved as part of CFD 88-8 with storm water drainage infrastructure that was sized to accommodate future development within the area. Moreover, runoff from the Project site following development would be conveyed directly to existing drainage facilities within Harvill Avenue and Cajalco Expressway that have been designed to preclude or substantially avoid erosion hazards downstream. As such, and consistent with the finding of the IS/NOP, the Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**d) Would the proposed Project result in substantial erosion or siltation on- or off-site?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that implementation of the MFBCSP would involve grading, excavation, trenching, temporary stockpiling and construction work in areas of relative flat terrain. The IS/NOP noted that the MFBCSP would result in the construction of additional impervious surfaces, which may result in increased runoff. The IS/NOP identified that short-term impacts may result during construction with some amounts of increased water erosion being generated on-site. The IS/NOP also indicated that construction activities would be subject to the Santa Ana 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 IS/NOP concluded that the MFBCSP would have less-than-significant impacts to erosion and siltation either on or off-site. Therefore, this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 22)

EIR No. 466 also found that implementation of the MFBCSP would increase the percent of impervious surfaces compared to the conditions that existed at the time. EIR No. 466 noted that runoff would be directed through a system of curbs, gutters, and storm drain systems into the Perris Valley Storm Drain and the San Jacinto River. EIR No. 466 indicated that reduced on-site infiltration would lead to increased volumes and/or velocities of storm flows entering natural, earthen drainages. EIR No. 466 determined that these increased flows could substantially increase channel erosion and sediment transport to downstream areas, such as Canyon Lake. EIR No. 466 disclosed that future implementing projects within the MFBCSP would be required to develop and implement a Water Quality Management Plan (WQMP) to effectively keep post-development storm water flows/volumes to pre-development levels. EIR No. 466 provided examples of management measures that could be identified in a WQMP, which included use of

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pervious pavement, vegetated swales, infiltration basins, and velocity dissipation devices at storm drain outfall structures. By developing and implementing a WQMP, and with incorporation of EIR No. 466 Mitigation Measure MM Hydro 2, EIR No. 466 concluded that implementation of the MFBCSP would have less than significant impacts related to erosion and siltation. (Webb, 2005, p. IV-146)

**No Substantial Change from Previous Analysis:** Construction activities would occur on the same site in the same or similar manner as assumed by EIR No. 466 and its associated IS/NOP. Consistent with the project evaluated by the IS/NOP, the Project's proposed grading activities would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed. Consistent with the finding of the IS/NOP, and pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a NPDES permit for construction activities. The NPDES permit, which was also required at the time EIR No. 466 was certified, is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, and similar to the project evaluated by the IS/NOP, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Municipal Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air also would apply, pursuant to SCAQMD Rule 403. Consistent with the finding of the IS/NOP, mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that erosion impacts during construction activities would be less than significant.

As noted by EIR No. 466, following construction erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. However, and consistent with the project evaluated by EIR No. 466, all runoff from the Project site would be conveyed via a proposed 36-inch public bypass storm drain within Cajalco Expressway to existing drainage facilities within Harvill Avenue. Runoff on the Project site would be treated by a proposed detention basin before being discharged into the 36-inch public bypass storm drain. As such, and consistent with the conclusion of EIR No. 466, the Project would not have the potential to cause or contribute to erosion hazards downstream.

Additionally, because EIR No. 466 evaluated only a land use plan and the Project consists of a site-specific development, a site-specific hydrology study was required for the Project and is contained in *Technical Appendix F1*. Based on the analysis presented in the Project's hydrology study, post-development runoff

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from the site would slightly increase during 100-year (24-hour duration) storm events (i.e., from 17.8 cfs under existing conditions to 27.7 cfs under post-development conditions) (PBLA, 2019, p. 4). Although peak runoff from the site would increase under the proposed Project, and similar to the conditions that existed when EIR No. 466 was certified, the Project area was previously improved as part of CFD 88-8 with storm water drainage infrastructure that was sized to accommodate future development within the area. Moreover, runoff from the Project site following development would be conveyed directly to existing drainage facilities downstream that have been designed to preclude or substantially avoid erosion hazards. Because the drainage associated with the Project would be fully controlled via the on-site drainage plan and would be conveyed directly to existing drainage facilities, the rate and amount of erosion would not increase substantially as compared to existing conditions. In addition, Mitigation Measures MM Hydro 1 through MM Hydro 4, identified in EIR No. 466 and included below, would continue to apply to the Project and would further reduce the Project's potential to result in wind or water-related erosion that could adversely affect the environment. Similar to the conclusion reached by EIR No. 466, Project-related impacts due to erosion-related hazards would be less than significant with mitigation.

Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**e) Would the proposed Project substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 determined that after completion of the MFBCSP, the run-off coefficient (which is a measure of the rate of run-off) for the properties in the MFBCSP would approximately double because of the increase in impervious surfaces that restrict infiltration. The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP would be developed on a property that had an existing storm drain system, roads, sidewalks and appurtenant infrastructure. Although development of the MFBCSP would reduce the area of permeability in the MFBCSP area by approximately 85 percent, the IS/NOP determined that 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 build-out. The IS/NOP indicated that this storm drain system would prevent the increased runoff from creating on-site or offsite flooding. Additionally, the IS/NOP noted that the MFBCSP site was not located in a 100-year flood zone. As such, the IS/NOP concluded that impacts would be less than significant and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 29 and 30)

**No Substantial Change from Previous Analysis:** Consistent with the finding of the IS/NOP prepared for EIR No. 466, there are no portions of the Project site or surrounding areas that are located within a mapped 100-year flood hazard area. As previously depicted on Figure 3-2, the Project generally would maintain the site's existing topography. As with the project evaluated by the IS/NOP prepared for EIR No. 466, with implementation of the proposed Project the site would continue to drain towards the southeast corner of the property. Because the IS/NOP prepared for EIR No. 466 evaluated only proposed land uses and because the Project consists of a site-specific development, a hydrology study was required for the proposed Project and is included as *Technical Appendix F1*. Based on the analysis presented in the Project's hydrology study, although the total amount of runoff would not change as compared to existing

conditions, the rate of post-development runoff from the site would slightly increase during 100-year (24-hour duration) storm events (i.e., from 17.8 cfs under existing conditions to 24.7 under post-development conditions) (PBLA, 2019, p. 4). Although peak runoff from the site would increase under the proposed Project, and consistent with the conditions that existed at the time the IS/NOP was prepared, the Project area was previously improved as part of CFD 88-8 with storm water drainage infrastructure that was sized to accommodate future development within the area. Similar to the conclusion reached by the IS/NOP, runoff from the Project area would be conveyed via existing drainage infrastructure to the Perris Valley Storm Drain to the east, and would not have the potential to substantially increase flooding hazards downstream. As such, and consistent with the findings of the IS/NOP, the Project would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**f) Would the proposed Project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 determined that after completion of the MFBCSP, the run-off coefficient (which is a measure of the rate of run-off) for the properties in the MFBCSP would approximately double because of the increase in impervious surfaces that restrict infiltration. EIR No. 466 determined that although impacts would be significant to downstream areas due to the current lack of flood control facilities, EIR No. 466 found that the master drainage plan that existed at the time were designed to properly convey storm water to the ultimate design of the Perris Valley Storm Drain Channel, and included interim drainage measures prior to buildout of the Area Drainage Plan. Additionally, EIR No. 466 identified Mitigation Measures MM Hydro 4 and MM Hydro 5 to further reduce impacts due to exceedance of the capacity of existing or planned stormwater drainage system. Therefore, with implementation of the Area Drainage Plan and Mitigation Measures MM Hydro 4 and MM Hydro 5, EIR No. 466 concluded that impacts due to exceeding the capacity of an existing or planned drainage system would be less than significant. (Webb, 2005, p. IV-147 and Appendix A, pp. 26 and 28)

EIR No. 466 determined that while increasing imperviousness may contribute to improvements in ground water quality, it could likewise result in negative impacts to surface water quality. EIR No. 466 found that buildout of the MFBCSP would add large amounts of impervious surfaces to the project site, indicating that less water would percolate into the ground and more surface runoff will be generated. EIR No. 466 noted that paved areas and streets would collect dust, soil, and other impurities that would then be assimilated into surface runoff during rainfall events. EIR No. 466 indicated that pollutants such as oil and grease, heavy metals, sediment, fertilizers and pesticides can be expected to be present in surface water runoff once development within the MFBCSP occurs. However, EIR No. 466 noted that future implementing developments would be required to develop and implement a Water Quality Management Plan (WQMP) to effectively treat all pollutants expected to be generated by the future land use and for which downstream waters are impaired. By developing and implementing a WQMP, and by incorporating EIR No. 466 Mitigation Measures MM Hydro 2 and MM Hydro 3, EIR No. 466 concluded that buildout of

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the MFBCSP would have less-than-significant impacts related to new sources of polluted runoff. (Webb, 2005, p. IV-147)

**No Substantial Change from Previous Analysis:** Consistent with the conditions that existed at the time EIR No. 466 was certified, properties within the MFBCSP area, including the Project site, were prepared for development as part of the "Oakwood Business Park" (CFD 88-8) with construction of roadways, infrastructure, and rough grading of building pads. EIR No. 466 evaluated land uses as proposed by the MFBCSP, but did not evaluate site-specific development plans. The Project consists of Plot Plan No. 180028, which provides details regarding development of the 72.5-acre Project site, including proposed drainage facilities. As such, a site-specific hydrology study was required for the Project and is included as *Technical Appendix F1*. The Project's hydrology study indicates that post-development runoff from the site would slightly increase during 100-year (24-hour duration) storm events (i.e., from 17.8 cubic feet per second [cfs] under existing conditions to 24.7 under post-development conditions) following water quality treatment and detention by the proposed detention basin (PBLA, 2019, p. 4). Thus, whereas the IS/NOP indicated that peak runoff would approximately double, runoff under the Project would increase by only approximately 38.8%. Additionally, and consistent with the findings reached by EIR No. 466, although peak runoff from the site would increase under the proposed Project, drainage infrastructure installed in the surrounding area pursuant to CFD 88-8 was sized to accommodate future development within the CFD area, including the Project site. Additionally, major drainage facilities as called for by the Area Drainage Plan were completed following certification of EIR No. 466. Thus, the Project's slight increase in peak runoff was accounted for as part of the existing improvements and would be less than was assumed by the IS/NOP. As such, and consistent with the conclusion reached by EIR No. 466, the Project would not exceed the capacity of existing or planned stormwater drainage systems and impacts would be less than significant.

With respect to water quality, and consistent with the conditions that existed when EIR No. 466 was certified, receiving waters for the property's drainage are the Perris Valley Storm Drain, San Jacinto River Reach 3 (upstream of Canyon Lake), Canyon Lake, San Jacinto River Reach 1 (downstream of Canyon Lake), and Lake Elsinore. Canyon Lake is currently impaired by nutrients, while Lake Elsinore is impaired by nutrients and low dissolved oxygen. (PBLA, 2018, p. 7) Because the Project consists of a site-specific development that includes more detail than the land uses evaluated by EIR No. 466, a site-specific Water Quality Management Plan (WQMP) was required for the Project and is included as *Technical Appendix F2*. According to the WQMP, the Project's priority pollutants of concern are bacterial indicators and nutrients (PBLA, 2018, p. 17). To meet NPDES requirements, and consistent with the assumptions made by EIR No. 466, the Project's proposed storm drain system is designed to route the first flush runoff generated on the Project site to a proposed 3.2-acre detention basin. The detention basin has been designed to detain runoff and provide water quality treatment, which would be effective in reducing the potential for bacterial indicators and nutrients in runoff leaving the Project site. Runoff tributary to the site in the northwest corner of the property would be conveyed directly to existing drainage facilities within Harvill Avenue via a proposed public bypass storm drain, and would not require water quality treatment. As noted above, waters that are tributary to the Project site are impaired with nutrients and/or low dissolved oxygen. Consistent with the conclusion reached by EIR No. 466, the proposed drainage plan, including

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the proposed detention basin, would preclude bacterial indicators and nutrients in runoff leaving the site. As such, the Project would not create substantial additional sources of polluted runoff.

Furthermore, and consistent with the assumptions made by EIR No. 466, the Project would be required to implement a WQMP during long-term operation, pursuant to the requirements of the applicable NPDES permit. The WQMP was prepared to evaluate the proposed Project and is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies structural controls (including the proposed detention basin) and operational source control measures (including marking inlets, incorporation of landscape/outdoor pesticide restrictions, incorporating measures for refuse areas, loading dock requirements, and requirements to regularly sweep plazas, sidewalks, and parking lots). The structural and operational source control measures would minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Consistent with the conclusion reached by EIR No. 466, mandatory compliance with the WQMP would ensure that the Project does not create substantial additional sources of polluted runoff during long-term operation. Furthermore, the Project would be subject to EIR No. 466 Mitigation Measures MM Hydro 2 and MM Hydro 3, which EIR No. 466 found would further reduce the potential for impacts due to polluted runoff.

Based on the foregoing analysis, and consistent with the findings of EIR No. 466, the Project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems, and would not provide substantial additional sources of polluted runoff. As such, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**g) Would the proposed Project impede or redirect flood flows?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 determined that the MFBCSP site was not located in a Federal Emergency Management Agency (FEMA) designated 100-year flood zone. The IS/NOP indicated that after buildout of the MFBCSP, the amount of storm water run-off would increase, therefore incrementally increasing the overall discharge into the San Jacinto River and ultimately Canyon Lake. However, the IS/NOP determined that through utilization of existing storm water facilities development within the MFBCSP would not cause a significant increase in the amount of surface runoff and would not impede or redirect flood flows. This issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 29 and 30)

**No Substantial Change from Previous Analysis:** Consistent with the finding of the IS/NOP prepared for EIR No. 466, there are no portions of the Project site or surrounding areas that are located within a mapped 100-year flood hazard area. According to Flood Insurance Rate Map (FIRM) prepared by the Federal Emergency Management Agency, the Project site is located within "Zone X," which encompasses areas determined to be outside the 0.2% annual chance floodplain. (FEMA, 2008) Because the Project site is not located within a mapped flood hazard area, the Project has no potential to impede or redirect flood flows. Additionally, post-development runoff from the site would slightly increase during 100-year (24-hour duration) storm events (i.e., from 17.8 cubic feet per second [cfs] under existing conditions to



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24.7 under post-development conditions) following treatment and detention by the proposed detention basin (PBLA, 2019, p. 4). Consistent with the finding of the IS/NOP, although peak runoff from the site would increase under the proposed Project, drainage infrastructure installed in the surrounding area pursuant to CFD 88-8 was sized to accommodate future development within the CFD area, including the Project site. Thus, the Project's slight increase in peak runoff was accounted for as part of the existing improvements. As such, and consistent with the conclusion reached by the IS/NOP, the Project would not impede or redirect flood flows either on site or downstream, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**h) In flood hazard, tsunami, or seiche zones, would the proposed Project risk the release of pollutants due to project inundation?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the nearest dam to the MFBCSP site was the Perris Dam that holds back Lake Perris, located approximately 4.5 miles east. The IS/NOP noted that although the dam faces in the direction of the MFBCSP site, the MFBCSP site was not located within a dam inundation area. Impacts were concluded to be less than significant in the IS/NOP, and this topic was not evaluated in EIR No. 466. Impacts associated with tsunamis and seiches were not evaluated in the IS/NOP; however, the IS/NOP and EIR No. 466 contained enough information about the MFBCSP that with the exercise of reasonable diligence, information about the MFBCSP's potential to be impacted by tsunamis or seiches was readily available. (Webb, 2005, Appendix A, pp. 29 and 30)

**No Substantial Change from Previous Analysis:** As with the conditions that existed when the IS/NOP was prepared for EIR No. 466, the Project site is located approximately 35 miles northeast of the Pacific Ocean; thus, the Project site is not subject to hazards associated with tsunamis, nor are there any components of the Project that could contribute to tsunami-related hazards. According to the FIRM prepared by FEMA, the Project site is located within flood hazard "Zone X," which encompasses areas determined to be outside the 0.2% annual chance floodplain. (FEMA, 2008) As such, and consistent with the finding reached by the IS/NOP, the Project site would not be subject to inundation during flood events. The Project site is located approximately 3.6 miles west of the Lake Perris Dam. According to MVAP Figure 11 (Special Flood Hazard Areas), the Project site is not located within any dam inundation areas or special flood hazard areas, including inundation areas associated with the Perris Dam (Riverside County, 2015b, Figure 11). As such, and consistent with the findings reached by the IS/NOP, it can be concluded that due to distance and intervening topography, the Project site would not be subject to seiche hazards. As such, the Project site would not be subject to inundation that could result in the release of pollutants from the Project site, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

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**i) Would the proposed Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

**EIR No. 466 Finding:** The IS/NOP indicated that future development within the MFBCSP would be conditioned to comply with the requirements of the Regional Water Quality Control Board under Order No. 01-34 for construction-related activities in the San Jacinto Watershed. In addition, the IS/NOP noted that future development within the MFBCSP area would be required to comply with the requirements of Supplement A to the Riverside County Drainage Area Management Plan, and must be equipped with an effective combination of structural and non-structural post-construction BMPs. Therefore, the IS/NOP concluded that the MFBCSP would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan and determined that impacts would be less than significant. As a result, this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 26 and 27)

**No Substantial Change from Previous Analysis:** Similar to the conditions that existed when the IS/NOP was prepared for EIR No. 466, the Project site is located within the jurisdiction of the Santa Ana RWQCB. Water quality information for the Santa Ana River watershed is contained in the Santa Ana Region Basin Plan (as most recently updated in February 2016), which also was in effect at the time the IS/NOP was circulated for public review (RWQCB, 2016). In addition, the Project site is located within the West San Jacinto Groundwater Management Area, and is therefore subject to the EMWD’s “Groundwater Management Plan – West San Jacinto Groundwater Basin” (EMWD, 1995; EMWD, 2018). The Project’s consistency with each is discussed below.

**Santa Ana Region Basin Plan**

The California Porter-Cologne Water Quality Control Act (§ 13000 (“Water Quality”) et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. Similar to the conditions that existed when the IS/NOP for EIR No. 466 was prepared, the Project site is located within the jurisdiction of the Santa Ana RWQCB. Water quality information for the Santa Ana River watershed is contained in the Santa Ana Region Basin Plan (as most recently updated in February 2016). This document, which also was in effect when EIR No. 466 was certified, is herein incorporated by reference and is available for public review at the Santa Ana RWQCB office located at 3737 Main Street, Suite 500, Riverside, CA 92501-3348. (RWQCB, 2016)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. As noted by the IS/NOP and the Project’s WQMP, the Project site resides within the Santa Ana Watershed and receiving waters for the property’s drainage are the Perris Valley Storm Drain, San Jacinto River Reach 3 (upstream of Canyon Lake), Canyon Lake, San Jacinto River Reach 1 (downstream of Canyon Lake), and Lake Elsinore. Receiving waters listed on the Section 303(d) list include Canyon Lake and Lake Elsinore, and both of these bodies of water were impaired when the IS/NOP was prepared for EIR No. 466. Canyon Lake is currently impaired by nutrients and pathogens, while the IS/NOP noted that at the time

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Canyon Lake was impaired for exceeding its water quality objectives for sediments, siltation, pathogens, and nutrients. Although not specifically addressed by the IS/NOP, Lake Elsinore currently is impaired by nutrients and low dissolved oxygen. The San Jacinto River Reaches 1 and 3 currently are not listed as impaired. (PBLA, 2018, p. 7)

As noted by the IS/NOP prepared for EIR No. 466, specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Provided below is a discussion of the Project's potential to conflict with the Santa Ana Region Basin Plan during both construction and long-term operation.

**Construction-Related Water Quality**

Construction activities would occur on the same site and in the same or similar manner as assumed by EIR No. 466 and its associated IS/NOP. As with the project evaluated by EIR No. 466 and the IS/NOP, construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Santa Ana RWQCB and the County of Riverside, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the RWQCB's Water Quality Control Plan for the Santa Ana River Basin ("Basin Plan"). Compliance with the NPDES permit and the Basin Plan involves the preparation and implementation of a SWPPP for construction-related activities, and these requirements also would have applied to new development at the time the IS/NOP was prepared for EIR No. 466. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. As with the project evaluated by the IS/NOP and EIR No. 466, mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Therefore, with mandatory adherence to the future required SWPPP, runoff associated with Project-related construction activities would not conflict with the Santa Ana Region Basin Plan requirements, and impacts would be less than significant.

**Operational Water Quality Impacts**

EIR No. 466 and the associated IS/NOP evaluated buildout of the MFBCSP area with a variety of light industrial and commercial land uses. The Project consists of an implementing development within the MFBCSP and proposes a site-specific development that includes a proposed drainage system that would route first flush flows towards a proposed detention basin. Because the Project includes details regarding the proposed drainage system that were not included in the MFBCSP, a site-specific WQMP was required for the Project in order to confirm the conclusion of the IS/NOP prepared for EIR No. 466 that water quality impacts would be less than significant. The WQMP is contained in *Technical Appendix F2*, and is discussed below.

As noted above, receiving waters for the property's drainage are the Perris Valley Storm Drain, San Jacinto River Reach 3 (upstream of Canyon Lake), Canyon Lake, San Jacinto River Reach 1 (downstream of Canyon Lake), and Lake Elsinore. Canyon Lake is impaired by nutrients and pathogens, while Lake Elsinore is impaired by nutrients and low dissolved oxygen. (PBLA, 2018, p. 7) As noted above, because the Project consists of a site-specific development, a WQMP was required for the Project and is included in *Technical Appendix F2*. According to the Project's Water Quality Management Plan (WQMP; *Technical Appendix F2*), the Project's pollutants of concern include bacterial indicators and nutrients (PBLA, 2018, p. 17). To meet NPDES requirements, the Project's proposed storm drain system is designed to route first flush runoff to the proposed 6.0-acre detention basin. The detention basin has been designed to detain runoff and provide water quality treatment, which would be effective in reducing pollutants of concern in runoff leaving the Project site, including bacterial indicators, pathogens, and nutrients. As noted above, waters that are tributary to the Project site are impaired with nutrients, pathogens, and/or low dissolved oxygen. The proposed detention basin would be effective at treating bacterial indicators, pathogens, and nutrients, which in turn would reduce the potential for low dissolved oxygen in runoff from the site. Runoff from the Project site would not contribute substantially to existing downstream impairments and the Project therefore would not conflict with the Santa Ana Region Basin Plan; thus, impacts would be less than significant.

Furthermore, the Project would be required to implement a WQMP, pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the ongoing protection of the watershed basin by requiring structural and programmatic controls. The Project's Preliminary WQMP is included as *Technical Appendix F2*. The Preliminary WQMP identifies structural controls (including the proposed detention basin) and operational source control measures (including marking inlets, incorporation of landscape/outdoor pesticide restrictions, incorporating measures for refuse areas, loading dock requirements, and requirements to regularly sweep plazas, sidewalks, and parking lots). The structural and operational source control measures would minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Consistent with the conclusion reached by the IS/NOP prepared for EIR No. 466, mandatory compliance with the WQMP would ensure that the Project does not conflict with the Santa Ana Region Basin Plan, and impacts would be less than significant.

### **Groundwater Management Plan – West San Jacinto Groundwater Basin**

The EMWD adopted the *Groundwater Management Plan – West San Jacinto Groundwater Basin* (GMP) on June 8, 1995, and the GMP was in effect at the time EIR No. 466 was certified. The GMP was not addressed by the IS/NOP or EIR No. 466, both of which evaluated buildout of the MFBCSP area with light industrial and commercial land uses. The Project consists of an implementing development within the MFBCSP area, is fully consistent with the land uses assumed by EIR No. 466 for the site, and identifies a site-specific development plan as part of proposed Plot Plan No. 180028. Accordingly, due to the additional detail available as part of the proposed Project, an analysis of the Project's consistency with the GMP is provided below.

The GMP is intended to manage the San Jacinto Groundwater Basin (SJGB) in a manner that would supplement EMWD's water supplies, thereby increasing the amount of locally-available water and reducing the amount of water that needs to be imported through MWD. The GMP covers approximately 256-square miles (over 164,200 acres) and has been divided into six (6) groundwater management zones. The Project site is located at the western edge of the Perris North Groundwater Management Zone (GMZ). (EMWD, 1995; EMWD, 2018, Figure 7-2)

EMWD adopted the Management Plan in June 1995 in accordance with Assembly Bill 3030 (AB3030) enacted in 1992, which is now codified in the California Water Code Sections 10750 through 10755. The Management Plan is intended to protect the vested interests of existing groundwater producers while providing a planning framework for new water supply projects for the benefit of groundwater producers and the public. The Management Plan goals include (EMWD, 2018, p. 6):

- Establishment of a Groundwater Basin Manager
- Monitoring of Groundwater Production
- Monitoring of Groundwater Level and Quality
- Development of Well Construction Policies
- Development of a Well Abandonment and Destruction Program
- Monitoring of Well Construction, Abandonment, and Destruction
- Groundwater Quality Protection
- Exchange of Agricultural and Other Non-potable Groundwater Production to Municipal Use
- Maximize Yield Augmentation with Local Resources – Local Runoff and Reclaimed Water
- Maximize Conjunctive Use
- Groundwater Treatment

There are no existing groundwater wells on the Project site, and the proposed Project does not propose to construct any wells on site. As such, the Project would not directly extract groundwater, but would instead obtain potable water from the EMWD, which relies in part on groundwater resources. Accordingly, the Project only would have the potential to conflict with the West San Jacinto GMP if the Project were to obstruct infiltration of runoff into the groundwater basin, or if the Project were to contribute to or exacerbate existing water quality problems within the basin.

As noted above under the discussion of the Project's consistency with the Santa Ana Region Basin Plan, the Project Applicant would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit and the Basin Plan involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that construction of the proposed Project does result in polluted runoff that could adversely affect water quality within the SJGB. Additionally, the total amount of runoff from the Project site during construction would not change substantially in relation to existing conditions, thereby allowing for infiltration into the SJGB. Accordingly, during construction the Project would not conflict with the West San Jacinto GMP, and a less-than-significant impact would occur.

Following construction activities, infiltration on the Project site largely would be precluded and would be limited to landscaped areas, as remaining areas of the site would be covered with impervious surfaces (i.e., buildings, drive aisles, etc.). However, under existing conditions all runoff generated on and tributary to the Project site is conveyed directly into existing storm drainage facilities within adjacent roadways. While a nominal amount of groundwater recharge may occur under existing conditions, the majority of runoff is conveyed to downstream facilities, which ultimately include unlined drainage channels and bodies of water (i.e., Canyon Lake and Lake Elsinore) wherein groundwater recharge occurs. These conditions would not substantially change under the proposed Project. That is, all runoff generated on the site would be conveyed to a water quality basin for treatment, and would discharge into existing drainage facilities within adjacent roadways. Groundwater recharge would continue to occur downstream, as it does under existing conditions. Furthermore, under long-term operating conditions, all runoff generated on the Project site would be treated by the proposed 3.2-acre bioretention basin. The bioretention basin is designed to treat the Project's pollutants of concern, which include bacterial indicators and nutrients (PBLA, 2018, p. 17). Thus, with implementation of the proposed Project, Project-related runoff would not contribute to or exacerbate existing water quality impairments within the West San Jacinto GMP area. As such, the Project would not conflict with the West San Jacinto GMP, and impacts would be less than significant.

## **Conclusion**

Based on the preceding analysis, the Project would not conflict with the San Jacinto River Basin Plan or the West San Jacinto GMP. Accordingly, the Project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan, and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**Project Requirements and EIR No. 466 Mitigation Compliance**

EIR No. 466 identified several mitigation measures to address impacts to hydrology and water quality. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval. It should be noted that the proposed Project includes a 3.2-acre detention basin, and thus the Project would implement the requirements specified by EIR No. 466 Mitigation Measure MM Hydro 4.

**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 Santa Ana Regional Water Quality Control Board.

**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 proponents 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.

5.1.11 Land Use and Planning

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>24. Land Use</b>				
a. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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"/>

a) **Would the proposed Project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

**EIR No. 466 Finding:** As indicated in Table IV-1 of EIR No. 466, EIR No. 466 determined that the MFBCSP would be fully consistent with, or otherwise would not conflict with, all applicable policies of the General Plan. As such, impacts were determined to be less than significant. (Webb, 2005, pp. IV-7 through IV-24)

**No Substantial Change from Previous Analysis:** The Project site is located within Planning Area 2 of the MFBCSP, which in turn is located in the MVAP portion of the Riverside County General Plan. The MFBCSP designates Planning Area 2 for “Light Industrial with Community Center Overlay” land uses. The Project’s proposed 1,195,740 s.f. of high-cube fulfillment center warehouse uses and 48,930 s.f. of warehouse use are fully consistent with the “Light Industrial” component of the land use designation applied to MFBCSP Planning Area 2. Additionally, a site-specific analysis of the Project’s consistency with the policies and requirements of the MFBCSP was conducted by T&B Planning, the results of which are provided as *Technical Appendix I*. As indicated in *Technical Appendix I*, the Project is consistent with or otherwise would not conflict with the policies and requirements of the MFBCSP, including policies and requirements adopted for the purpose of avoiding or mitigating an environmental effect.

Additionally, as part of its review of the proposed Project, Riverside County evaluated the Project for consistency with applicable General Plan and MVAP policies, and concluded that the Project would be consistent with or otherwise would not conflict with the General Plan or MVAP. Moreover, the Project is fully consistent with the land use designations and requirements of the General Plan and MVAP. Thus, the Project would not conflict with any General Plan or MVAP policies that were adopted for the purpose of avoiding or mitigating an environmental effect.



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Based on the foregoing analysis, the Project would not conflict with the land use designations and policies of the General Plan, MVAP, or MFBCSP, including policies and requirements adopted for the purpose of avoiding or mitigating an environmental effect, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**b) Would the proposed Project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that proposed development was located along the alignment of Interstate 215, between Cajalco Expressway and Nandina Avenue. The IS/NOP noted that the MFBCSP site was located within the Mead Valley community which extends west from Interstate 215. Property on the east side of Interstate 215 was located within the City of Perris. The IS/NOP indicated that the MFBCSP site was located at the eastern edge of Mead Valley. Although the MFBCSP is not contiguous in shape, the IS/NOP determined that parcels east of Decker Road and Seaton Avenue, and west of Interstate 215 that are not a part of this MFBCSP area were also designated for industrial business park uses. Since the MFBCSP site was located at the edge of the Mead Valley community and within an area designated for industrial and business park uses, the IS/NOP concluded that the MFBCSP would not divide and would not disrupt the physical arrangement of the Mead Valley community. Impacts were determined to be less than significant and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 31 and 33)

**No Substantial Change from Previous Analysis:** Consistent with the findings of the IS/NOP prepared for EIR No. 466, the Project site is located at the eastern edge of the Mead Valley community, with residential uses occurring west of the Project site and south of Cajalco Expressway. Since certification of EIR No. 466, there have been no new residential developments beyond the existing residential community generally located west of Seaton Avenue. Areas to the east of Seaton Avenue in the vicinity of the Project site are generally developed with or planned for light industrial land uses. There are no residential uses to the north, east, or southeast of the Project site. As such, development of the Project site with up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up 48,930 s.f. of warehouse uses would have no potential to divide the physical arrangement of an established community. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

5.1.12 Mineral Resources

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>25. Mineral Resources</b>				
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. Potentially 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"/>

a) **Would the proposed Project 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?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 noted that the General Plan's Multipurpose Open Space Element identified most of western Riverside County, where there are no known mineral resources, as being within Mineral Resources Zone No. 3 (Figure OS-5). The IS/NOP determined that the MFBCSP site was located within this Mineral Resources Zone (MRZ-3). The IS/NOP defined MRZ-3 as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. Because the MFBCSP site contains no known mineral resources, the IS/NOP concluded that no impact would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 33 and 34)

**No Substantial Change from Previous Analysis:** Consistent with the findings of the IS/NOP prepared for EIR No. 466, and according to mapping information available from the California Geological Survey, the Project site is classified as Mineral Resources Zone 3 (MRZ-3), which is defined as "areas containing known or inferred mineral occurrences of undetermined mineral resource significance" (CGS, 2008). Accordingly, and consistent with the conclusion reached by the IS/NOP, implementation of the proposed Project would not result in the loss of availability of a known mineral resource, and there would be no Project impacts. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

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**b) Would the proposed Project 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?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that there were no identified mineral resource sites within proximity of the MFBCSP site. Therefore, the IS/NOP concluded that no impacts to mineral resources would occur and this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 33 and 34)

**No Substantial Change from Previous Analysis:** Consistent with the finding of the IS/NOP prepared for EIR No. 466, there are no mineral resource sites within proximity of the Project site. The Riverside County General Plan, MVAP, and MFBCSP do not designate the Project site as a locally-important mineral resource recovery site (Riverside County, 2015a; Riverside County, 2015b; Webb, 2005). As such, and consistent with the findings of the IS/NOP, the Project would not result in the loss of availability of a locally-important mineral resource recovery site, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**c) Would the proposed Project potentially expose people or property to hazards from proposed, existing or abandoned quarries or mines?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP site was not located in an area of proposed, existing, or abandoned quarries or mines; therefore, the IS/NOP concluded that the MFBCSP would not expose people or property in the project area to these hazards and that no impacts would occur. This topic was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 33 and 34)

**No Substantial Change from Previous Analysis:** Consistent with the findings of the IS/NOP prepared for EIR No. 466, the Project site is not located in an area of proposed, existing, or abandoned quarries or mines. A materials recovery site occurs approximately 0.8-mile northwest of the Project site. Additionally, there is a potential mine being considered for a property located approximately 0.5 mile south of the Project site. However, due to distance between the Project site and these existing/potential mining sites, the Project would not have the potential to expose future site workers to hazards from these mines. There would be no potential for future impacts to on-site buildings resulting from mining activities occurring more than 0.5 mile from the Project site. Furthermore, the high-cube fulfillment center warehouse uses and warehouse uses proposed by the Project Applicant would not be considered incompatible with mining activities. As such, and consistent with the findings of EIR No. 466, the Project would not expose people or property in the Project area to hazards associated with quarries and mines no impacts would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

5.1.13 Noise

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>Definitions for Noise Acceptability Ratings</b>				
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				
<b>26. Airport Noise</b>				
a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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 <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?**

**EIR No. 466 Finding:** EIR No. 466 disclosed that the MFBCSP site was located outside of March Air Reserve Base’s 60 dB CNEL noise contours, as depicted in the 1998 MARB AICUZ Study. EIR No. 466 noted that Section A.7 of the Appendices to the AICUZ Study stated that “most industrial/manufacturing uses are compatible in the airfield environs” and that the “commercial/retail trade and personal and business services are compatible without restriction up to DNL [Day-Night Average A-Weighted Sound Level] 70 dB.” Because MARB noise levels are less than 60 dB CNEL at the MFBCSP site, EIR No. 466 determined that all uses within the Specific Plan would be compatible with the exterior noise level guidelines set forth in the 1984 Riverside County Airport Land Use Plan and with the land use compatibility policies of the 1998 MARB AICUZ Study. Although the MFBCSP site fell outside of the CNEL noise contours for March Air Reserve Base, EIR No. 466 noted that the MFBCSP site was located beneath identified flight tracks for airplanes using the airfield at March Air Reserve Base; thus, EIR No. 466 disclosed that there was a potential for single-event noise levels to affect future land uses in the MFBCSP area. However, EIR No. 466 concluded that the industrial, warehouse and distribution, and commercial/retail land uses allowed by

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the MFBCSP are not considered to be sensitive receivers and therefore the impacts from these single-event noise levels were determined to be less than significant. (Webb, 2005, p. IV-103)

**No Substantial Change from Previous Analysis:** The Project Applicant proposes up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up 48,930 s.f. of warehouse uses, which would result in the buildout of MFBCSP Planning Area 2. The land uses proposed by the Project Applicant are fully consistent with the land uses assumed for the site by EIR No. 466, which EIR No. 466 found would not be exposed to significant noise impacts due to airport operations at the March Joint Air Reserve Base. Moreover, according to Figure 4.15.20 of EIR No. 521, which was prepared for the County's 2015 General Plan Update, the Project site occurs outside of the 60 dBA CNEL contour for the March Joint Air Reserve Base (Riverside County, 2015c, Figure 4.15.20; Urban Crossroads, 2019b, p. 24). According to Table N-1 of the County General Plan, and consistent with the findings of EIR No. 466, industrial uses such as those proposed by the Project Applicant are considered "Normally Acceptable" in terms of noise compatibility at noise levels up to 75 dBA CNEL, and are considered "Conditionally Acceptable" at noise levels ranging from 70 dBA CNEL to 80 dBA CNEL (Riverside County, 2015a, Table N-1). Therefore, the Project would not expose people residing or working in the Project area to excessive noise levels associated with airport operations, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**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?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 found that the MFBCSP site was not within the vicinity of a private airstrip and no impact would occur. As such, this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 35)

**No Substantial Change from Previous Analysis:** Consistent with the findings of the IS/NOP prepared for EIR No. 466, the Project site is not located within the vicinity of a private airstrip. The nearest private airstrip to the Project site is the Perris Valley Airport, located approximately 5.4 miles southeast of the Project site. According to the Land Use Compatibility Plan for the Perris Valley Airport, the Project site is located well outside of the 60 dB CNEL contour for this airport, which according to General Plan Table N-1 indicates that the Project would be "Normally Compatible" with airport-related noise from this facility (ALUC, 2011, Figure PV-3; Riverside County, 2015a, Table N-1). Accordingly, the Project would not expose people residing or working in the project area to excessive noise levels associated with private airport noise, and there would be no impact. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>27. Noise Effects by the Project</b>				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the proposed Project cause generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?**

**EIR No. 466 Finding:** EIR No. 466 indicated that construction noise would result in a temporary change in ambient noise levels. EIR No. 466 disclosed that 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 and could adversely affect sensitive receptors in the area. As discussed in EIR No. 466, impacts from construction noise are considered short-term impacts since noise would cease upon completion of construction activity. Nonetheless, EIR No. 466 determined that construction-related noise impacts would be potentially significant prior to mitigation. With implementation of Mitigation Measures MM Noise 1 through MM Noise 4 from EIR No. 466 and with mandatory compliance with Riverside County Ordinance No. 457, EIR No. 466 concluded that construction-related noise affecting sensitive receptors would be reduced to less-than-significant levels. (Webb, 2005, pp. IV-161, IV-162, IV-166, and IV-167)

EIR No. 466 also indicated that the MFBCSP would contribute long-term noise to the existing environment through the addition of traffic on local streets. Based on a noise impact analysis prepared for EIR No. 466, it was determined that the MFBCSP would result in substantial noise increases (i.e., 3 dBA or more increase) on nearby roadways and impacts were identified as potentially significant. EIR No. 466 concluded that traffic-related noise associated with the MFBCSP would be significant and unavoidable. EIR No. 466 also noted that noise levels affecting the MFBCSP site would not exceed 74.9 dBA CNEL, and concluded that the MFBCSP would therefore be compatible with existing and projected noise levels. (Webb, 2005, pp. IV-161 and IV-165)

EIR No. 466 also evaluated the MFBCSP’s potential for operational noise impacts, and found that daytime operational noise would not be significant if a barrier shields the visibility of the (loading) activity from

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any ground-floor observers. EIR No. 466 noted that activities that occur at the rear of buildings, with no direct “line-of-sight” to residences, and not directly adjacent to the noise-sensitive land uses, would be shielded by the building itself. However, EIR No. 466 found that the nuisance factor from nighttime dock operations would be potentially significant prior to mitigation, and that daytime operational noise would be potentially significant in the absence of noise barriers. EIR No. 466 identified Mitigation Measure MM Noise 5, which requires an 8-foot high separation wall between on-site activities and existing off-site residential uses if daytime trucking activities occur within 200 feet of the property line. Mitigation Measure MM Noise 5 also requires a 12-foot barrier between loading dock areas and residential uses within 300 feet of the loading dock areas if loading dock materials handling activities are conducted during nighttime hours (10:00 pm to 7:00 am), and further requires that 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 residence. EIR No. 466 also identified Mitigation Measure MM Noise 6, which limits nighttime operational activities associated with loading/unloading and truck movement within close proximity of nearby residential uses. With implementation of the required mitigation, EIR No. 466 concluded that operational noise would be less than significant. (Webb, 2005, pp. IV-165 through IV-167)

**No Substantial Change from Previous Analysis:** The Project would result in the buildout of MFBCSP Planning Area 2 and is fully consistent with the “Light Industrial with Community Center Overlay” land use designation applied to the Project site by the MFBCSP. Although EIR No. 466 evaluated a range of land uses allowed by the MFBCSP, EIR No. 466 did not evaluate specific buildings, as EIR No. 466 assumed that the characteristics of individual buildings would be identified as part of implementing developments within the MFBCSP. The currently-proposed Project is an implementing development that would result in the buildout of MFBCSP Planning Area 2, and the Project’s application materials identify specific building elements, including building areas and locations, setbacks, walls/fencing, and site access. In order to evaluate the Project’s site-specific elements, a Noise Impact Analysis (NIA) was required for the Project and is provided as *Technical Appendix G*. The Project’s NIA (*Technical Appendix G*) includes a detailed analysis of the Project’s potential to result in a substantial temporary and/or permanent increase in ambient noise levels, and was prepared in part to demonstrate that the Project’s anticipated noise impacts would be within the scope of analysis of EIR No. 466. Refer to the NIA for a detailed description of noise fundamentals, applicable regulatory requirements, the existing noise environment, and the methods and procedures used to evaluate the Project’s noise impacts. As explained below, the noise that would be generated by the Project is fully analyzed in and covered by the analysis of noise impacts set forth in EIR No. 466. Provided below is a summary of the results of the analysis for construction and long-term operation of the Project.

**Construction-Related Impacts**

Consistent with the findings of EIR No. 466, the Project has the potential to cause temporary or periodic increases in ambient noise levels during construction activities. Construction characteristics associated with the proposed Project would not be materially different from what was evaluated and disclosed by EIR No. 466. EIR No. 466 disclosed that construction-related noise impacts would be potentially significant, but would be reduced to less-than-significant levels with implementation of Mitigation Measures MM Noise 1 through MM Noise 4. Notwithstanding, the Project’s NIA (*Technical Appendix G*)

**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

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includes an assessment of potential noise impacts that could affect sensitive receptors during construction activities. Figure 5-3, *Construction Noise Source Locations*, depicts the construction noise source locations in relation to the nearby sensitive receiver locations that were evaluated as part of the analysis. The results of the analysis are presented below. (Urban Crossroads, 2019b, p. 71)

### **Threshold of Significance**

Based on the National Institute for Occupational Safety and Health (NIOSH) publication, *Criteria for Recommended Standard: Occupational Noise Exposure*, noise impacts due to Project-related construction activities would be potentially significant if Project-related construction activities create noise levels which exceed the 85 dBA Leq acceptable noise level threshold at the nearby sensitive receiver locations (NIOSH, 1998, p. 1). Refer to Section 4 of the Project's NIA (*Technical Appendix G*) for a discussion of how thresholds of significance were selected for analysis.

### **Construction Noise Levels**

Noise generated by the Project's construction equipment would include a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. The number and mix of construction equipment are expected to occur in the following stages, based on similar projects in the County of Riverside: (Urban Crossroads, 2019b, p. 71)

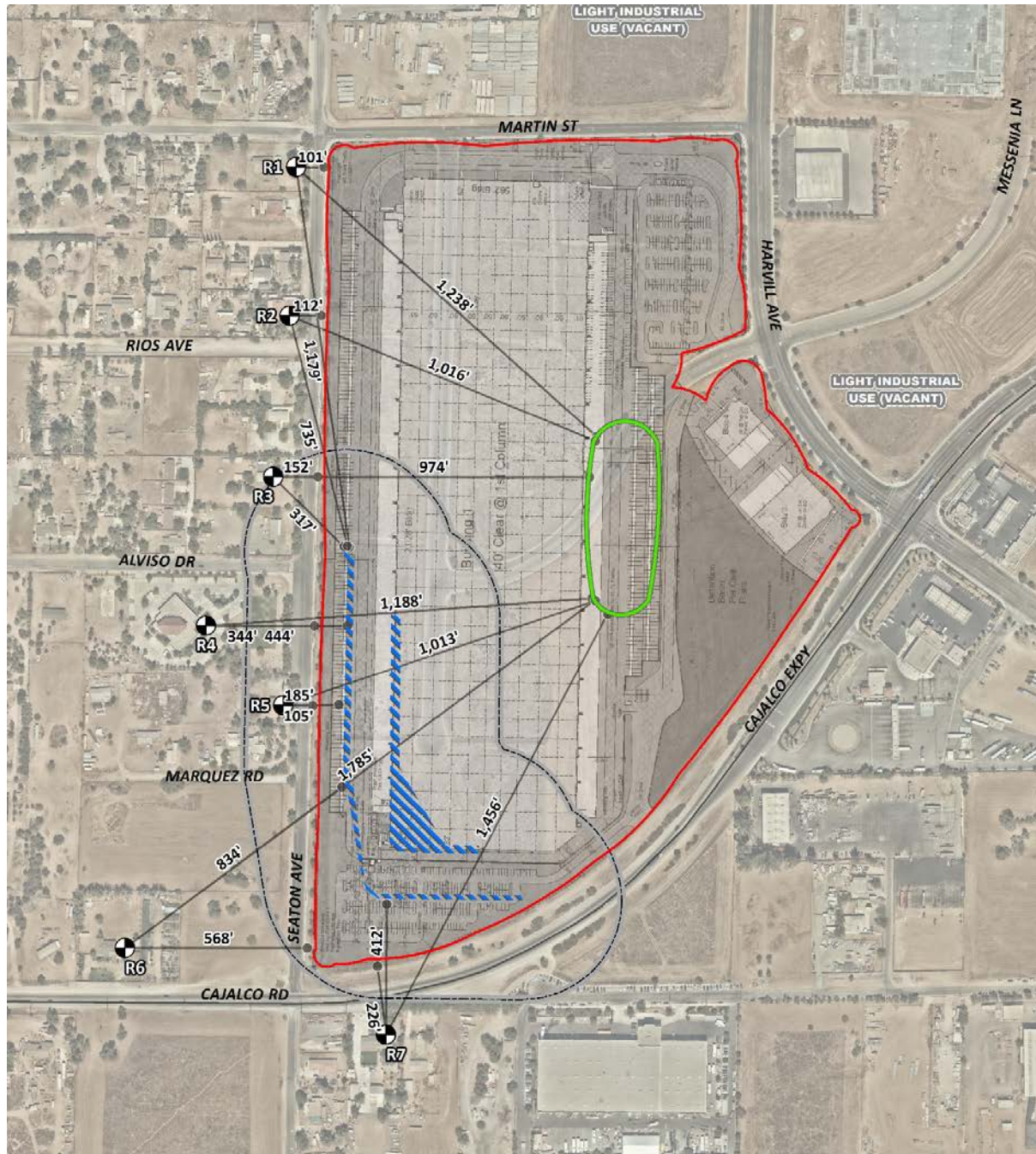
- Site Preparation
- Grading
- Building Construction
- Architectural Coating
- Paving
- Rock Crushing and Screening

The construction noise analysis provided in the Project's NIA was prepared using reference noise level measurements taken by Urban Crossroads to describe the typical construction activity noise levels for each stage of Project construction. The construction reference noise level measurements represent a list of typical construction activity noise levels. Noise levels generated by heavy construction equipment can range from approximately 68 dBA to more than 80 dBA when measured at 50 feet. However, these noise levels diminish with distance from the construction site at a rate of 6 dBA per doubling of distance. For example, a noise level of 80 dBA measured at 50 feet from the noise source to the receiver would be reduced to 74 dBA at 100 feet from the source to the receiver, and would be further reduced to 68 dBA at 200 feet from the source to the receiver. (Urban Crossroads, 2019b, p. 71)

### **Construction Reference Noise Levels**

To describe the Project construction noise levels, measurements were collected for similar activities at several construction sites by Urban Crossroads. Table 5-7, *Construction Reference Noise Levels*, provides a summary of the construction reference noise level measurements. Because the reference noise levels





**LEGEND:**

-  Receiver Locations
-  Typical Construction Activity
-  Distance from receiver to construction activity (in feet)
-  Potential Blasting Location
-  Rock Crushing Activity
-  Estimated 300-foot pre-blast inspection radius

Source(s): Urban Crossroads (06-10-2019)

FIGURE 5-3



Not to Scale

**CONSTRUCTION NOISE SOURCE LOCATIONS**

were collected at varying distances of 30 feet and 50 feet, all construction noise level measurements presented on Table 5-7 have been adjusted for consistency to describe a uniform reference distance of 50 feet. (Urban Crossroads, 2019b, p. 71)

**Table 5-7 Construction Reference Noise Levels**

ID	Noise Source	Duration (h:mm:ss)	Reference Distance From Source (Feet)	Reference Noise Levels @ Reference Distance (dBA L <sub>eq</sub> )	Reference Noise Levels @ 50 Feet (dBA L <sub>eq</sub> ) <sup>7</sup>
1	Truck Pass-Bys & Dozer Activity <sup>1</sup>	0:01:15	30'	63.6	59.2
2	Dozer Activity <sup>1</sup>	0:01:00	30'	68.6	64.2
3	Construction Vehicle Maintenance Activities <sup>2</sup>	0:01:00	30'	71.9	67.5
4	Foundation Trenching <sup>2</sup>	0:01:01	30'	72.6	68.2
5	Rough Grading Activities <sup>2</sup>	0:05:00	30'	77.9	73.5
6	Framing <sup>3</sup>	0:02:00	30'	66.7	62.3
7	Dozer Pass-By <sup>4</sup>	0:00:32	30'	84.0	79.6
8	Concrete Mixer Truck Movements <sup>5</sup>	0:01:00	50'	71.2	71.2
9	Concrete Paver Activities <sup>5</sup>	0:01:00	30'	70.0	65.6
10	Concrete Mixer Pour & Paving Activities <sup>5</sup>	0:01:00	30'	70.3	65.9
11	Concrete Mixer Backup Alarms & Air Brakes <sup>5</sup>	0:00:20	50'	71.6	71.6
12	Concrete Mixer Pour Activities <sup>5</sup>	1:00:00	50'	67.7	67.7
13	Crushing & Screening Activity <sup>6</sup>	0:00:20	50'	68.3	68.3

<sup>1</sup> As measured by Urban Crossroads, Inc. on 10/14/15 at a business park construction site located at the northwest corner of Barranca Parkway and Alton Parkway in the City of Irvine.

<sup>2</sup> As measured by Urban Crossroads, Inc. on 10/20/15 at a construction site located in Rancho Mission Viejo.

<sup>3</sup> As measured by Urban Crossroads, Inc. on 10/20/15 at a residential construction site located in Rancho Mission Viejo.

<sup>4</sup> As measured by Urban Crossroads, Inc. on 10/30/15 during grading operations within an industrial construction site located in the City of Ontario.

<sup>5</sup> Reference noise level measurements were collected from a nighttime concrete pour at an industrial construction site, located at 27334 San Bernardino Avenue in the City of Redlands, between 1:00 a.m. to 2:00 a.m. on 7/1/15.

<sup>6</sup> Crushing activity measured by Urban Crossroads, Inc. on 10/27/2015 at the Robertson's quarry in the City of Banning.

<sup>7</sup> Reference noise levels are calculated at 50 feet using a drop off rate of 6 dBA per doubling of distance (point source).

(Urban Crossroads, 2019b, Table 10-1)

### Construction Noise Analysis

Using the reference construction equipment noise levels, calculations of the Project construction noise level impacts at the nearby sensitive receiver locations were conducted. Tables 10-2 to 10-7 of the Project's NIA (*Technical Appendix G*) present the short-term construction noise levels for each stage of construction. Table 5-8, *Unmitigated Construction Equipment Noise Level Summary*, provides a summary of the construction noise levels by stage at the nearby noise-sensitive receiver locations. Based on the stages of construction, the noise impacts associated with the proposed Project are expected to create temporarily high noise levels at the nearby receiver locations. To assess the worst-case construction noise levels, the analysis shows the highest noise impacts when the equipment with the highest reference noise level is operating at the closest point from the edge of primary construction activity to each receiver location. (Urban Crossroads, 2019b, p. 74)

**Table 5-8 Unmitigated Construction Equipment Noise Level Summary**

Receiver Location <sup>1</sup>	Construction Noise Level (dBA L <sub>eq</sub> )						
	Site Preparation	Grading	Building Construction	Architectural Coating	Paving	Rock Crushing & Screening	Highest Activity Noise Levels <sup>2</sup>
R1	73.5	67.4	62.1	61.4	65.5	40.4	73.5
R2	72.6	66.5	61.2	60.5	64.6	42.1	72.6
R3	69.9	63.8	58.5	57.8	61.9	42.5	69.9
R4	62.8	56.7	51.4	50.7	54.8	40.7	62.8
R5	73.1	67.0	61.7	61.0	65.2	42.1	73.1
R6	58.5	52.4	47.1	46.4	50.5	37.2	58.5
R7	66.5	60.4	55.1	54.4	58.5	39.0	66.5

- Noise receiver locations are shown on Figure 5-3.
- Estimated construction noise levels during peak operating conditions. (Urban Crossroads, 2019b, Table 10-8)

The construction noise analysis shows that the highest construction noise levels would occur when construction activities take place at the closest point from primary Project construction activity to each of the nearby receiver locations. As shown on Table 5-8, the unmitigated construction noise levels are expected to range from 37.2 to 73.5 dBA Leq at the nearby receiver locations. (Urban Crossroads, 2019b, p. 80)

To evaluate whether the Project would generate potentially significant short-term noise levels at off-site sensitive receiver locations a construction-related the NIOSH noise level threshold of 85 dBA Leq is used as acceptable thresholds for construction noise at the nearby sensitive receiver locations. Table 5-9, *Construction Equipment Noise Level Compliance*, shows the highest construction noise levels at the potentially impacted receiver locations are expected to approach 73.5 dBA Leq and would satisfy the NIOSH 85 dBA Leq significance threshold during temporary Project construction activities. As such, the noise impact due to unmitigated Project-related construction noise levels is considered a less-than-significant impact at all nearby sensitive receiver locations. Accordingly, the Project would not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Project, and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466. (Urban Crossroads, 2019b, p. 80)

**Table 5-9 Construction Equipment Noise Level Compliance**

Receiver Location <sup>1</sup>	Construction Noise Levels (dBA L <sub>eq</sub> )		
	Highest Construction Noise Levels <sup>2</sup>	Threshold <sup>3</sup>	Threshold Exceeded? <sup>4</sup>
R1	73.5	85	No
R2	72.6	85	No
R3	69.9	85	No
R4	62.8	85	No
R5	73.1	85	No
R6	58.5	85	No
R7	66.5	85	No

1. Noise receiver locations are shown on Figure 5-3.
2. Estimated construction noise levels during peak operating conditions, as shown on Table 5-8.
3. Construction noise thresholds as shown on Table 4-2 of the Project’s NIA (*Technical Appendix G*) and as summarized above.
4. Do the estimated Project construction noise levels satisfy the construction noise level threshold? (Urban Crossroads, 2019b, Table 10-9)

**Long-Term Operation-Related Impacts**

The Project Applicant proposes Plot Plan No. 180028, which would entail development of the 72.5-acre Project site with up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up 48,930 s.f. of warehouse uses. Implementation of Plot Plan No. 180028 would result in the full buildout of MFBCSP Planning Area 2. The land uses proposed by the Project Applicant are fully consistent with the “Light Industrial with Community Center Overlay” land use designations applied to the site by the MFBCSP and are consistent with the land use assumptions made by EIR No. 466 for the MFBCSP area. As such, operational characteristics of the proposed Project, and by extension operational noise associated with the proposed Project, would be fully consistent with what was evaluated for the site by EIR No. 466. Notwithstanding, because the Project’s proposed Plot Plan No. 180028 provides more details regarding ultimate site development, the Project’s NIA includes an evaluation of the Project’s potential operational noise impacts. Figure 5-4, *Operational Noise Source Locations*, identifies the representative receiver locations and noise source locations used to assess the operational noise levels. (Urban Crossroads, 2019b, p. 63)

**Thresholds of Significance – Operational Noise**

Noise impacts would be considered significant if any of the following would occur as a direct result of the proposed Project. Refer to Section 4 of the Project’s NIA (*Technical Appendix G*) for a discussion of how thresholds of significance were selected for analysis. (Urban Crossroads, 2019b, p. 30)

- If Project-related operational (stationary-source) noise levels exceed the exterior 55 dBA Leq daytime or 45 dBA Leq nighttime noise level standards at nearby sensitive receiver locations (per County of Riverside Municipal Code § 9.52.040).



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- If the existing ambient noise levels at the nearby noise-sensitive receivers near the Project site:
  - are less than 60 dBA Leq and the Project creates a readily perceptible 5 dBA Leq or greater Project-related noise level increase; or
  - range from 60 to 65 dBA Leq and the Project creates a barely perceptible 3 dBA Leq or greater Project-related noise level increase; or
  - already exceed 65 dBA Leq and the Project creates a community noise level impact of greater than 1.5 dBA Leq (per FICON, 1992).

**Operational Noise Sources**

The future tenants of the proposed buildings are currently unknown. The on-site Project-related noise sources are expected to be consistent with what was evaluated by EIR No. 466 and would include: idling trucks, delivery truck activities, backup alarms, as well as loading and unloading of dry goods, roof-top air conditioning units, and parking lot vehicle movements. The Project’s NIA (*Technical Appendix G*) is intended to describe noise level impacts associated with the expected typical operational activities at the Project site. (Urban Crossroads, 2019b, p. 63)

**Reference Noise Levels**

To estimate the Project operational noise impacts, reference noise level measurements were collected by Urban Crossroads from similar types of activities to represent the noise levels expected with the development of the proposed Project. Table 5-10, *Reference Noise Level Measurements*, shows the estimated reference noise levels for each noise source associated with Project operations. It is important to note that the projected noise levels shown in Table 5-10 assume the worst-case noise environment with the idling trucks, delivery truck activities, backup alarms, as well as loading and unloading of dry goods, roof-top air conditioning units, and parking lot vehicle movements all operating simultaneously. These noise level impacts would likely vary throughout the day. Refer to Section 9.2 of the Project’s NIA (*Technical Appendix G*) for a description of the reference noise levels used as inputs in Table 5-10. (Urban Crossroads, 2019b, p. 63)

**Table 5-10 Reference Noise Level Measurements**

Noise Source	Duration (hh:mm:ss)	Ref. Distance (Feet)	Noise Source Height (Feet)	Hourly Activity (Mins) <sup>4</sup>	Reference Noise Level (dBA L <sub>eq</sub> )	
					@ Ref. Dist.	@ 50 Feet
Truck Unloading/Docking Activity <sup>1</sup>	00:15:00	30'	8'	60	67.2	62.8
Entry Gate & Truck Movements <sup>1</sup>	00:15:00	20'	8'	60	64.0	56.0
Roof-Top Air Conditioning Units <sup>2</sup>	96:00:00	5'	5'	39	77.2	57.2
Parking Lot Vehicle Movements <sup>3</sup>	01:00:00	10'	5'	60	52.2	41.7

<sup>1</sup> Reference noise level measurements were collected from the existing operations of the Motivational Fulfillment & Logistics Services distribution facility located at 6810 Bickmore Avenue in the City of Chino on Wednesday, January 7, 2015.

<sup>2</sup> As measured by Urban Crossroads, Inc. on 7/27/2015 at the Santee Walmart located at 170 Town Center Parkway.

<sup>3</sup> As measured by Urban Crossroads, Inc. on 5/17/2017 at the Panasonic Avionics Corporation parking lot in the City of Lake Forest.

<sup>4</sup> Anticipated duration (minutes within the hour) of noise activity during typical hourly conditions expected at the Project site based on the reference noise level measurement activity.

(Urban Crossroads, 2019b, Table 9-1)

### **Project Operational Noise Levels**

Using the reference noise levels to represent the proposed Project operations that include idling trucks, delivery truck activities, backup alarms, as well as loading and unloading of dry goods, roof-top air conditioning units, and parking lot vehicle movements, Urban Crossroads calculated the operational source noise levels that are expected to be generated at the Project site and the Project-related noise level increases that would be experienced at each of the sensitive receiver locations. The operational noise level calculations, shown on Table 5-11, *Unmitigated Project-Only Operational Noise Levels*, account for the distance attenuation provided due to geometric spreading when sound from a localized stationary source (i.e., a point source) propagates uniformly outward in a spherical pattern. Hard site conditions are used in the operational noise analysis which result in noise levels that attenuate (or decrease) at a rate of 6 dBA for each doubling of distance from a point source. Refer to the NIA (*Technical Appendix G*) for a discussion of how noise attenuation was calculated. As indicated on Table 5-11, the Project-only operational noise levels would range from 34.3 to 44.6 dBA Leq at the sensitive receiver locations. The Project operational noise level calculations account for the existing wall and the proposed elevation difference between the operational portions of the site and the residences to the west of the site, with the total height to the top of the wall measuring between 12.6 feet to 35.3 feet in height (refer to subsection 3.1.1.B). (Urban Crossroads, 2019b, p. 66)

Table 5-12, *Unmitigated Operational Noise Level Compliance*, shows the operational noise levels associated with the proposed Project would satisfy the County of Riverside 55 dBA Leq daytime and 45 dBA Leq nighttime exterior noise level standards at all nearby receiver locations. Therefore, the unmitigated Project-related operational noise level impacts would be less than significant, and no mitigation is required. (Urban Crossroads, 2019b, p. 68)

**Table 5-11 Unmitigated Project-Only Operational Noise Levels**

Receiver Location <sup>1</sup>	Noise Source	Noise Levels (dBA L <sub>eq</sub> ) <sup>2</sup>				
		Individual Reference Noise Source Level at Reference Distance	Distance Attenuation	Barrier Attenuation by Noise Source	Individual Noise Source Level with Barrier Attenuation	Combined Operational Noise Levels with Barrier Attenuation
R1	Truck Unloading/Docking Activity	67.2	-17.4	-6.3	43.5	44.6
	Entry Gate & Truck Movements	64.0	-20.7	-5.6	37.7	
	Roof-Top Air Conditioning Units	75.3	-44.6	-5.8	24.9	
	Parking Lot Vehicle Movements	52.2	-30.3	0.0	21.9	
R2	Truck Unloading/Docking Activity	67.2	-14.8	-13.5	38.9	41.5
	Entry Gate & Truck Movements	64.0	-26.2	0.0	37.8	
	Roof-Top Air Conditioning Units	75.3	-45.2	-7.8	22.3	
	Parking Lot Vehicle Movements	52.2	-30.4	-12.7	9.1	
R3	Truck Unloading/Docking Activity	67.2	-16.7	-8.9	41.6	42.0
	Entry Gate & Truck Movements	64.0	-32.7	0.0	31.3	
	Roof-Top Air Conditioning Units	75.3	-47.1	-10.4	17.8	
	Parking Lot Vehicle Movements	52.2	-31.2	0.0	21.0	
R4	Truck Unloading/Docking Activity	67.2	-22.4	-17.2	27.6	34.3
	Entry Gate & Truck Movements	64.0	-31.4	0.0	32.6	
	Roof-Top Air Conditioning Units	75.3	-44.6	-10.3	20.4	
	Parking Lot Vehicle Movements	52.2	-29.0	0.0	23.2	
R5	Truck Unloading/Docking Activity	67.2	-14.4	-18	34.8	39.9
	Entry Gate & Truck Movements	64.0	-26.2	0.0	37.8	
	Roof-Top Air Conditioning Units	75.3	-40.2	-10.0	25.1	
	Parking Lot Vehicle Movements	52.2	-25.9	0.0	26.3	
R6	Truck Unloading/Docking Activity	67.2	-28.1	0	39.1	40.1
	Entry Gate & Truck Movements	64.0	-31.6	0.0	32.4	
	Roof-Top Air Conditioning Units	75.3	-44.9	-10.3	20.1	
	Parking Lot Vehicle Movements	52.2	-27.2	0.0	25.0	
R7	Truck Unloading/Docking Activity	67.2	-27.2	0	40.0	41.7
	Entry Gate & Truck Movements	64.0	-28.6	0.0	35.4	
	Roof-Top Air Conditioning Units	75.3	-41.4	-10.1	23.8	
	Parking Lot Vehicle Movements	52.2	-22.1	0.0	30.1	

1. See Figure 5-4 for the receiver and noise source locations.
2. Reference noise sources as shown on Table 5-10. Individual noise source calculations are provided in Appendix 9.1 of the Project's NIA (*Technical Appendix G*).  
(Urban Crossroads, 2019b, Table 9-3)



**Table 5-12 Unmitigated Operational Noise Level Compliance**

Receiver Location <sup>1</sup>	Noise Level at Receiver Locations (dBA L <sub>eq</sub> ) <sup>2</sup>	Threshold Exceeded? <sup>3</sup>	
		Daytime (55 dBA L <sub>eq</sub> )	Nighttime (45 dBA L <sub>eq</sub> )
R1	44.6	No	No
R2	41.5	No	No
R3	42.0	No	No
R4	34.3	No	No
R5	39.9	No	No
R6	40.1	No	No
R7	41.7	No	No

1. See Figure 5-4 for the receiver and noise source locations.
2. Estimated Project operational noise levels as shown on Table 5-11.
3. Do the estimated Project operational noise levels meet the operational noise level standards?  
 "Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.  
 (Urban Crossroads, 2019b, Table 9-4)

**Project Operational Ambient Noise Level Increases**

To describe the Project operational noise level contributions, the Project operational noise levels are combined with the existing ambient noise levels measurements for the nearby receiver locations potentially impacted by Project operational noise sources. Refer to the Project’s NIA (*Technical Appendix G*) for a discussion of how operational noise contributions were calculated. (Urban Crossroads, 2019b, p. 69)

Noise levels that would be experienced at receiver locations when Project-source noise is added to the daytime and nighttime ambient conditions are presented on Table 5-13, *Project Daytime Noise Level Contributions*, and Table 5-14, *Project Nighttime Noise Level Contributions*, respectively. (Urban Crossroads, 2019b, p. 69)

As indicated on Table 5-13 and Table 5-14, the Project would generate an unmitigated daytime operational noise level increase of up to 0.2 dBA Leq and an unmitigated nighttime operational noise level increase of up to 0.6 dBA Leq at the nearby receiver locations. Because the Project-related operational noise level contributions would be below 1.5 dBA Leq, the increases at the sensitive receiver locations would be less than significant based on the criteria identified herein. On this basis, Project operational stationary-source noise would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts in these regards will be less than significant. (Urban Crossroads, 2019b, p. 69)

**Table 5-13 Project Daytime Noise Level Contributions**

Receiver Location <sup>1</sup>	Total Project Operational Noise Level <sup>2</sup>	Measurement Location <sup>3</sup>	Reference Ambient Noise Levels <sup>4</sup>	Combined Project and Ambient <sup>5</sup>	Project Increase <sup>6</sup>	Threshold <sup>7</sup>	Threshold Exceeded? <sup>7</sup>
R1	44.6	L6	59.4	59.5	0.1	5.0	No
R2	41.5	L6	59.4	59.5	0.1	5.0	No
R3	42.0	L5	58.5	58.6	0.1	5.0	No
R4	34.3	L5	58.5	58.5	0.0	5.0	No
R5	39.9	L4	54.2	54.4	0.2	5.0	No
R6	40.1	L4	54.2	54.4	0.2	5.0	No
R7	41.7	L4	54.2	54.4	0.2	5.0	No

1. See Figure 5-4 for the sensitive receiver locations.
2. Total Project operational noise levels as shown on Table 5-12.
3. Reference noise level measurement locations as shown on Exhibit 5-A of the Project’s NIA (*Technical Appendix G*).
4. Observed daytime ambient noise levels as shown on Table 5-1 of the Project’s NIA (*Technical Appendix G*).
5. Represents the combined ambient conditions plus the Project activities.
6. The noise level increase expected with the addition of the proposed Project activities.
7. Significance Criteria as defined in Section 4 of the NIA (*Technical Appendix G*) and summarized above. (Urban Crossroads, 2019b, Table 9-5)

**Table 5-14 Project Nighttime Noise Level Contributions**

Receiver Location <sup>1</sup>	Total Project Operational Noise Level <sup>2</sup>	Measurement Location <sup>3</sup>	Reference Ambient Noise Levels <sup>4</sup>	Combined Project and Ambient <sup>5</sup>	Project Increase <sup>6</sup>	Threshold <sup>7</sup>	Threshold Exceeded? <sup>7</sup>
R1	44.6	L6	58.0	58.2	0.2	5.0	No
R2	41.5	L6	58.0	58.1	0.1	5.0	No
R3	42.0	L5	50.2	50.8	0.6	5.0	No
R4	34.3	L5	50.2	50.3	0.1	5.0	No
R5	39.9	L4	51.9	52.2	0.3	5.0	No
R6	40.1	L4	51.9	52.2	0.3	5.0	No
R7	41.7	L4	51.9	52.3	0.4	5.0	No

1. See Figure 5-4 for the sensitive receiver locations.
2. Total Project operational noise levels as shown on Table 5-12.
3. Reference noise level measurement locations as shown on Exhibit 5-A of the Project’s NIA (*Technical Appendix G*).
4. Observed nighttime ambient noise levels as shown on Table 5-1 of the Project’s NIA (*Technical Appendix G*).
5. Represents the combined ambient conditions plus the Project activities.
6. The noise level increase expected with the addition of the proposed Project activities.
7. Significance Criteria as defined in Section 4 of the NIA (*Technical Appendix G*) and summarized above. (Urban Crossroads, 2019b, Table 9-6)

**Conclusion – Operational Noise Impacts**

The Project would implement land uses anticipated for MFBCSP Planning Area 2 by EIR No. 466, and would therefore result in similar operational-related noise as was assumed for buildout of the Project site by EIR

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No. 466. As demonstrated herein and in the Project's NIA (*Technical Appendix G*), the Project would not expose nearby sensitive receptors to noise levels exceeding the County's daytime (55 dBA CNEL) or nighttime (45 dBA CNEL) thresholds of significance, and the Project's contribution to ambient noise levels would be below 1.5 dBA. As such, Project operational-related noise impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**Traffic-Related Noise Impacts**

The Project entails the full buildout of MFBCSP Planning Area 2 with up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up 48,930 s.f. of warehouse uses. Land uses proposed by the Project Applicant are consistent with the MFBCSP and the land uses anticipated for the Project site by EIR No. 466, and as discussed above, EIR No. 466 assumed that significantly more traffic would be generated by the development of MFBCSP Planning Area 2 than would be generated by the proposed Project. EIR No. 466 concluded that traffic noise affecting future uses on site would be less than significant. Consistent with the finding of EIR No. 466, and as shown in NIA Table 7-9, *Unmitigated EAC with Project Traffic Noise Impacts* (included herein as Table 5-17), the future uses on site would be exposed to noise levels up to 74.5 dBA. According to Table N-1 of the County General Plan, industrial uses such as those proposed by the Project Applicant are considered "Normally Acceptable" in terms of noise compatibility at noise levels up to 75 dBA CNEL, and are considered "Conditionally Acceptable" at noise levels ranging from 70 dBA CNEL to 80 dBA CNEL (Riverside County, 2015a, Table N-1). As such, the Project would not be subject to excessive noise associated with highways and impacts would be less than significant.

With respect to noise from Project-related traffic, and as shown in Table 5-19 in Subsection 5.1.18, the Project would result in 20,878 fewer vehicle trips per day (actual vehicles) as compared to the traffic evaluated by EIR No. 466 for MFBCSP Planning Area 2. As such, the Project would result in a substantial reduction in traffic-related noise as compared to what was evaluated and disclosed for Planning Area 2 by EIR No. 466. Notwithstanding, EIR No. 466 evaluated noise impacts based on the range of land uses allowed by the MFBCSP. The Project Applicant proposes Plot Plan No. 180028, which consists of a site-specific plan for development of the 72.5-acre Project site that entails the development of up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up 48,930 s.f. of warehouse uses. Because the Project Applicant proposes site-specific development, the Project's NIA (*Technical Appendix G*) includes an evaluation of the Project's potential to result in significant impacts due to transportation-related noise, the results of which are discussed below.

**Thresholds of Significance for Traffic-Related Noise**

Noise impacts would be considered significant if any of the following occur as a direct result of the proposed development. Refer to Section 4 of the Project's NIA (*Technical Appendix G*) for a discussion of how thresholds of significance were selected for analysis. (Urban Crossroads, 2019b, p. 29)

- When the noise levels at existing and future noise-sensitive land uses (e.g. residential, etc.):

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- are less than 60 dBA CNEL and the Project creates a readily perceptible 5 dBA CNEL or greater Project-related noise level increase; or
  - range from 60 to 65 dBA CNEL and the Project creates a barely perceptible 3 dBA CNEL or greater Project-related noise level increase; or
  - already exceed 65 dBA CNEL, and the Project creates a community noise level impact of greater than 1.5 dBA CNEL (FICON, 1992).
- When the noise levels at existing and future non-noise-sensitive land uses (e.g., office, commercial, industrial):
    - are less than the County of Riverside General Plan Noise Element, Table N-1, normally acceptable 70 dBA CNEL and the Project creates a readily perceptible 5 dBA CNEL or greater Project related noise level increase; or
    - are greater than the County of Riverside General Plan Noise Element, Table N-1, normally acceptable 70 dBA CNEL and the Project creates a barely perceptible 3 dBA CNEL or greater Project noise level increase.

### **Noise Contours**

To assess the off-site transportation Community Noise Equivalent Level (CNEL) noise impacts associated with the proposed Project, noise contours were developed based on the Project's Traffic Impact Analysis (*Technical Appendix H*). Noise contour boundaries represent the equal levels of noise exposure and are measured in CNEL from the center of the roadway. The traffic noise impact analysis includes an analysis of impacts under each scenario evaluated in the Traffic Study, including Existing, Existing plus Ambient Growth (EA) (2020), and Existing plus Ambient plus Cumulative (EAC) (2020). (Urban Crossroads, 2019b, p. 45)

Noise contours were used to assess the Project's incremental traffic-related noise impacts at land uses adjacent to roadways conveying Project traffic. The noise contours represent the distance to noise levels of a constant value and are measured from the center of the roadway for the 70, 65, and 60 dBA noise levels. The noise contours do not consider the effect of any existing noise barriers or topography that may attenuate ambient noise levels. In addition, because the noise contours reflect modeling of vehicular noise on area roadways, they appropriately do not reflect noise contributions from the surrounding stationary noise sources within the Project study area. Tables 7-1 through 7-6 of the Project's NIA (*Technical Appendix G*) present a summary of the exterior traffic noise levels, without barrier attenuation, for the 26 study area roadway segments analyzed from the without Project to the with Project conditions for the EA and EAC scenarios. Appendix 7.1 of the NIA includes a summary of the traffic noise level contours for each of the traffic scenarios. (Urban Crossroads, 2019b, p. 45)

### **Existing Conditions Project Traffic Noise Level Contributions**

An analysis of existing traffic noise levels plus traffic noise generated by the proposed Project has been conducted. However, the analysis of existing traffic noise levels plus traffic noise generated by the proposed Project scenario would not actually occur since the Project would not be fully constructed and operational until Year 2020 cumulative conditions. Thus, the information related to the Project's impacts

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compared to existing conditions is provided for informational purposes only, as the Project's traffic-related noise impacts are instead based on the EA (2020) and EAC (2020) scenarios. (Urban Crossroads, 2019b, p. 52)

NIA Table 7-1 (refer to *Technical Appendix G*) shows the Existing without Project conditions CNEL noise levels, which are expected to range from 56.2 to 77.4 dBA CNEL, without accounting for any noise attenuation features such as noise barriers or topography. Table 7-2 of the NIA shows the Existing with Project conditions would range from 57.0 to 77.4 dBA CNEL. Table 5-15, *Unmitigated Existing with Project Traffic Noise Level Increases*, shows that the Project off-site traffic noise level increases would range from 0.0 to 1.0 dBA CNEL. Although the Project-related level of noise increase would be below the level of significance for each study segment, the analysis of impacts under Existing (2018) conditions is provided for information purposes only, as this scenario would not actually occur because the Project would not generate traffic prior to 2020. (Urban Crossroads, 2019b, p. 52)

Table 5-15 Unmitigated Existing with Project Traffic Noise Level Increases

ID	Road	Segment	CNEL at Adjacent Land Use (dBA) <sup>1</sup>			Noise-Sensitive Land Use?
			No Project	With Project	Project Addition	
1	Day St.	s/o Cajalco Exwy.	56.2	57.0	0.8	Yes
2	Seaton Av.	s/o Cajalco Exwy.	62.7	62.8	0.1	Yes
3	Harvill Av.	s/o Harley Knox Bl.	72.1	72.4	0.3	No
4	Harvill Av.	s/o Old Oleander Av.	71.6	71.9	0.3	No
5	Harvill Av.	n/o Markham St.	71.6	71.9	0.3	No
6	Harvill Av.	s/o Markham St.	71.9	72.3	0.3	No
7	Harvill Av.	n/o Perry St.	71.9	72.3	0.3	No
8	Harvill Av.	s/o Perry St.	72.0	72.3	0.3	No
9	Harvill Av.	s/o Cajalco Exwy.	74.8	74.9	0.0	No
10	Perris Bl.	n/o Markham St.	77.4	77.4	0.0	Yes
11	Perris Bl.	s/o Markham St.	77.4	77.4	0.0	No
12	Perris Bl.	s/o Ramona Exwy.	76.3	77.3	1.0	No
13	Harley Knox Bl.	e/o Harvill Av.	70.5	70.7	0.2	No
14	Harley Knox Bl.	e/o I-215	75.4	75.5	0.0	No
15	Markham St.	w/o Day St.	72.0	72.1	0.0	Yes
16	Markham St.	e/o Day St.	73.4	73.4	0.0	Yes
17	Markham St.	w/o Harvill Av.	73.9	74.0	0.0	No
18	Cajalco Exwy.	w/o Day St.	73.2	73.3	0.2	Yes
19	Cajalco Exwy.	e/o Day St.	73.3	73.5	0.2	Yes
20	Cajalco Exwy.	e/o Seaton Av.	74.1	74.2	0.2	Yes
21	Cajalco Exwy.	w/o Harvill Av.	73.7	74.0	0.3	No
22	Cajalco Exwy.	e/o Harvill Av.	73.9	74.9	1.0	No
23	Ramona Exwy.	w/o Webster Av.	75.6	75.6	0.0	No
24	Ramona Exwy.	e/o Webster Av.	74.9	75.0	0.0	No
25	Ramona Exwy.	e/o Indian Av.	75.9	76.0	0.0	No
26	Ramona Exwy.	e/o Perris Bl.	75.7	75.7	0.0	No

<sup>1</sup> The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the nearest adjacent land use. Values rounded to the nearest one-tenth.

(Urban Crossroads, 2019b, Table 7-7)

**Existing Plus Ambient (2020) Conditions Project Traffic Noise Levels**

Table 7-3 of the Project's NIA (refer to *Technical Appendix G*) presents the Existing plus Ambient Growth (EA) without Project conditions CNEL noise levels. The EA without Project exterior noise levels are expected to range from 56.4 to 77.6 dBA CNEL, without accounting for any noise attenuation features such as noise barriers or topography. Table 7-4 of the NIA shows the EA with Project conditions would range from 56.6 to 77.6 dBA CNEL. Table 5-16, *Unmitigated EA (2020) With Project Traffic Noise Impacts*, shows that the Project off-site traffic noise level increases would range from 0.0 to 0.4 dBA CNEL. The Project would result in a noise level increase of less than 1.5 dBA CNEL at all noise-sensitive land uses adjacent to study area roadways; thus, and based on the significance criteria as discussed above, both noise sensitive and non-sensitive land uses adjacent to the study area roadway segments would experience less-than-significant noise-level impacts due to unmitigated Project-related traffic noise levels under EA (2020) conditions. (Urban Crossroads, 2019b, p. 54)

Table 5-16 Unmitigated EA (2020) With Project Traffic Noise Impacts

ID	Road	Segment	CNEL at Adjacent Land Use (dBA) <sup>1</sup>			Noise-Sensitive Land Use?	Threshold Exceeded? <sup>2</sup>
			No Project	With Project	Project Addition		
1	Day St.	s/o Cajalco Exwy.	56.4	56.6	0.2	Yes	No
2	Seaton Av.	s/o Cajalco Exwy.	62.8	62.9	0.0	Yes	No
3	Harvill Av.	s/o Harley Knox Bl.	72.3	72.3	0.1	No	No
4	Harvill Av.	s/o Old Oleander Av.	71.7	71.8	0.1	No	No
5	Harvill Av.	n/o Markham St.	71.7	71.8	0.1	No	No
6	Harvill Av.	s/o Markham St.	72.1	72.2	0.1	No	No
7	Harvill Av.	n/o Perry St.	72.1	72.2	0.1	No	No
8	Harvill Av.	s/o Perry St.	72.2	72.3	0.1	No	No
9	Harvill Av.	s/o Cajalco Exwy.	75.0	75.0	0.0	No	No
10	Perris Bl.	n/o Markham St.	77.6	77.6	0.0	Yes	No
11	Perris Bl.	s/o Markham St.	77.5	77.5	0.0	No	No
12	Perris Bl.	s/o Ramona Exwy.	76.4	76.4	0.0	No	No
13	Harley Knox Bl.	e/o Harvill Av.	70.7	70.7	0.1	No	No
14	Harley Knox Bl.	e/o I-215	75.6	75.6	0.0	No	No
15	Markham St.	w/o Day St.	72.2	72.2	0.0	Yes	No
16	Markham St.	e/o Day St.	73.6	73.6	0.0	Yes	No
17	Markham St.	w/o Harvill Av.	74.1	74.1	0.0	No	No
18	Cajalco Exwy.	w/o Day St.	73.3	73.4	0.1	Yes	No
19	Cajalco Exwy.	e/o Day St.	73.5	73.5	0.1	Yes	No
20	Cajalco Exwy.	e/o Seaton Av.	74.2	74.3	0.1	Yes	No
21	Cajalco Exwy.	w/o Harvill Av.	73.9	74.0	0.1	No	No
22	Cajalco Exwy.	e/o Harvill Av.	74.0	74.5	0.4	No	No
23	Ramona Exwy.	w/o Webster Av.	75.8	75.8	0.0	No	No
24	Ramona Exwy.	e/o Webster Av.	75.1	75.1	0.0	No	No
25	Ramona Exwy.	e/o Indian Av.	76.1	76.1	0.0	No	No
26	Ramona Exwy.	e/o Perris Bl.	75.8	75.8	0.0	No	No

1. The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the nearest adjacent land use. Values rounded to the nearest one-tenth.

2. Significance Criteria (refer to Section 4 of the NIA).

(Urban Crossroads, 2019b, Table 7-8)



**Existing Plus Ambient Plus Cumulative (2020) Conditions Project Traffic Noise Levels**

Table 7-5 of the Project's NIA (refer to *Technical Appendix G*) presents the Existing plus Ambient Growth plus Cumulative (EAC) without Project conditions CNEL noise levels. The EAC without Project exterior noise levels are expected to range from 57.1 to 77.8 dBA CNEL, without accounting for any noise attenuation features such as noise barriers or topography. NIA Table 7-6 shows the EAC with Project conditions would range from 57.3 to 77.8 dBA CNEL. Table 5-17, *Unmitigated EAC With Project Traffic Noise Impacts*, shows that the Project off-site traffic noise level increases would range from 0.0 to 0.4 dBA CNEL. The Project would result in a noise level increase of less than 1.5 dBA CNEL at all noise-sensitive land uses adjacent to study area roadways; thus, and based on the significance criteria as discussed above, both noise-sensitive and non-sensitive land uses adjacent to the study area roadway segments would experience less-than-significant noise-level impacts due to unmitigated Project-related traffic noise levels. (Urban Crossroads, 2019b, p. 56)

Table 5-17 Unmitigated EAC With Project Traffic Noise Impacts

ID	Road	Segment	CNEL at Adjacent Land Use (dBA) <sup>1</sup>			Noise-Sensitive Land Use?	Threshold Exceeded? <sup>2</sup>
			No Project	With Project	Project Addition		
1	Day St.	s/o Cajalco Exwy.	57.1	57.3	0.2	Yes	No
2	Seaton Av.	s/o Cajalco Exwy.	63.0	63.0	0.0	Yes	No
3	Harvill Av.	s/o Harley Knox Bl.	74.2	74.2	0.0	No	No
4	Harvill Av.	s/o Old Oleander Av.	72.8	72.9	0.1	No	No
5	Harvill Av.	n/o Markham St.	72.8	72.8	0.1	No	No
6	Harvill Av.	s/o Markham St.	73.1	73.1	0.1	No	No
7	Harvill Av.	n/o Perry St.	73.1	73.1	0.1	No	No
8	Harvill Av.	s/o Perry St.	73.4	73.4	0.1	No	No
9	Harvill Av.	s/o Cajalco Exwy.	75.7	75.8	0.0	No	No
10	Perris Bl.	n/o Markham St.	77.8	77.8	0.0	Yes	No
11	Perris Bl.	s/o Markham St.	77.7	77.7	0.0	No	No
12	Perris Bl.	s/o Ramona Exwy.	77.0	77.0	0.0	No	No
13	Harley Knox Bl.	e/o Harvill Av.	72.8	72.8	0.0	No	No
14	Harley Knox Bl.	e/o I-215	77.6	77.6	0.0	No	No
15	Markham St.	w/o Day St.	72.3	72.3	0.0	Yes	No
16	Markham St.	e/o Day St.	73.6	73.7	0.0	Yes	No
17	Markham St.	w/o Harvill Av.	74.2	74.2	0.0	No	No
18	Cajalco Exwy.	w/o Day St.	73.5	73.6	0.1	Yes	No
19	Cajalco Exwy.	e/o Day St.	73.6	73.7	0.1	Yes	No
20	Cajalco Exwy.	e/o Seaton Av.	74.4	74.5	0.1	Yes	No
21	Cajalco Exwy.	w/o Harvill Av.	74.0	74.2	0.1	No	No
22	Cajalco Exwy.	e/o Harvill Av.	74.7	75.1	0.4	No	No
23	Ramona Exwy.	w/o Webster Av.	76.3	76.3	0.0	No	No
24	Ramona Exwy.	e/o Webster Av.	75.6	75.6	0.0	No	No
25	Ramona Exwy.	e/o Indian Av.	76.4	76.4	0.0	No	No
26	Ramona Exwy.	e/o Perris Bl.	76.0	76.0	0.0	No	No

1. The CNEL is calculated at the boundary of the right-of-way of each roadway and the property line of the nearest adjacent land use. Values rounded to the nearest one-tenth.

2. Significance Criteria (refer to Section 4 of the NIA).  
(Urban Crossroads, 2019b, Table 7-9)

### **Conclusion – Traffic-Related Noise Impacts**

Although EIR No. 466 concluded that traffic-related noise associated with the MFBCSP would be significant and unavoidable, the preceding analysis demonstrates that the Project would expose sensitive receptors located along study area roadway segments to Project-related noise level increases of less than 1.5 dBA CNEL under all analysis scenarios. Based on the criteria presented herein, the Project's traffic-related noise impacts at the Project level would represent a less-than-significant impact for which no mitigation is required. Although the Project may ultimately contribute to the significant traffic-related noise impacts identified by EIR No. 466 with buildout of the MFBCSP area, the Project would result in 20,878 fewer vehicle trips per day (actual vehicles) as compared to the traffic evaluated by EIR No. 466 for MFBCSP Planning Area 2 (refer to as Table 5-19 in Subsection 5.1.18). Thus, the Project's contribution to the significant and unavoidable traffic-related noise impacts identified by EIR No. 466 would be reduced in comparison to what was evaluated and disclosed by EIR No. 466. Additionally, the light industrial land uses proposed by the Project Applicant would be fully compatible with noise levels affecting the Project site, which would be less than 75 dBA CNEL, and on-site traffic-related noise impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

### **Conclusion**

Construction and operational characteristics associated with the proposed Project would be generally consistent with what was assumed for MFBCSP Planning Area 2 by EIR No. 466, while the Project would result in 20,878 fewer vehicle trips per day (actual vehicles) as compared to the traffic evaluated by EIR No. 466 for MFBCSP Planning Area 2. As such, Project-related noise impacts would be consistent with, or reduced, in comparison to the conclusions reached by EIR No. 466. As demonstrated in the Project-specific analysis provided herein, the Project would not expose any sensitive receptors to transportation-related noise increases of 1.5 dBA CNEL or above, and therefore would not result in a significant impact due to transportation-related noise increases. Furthermore, operational noises associated with the Project would not expose any residential properties to noise levels exceeding 55 dBA CNEL (daytime) or 45 dBA CNEL (nighttime). Additionally, the analysis provided herein demonstrates that when combined with existing ambient noise sources in the area, the Project would not result in significant operational noise impacts affecting sensitive receptors, as the Project noise increase over ambient levels would be 0.2 dBA or less (daytime) and 0.6 dBA or less (nighttime). As evaluated herein, the highest construction noise levels at the potentially impacted receiver locations are expected to approach 73.5 dBA Leq and would satisfy the NIOSH 85 dBA Leq significance threshold during temporary Project construction activities. Accordingly, the Project would not cause exposure of persons to temporary or permanent increase in the ambient noise level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

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**b) Would the proposed Project cause generation of excessive ground-borne vibration or ground-borne noise levels?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 determined that operational activities associated with the MFBCSP would not generate excessive groundborne vibrations or groundborne noise levels during normal operations. EIR No. 466 noted that groundborne vibrations may be generated infrequently by use of heavy construction machinery; however, EIR No. 466 determined that this type of noise would be temporary and infrequent, and would be considered less-than-significant adverse impact. As such, this issue was not addressed in EIR No. 466.

**No Substantial Change from Previous Analysis:** The Project Applicant proposes Plot Plan No. 180028, which would entail development of the 72.5-acre Project site with up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up 48,930 s.f. of warehouse uses. Implementation of Plot Plan No. 180028 would result in the full buildout of MFBCSP Planning Area 2. Land uses proposed by the Project Applicant are fully consistent with the “Light Industrial with Community Center Overlay” land use designations applied to the site by the MFBCSP and are consistent with the land use assumptions made by EIR No. 466 for MFBCSP Planning Area 2. As such, the Project’s operational- and construction-related characteristics would be within the scope of analysis of EIR No. 466, which concluded that groundborne vibration and noise impacts would be less than significant. Notwithstanding, the Project Applicant is proposing Plot Plan No. 180028, which identifies specific development characteristics that were not available at the time EIR No. 466 was certified. As such, and in order to confirm the findings of EIR No. 466 with respect to groundborne noise and vibration, a noise and vibration analysis was included in the Project’s NIA (*Technical Appendix G*), the results of which are presented below for both construction and operational activities.

**Construction Vibration Impacts**

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is expected that ground-borne vibration from Project construction activities would cause only intermittent, localized intrusion, consistent with the finding of EIR No. 466. The proposed Project’s construction activities most likely to cause vibration impacts are: (Urban Crossroads, 2019b, p. 81)

- Heavy Construction Equipment: Although all heavy mobile construction equipment has the potential of causing at least some perceptible vibration while operating close to buildings, the vibration is usually short-term and is not of sufficient magnitude to cause building damage.
- Trucks: Trucks hauling building materials to construction sites can be sources of vibration intrusion if the haul routes pass through residential neighborhoods on streets with bumps or potholes. Repairing the bumps and potholes generally eliminates the problem.

Ground-borne vibration levels resulting from construction activities occurring within the Project site were estimated by data published by the Federal Transit Administration (FTA). Construction activities that would have the potential to generate low levels of ground-borne vibration within the Project site include

grading. Using the vibration source level of construction equipment provided on Table 6-8 of the Project’s NIA (*Technical Appendix G*) and the construction vibration assessment methodology published by the FTA, it is possible to estimate the Project vibration impacts. Table 5-18, *Project Construction Vibration Levels*, presents the expected Project related vibration levels at the nearby receiver locations. (Urban Crossroads, 2019b, p. 81)

**Table 5-18 Project Construction Vibration Levels**

Receiver <sup>1</sup>	Distance to Const. Activity (Feet)	Receiver PPV Levels (in/sec) <sup>2</sup>					RMS Velocity Levels (in/sec) <sup>3</sup>	Threshold	Threshold Exceeded? <sup>4</sup>
		Small Bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Peak Vibration			
R1	101'	0.000	0.004	0.009	0.011	0.011	0.008	0.01	No
R2	112'	0.000	0.004	0.008	0.009	0.009	0.007	0.01	No
R3	152'	0.000	0.002	0.005	0.006	0.006	0.004	0.01	No
R4	344'	0.000	0.001	0.001	0.002	0.002	0.001	0.01	No
R5	105'	0.000	0.004	0.009	0.010	0.010	0.007	0.01	No
R6	568'	0.000	0.000	0.001	0.001	0.001	0.001	0.01	No
R7	226'	0.000	0.001	0.003	0.003	0.003	0.002	0.01	No

1. Receiver locations are shown on Figure 5-3.
2. Based on the Vibration Source Levels of Construction Equipment included on Table 6-8 of the Project’s NIA (*Technical Appendix G*).
3. Vibration levels in PPV are converted to RMS velocity using a 0.71 conversion factor identified in the Caltrans Transportation and Construction Vibration Guidance Manual, September 2013.
4. Does the vibration level exceed the maximum acceptable vibration threshold?  
(Urban Crossroads, 2019b, Table 10-9)

At distances ranging from 101 to 568 feet from Project construction activities, construction vibration velocity levels are expected to approach 0.008 in/sec RMS and would remain below the County of Riverside threshold of 0.01 in/sec RMS at all receiver locations, as shown on Table 5-18. Therefore, and consistent with the conclusion reached in EIR No. 466, the Project-related vibration impacts would be less than significant during the construction activities at the Project site. (Urban Crossroads, 2019b, p. 81)

Further, the Project-related construction vibration levels do not represent levels capable of causing building damage to nearby residential homes. The FTA identifies construction vibration levels capable of building damage ranging from 0.12 to 0.5 in/sec PPV. The peak Project construction vibration levels shown on Table 5-18, approaching 0.011 in/sec PPV, are below the FTA vibration levels for building damage at the residential homes near the Project site. Moreover, the impacts at the site of the closest sensitive receivers are unlikely to be sustained during the entire construction period, but would occur rather only during the times that heavy construction equipment is operating adjacent to the Project site perimeter. (Urban Crossroads, 2019b, p. 82)

### **Blasting Impacts**

Blasting may be required for hard rock areas within the Project site during construction. The blasting contractor is required to obtain blasting permit(s) from the State, and to notify Riverside County Sheriff's Department within 24 hours of planned blasting events. (Urban Crossroads, 2019b, p. 82)

Based on information provided by M.J. Baxter Drilling Company, the maximum charge weight of blasts within the hard rock areas, as shown previously on Figure 5-3, would be 30 pounds. Distances from each receiver location are shown on Figure 5-3 to the closest hard rock and potential blasting area within the Project site. To calculate the worst-case airblast and vibration levels, the Project's NIA uses the closest receiver distance of 185 feet at receiver location R5. The methodology used herein is provided in the International Society of Explosives Engineer's (ISEE's) Blasters' Handbook. Blasting activities are required to satisfy the maximum airblast and vibration levels identified by the U.S. Bureau of Mines (USBM) and Office of Surface Mining and Reclamation Enforcement (OSMRE). For the analysis the lowest airblast limit of 129 dB is used a conservative threshold for airblast analysis. In addition, the vibration level limit of 1.25 in/sec PPV is used based on the distance from the potential blasting sites to nearby sensitive uses. (Urban Crossroads, 2019b, p. 82)

Since the actual specifications of each blast will vary in maximum charge weight, location, and other parameters required to calculate the actual airblast and vibration levels experienced at nearby sensitive receiver locations, the Project's NIA describes potential impacts based on the worst-case maximum charge weight of 30 pounds at the worst-case blasting location of 185 feet from the potential blasting area limits. (Urban Crossroads, 2019b, p. 83)

At 185 feet from the worst-case blasting location closest to receiver location R5, airblasts are anticipated to approach 111.7 dB, and vibration levels would approach 0.11 in/sec PPV. Therefore, the worst-case airblast and vibration levels at the closest sensitive receiver location would not exceed the airblast and vibration level thresholds of 129 dB and 1.25 in/sec PPV, respectively. The airblast and vibration calculations per ISEE guidance are provided in Appendix 10.1 of the Project's NIA (*Technical Appendix G*), based on information provided by the blasting contractor, M.J. Baxter Drilling Company. (Urban Crossroads, 2019b, p. 83)

Further, the worst-case airblast and vibration levels do not include any additional attenuation provided by the existing topography (e.g., berms) and/or barriers between the Project and the nearby receiver locations, and therefore, may overstate airblast and vibration levels generated by Project blasting activities. At greater distances to the remaining sensitive receiver locations the airblast and vibration levels would be further reduced due to the additional attenuation provided by the added distance and intervening topography and structures in the Project study area. (Urban Crossroads, 2019b, p. 83)

Therefore, because the worst-case airblast and vibration levels at the closest receiver location would remain below the airblast and vibration level thresholds, Project-related blasting impacts would be less than significant. In addition, the blasting contractor would be required to design all blasts such that they remain below the thresholds identified by the USBM and OSMRE at the time of Project blasting activities and must satisfy the permitting requirements of the State and Riverside County Sheriff's Department.

Moreover, the blasting contractor has indicated that homes within 300 feet would be inspected by a third party prior to the blast and properties within 600 feet would be notified. Therefore, impacts related to Project blasting activities are considered less than significant. (Urban Crossroads, 2019b, p. 83)

### **Operational Vibration Impacts**

To assess the potential vibration impacts from truck haul trips associated with operational activities the County of Riverside threshold for vibration of 0.01 in/sec Route Mean Square (RMS) is used. Truck vibration levels are dependent on vehicle characteristics, load, speed, and pavement conditions. Typical vibration levels for the proposed Project's heavy truck activity at normal traffic speeds would approach 0.004 in/sec Peak Particle Velocity (PPV) and 0.003 in/sec RMS at 25 feet based on the FTA Transit Noise Impact and Vibration Assessment. Trucks transiting on site would be travelling at very low speeds so it is expected that delivery truck vibration impacts at nearby homes would satisfy the County of Riverside vibration thresholds, and therefore, would be less than significant. (Urban Crossroads, 2019b, p. 70)

### **Vibration Impacts Conclusion**

As indicated in the preceding analysis, and consistent with the findings of EIR No. 466, the Project would not cause exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

### **Project Requirements and EIR No. 466 Mitigation Compliance**

EIR No. 466 identified several mitigation measures to address noise impacts. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval. It should be noted that a subsequent acoustical analysis (*Technical Appendix G*) was prepared in conjunction with the Project, which demonstrates that the Project does not require the sound barriers listed in Mitigation Measure MM Noise 5 to attenuate noise levels affecting residences located west of the Project site. Additionally, Mitigation Measure MM Noise 6 would not apply because the Project's NIA determined that Project-related operational noise would not expose nearby sensitive receptors to noise levels exceeding the County's standard of 55 dBA CNEL (daytime) and 45 dBA CNEL (nighttime), and would not increase ambient noise levels by 1.5 dBA or more.

**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.

**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.

**5.1.14 Paleontological Resources**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>28. Paleontological Resources</b>				
a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Would the proposed Project directly or indirectly destroy a unique paleontological resource, or unique geologic feature?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the likelihood of finding paleontological resources was low, based upon the General Plan’s Paleontological Sensitivity Map. The IS/NOP noted that it is possible that resources could be found during excavation, especially where earthwork disturbs bedrock or non-alluvial formations. However, the IS/NOP disclosed that the MFBCSP



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site was located in an area of alluvial deposits, indicating that the likelihood of finding paleontological resources was low. The IS/NOP determined that standard County procedures require consultation with a qualified Paleontologist if paleontological resources are accidentally uncovered during grading. Through compliance with standard County procedures, the IS/NOP concluded that impacts to paleontological resources would be less than significant and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 15)

**No Substantial Change from Previous Analysis:** The Project Applicant proposes to develop MFBCSP Planning Area 2 with up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up 48,930 s.f. of warehouse uses. Construction characteristics associated with the Project, including proposed grading, would be substantially similar to what was assumed for the Project site by EIR No. 466. Although EIR No. 466 determined impacts to paleontological resources would be less than significant, because the Project application materials identify a specific grading plan, a Project-specific analysis was conducted for the Project. According to Riverside County GIS, the eastern portions of the Project site are identified as having a “High Sensitivity (High B)” for containing paleontological resources (RCIT, 2018). However, the Project site has been largely disturbed by past grading activities and the construction of Palatium Circle and Messenia Lane on site. Additionally, the southeastern and eastern portions of the Project site were utilized as a borrow site for a nearby development in accordance with Grading Permit No. BGR170112, which was issued on November 16, 2017; thus, the southeastern portions of the site are fully disturbed under existing conditions. Accordingly, any possible paleontological resources that may have existed on the Project site would have been removed or destroyed as part of past grading on site. Furthermore, and as noted in EIR No. 466, standard County procedures require consultation with a qualified paleontologist if paleontological resources are accidentally uncovered during grading. As such, impacts to paleontological resources would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**Project Requirements and EIR No. 466 Mitigation Compliance**

Although Project impacts to paleontological resources would be less than significant, the Project would nonetheless be subject to the County’s standard condition of approval that applies to project sites that are identified as having a High potential for paleontological resources (fossils). Accordingly, the following standard condition of approval shall apply to the proposed Project, further demonstrating that implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**060-Planning-PAL:** Prior to the issuance of grading permits, the Project Applicant shall retain a qualified paleontologist approved by the County to create and implement a Project-specific plan for monitoring site grading/earthmoving activities (Project paleontologist). The Project paleontologist retained shall review the approved development plan and grading plan and 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 approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

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

All reports shall be signed by the Project paleontologist and all other professionals responsible for the report's content (e.g. Project Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, Land Use Counter or any other County office. In addition, the Project

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.

**5.1.15 Population and Housing**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>29. Housing</b>				
a. Displace substantial numbers of existing people or 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. 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"/>

**a) Would the proposed Project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that because the MFBCSP site was vacant, development as proposed by the MFBCSP would not displace existing people or housing and would not result in or require the construction of replacement housing. Therefore, the IS/NOP concluded that no impacts would result from buildout of the MFBCSP and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 38)

**No Substantial Change from Previous Analysis:** With exception of the southeastern and eastern portions of the Project site, which were utilized as a borrow site for a nearby development in accordance with Grading Permit No. BGR170112, conditions of the Project site have not substantially changed since EIR No. 466 was certified in 2005. Consistent with the finding of EIR No. 466, and as previously depicted on Figure 2-3, under existing conditions the Project site is vacant and does not contain any dwelling units. As such, and consistent with the finding of the IS/NOP prepared for EIR No. 466, the Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere and no impact would occur. Therefore, implementation of the proposed Project would

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not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**b) Would the proposed Project create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 disclosed that buildout of the MFBCSP would result in between 2,950 and 5,728 jobs. The IS/NOP disclosed that the MFBCSP may Indirectly induce housing developments elsewhere; however, the IS/NOP noted that the number of jobs potentially generated by the MFBCSP could be filled by residents already residing in the region. As such, the IS/NOP concluded that impacts due to housing demand would be less than significant, and this topic was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 38 and 39)

**No Substantial Change from Previous Analysis:** The Project Applicant proposes Plot Plan No. 180028, which would entail development of the 72.5-acre Project site with up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up 48,930 s.f. of warehouse uses. Implementation of Plot Plan No. 180028 would result in the full buildout of MFBCSP Planning Area 2. Land uses proposed by the Project Applicant are fully consistent with the "Light Industrial with Community Center Overlay" land use designations applied to the site by the MFBCSP and are consistent with the land use assumptions made by EIR No. 466 for MFBCSP Planning Area 2. In fact, EIR No. 466 assumed that warehouse/distribution uses would be developed at an average FAR of 0.51 (refer to Subsection 5.1.6), which would result in Planning Area 2 being developed with 1,610,631 s.f. of light industrial building area. Given that the Project would result in up to 1,244,670 s.f. of light industrial building area, the Project would generate fewer employees and thus would have a reduced potential to create a demand for additional housing as compared to what was evaluated and disclosed by EIR No. 466. Furthermore, the Riverside County General Plan land use plan reflects the County's vision for future growth, and designates large portions of the County for development with residential uses. Thus, and consistent with the conclusion reached by the IS/NOP prepared for EIR No. 466, while the Project would result in an increase in demand for additional housing, the Project's incremental increase in County residents would not result in or require additional housing beyond what is already planned for and accommodated by the General Plan. Furthermore, the provision of employment-generating land uses would assist the County in improving its jobs-housing balance, as the County currently has a high proportion of residents in relation to the number of jobs. Accordingly, impacts would be less than significant, and implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**c) Would the proposed Project 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)?**

**EIR No. 466 Finding:** EIR No. 466 disclosed that urbanization of the MFBCSP area could potentially influence continued development within adjacent properties by providing or extending roadways, extending water and sewer service, utility, and energy services to the immediate area. EIR No. 466 noted that this could eliminate potential constraints for future development in the area. However, EIR No. 466

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noted that roadway improvements proposed by the MFBCSP would not be growth inducing because all other properties in the surrounding area were already served by existing roadways. Likewise, EIR No. 466 found that properties in the surrounding area already were served by or had access to potable water, and that new or expanded entitlements or resources would not be necessary to serve the MFBCSP; thus, EIR No. 466 concluded that water infrastructure proposed by the MFBCSP would not be growth inducing. EIR No. 466 also disclosed that the MFBCSP would not increase the number of parcels served by sewer service. EIR No. 466 indicated that while buildout of the MFBCSP would generate between 3,108 and 6,034 employees, the number of employees would be within the scope of regional growth forecasts. Additionally, EIR No. 466 disclosed that the MFBCSP would improve the jobs-housing ratio within western Riverside County. EIR No. 466 concluded that due to the economic impacts of the MFBCSP, the MFBCSP would have some growth-inducing impacts. However, because the MFBCSP was found to be consistent with the MFBCSP site's general plan land use designations, would not require the extension of infrastructure into an area that currently lacks water and sewer lines and roads, and would not require the development of new water sources or the expansion of sewer treatment facilities, growth inducing impacts were found to be less than significant. (Webb, 2005, pp. IV-293 through IV-295)

**No Substantial Change from Previous Analysis:** Consistent with the conditions that existed at the time EIR No. 466 was certified, properties within the MFBCSP area, including the Project site, were prepared for development as part of the "Oakwood Business Park" (CFD 88-8) with construction of roadways; water, sewer, and drainage infrastructure; and rough grading of building pads. Infrastructure improvements proposed by the Project Applicant, such as sewer lines and drainage facilities, have been sized only to serve the proposed Project and would not induce growth in the surrounding areas. Furthermore, and as discussed in EIR No. 466, due to past development, much of the area surrounding the Project site also is served by existing infrastructure, including roads, water, sewer, and drainage facilities. As previously discussed in Subsection 5.1.6, EIR No. 466 assumed that the MFBCSP area would be developed at a FAR of 0.51, indicating that EIR No. 466 assumed buildout of Planning Area 2 (i.e., the Project site) with 1,610,631 s.f. of warehouse/distribution uses. Because the Project Applicant proposes a total of 1,244,670 s.f. of light industrial uses (including up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up to 48,930 s.f. of warehouse uses), the Project also would result in a reduction in employment as compared to what was evaluated by EIR No. 466. Additionally, while the Project would result in an increase in the number of employees within the County, the Project as proposed would be fully consistent with the site's underlying General Plan, MVAP, and MFBCSP land use designations. The Riverside County General Plan land use plan reflects the County's vision for future growth, and designates large portions of the County for development, including development of residential uses. Thus, while the Project would result in an increase in demand for additional housing, the Project's incremental increase in County residents would not result in or require additional housing beyond what is already planned for and accommodated by the General Plan. Furthermore, the provision of employment-generating land uses would assist the County in improving its jobs-housing balance, as the County currently has a high proportion of residents in relation to the number of jobs. Accordingly, impacts would be less than significant, and implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

5.1.16 Public Services

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<p><b>30. Fire Services</b></p> <p>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 <u>fire protection services</u>?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the proposed Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 fire protection services?**

**EIR No. 466 Finding:** EIR No. 466 noted that an impact to fire protection is considered to be significant if a project would result in an increase in fire response time in excess of seven minutes for urban areas. EIR No. 466 disclosed that fire services would be provided by Riverside County Fire Department. Based upon the fire station locations and access routes in existence at the time, EIR No. 466 found that the first fire/emergency alarm response would be from Station #59 located approximately 3 miles directly west of the MFBCSP at 19450 Clark Street and from Station #1 located approximately 4 miles from the MFBCSP at 210 West San Jacinto Avenue in the City of Perris. EIR No. 466 concluded that because the response times from these stations was expected to be within 5 minutes, the MFBCSP’s impact upon fire protection, as it relates to fire response time, would be less than significant. (Webb, 2005, p. IV-175)

EIR No. 466 also disclosed that the Riverside County standard for the establishment of a new fire station was the development of 3.5 million square feet of commercial or industrial uses. EIR No. 466 noted that the MFBCSP would result in approximately 6.2 million square feet of light industrial/warehouse/distribution uses, which would independently trigger the need for a new station and/or engine company under this criterion. However, EIR No. 466 indicated that a new fire station was planned for the Mead Valley Area, although a precise location had not been determined. Because the precise location was not known, EIR No. 466 found that an evaluation of the potential environmental impacts related to fire station construction would be too speculative for evaluation and no analysis was included in EIR No. 466. EIR No. 466 concluded that with the new fire station and in light of the number of fire stations that existed within five miles of the MFBCSP site, another fire station to specifically serve the proposed project would not be required. Thus, impacts were determined to be less than significant. (Webb, 2005, p. IV-176)

**No Substantial Change from Previous Analysis:** Consistent with the conditions evaluated in EIR No. 466, the Riverside County Fire Department provides fire protection services to the Project area. As previously discussed in Subsection 5.1.6, EIR No. 466 assumed that the MFBCSP area would be developed at a FAR of 0.51, indicating that EIR No. 466 assumed buildout of Planning Area 2 (i.e., the Project site) with 1,610,631 s.f. of warehouse/distribution uses. Because the Project Applicant proposes a total of 1,244,670 s.f. of light industrial uses (including up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up to 48,930 s.f. of warehouse uses), the Project would result in a slight reduction in demand for fire protection services as compared to what was evaluated by EIR No. 466. As anticipated by EIR No. 466, and subsequent to certification of EIR No. 466, the Mead Valley Fire Station (Fire Station 59) was constructed in 2006, and is located approximately 2.0 roadway miles west of the Project site at 21510 Pinewood St, Perris, CA 92570 (Google Earth, 2018).

With respect to the proposed Project, the Riverside County Fire Department Fire Protection and Emergency Medical Master Plan indicates that development of up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up 48,930 s.f. of warehouse uses on the Project site would require a “Category II – Urban” level of service, which requires a fire station to be within three (3) roadway miles of the Project site and a full first alarm assignment team operating on the scene within 15 minutes of dispatch (Riverside County, 1986). As noted above, the Mead Valley Fire Station (Fire Station 59) is located approximately 2.0 roadway miles west of the Project site. Thus, and as concluded by EIR No. 466, the Project would be consistent with the fire protection goals of “Category II – Urban” level of service. Additionally, EIR No. 466 indicated that a new fire station would be needed for each 3.5 million s.f. of commercial or industrial occupancy. The Project Applicant proposes 1,244,670 s.f. of industrial uses, and therefore the Project would not trigger the need for a new fire station. Moreover, the Mead Valley Fire Station (Fire Station 59) was constructed in 2006 to serve the Project area, and would be able to provide fire protection services to the Project site without the need for new or expanded fire protection facilities. In addition, the Project has been reviewed by the Riverside County Fire Department, which determined that the Project would be served by adequate fire protection services in accordance with the Riverside County Fire Department *Fire Protection and Emergency Medical Master Plan* (Riverside County, 1986).

As noted by EIR No. 466, development anticipated by EIR No. 466, including the proposed Project, would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, and as with all development within the MFBCSP, the proposed Project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes. Furthermore, and also consistent with the findings of EIR No. 466, the Project and all other developments within the MFBCSP would be required to comply with the provisions of the County’s Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the County in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Based on the foregoing analysis, and consistent with the findings of EIR No. 466, implementation of the Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protections services. As such, impacts to fire protection services would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<p><b>3 I. Sheriff Services</b>                      Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 <u>sheriff</u> services?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) **Would the proposed Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 sheriff services?**

**EIR No. 466 Finding:** EIR No. 466 disclosed that sheriff services would be provided by the Riverside County Sheriff’s Department and that the construction of the MFBCSP would result in new industrial development, thereby resulting in the need for law enforcement services. EIR No. 466 noted that the Sheriff Department's desirable level of service was 1.0 sworn officers per 1,000 residents and the General Plan EIR identified a goal of meeting and maintaining a level of 1.5 sworn officers per 1,000 residents. EIR No. 466 indicated that the General Plan EIR evaluated the potential impact of development upon sheriff services only in terms of the number of sworn officers required to serve the build-out population in Riverside County. EIR No. 466 found that because the MFBCSP did not propose residential uses, it would not directly result in an impact upon the above-described population-based service levels. As such, EIR No. 466 determined that the MFBCSP would not result in the need for additional sworn officers. Absent the need for additional sworn officers, EIR No. 466 concluded that the MFBCSP would not create a need for new or physically altered governmental facilities. Therefore, EIR No. 466 determined that the MFBCSP would not result in substantial adverse physical impacts associated with the provision of new or physically altered sheriff facilities, the construction of which could cause significant environmental impacts. Impacts were disclosed as less than significant. (Webb, 2005, p. IV-175)



**No Substantial Change from Previous Analysis:** The Project Applicant proposes to develop MFBCSP Planning Area 2 with up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up 48,930 s.f. of warehouse uses. These land uses are consistent with the range of land uses evaluated in EIR No. 466. Consistent with the analysis presented in EIR No. 466, because the Project does not propose residential development, the Project would not directly result in an increase in the County’s population and thus would not directly result in the need for additional sheriff personnel. Notwithstanding, and as discussed in subsection 3.2.2, the Project would generate approximately 1,208 jobs; thus, the Project would result in an increased demand for sheriff protection services. However, and as previously discussed in subsection 5.1.6, EIR No. 466 assumed that the MFBCSP area would be developed at a FAR of 0.51, indicating that EIR No. 466 assumed buildout of Planning Area 2 (i.e., the Project site) with 1,610,631 s.f. of warehouse/distribution uses. Because the Project Applicant proposes a total of 1,244,670 s.f. of light industrial uses, the Project also would result in a reduction in the number of employees on site and therefore would result in reduced demand for sheriff’s services as compared to what was evaluated by EIR No. 466 for MFBCSP Planning Area 2.

Additionally, since EIR No. 466 was certified a new Riverside County Sheriff’s Station was constructed at 137 N. Perris Blvd. Suite A, in the City of Perris, approximately 5.2 roadway miles to the south of the Project site (Google Earth, 2018). Due to the proximity of this new sheriff’s station to the Project site and the fact the Project does not include residential uses, the Project would not create or substantially contribute to the need to construct for new or physically altered sheriff facilities. Furthermore, the Project Applicant also would be required to comply with the provisions of the County’s DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project. Therefore, the Project’s incremental demand for sheriff protection services would be less than significant with the Project’s mandatory payment of DIF fees. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<b>32. Schools</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
service ratios, response times or other performance objectives for <u>school</u> services?				

a) **Would the proposed Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 school services?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 noted that the MFBCSP was located within the boundaries of the Val Verde Unified School District. The IS/NOP indicated that the MFBCSP would be developed with industrial and potentially commercial/retail land uses and would result in additional employment opportunities that could cause potential impacts to schools in the area. However, the IS/NOP found that such potential impacts would be reduced to below the level of significance through the payment of school fees in accordance with State law. Due to the nature of uses proposed by the MFBCSP and required fee payments, the IS/NOP concluded that impacts would be less than significant and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 41)

**No Substantial Change from Previous Analysis:** The Project Applicant proposes up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up 48,930 s.f. of warehouse uses. These land uses are consistent with the range of land uses evaluated in EIR No. 466 and the associated IS/NOP. Consistent with the analysis presented in the IS/NOP, because the Project does not propose residential development, the Project would not directly result in the generation of a student population requiring new or expanded school facilities. Nonetheless, and also consistent with the findings of the IS/NOP, it is possible that a portion of the jobs that would be created by the Project would attract a new resident population in the local area and therefore the Project could result in indirect impacts to school facilities. While the Val Verde Unified School District (VVUSD) ultimately may need to construct new school facilities in the region to serve the growing population within their service boundaries, such facility planning is conducted by VVUSD and is not the responsibility of the Project. Furthermore, and consistent with the findings of the IS/NOP, the proposed Project would be required to contribute fees to the VVUSD in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). As of May 12, 2018, the VVUSD assessed school impact fees at a rate of \$0.61 per square foot of assessable industrial space. Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation for project-related impacts to school services. Therefore, mandatory payment of school impact fees would reduce the Project’s impacts to school facilities to a level below significance. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<p><b>33. Libraries</b>                      Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 <u>library</u> services?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the proposed Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 library services?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 disclosed that library services were provided to the MFBCSP area by the Riverside County Public Library System. The IS/NOP found that because the MFBCSP proposed industrial and potentially commercial development, it would not impact libraries. Therefore, the IS/NOP concluded that no impacts were expected and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 41)

**No Substantial Change from Previous Analysis:** The Project Applicant proposes up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up 48,930 s.f. of warehouse uses. These land uses are fully consistent with the land use designations applied to the site by the MFBCSP and are within the range of land uses evaluated by EIR No. 466 and the associated IS/NOP. Consistent with the conclusion reached in the IS/NOP, the Project does not include a residential component, and thus the Project would not directly impact libraries. Notwithstanding, the Project could result in an indirect increase in the County’s residential population which in turn could increase the demand for library services, although any such indirect impact would not be greater than any indirect impact resulting from the development anticipated for the Project site in EIR No. 466. However, and as with the project evaluated in the IS/NOP, the Project would be required to comply with the provisions of the County’s DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing public services, including library services. Payment of the DIF fee would ensure that the Project provides fair-share funds for the provision of library services, and these funds may be applied to the acquisition and/or construction of public services and/or equipment (including library books). Mandatory payment of DIF fees would ensure that Project-related impacts to library services would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<p><b>34. Health Services</b>                      Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 <u>health</u> services?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the proposed Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental 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 health services?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 noted that in the event of an emergency, future employees of the MFBCSP may access one of three major hospitals. The IS/NOP concluded that because the MFBCSP site was located within the service area of several hospitals, impacts to health services were concluded to be less than significant and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 41)

**No Substantial Change from Previous Analysis:** The Project Applicant proposes up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up 48,930 s.f. of warehouse uses. These land uses are fully consistent with the land use designations applied to the site by the MFBCSP and are within the range of land uses evaluated in EIR No. 466 and the associated IS/NOP. As with the conditions that existed when the IS/NOP was prepared, the Project site is located within the service area of several hospitals. Notwithstanding, the Project would result in an increase of approximately 1,208 jobs, and therefore would result in an incremental increase in demand for health services. The provision of private health care is largely based on economic factors and demand and is beyond the scope of analysis required for this EIR Addendum. However, and as with the project evaluated in the IS/NOP, mandatory compliance with County Ordinance No. 659 requires a development impact fee payment to the County that is partially allocated to public health services and facilities. As such, impacts to public medical facilities and resources associated with the proposed Project would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

5.1.17 Recreation

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>35. Parks and Recreation</b>				
a. 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. Increase 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. Be 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"/>

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

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the proposed industrial/commercial uses would not require the construction or expansion of recreational facilities. Therefore, the IS/NOP concluded that no impacts would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 42)

**No Substantial Change from Previous Analysis:** The Project Applicant proposes up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up 48,930 s.f. of warehouse uses. These land uses are fully consistent with the land use designations applied to the site by the MFBCSP and are within the range of land uses evaluated in EIR No. 466 and the associated IS/NOP. Consistent with the finding of the IS/NOP, because the Project does not include a residential component, the Project would not result in or require the construction or expansion of recreational facilities. Although the jobs generated by the Project have the potential to result in some new residents within the County, it is expected that a majority of the jobs created would be filled by existing County residents. As such, the Project would not result in a substantial increase in demand for the construction or expansion of recreational facilities, and impacts would be less than significant. Additionally, the only recreational facilities proposed to be constructed by the Project are the proposed community trails along Seaton Avenue and Harvill Avenue. Impacts associated with the construction of these community trails have been evaluated herein, and impacts were

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determined to be less than significant or less than significant with mitigation measures. Additionally, the proposed trails occur along the western and eastern boundaries of MFBCSP Planning Area 2, which the IS/NOP assumed to be physically impacted by buildout of the MFBCSP, meaning that EIR No. 466 fully covers and already analyzed all the impacts associated with the construction of these trail segments. There are no impacts associated with construction of the community trails that have not already been evaluated herein. Thus, no impacts from proposed recreational facilities would result from the Project. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**b) Would the proposed Project increase 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?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the proposed industrial/commercial uses would not require the construction or expansion of recreational facilities. Therefore, the IS/NOP concluded that no impacts would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 42)

**No Substantial Change from Previous Analysis:** Consistent with the finding of the IS/NOP prepared for EIR No. 466, the Project does not propose any residential uses and therefore would not result in a direct demand for recreational facilities. As such, the Project would not increase 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. Furthermore, and as indicated above under the discussion of Threshold a), the Project would result in only a nominal increase in the County's residential population, as it is anticipated that most jobs generated by the Project would be filled by existing County residents. As such, and consistent with the conclusion reached by the IS/NOP, the Project would not involve 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, and there would be no impact. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**c) Would the proposed Project be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 found that although the MFBCSP site was located within County Service Area 152, the MFBCSP was not subject to Quimby Fees (Section 10.35 of Ordinance No. 460) as these fees only applied to residential developments. Therefore, the IS/NOP concluded that no impacts would occur and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 42)

**No Substantial Change from Previous Analysis:** The Project Applicant proposes up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up 48,930 s.f. of warehouse uses. These land uses are fully consistent with the land use designations applied to the site by the MFBCSP and are within the range

of land uses evaluated in EIR No. 466 and the associated IS/NOP. Consistent with the conclusion reached by the IS/NOP, the Project does not propose residential uses and is therefore not subject to payment of Quimby fees pursuant to Section 10.35 of Riverside County Ordinance No. 460. Additionally, although the Project site is located within County Service Area Perris #89, CSA 89 was established for maintenance of lighting and not recreational facilities. The Project site is not located within the boundaries of any adopted Community Parks and Recreation Plan. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>36. Recreation Trails</b>				
a. Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Would the proposed Project include the construction or expansion of a trail system?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 noted that the General Plan designated a Community Trail crossing through the northern portion of the MFBCSP site. The IS/NOP indicated that the MFBCSP would include a recreational trail, if appropriate within the site. While this issue was not evaluated in EIR No. 466, physical impacts associated with the construction of this trail were evaluated throughout EIR No. 466 under appropriate topic headings (e.g., biological resources, cultural resources, etc.).

**No Substantial Change from Previous Analysis:** The IS/NOP prepared for EIR No. 466 anticipated that a Community Trail would need to be constructed within the MFBCSP area. Consistent with the analysis presented in the IS/NOP, the Project would accommodate a Community Trail along Seaton Avenue in the western portion of the Project site, to the west of the existing wall, and along Harvill Avenue. These proposed Community Trails occur at the western and eastern edges of MFBCSP Planning Area 2, and these portions of Planning Area 2 were assumed by EIR No. 466 and its associated IS/NOP to be physically impacted as part of buildout of the MFBCSP area. Moreover, impacts associated with the construction of these Community Trails have been evaluated throughout this EIR Addendum, which has determined that all of the Project’s physical environmental effects are within the scope of analysis of EIR No. 466. Additionally, the Project would generate only a nominal increase in the County’s population as it is expected that the majority of jobs generated by the Project would be filled by existing County residents. Thus, the Project would not result in the use of existing recreational trails that could have a significant environmental effect. Impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**5.1.18 Transportation**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>37. Transportation</b>				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric 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"/>
d. 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"/>
e. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Would the proposed Project conflict with a program, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?**

**EIR No. 466 Finding:** For purposes of traffic, EIR No. 466 evaluated four different development scenarios: warehouse/distribution plus commercial; light industrial plus commercial; warehouse/distribution only; and light industrial only. Trip generation associated with each of these scenarios were disclosed as follows: warehouse/distribution plus commercial would produce 46,731 average daily trips (ADT), including 1,924 AM peak hour trips and 3,488 PM peak hour trips; light industrial plus commercial would produce 35,088 ADT including 1,933 AM peak hour trips and 3,192 PM peak hour trips; warehouse/distribution only would produce 34,869 ADT, including 2,020 AM peak hour trips and 2,175 PM peak hour trips; and light industrial only would produce 16,973 ADT with 2,034 AM peak hour trips and 1,641 PM



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peak hour trips. EIR No. 466 disclosed that buildout of the MFBCSP would result in direct and cumulatively-considerable impacts to a number of study area intersections under each scenario. Affected facilities in the near-term analyses presented in the EIR (i.e., 2008 and 2012) included the following intersections: Harvill Avenue/Strata Street/Oleander Avenue; Harvill Avenue/Markham Street; Harvill Avenue/Messenia Avenue; Harvill Avenue/Martin Street; Indian Avenue/Ramona Expressway; Harvill Avenue/Old Oleander Avenue; Seaton Avenue/Markham Street; Webster Avenue/Ramona Expressway; and Harvill Avenue/Nance Street. Under long-term conditions (2037), EIR No. 466 disclosed that the following facilities would operate at a deficient level of service (LOS): Interstate 215 southbound ramps/Oleander Avenue; Harvill Avenue/Strata Street/Oleander Avenue; Harvill Avenue/Perry Street; Seaton Avenue/Martin Street; and Harvill Avenue/Martin Street. EIR No. 466 identified mitigation measures, including payment of fees and direct improvements to study area intersections. With implementation of the mitigation, EIR No. 466 concluded that all intersections within the study area would operate at an acceptable LOS. EIR No. 466 did not evaluate impacts to freeway facilities (i.e., freeway mainlines, merge/diverge locations, or off-ramp queuing locations). (Webb, 2005, IV-191 through IV-214)

**New Ability to Substantially Reduce Significant Impact:** EIR No. 466 assumed that MFBCSP Planning Area 2 would be developed with up to 680,000 s.f. of shopping center uses consistent with the “Community Center Overlay” applied to the site by the MFBCSP. Table 5-19, *Project Trip Generation Comparison (Actual Vehicles)*, compares the proposed Project’s trip generation (in actual vehicles) to the number of trips that were evaluated for the site by EIR No. 466. Table 5-20, *Project Trip Generation Comparison Summary (PCE)*, makes the same comparison in Passenger Car Equivalents (PCE). As shown in Table 5-20, the Project (with warehouse and high-cube fulfillment center warehouse uses) is anticipated to generate significantly fewer trips as compared to the shopping center uses assumed for the Project site by EIR No. 466. Specifically, the proposed Project would generate 20,114 fewer PCE trip-ends per day, 290 fewer PCE AM peak hour trips, and 1,746 fewer PCE PM peak hour trips as compared to the amount of traffic evaluated for the Project site by EIR No. 466. As such, the proposed Project would result in fewer trips and therefore fewer impacts to study area transportation facilities as compared to what was evaluated for MFBCSP Planning Area 2 by EIR No. 466. Therefore, the proposed Project would not create new or additional impacts to traffic as compared to what was evaluated and disclosed by EIR No. 466. (Urban Crossroads, 2019c, p. 61)

Although the Project is anticipated to result in reduced impacts to traffic as compared to the range of land uses evaluated in EIR No. 466, EIR No. 466 evaluated proposed land use designations. The Project Applicant proposes a site-specific development plan (Plot Plan No. 180028) to implement Planning Area 2 of the MFBCSP, and the Project’s Plot Plan No. 180028 includes details regarding building area and proposed circulation and access improvements that were not available at the time EIR No. 466 was certified. Additionally, although EIR No. 466 identified mitigation measures for traffic impacts, EIR No. 466 did not clearly associate mitigation requirements with the buildout of individual planning areas within the MFBCSP. Accordingly, in order to evaluate the Project’s site-specific components and to identify mitigation measures and/or transportation improvements that would be needed to serve buildout of the Project as proposed, a Project-specific Traffic Impact Analysis (TIA) was prepared by Urban Crossroads, Inc., dated June 12, 2019. The TIA is included as *Technical Appendix H* (Urban Crossroads, 2019c).

**Table 5-19 Project Trip Generation Comparison (Actual Vehicles)**

Land Use	Quantity	Units <sup>1</sup>	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
<b>Trip Generation from SP EIR Traffic Study:</b>									
Shopping Center	680.000	TSF	299	190	489	1,068	1,156	2,224	23,610
Pass-by Trips (10%)			0	0	0	-107	-116	-223	0
<b>TOTAL NET TRIPS (Actual Vehicles)<sup>2</sup></b>			<b>299</b>	<b>190</b>	<b>489</b>	<b>961</b>	<b>1,040</b>	<b>2,001</b>	<b>23,610</b>
<b>Currently Proposed Project Trip Generation:</b>									
High-Cube Fulfillment Center Warehouse (Bldg 1)	1,195.740	TSF							
Passenger Cars:			99	29	128	50	128	178	2,172
Truck Trips:									
2-4 axle:			7	2	9	4	9	13	202
5+-axle:			11	3	14	4	9	13	270
- Net Truck Trips			18	5	23	8	18	26	472
<b>TOTAL NET TRIPS (Actual Vehicles)<sup>2</sup></b>			<b>117</b>	<b>34</b>	<b>151</b>	<b>58</b>	<b>146</b>	<b>204</b>	<b>2,644</b>
Warehousing (Buildings 3 & 4)	48.930	TSF							
Passenger Cars:			5	1	6	2	6	8	68
Truck Trips:									
2-axle:			0	0	0	0	0	0	4
3-axle:			0	0	0	0	0	0	4
4+-axle:			1	0	1	0	1	1	12
- Net Truck Trips			1	0	1	0	1	1	20
<b>TOTAL NET TRIPS (Actual Vehicles)<sup>2</sup></b>			<b>6</b>	<b>1</b>	<b>7</b>	<b>2</b>	<b>7</b>	<b>9</b>	<b>88</b>
<b>TOTAL NET TRIPS (Actual Vehicles)<sup>2</sup></b>			<b>123</b>	<b>35</b>	<b>158</b>	<b>60</b>	<b>153</b>	<b>213</b>	<b>2,732</b>
<b>VARIANCE</b>			<b>-176</b>	<b>-155</b>	<b>-331</b>	<b>-901</b>	<b>-887</b>	<b>-1,788</b>	<b>-20,878</b>

<sup>1</sup> TSF = thousand square feet

<sup>2</sup> TOTAL NET TRIPS = Passenger Cars + Net Truck Trips.

(Urban Crossroads, 2019c, Table 4-3)

**Table 5-20 Project Trip Generation Comparison Summary (PCE)**

Land Use	Quantity	Units <sup>1</sup>	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
<b>Trip Generation from SP EIR Traffic Study:</b>									
Shopping Center	680.000	TSF	299	190	489	1,068	1,156	2,224	23,610
Pass-by Trips (10%)			0	0	0	-107	-116	-223	0
<b>TOTAL NET TRIPS<sup>2</sup></b>			<b>299</b>	<b>190</b>	<b>489</b>	<b>961</b>	<b>1,040</b>	<b>2,001</b>	<b>23,610</b>
<b>Currently Proposed Project Trip Generation:</b>									
High-Cube Fulfillment Center Warehouse (Bldg 1)	1,195.740	TSF							
Passenger Cars:			99	29	128	50	128	178	2,172
Truck Trips:									
2-4 axle:			15	4	19	7	19	26	402
5+-axle:			33	10	43	11	28	39	808
- Net Truck Trips			48	14	62	18	47	65	1,210
<b>TOTAL NET TRIPS (PCE)<sup>2</sup></b>			<b>147</b>	<b>43</b>	<b>190</b>	<b>68</b>	<b>175</b>	<b>243</b>	<b>3,382</b>
Warehousing (Buildings 3 & 4)	48.930	TSF							
Passenger Cars:			5	1	6	2	6	8	68
Truck Trips:									
2-axle:			0	0	0	0	0	0	6
3-axle:			0	0	0	0	0	0	8
4+-axle:			3	0	3	1	3	4	32
- Net Truck Trips			3	0	3	1	3	4	46
<b>TOTAL NET TRIPS (PCE)<sup>2</sup></b>			<b>8</b>	<b>1</b>	<b>9</b>	<b>3</b>	<b>9</b>	<b>12</b>	<b>114</b>
<b>TOTAL NET TRIPS (PCE)<sup>2</sup></b>			<b>155</b>	<b>44</b>	<b>199</b>	<b>71</b>	<b>184</b>	<b>255</b>	<b>3,496</b>
<b>VARIANCE</b>			<b>-144</b>	<b>-146</b>	<b>-290</b>	<b>-890</b>	<b>-856</b>	<b>-1,746</b>	<b>-20,114</b>

<sup>1</sup> TSF = thousand square feet

<sup>2</sup> TOTAL NET TRIPS = Passenger Cars + Net Truck Trips.

(Urban Crossroads, 2019c, Table 4-4)

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The results of the TIA are discussed below. Refer to the TIA in *Technical Appendix H* for a detailed description of the analysis methodologies applied to determine impacts.

**Minimum Level of Service and Thresholds of Significance**

Traffic operations of roadway facilities are described using the term "Level of Service" (LOS). LOS is a qualitative description of traffic flow based on several factors such as speed, travel time, delay, and freedom to maneuver. Six levels are typically defined ranging from LOS A, representing completely free-flow conditions, to LOS F, representing breakdown in flow resulting in stop-and-go conditions. LOS E represents operations at or near capacity, an unstable level where vehicles are operating with the minimum spacing for maintaining uniform flow. (Urban Crossroads, 2019c, p. 27)

The definition of an intersection deficiency has been obtained from the County of Riverside General Plan, City of Perris' General Plan, and Caltrans *Guide for the Preparation of Traffic Impact Studies* (Urban Crossroads, 2019c, p. 30). Each is discussed below.

**Riverside County**

Riverside County General Plan Policy C 2.1 states that the County will maintain the following County-wide target LOS (Urban Crossroads, 2019c, pp. 30-31):

*The following minimum target levels of service have been designated for the review of development proposals in the unincorporated areas of Riverside County with respect to transportation impacts on roadways designated in the Riverside County Circulation Plan which are currently County maintained, or are intended to be accepted into the County maintained roadway system:*

- *LOS C shall apply to all development proposals in any area of the Riverside County not located within the boundaries of an Area Plan, as well as those areas located within the following Area Plans: REMAP, Eastern Coachella Valley, Desert Center, Palo Verde Valley, and those non-Community Development areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.*
- *LOS D shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.*
- *LOS E may be allowed by the Board of Supervisors within designated areas where transit-oriented development and walkable communities are proposed.*

### **City of Perris**

The City of Perris requires LOS D along all City maintained roads (including intersections) and LOS D along I-215 and SR-74 (including intersections with local streets and roads). An exception to the local road standard is LOS E, at intersections of any Arterials and Expressways with SR-74, the Ramona-Cajalco Expressway, or at I-215 Freeway ramps. For the purposes of analysis, LOS D has also been considered the acceptable threshold for freeway facilities within the study area, consistent with Caltrans guidelines. (Urban Crossroads, 2019c, p. 31)

LOS E may be allowed within the boundaries of the Downtown Specific Plan Area to the extent that it would support transit-oriented development and walkable communities. Increased congestion in this area will facilitate an increase in transit ridership and encourage development of a complementary mix of land uses within a comfortable walking distance from light rail stations. In an effort to provide a conservative analysis, LOS D has been considered the acceptable threshold for all study area intersections, with the exception of Perris Boulevard and Ramona Expressway (which is assumed to have a minimum acceptable LOS of E). (Urban Crossroads, 2019c, p. 31)

### **Caltrans**

Caltrans endeavors to maintain a target LOS at the transition between LOS C and LOS D on the State Highway System (SHS) facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing LOS should be maintained. Caltrans acknowledges that the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is LOS D. Consistent with the Caltrans LOS threshold of LOS D and in excess of the Congestion Management Program (CMP) stated LOS threshold of LOS E, LOS D will be used as the target LOS for Caltrans facilities. (Urban Crossroads, 2019c, p. 31)

### **Significant Impacts**

For purposes of analyzing impacts, the following criteria is utilized to determine whether the addition of project-generated trips (or alternative-generated trips) results in a significant impact, and thus requires mitigation: (Urban Crossroads, 2019c, p. 32)

- A project-related impact is considered direct and significant when a study intersection operates at an acceptable LOS for existing conditions (without the Project) and the addition of 50 or more AM or PM peak hour project trips causes the intersection to operate at an unacceptable LOS for Existing Plus Project (E+P) traffic conditions. (Urban Crossroads, 2019c, p. 32)
- A cumulative impact is considered significant when a study intersection is forecast to operate at an unacceptable LOS with the addition of cumulative/background traffic and 50 or more AM or PM peak hour project trips. (Urban Crossroads, 2019c, p. 32)

## **Existing Conditions**

### **Existing Circulation Network**

Pursuant to the scoping agreement with County of Riverside staff (Appendix 1.1 of the Project's TIA, which is contained in *Technical Appendix H*), the study area includes a total of 22 existing and future intersections, as shown on Figure 5-5, *Study Locations and Existing Roadway Network*, where the Project is anticipated to contribute 50 or more peak hour trips, or has been added at the direction of County staff. Figure 5-6 and Figure 5-7, *Existing Number of Through Lanes and Intersection Controls*, illustrate the study area intersections located near the proposed Project and identifies the number of through traffic lanes for existing roadways and intersection traffic controls. Refer to Section 3.0 of the Project's TIA (*Technical Appendix H*) for a description of ultimate circulation improvements per the General Plans for Riverside County and City of Perris, and for a discussion of the circulation plan included in the MFBCSP. (Urban Crossroads, 2019c, p. 33)

### **Truck Routes**

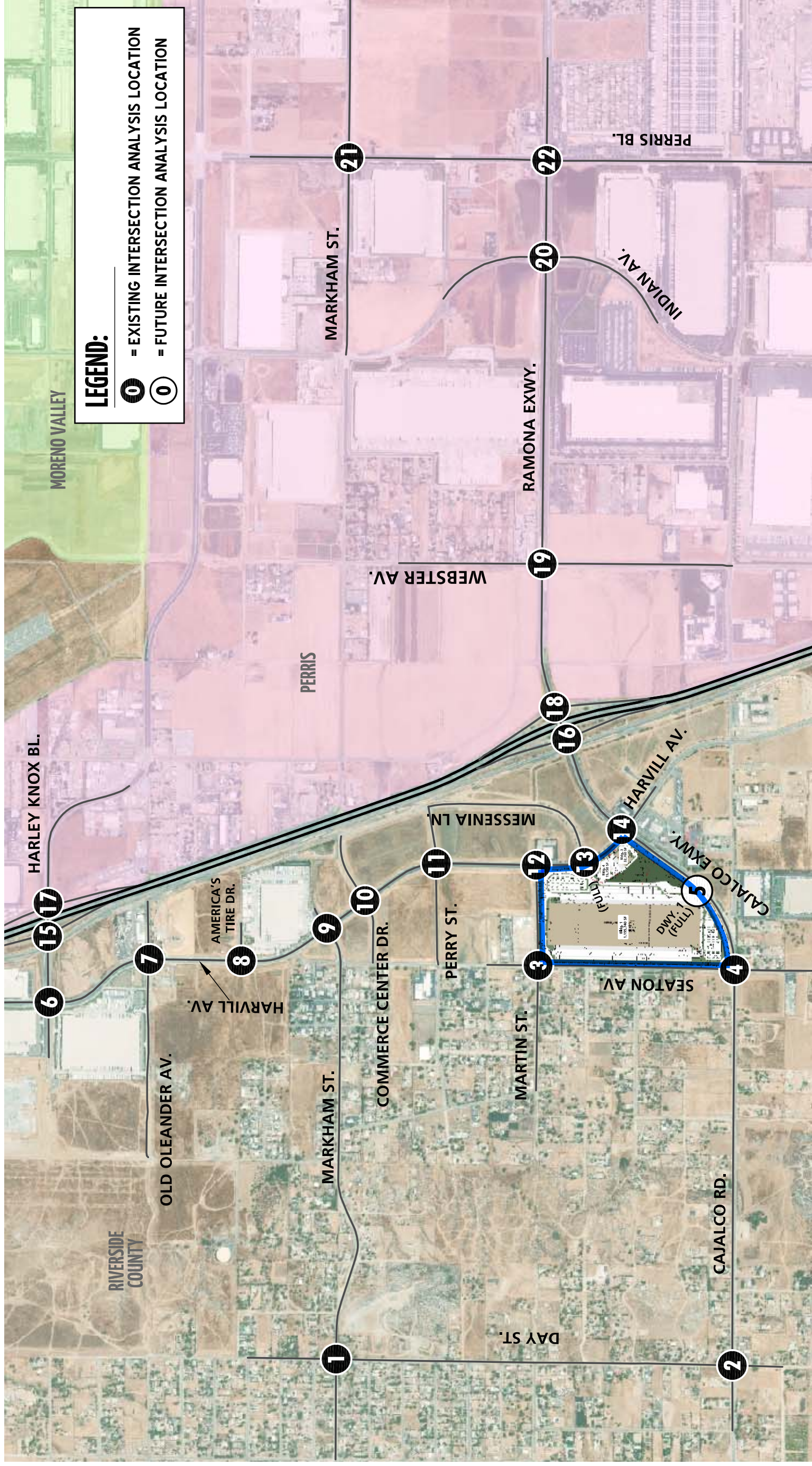
The City of Perris designated truck route map is shown on Figure 5-8, *City of Perris Truck Routes*. Harley Knox Boulevard, Indian Avenue, Perris Boulevard, Redlands Avenue, Morgan Street, and portions of Rider Street are identified as designated truck routes. Although the City's truck route map identifies Ramona Expressway as a designated truck route, the City of Perris' current direction is to prohibit truck access along Ramona Expressway. Consistent with the City of Perris designated truck route map, Harley Knox Boulevard, Indian Avenue, Perris Boulevard, Redlands Avenue, Morgan Street, and portions of Rider Street are identified as designated truck routes. These designated truck route maps have been utilized to route truck traffic from future cumulative development projects throughout the study area. It should be noted that the City of Perris City Council's policy is for trucks to utilize the Harley Knox Boulevard interchange at the I-215 Freeway within this study area and not have any trucks on Ramona Expressway. (Urban Crossroads, 2019c, p. 41)

### **Existing Traffic Counts**

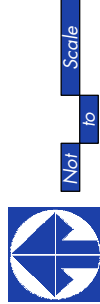
The intersection LOS analysis is based on the traffic volumes observed during the peak hour conditions using traffic count data collected in October 2018, while schools were in session. Consistent with standard engineering practice, these traffic counts were conducted either on Tuesday, Wednesday, or Thursday due to potential fluctuations in traffic that typically occur on Mondays, Fridays, Holidays, or weekends. The following peak hours were selected for analysis: (Urban Crossroads, 2019c, p. 43)

- Weekday AM Peak Hour (peak hour between 7:00 AM and 9:00 AM)
- Weekday PM Peak Hour (peak hour between 4:00 PM and 6:00 PM)

The weekday AM and weekday PM peak hour count data are representative of typical weekday peak hour traffic conditions in the study area, which are based on the traffic conditions in October 2018. There were no observations made in the field that would indicate atypical traffic conditions on the count dates, such as construction activity or detour routes and near-by schools were in session and operating on normal schedules. (Urban Crossroads, 2019c, p. 43)



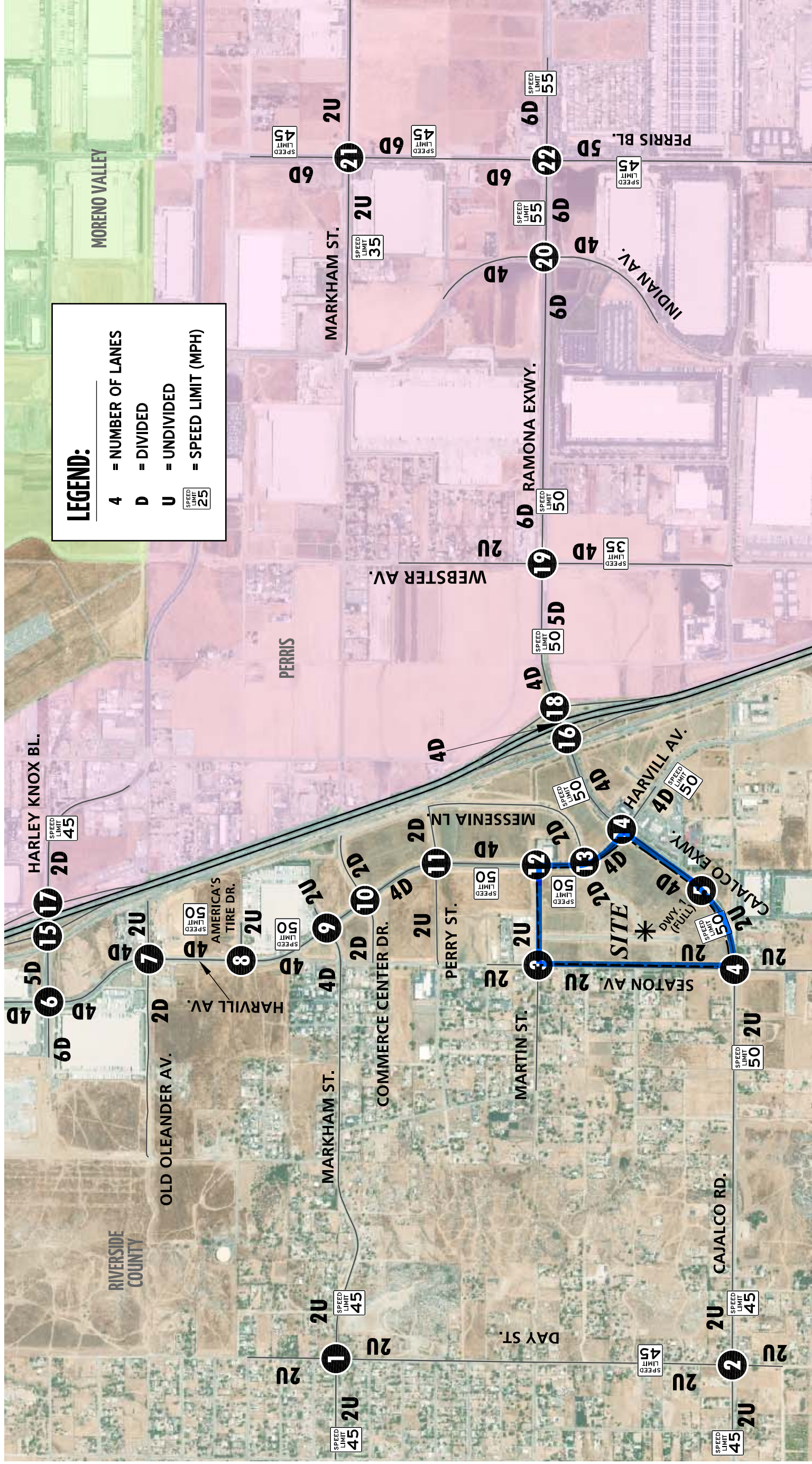
Source(s): Urban Crossroads (06-06-2019)



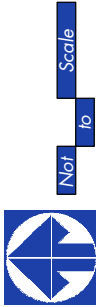
T&B Planning, Inc.

FIGURE 5-5

STUDY LOCATIONS AND EXISTING ROADWAY NETWORK



Source(s): Urban Crossroads (06-06-2019)



T&B Planning, Inc.

EXISTING NUMBER OF THROUGH LANES AND INTERSECTION CONTROLS (1 OF 2)

FIGURE 5-6

Plot Plan No. 180028 (Buildings 1, 3, and 4)

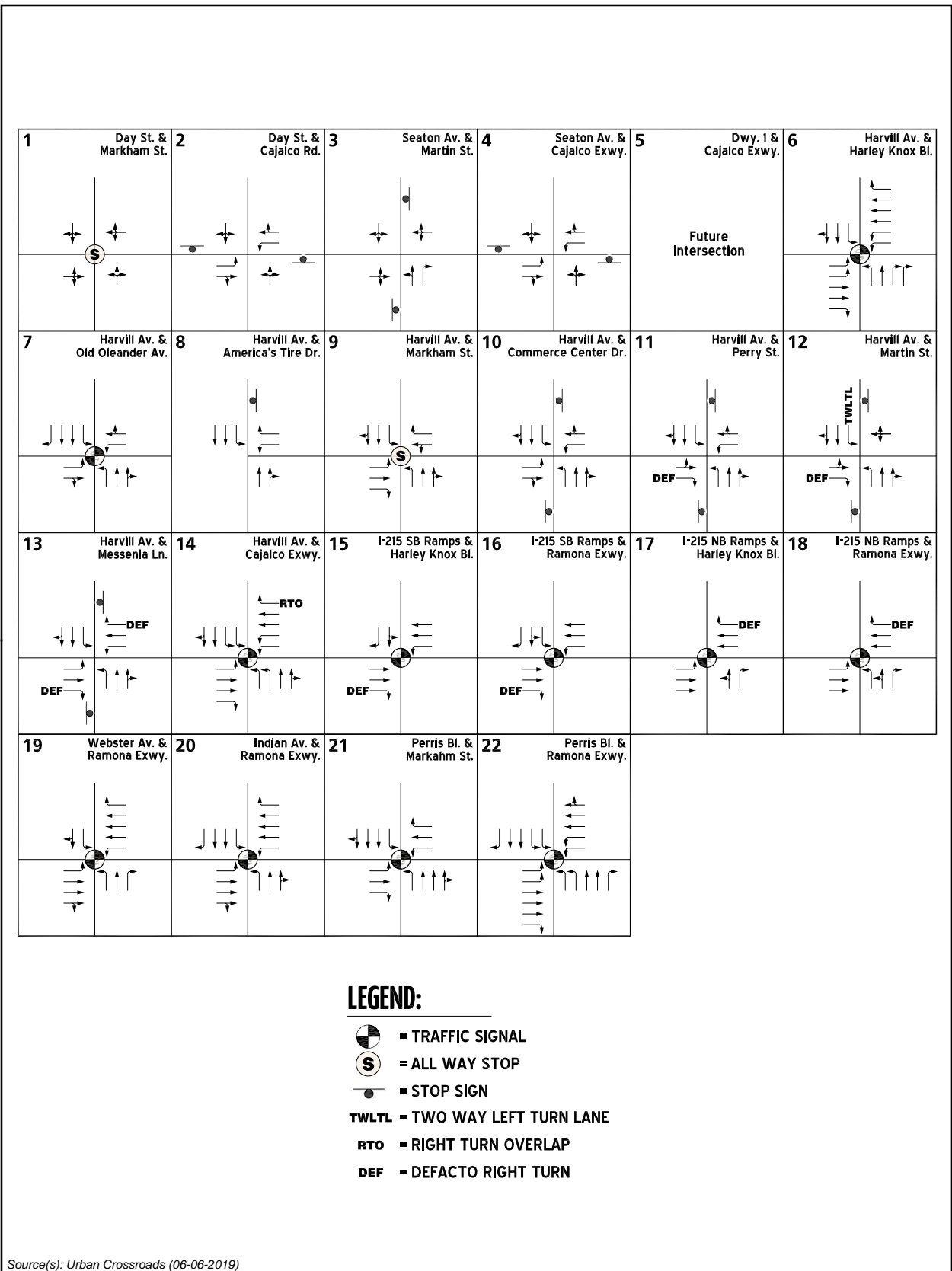


FIGURE 5-7

EXISTING NUMBER OF THROUGH LANES AND INTERSECTION CONTROLS (2 OF 2)

Not to Scale



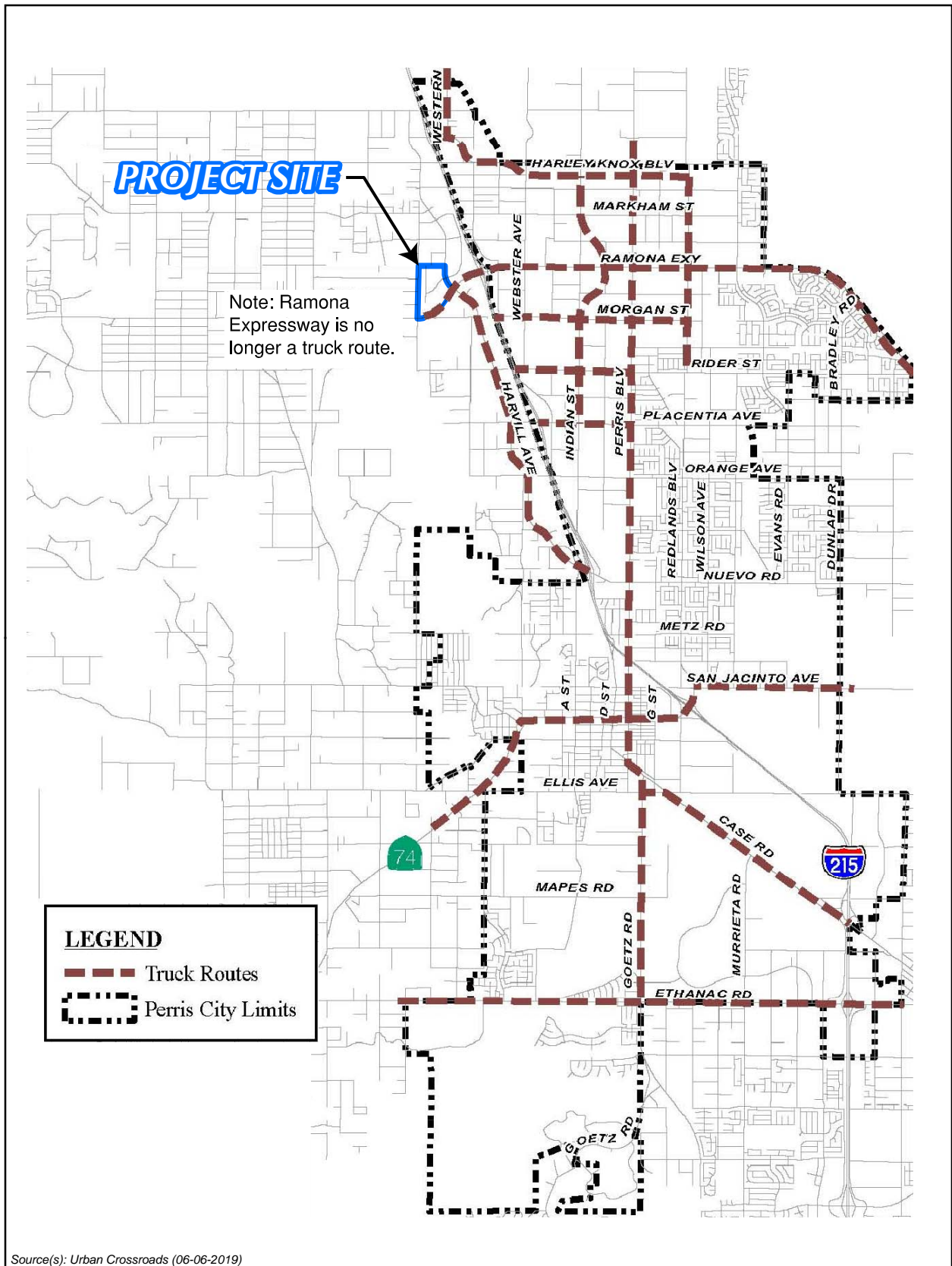


FIGURE 5-8



Not to Scale

CITY OF PERRIS TRUCK ROUTES

**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

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The raw manual peak hour turning movement traffic count data sheets are included in Appendix 3.1 of the Project's TIA (*Technical Appendix H*). These raw turning volumes have been flow conserved between intersections with limited access, no access, and where there are currently no uses generating traffic. The traffic counts collected in October 2018 include the vehicle classifications as shown below: (Urban Crossroads, 2019c, p. 48)

- Passenger Cars
- 2-Axle Trucks
- 3-Axle Trucks
- 4 or More Axle Trucks

To represent the impact large trucks, buses, and recreational vehicles have on traffic flow, all trucks were converted into Passenger Car Equivalents (PCEs). By their size alone, these vehicles occupy the same space as two or more passenger cars. In addition, the time it takes for them to accelerate and slow-down is also much longer than for passenger cars and varies depending on the type of vehicle and number of axles. For purposes of analysis, a PCE factor of 1.5 was applied to 2-axle trucks, 2.0 for 3-axle trucks, and 3.0 for 4+-axle trucks to estimate each turning movement. These factors are consistent with the values recommended for use in the San Bernardino County CMP and are in excess of the factor recommended for use in the County of Riverside traffic study guidelines. Although the County of Riverside has a recommended PCE factor of 2.0, the San Bernardino County CMP PCE factors have been utilized in an effort to conduct a more conservative analysis. (Urban Crossroads, 2019c, p. 48)

Refer to the Project's TIA (*Technical Appendix H*) for a description of the methodology used to estimate peak hour traffic for facilities where 24-hour tube count data was not available. Existing weekday AM and weekday PM peak hour intersection volumes (in PCE) are shown on Exhibit 3-13 of the Project's TIA. (Urban Crossroads, 2019c, p. 48)

### **Existing Conditions Intersection Operations Analysis**

Existing peak hour traffic operations have been evaluated for the study area intersections based on the analysis methodologies presented in Section 2.2 of the Project's TIA (*Technical Appendix H*). The intersection operations analysis results are summarized in Table 5-21, *Intersection Analysis for Existing (2018) Conditions*, which indicates that the following study area intersections are currently operating at an unacceptable LOS during the peak hours (i.e., LOS E or worse). (Urban Crossroads, 2019c, p. 52)

- Day St. & Markham St. (#1) – LOS F AM peak hour only
- Day St. & Cajalco Rd. (#2) – LOS E AM and PM peak hours
- Seaton Av. & Cajalco Exwy. (#4) – LOS E AM and PM peak hours
- I-215 NB Ramps & Harley Knox Bl. (#17) – LOS E AM peak hour only

Consistent with Table 5-21, a summary of the peak hour intersection LOS for Existing conditions are shown on Exhibit 3-14 of the Project's TIA (*Technical Appendix H*). The intersection operations analysis worksheets are included in Appendix 3.2 of the Project's TIA. (Urban Crossroads, 2019c, p. 52)

**Table 5-21 Intersection Analysis for Existing (2018) Conditions**

#	Intersection	Traffic Control <sup>3</sup>	Intersection Approach Lanes <sup>1</sup>								Delay <sup>2</sup> (secs.)		Level of Service					
			Northbound			Southbound			Eastbound		Westbound		AM	PM	AM	PM		
			L	T	R	L	T	R	L	T	R	L	T	R				
1	Day St. & Markham St.	AWS	0	1	0	0	1	0	0	1	0	0	1	0	59.6	13.1	F	B
2	Day St. & Cajalco Rd.	CSS	0	1	0	0	1	0	1	1	0	1	1	0	37.9	40.0	E	E
3	Seaton Av. & Martin St.	CSS	0	1	1	0	1	0	0	1	0	0	1	0	10.1	10.0	B	B
4	Seaton Av. & Cajalco Exwy.	CSS	0	1	0	0	1	0	1	1	0	1	1	0	47.5	40.4	E	E
5	Dwy. 2 & Cajalco Exwy.		Future Intersection															
6	Harvill Av. & Harley Knox Bl.	TS	1	1	2	1	2	0	2	2	1	2	3	1	21.3	19.4	C	B
7	Harvill Av. & Old Oleander Av.	TS	1	2	0	1	2	1	1	1	0	1	1	0	6.8	5.9	A	A
8	Harvill Av. & America's Tire Dwy.	CSS	0	2	0	1	2	0	0	0	0	1	0	1	9.0	9.2	A	A
9	Harvill Av. & Markham St.	AWS	1	2	0	1	2	0	1	1	1	0	1	1	18.6	13.7	C	B
10	Harvill Av. & Commerce Center Dr.	CSS	1	2	0	1	2	0	1	1	0	1	1	0	14.1	9.5	B	A
11	Harvill Av. & Perry St.	CSS	1	2	0	1	2	0	0	1	d	1	1	0	17.9	11.7	C	B
12	Harvill Av. & Martin St.	CSS	1	2	0	1	2	0	0	1	d	0	1	0	15.1	13.2	C	B
13	Harvill Av. & Messenia Ln.	CSS	1	2	0	1	2	0	1	1	d	1	1	d	18.2	12.0	C	B
14	Harvill Av. & Cajalco Exwy.	TS	2	2	0	2	2	0	1	2	1	2	2	1>	41.5	35.7	D	D
15	I-215 SB Ramps & Harley Knox Bl.	TS	0	0	0	0	1	1	0	2	d	1	2	0	32.0	25.1	C	C
16	I-215 SB Ramps & Ramona Exwy.	TS	0	0	0	1	1	1	0	2	d	1	2	0	34.3	39.0	C	D
17	I-215 NB Ramps & Harley Knox Bl.	TS	0	1	1	0	0	0	1	2	0	0	2	d	60.2	17.4	E	B
18	I-215 NB Ramps & Ramona Exwy.	TS	1	1	1	0	0	0	1	2	0	0	2	d	22.5	18.9	C	B
19	Webster Av. & Ramona Exwy.	TS	1	1	1	1	1	0	1	3	0	1	3	1	19.8	23.3	B	C
20	Indian Av. & Ramona Exwy.	TS	1	2	0	1	2	1	1	3	0	1	3	1	22.8	23.6	C	C
21	Perris Bl. & Markham St.	TS	1	3	0	1	3	0	1	1	1	1	1	1	13.2	12.2	B	B
22	Perris Bl. & Ramona Exwy.	TS	2	2	1	2	2	1	2	3	1	2	3	0	41.6	35.4	D	D

**BOLD** = Level of Service (LOS) does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

<sup>1</sup> When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; > = Right-Turn Overlap Phasing; >> = Free-Right Turn Lane; d= Defacto Right Turn Lane

<sup>2</sup> Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.

<sup>3</sup> CSS = Cross-street Stop; AWS = All-Way Stop; TS = Traffic Signal

(Urban Crossroads, 2019c, Table 3-1)

### Existing Conditions Traffic Signal Warrants Analysis

Traffic signal warrants for Existing traffic conditions are based on existing peak hour intersection turning volumes. The following study area intersection currently warrants a traffic signal for Existing traffic conditions: (Urban Crossroads, 2019c, p. 52)

- Day St. & Markham St. (#1)
- Harvill Av. & Markham St. (#9)

It should be noted the intersection of Harvill Avenue & Markham Street is currently operating at an acceptable LOS as an all-way stop-controlled intersection. Existing conditions traffic signal warrant analysis worksheets are provided in Appendix 3.3 of the Project’s TIA (*Technical Appendix H*). (Urban Crossroads, 2019c, p. 52)

## **Projected Future Traffic**

### **Proposed Project**

Trip generation represents the amount of traffic that is attracted and produced by a development, and is based upon the specific land uses planned for a given project. In order to develop the traffic characteristics of the proposed project, trip-generation statistics published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition, 2017) for the proposed land use was used. Trip generation rates for the Project are shown in Table 4-1 of the Project's TIA (*Technical Appendix H*). Table 3-1 (previously presented) estimates the proposed Project's trip generation for both actual vehicles and passenger car equivalent (PCE). Refer to the Project's TIA (*Technical Appendix H*) for a discussion of the ITE land use codes and vehicle mixes utilized in the TIA. (Urban Crossroads, 2019c, p. 57)

As noted on Table 4-1 of the Project's TIA (*Technical Appendix H*) and as previously shown on Table 3-1, refinements to the raw trip generation estimates have been made to provide a more detailed breakdown of trips between passenger cars and trucks. Trip generation for heavy trucks was further broken down by truck type (or axle type). The total truck percentage is comprised of different truck types: 2-4 axle and 5+ axle trucks (for High-Cube Fulfillment Center) and 2 axle, 3 axle, and 4+ axle (for Warehousing). PCE factors were applied to the trip generation rates for heavy trucks. PCEs allow the typical "real-world" mix of vehicle types to be represented as a single, standardized unit, such as the passenger car, to be used for the purposes of capacity and level of service analyses. The PCE factors are consistent with the recommended PCE factors in Appendix B of the San Bernardino County Congestion Management Program (CMP) 2016 Update, as these factors are more conservative than Riverside County's PCE factor of 2.0 for heavy trucks. (Urban Crossroads, 2019c, p. 61)

As previously shown on Table 3-1, the proposed Project is anticipated to generate a net total of 2,732 actual vehicle trip-ends per day with 158 AM peak hour trips and 213 PM peak hour trips. In comparison, the proposed Project is anticipated to generate a net total of 3,496 PCE trip-ends per day, 199 PCE AM peak hour trips, and 255 PCE PM peak hour trips, as previously shown in Table 3-1. As noted above, and as shown in Table 5-20, the Project would generate 20,114 fewer PCE trip-ends per day, 290 fewer PCE AM peak hour trips, and 1,746 fewer PCE PM peak hour trips as compared to the amount of traffic EIR No. 466 assumed would be generated by the development of the Project site and evaluated therein. (Urban Crossroads, 2019c, p. 61)

### **Project Trip Distribution**

Trip distribution is the process of identifying the probable destinations, directions, or traffic routes that would be utilized by Project traffic. The potential interaction between the planned land uses and surrounding regional access routes are considered to identify the route where the Project traffic would distribute. (Urban Crossroads, 2019c, p. 64)

The Project trip distribution was developed based on anticipated travel patterns to and from the Project site for both passenger cars and truck traffic, and is consistent with other similar projects that have been reviewed and approved by County of Riverside staff. The Project trip distribution patterns have been

**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

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developed based on the anticipated travel patterns for the warehousing trucks. For both passenger cars and trucks, the Project trip distribution was developed based on an understanding of existing travel patterns in the area, the geographical location of the site, and the site's proximity to the regional arterial and state highway system. (Urban Crossroads, 2019c, p. 64)

The Project passenger car trip distribution pattern is graphically depicted on Exhibit 4-1 of the Project's TIA (*Technical Appendix H*). The Project truck trip distribution pattern is graphically depicted on Exhibit 4-2 of the Project's TIA. The Project's distribution patterns were reviewed by the County of Riverside as part of the traffic study scoping process (see Appendix 1.1 to the TIA). (Urban Crossroads, 2019c, p. 64)

**Modal Split**

The traffic reducing potential of public transit, walking, or bicycling have not been considered in the Project's TIA. Essentially, the traffic projections are "conservative" in that these alternative travel modes might be able to reduce the forecasted traffic volumes (employee trips only). (Urban Crossroads, 2019c, p. 64)

**Project Trip Assignment**

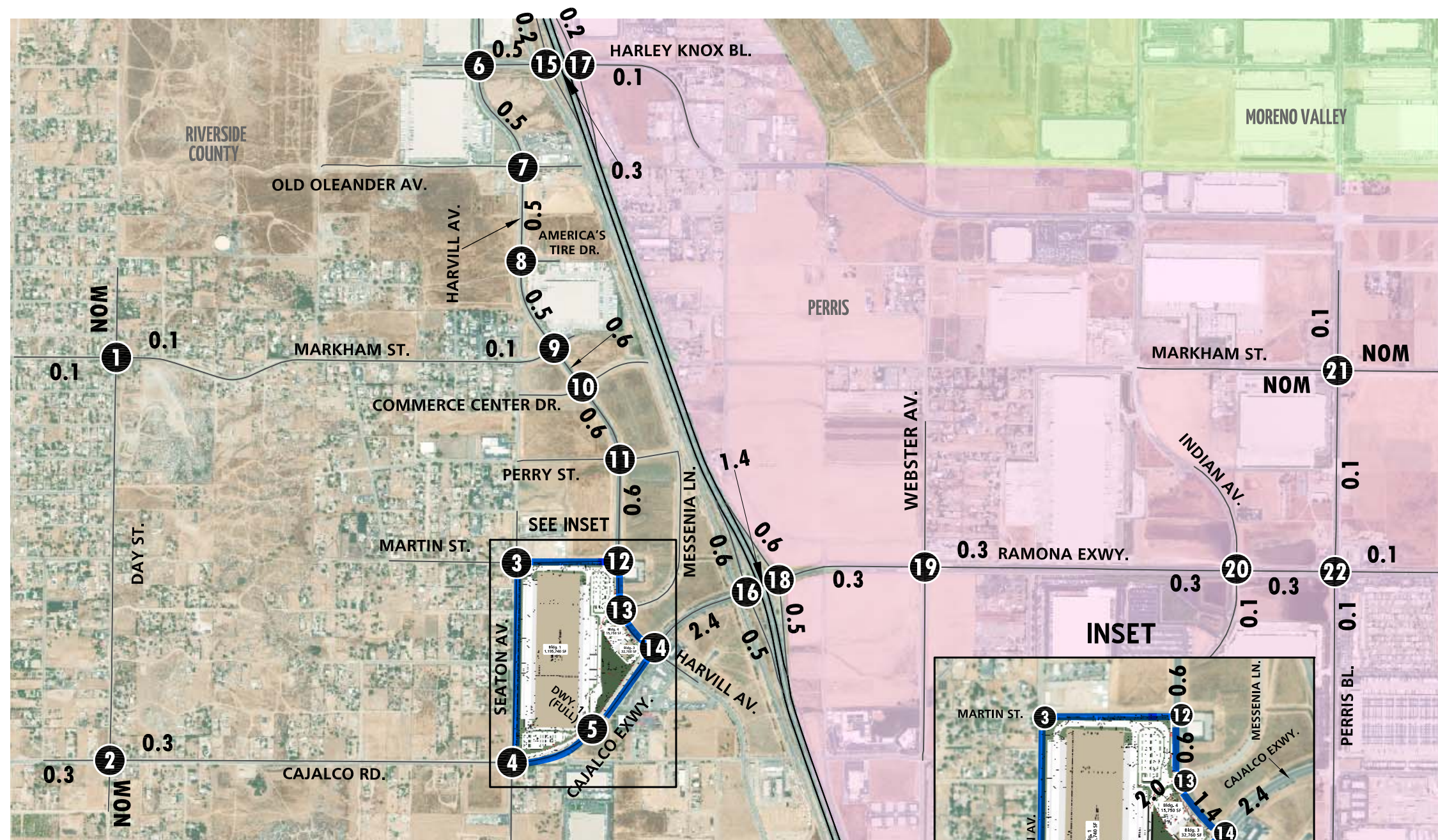
The assignment of traffic from the Project area to the adjoining roadway system is based upon the Project trip generation, trip distribution, and the arterial highway and local street system improvements that would be in place by the time of initial occupancy of the Project. Based on the identified Project traffic generation and trip distribution patterns, Project ADT are shown on Figure 5-9, *Project Only Average Daily Traffic (In PCE)*, and peak hour intersection turning movement volumes are shown in PCE on Figure 5-10, *Project Only Traffic Volumes (In PCE)*. (Urban Crossroads, 2019c, p. 64)

**Background Traffic**

Future year traffic forecasts have been based upon two years of background (ambient) growth at 2% per year for 2020 traffic conditions. The total ambient growth is 4.04% for 2020 traffic conditions (growth of 2 percent per year, compounded over two years or  $1.02^2$  years). This ambient growth factor is added to existing traffic volumes to account for area-wide growth not reflected by cumulative development projects. Ambient growth has been added to daily and peak hour traffic volumes on surrounding roadways. (Urban Crossroads, 2019c, p. 69)

Ambient growth has been added to daily and peak hour traffic volumes on surrounding roadways, in addition to traffic generated by the development of future projects that have been approved but not yet built and/or for which development applications have been filed and are under consideration by governing agencies. (Urban Crossroads, 2019c, p. 69)

The currently adopted Southern California Association of Governments (SCAG) 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) (April 2016) growth forecasts for the County of Riverside identifies projected growth in population of 359,500 in 2012 to 487,500 in 2040, or a 35.6 percent increase over the 28-year period. The change in population equates to roughly a 1.09



**LEGEND:**

- 10.0 = VEHICLES PER DAY (1000'S)
- NOM = NOMINAL, LESS THAN 50 VEHICLES PER DAY

Source(s): Urban Crossroads (06-06-2019)

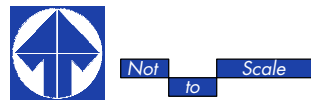
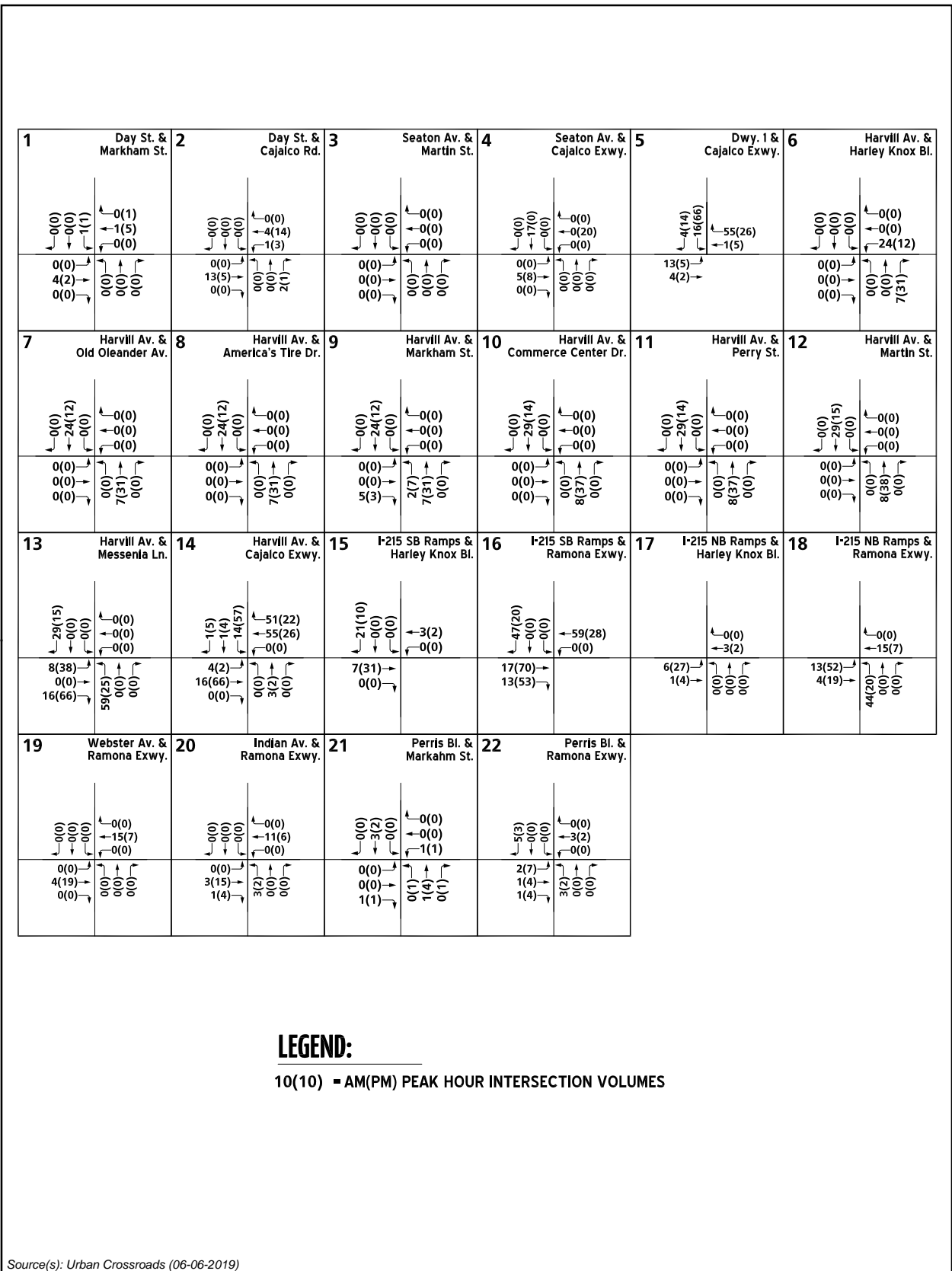


FIGURE 5-9

PROJECT ONLY AVERAGE DAILY TRAFFIC (IN PCE)

Plot Plan No. 180028 (Buildings 1, 3, and 4)



**LEGEND:**  
 10(10) = AM(PM) PEAK HOUR INTERSECTION VOLUMES

Source(s): Urban Crossroads (06-06-2019)

FIGURE 5-10

percent growth rate, compounded annually. Similarly, growth over the same 28-year period in households is projected to increase by 41.3 percent, or 1.24 percent annual growth rate. Finally, growth in employment over the same 28-year period is projected to increase by 124.7 percent, or a 2.93 percent annual growth rate. (Urban Crossroads, 2019c, p. 69)

Therefore, the use of an annual growth rate of 2.0 percent would appear to conservatively approximate the anticipated regional growth in traffic volumes in the County of Riverside, especially when considered along with the addition of Project-related traffic and traffic generated by other known development projects. As such, the growth in traffic volumes assumed in the Project's TIA would tend to overstate as opposed to understate the potential impacts to traffic and circulation. (Urban Crossroads, 2019c, p. 69)

### **Cumulative Development Traffic**

The CEQA guidelines require that other reasonably foreseeable development projects which are either approved or being processed concurrently in the study area also be included as part of a cumulative analysis scenario. A cumulative project list was developed for the purposes of this analysis through consultation with planning and engineering staff from the County of Riverside. The cumulative project list includes known and foreseeable projects that are anticipated to contribute traffic to the study area intersections. Adjacent jurisdictions of the City of Perris and the City of Moreno Valley have also been contacted to obtain the most current list of cumulative projects from their respective jurisdictions. (Urban Crossroads, 2019c, p. 70)

Where applicable, cumulative projects anticipated to contribute measurable traffic (i.e. 50 or more peak hour trips) to study area intersections have been manually added to the study area network to generate EAPC forecasts. In other words, this list of cumulative development projects has been reviewed to determine which projects would likely contribute measurable traffic through the study area intersections (e.g., those cumulative projects in close proximity to the proposed Project). For the purposes of this analysis, the cumulative projects that were determined to affect one or more of the study area intersections are listed in Table 5-22, *Cumulative Development Land Use Summary*, and shown on Figure 5-11, *Cumulative Development Location Map*, and have been considered for inclusion. (Urban Crossroads, 2019c, p. 70)

Although it is unlikely that all of these cumulative projects would be fully built and occupied by Year 2020, they have been included in an effort to conduct a conservative analysis and overstate as opposed to understate potential traffic impacts. (Urban Crossroads, 2019c, p. 70)

Any other cumulative projects located beyond the study area that are not expected to contribute measurable traffic to study area intersections have not been included since the traffic would dissipate due to the distance from the Project site and study area intersections. Any additional traffic generated by other projects not on the cumulative projects list is accounted for through background ambient growth factors that have been applied to the peak hour volumes at study area intersections as discussed above under "Background Traffic." Cumulative only ADT are shown on Exhibit 4-6 of the Project's TIA (*Technical Appendix H*), while cumulative only traffic volumes are shown on Exhibit 4-7 of the Project's TIA. (Urban Crossroads, 2019c, p. 70)



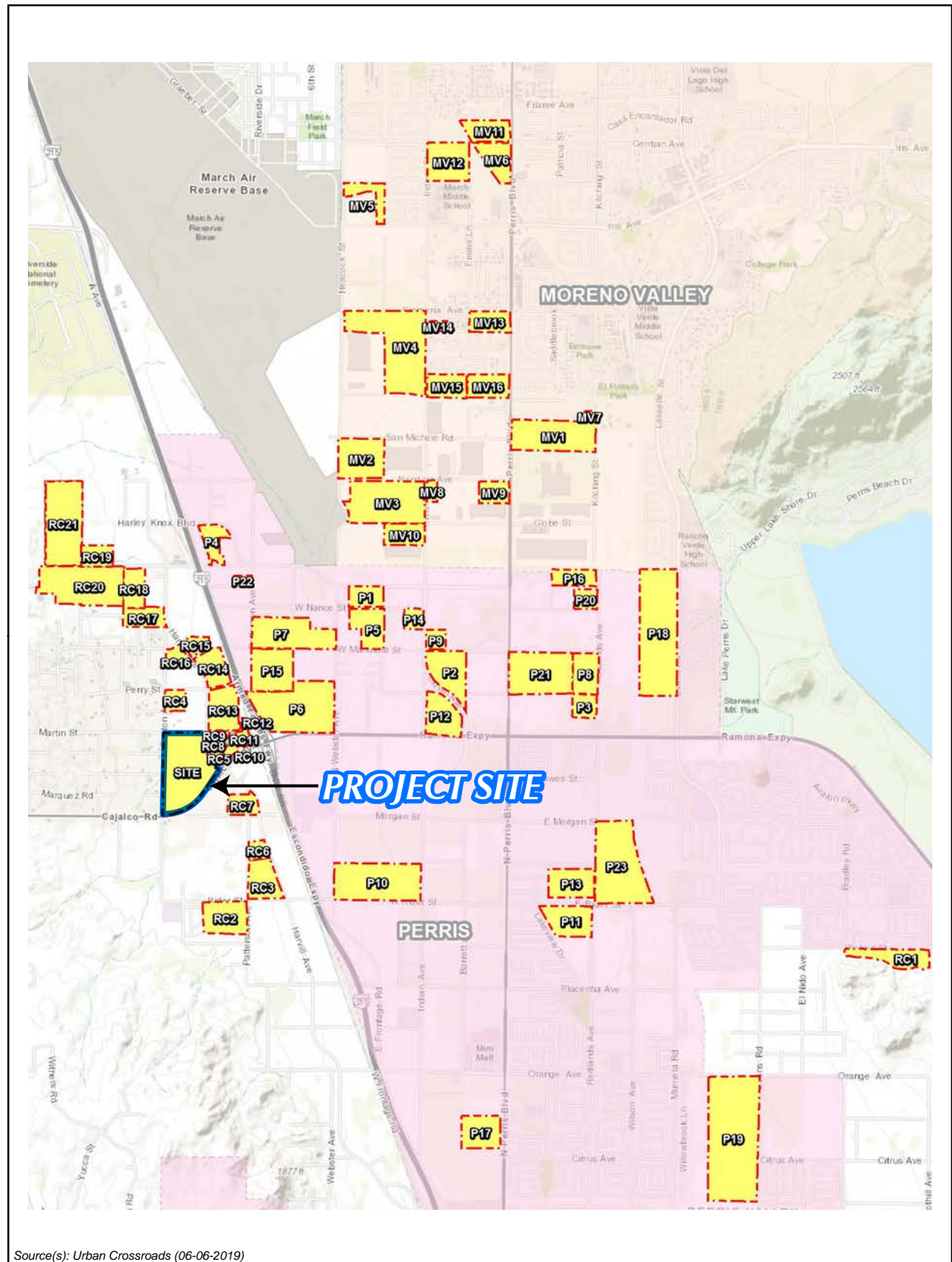
Table 5-22 Cumulative Development Land Use Summary

No.	Project Name / Case Number	Land Use <sup>1</sup>	Quantity	Units <sup>2</sup>	Location
<b>City of Perris</b>					
P1	Bargemann / DPR 07-09-0018	Warehousing	173.000	TSF	NEC OF WEBSTER & NANCE
P2	Duke 2 / DPR 16-00008	High-Cube Warehouse	669.000	TSF	NEC OF INDIAN & MARKHAM
P3	First Perry / DPR 16-00013	High-Cube Warehouse	240.000	TSF	SWC OF REDLANDS AVE. & PERRY ST.
P4	Gateway / DPR 16-00003	High-Cube Warehouse	400.000	TSF	SOUTH OF HARLEY KNOX BLVD. EAST OF HWY. 215
P5	Integra / DPR 14-02-0014	High-Cube Warehouse	864.000	TSF	EAST OF WEBSTER AVE. SOUTH OF NANCE ST.
P6	OLC 1 / DPR 12-10-0005	High-Cube Warehouse	1,455.000	TSF	WEST OF WEBSTER AVE. NORTH OF RAMONA EXWY.
P7	OLC2 / DPR 14-01-0015	High-Cube Warehouse	1,037.000	TSF	WEST OF WEBSTER AVE. NORTH OF MARKHAM ST.
P8	Markham East / DPR 05-0477	High-Cube Warehouse	460.000	TSF	SWC OF REDLANDS AVE. & MARKHAM ST.
P9	Markham Industrial / DPR 16-00015	Warehousing	170.000	TSF	NEC OF INDIAN AVE. & MARKHAM ST.
P10	Rados / DPR 07-0119	High-Cube Warehouse	1,200.000	TSF	NWC OF INDIAN AVE. & RIDER ST.
P11	Rider 1 / DPR 16-0365	High-Cube Warehouse	350.000	TSF	SWC OF REDLANDS AVE. & MARKHAM ST.
P12	Indian/Ramona Warehouse	High-Cube Warehouse	428.730	TSF	NORTH OF RAMONA EXWY. WEST OF INDIAN AVE.
P13	Rider 3 / DPR 06-0432	High-Cube Warehouse	640.000	TSF	NORTH OF RIDER ST. WEST OF REDLANDS
P14	Westcoast Textile / DPR 16-00001	Warehousing	180.000	TSF	SWC OF INDIAN ST. & NANCE ST.
P15	Duke at Patterson / DPR 17-00001	High-Cube Warehouse	811.000	TSF	SEC OF PATTERSON AVE. & MARKHAM ST.
P16	Harley Knox Commerce Park / DPR 16-004	High-Cube Warehouse	386.278	TSF	NWC OF HARLEY KNOX BLVD. & REDLANDS AVE.
P17	Perris Marketplace / DPR 05-0341	Commercial Retail	520.000	TSF	WEST OF PERRIS BLVD. AT AVOCADO AVE.
P18	Stratford Ranch Residential / TTM 36648	SFDR	270	DU	WEST OF EVANS RD. AT MARKHAM ST.
P19	Pulte Residential / TTM 30850	SFDR	496	DU	WEST OF EVANS RD. AT CITRUS AVE.
P20	Perris Circle 3	Warehousing	210.900	TSF	NWC OF REDLANDS AVE. AND NANCE AVE.
P21	Duke Realty - Perris & Markham	High-Cube Warehouse	1,189.860	TSF	SEC OF PERRIS BL. AND MARKHAM ST.
P22	Canyon Steel	Manufacturing	28.124	TSF	NWC OF PATTERSON AVE. & CALIFORNIA AVE.
P23	Rider 2 and 4	High-Cube Warehouse	1,376.721	TSF	NWC OF REDLANDS AVE. AND RIDER ST.
<b>City of Moreno Valley</b>					
MV1	Kearney	High-Cube Warehouse	1100.000	TSF	EAST OF PERRIS BLVD. AT SAN MICHEL RD.
MV2	IDS	High-Cube Warehouse	701.000	TSF	SEC OF HEACOCK ST. & SAN MICHELE RD.
MV3	First Industrial	High-Cube Warehouse	1380.000	TSF	SWC OF INDIAN AVE. & NANDINA AVE.
MV4	Prologis 1	High-Cube Warehouse	1000.000	TSF	NEC OF INDIAN AVE. & MARIPOSA AVE.
MV5	Moreno Valley Industrial Park	High-Cube Warehouse	207.684	TSF	NEC OF HEACOCK ST. & IRIS AVE.
MV6	Moreno Valley Walmart	Retail	193.000	TSF	SWC OF PERRIS BLVD. & GENTIAN AVE.
MV7	Moreno Valley Utility Substation	High-Cube Warehouse	PUBLIC	TSF	NWC OF EDWIN RD. & KITCHING ST.
MV8	Phelan Development	High-Cube Warehouse	98.210	TSF	SEC OF INDIAN ST. & NANDINA AVE.
MV9	Nandina Industrial Center	High-Cube Warehouse	335.966	TSF	SOUTH OF NANDINA AVE. WEST OF PERRIS BLVD.
MV10	Indian Street Commerce Center	High-Cube Warehouse	433.918	TSF	SWC OF INDIAN ST. & GROVEVIEW RD.
MV11	Tract 22180	SFDR	140	DU	NORTH OF GENTIAN AVE. EAST OF INDIAN ST.
MV12	Tract 36760	SFDR	221	DU	SEC OF INDIAN ST. & GENTIAN AVE.
MV13	PEN18-0042	SFDR	2	DU	SEC OF INDIAN ST. & KRAMERIA AVE.
MV14	Tract 33024	SFDR	8	DU	SEC OF INDIAN ST. & KRAMERIA AVE.
MV15	Tract 32716	SFDR	57	DU	NEC OF INDIAN ST. & MARIPOSA AVE.
MV16	Tract 31442	SFDR	63	DU	NWC OF PERRIS BLVD. & MARIPOSA AVE.
<b>Riverside County</b>					
RC1	McCanna Hills / TTM 33978	SFDR	63	DU	SWC OF SHERMAN AVE. & WALNUT AVE.
RC2	PP26293	High-Cube Warehouse	612.481	TSF	SWC OF PATTERSON AVE. & RIDER ST.
RC3	PPT180025: Rider Commerce Center	Warehousing	204.330	TSF	NWC OF PATTERSON AVE. & RIDER ST.
RC4	Seaton Commerce Center	High-Cube Warehouse	210.800	TSF	SEC OF SEATON AV. & PERRY ST.
RC5	Farmer Boys/Retail Shop	Retail	16.306	TSF	NEC OF HARVILL AVE. & CAJALCO RD.
RC6	PP26173	High-Cube Warehouse	423.665	TSF	SWC OF HARVILL AVE. & RIDER ST.
RC7	Val Verde Logistics Center	High-Cube Warehouse	280.308	TSF	NWC OF HARVILLA AVE. & OLD CAJALCO RD.
RC8	Majestic Freeway Business Center - Building 5	Warehousing	40.000	TSF	NEC OF HARVILL AVE. & MESSENA LN.
RC9	Majestic Freeway Business Center - Building 6	Warehousing	72.000	TSF	NORTH OF MESSENA LN., EAST OF HARVILL AVE.
RC10	Majestic Freeway Business Center - Building 7	Warehousing	80.000	TSF	NORTH OF CAJALCO EXWY., EAST OF HARVILL AVE.
RC11	Majestic Freeway Business Center - Building 8	Warehousing	110.000	TSF	NORTH OF CAJALCO EXWY., EAST OF HARVILL AVE.
RC12	Majestic Freeway Business Center - Building 9	Warehousing	45.000	TSF	EAST OF MESSENA LN., NORTH OF HARVILL AVE.
RC13	Majestic Freeway Business Center - Building 10	High-Cube Warehouse	600.000	TSF	SEC OF HARVILL AVE. & PERRY ST.
RC14	Majestic Freeway Business Center - Building 11	Warehousing	391.045	TSF	SEC OF HARVILL AVE. & COMMERCE CENTER DR.
RC15	Majestic Freeway Business Center - Building 12	Warehousing	154.751	TSF	NEC OF HARVILL AVE. & COMMERCE CENTER DR.
RC16	Majestic Freeway Business Center - Building 15	Warehousing	90.279	TSF	NWC OF HARVILL AVE. & COMMERCE CENTER DR.
RC17	Majestic Freeway Business Center - Building 19	Warehousing	364.560	TSF	SWC OF HARVILL AVE. & OLD OLEANDER AVE.
RC18	Majestic Freeway Business Center - Building 20	Warehousing	425.830	TSF	SWC OF HARVILL AVE. & OLD OLEANDER AVE.
RC19	Majestic Freeway Business Center - Building 21,22	Warehousing	241.059	TSF	NEC OF DECKER RD. & OLD OLEANDER AVE.
RC20	Knox Logistics Center	High-Cube Warehouse	1259.410	TSF	NWC OF DECKER RD. & OLD OLEANDER AVE.
RC21	Oleander Business Park	High-Cube Warehouse	680.000	TSF	NWC OF DECKER RD. & HARLEY KNOX BLVD.

<sup>1</sup> SFDR = Single Family Detached Residential

<sup>2</sup> DU = Dwelling Units; TSF = Thousand Square Feet

(Urban Crossroads, 2019c, Table 4-7)



Source(s): Urban Crossroads (06-06-2019)

FIGURE 5-11



Not to Scale

### CUMULATIVE DEVELOPMENT LOCATION MAP

### **Near-Term Traffic Conditions**

To provide a comprehensive assessment of the deficiencies, the “buildup” method was used to approximate Existing Plus Project (E+P), Existing Plus Ambient Plus Project (EAP), and Existing Plus Ambient Plus Cumulative (EAPC) traffic conditions, and is intended to identify the near-term deficiencies on both the existing and planned near-term circulation system. The EAPC traffic condition includes background traffic, traffic generated by other cumulative development projects within the study area, and traffic generated by the proposed Project. (Urban Crossroads, 2019c, p. 70)

The “buildup” approach combines existing traffic counts with a background ambient growth factor to forecast EAP (2020) and EAPC (2020) traffic conditions. An ambient growth factor of 2.0% per year has been used to account for background (area-wide) traffic increases that occur over time up to the year 2020 from the year 2018 (2.0 percent per year growth rate, compounded over a 2-year period). Traffic volumes generated by the Project are then added to assess the near-term traffic conditions. The 2020 roadway networks are similar to the Existing conditions roadway network, with the exception of future driveways proposed to be developed by the Project. (Urban Crossroads, 2019c, p. 76)

The near-term traffic analysis includes the following traffic conditions, with the various traffic components: (Urban Crossroads, 2019c, p. 76)

- Existing Plus Ambient Growth Plus Project (2020)
  - Existing 2018 counts
  - Ambient growth traffic (4.04%)
  - Project traffic
  
- Existing Plus Ambient Growth Plus Project Plus Cumulative (2020)
  - Existing 2018 counts
  - Ambient growth traffic (4.04%)
  - Cumulative Development traffic
  - Project traffic

### **Existing Plus Project (E+P) Conditions**

This subsection discusses the traffic forecasts for Existing Plus Project (E+P) conditions and the resulting peak hour intersection operations and traffic signal warrant analyses. This analysis scenario has been provided for informational purposes only as Project impacts have been discerned from a comparison of Existing (2018) to EAP (2020) and EAPC (2020) traffic conditions, per the County’s Traffic Impact Analysis Preparation Guide (Riverside County, 2008). (Urban Crossroads, 2019c, p. 77)

### **Roadway Improvements – E+P Traffic Conditions**

The lane configurations and traffic controls assumed to be in place for E+P conditions are consistent with those shown previously on Figure 5-5 through Figure 5-7, except that it is assumed that Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to

be in place for E+P conditions (e.g., intersection and roadway improvements at the Project's frontage and driveways). (Urban Crossroads, 2019c, p. 77)

### **E+P Traffic Volume Forecasts**

This scenario includes Existing traffic volumes plus Project traffic. Exhibit 5-1 of the Project's TIA (*Technical Appendix H*) shows the ADT volumes and TIA Exhibit 5-2 shows the peak hour intersection turning movement volumes (in PCE) that can be expected for E+P traffic conditions. (Urban Crossroads, 2019c, p. 77)

### **Intersection Operations Analysis – E+P Traffic Conditions**

E+P peak hour traffic operations have been evaluated for the study area intersections based on the analysis methodologies presented in Section 2 of the Project's TIA (*Technical Appendix H*). The intersection analysis results are summarized in Table 5-23, *Intersection Analysis for E+P Conditions*, which indicates that there are no additional intersections anticipated to operate at an unacceptable LOS with the addition of Project traffic beyond those identified for Existing (2018) conditions. The intersections of Day Street at Cajalco Road (#2) and Seaton Avenue at Cajalco Expressway (#4) were projected to operate at a deficient LOS during both peak hours under the existing (2004) conditions evaluated by EIR No. 466. Additionally, the intersection of I-215 NB Ramps at Harley Knox Boulevard (#17) was shown to operate at a deficient LOS F during both peak hours under 2037 conditions with buildout of the MFBCSP. Although the intersection of Day Street at Markham Street (#1) was shown to operate at acceptable LOS under the various scenarios evaluated by EIR No. 466, this intersection operates at a deficient LOS under existing conditions during the AM peak hour. However, this intersection was anticipated to need improvement by the DIF to operate at an acceptable LOS, required improvements are programmed as part of the DIF program; thus, the deficient LOS at this intersection does not comprise new information of substantial importance, and the circumstances under which the Project is being undertaken do not require major revisions to the previous EIR. Exhibit 5-3 of the Project's TIA (*Technical Appendix H*) summarizes the weekday AM and PM peak hour study area intersection LOS under E+P traffic conditions, consistent with the summary provided in Table 5-23. The intersection operations analysis worksheets are included in Appendix 5.1 of the Project's TIA. (Urban Crossroads, 2019c, p. 77)

**Table 5-23 Intersection Analysis for E+P Conditions**

#	Intersection	Traffic Control <sup>2</sup>	Existing (2018)				E+P			
			Delay <sup>1</sup> (secs.)		Level of Service		Delay <sup>1</sup> (secs.)		Level of Service	
			AM	PM	AM	PM	AM	PM	AM	PM
1	Day St. & Markham St.	AWS	59.6	13.1	F	B	60.5	13.2	F	B
2	Day St. & Cajalco Rd.	CSS	37.9	40.0	E	E	39.1	41.8	E	E
3	Seaton Av. & Martin St.	CSS	10.1	10.0	B	B	10.1	10.0	B	B
4	Seaton Av. & Cajalco Exwy.	CSS	47.5	40.4	E	E	51.2	41.4	F	E
5	Dwy. 1 & Cajalco Exwy.	TS	Future Intersection				23.6	24.0	C	C
6	Harvill Av. & Harley Knox Bl.	TS	21.3	19.4	C	B	21.4	19.7	C	B
7	Harvill Av. & Old Oleander Av.	TS	6.8	5.9	A	A	6.8	6.0	A	A
8	Harvill Av. & America's Tire Dwy.	CSS	9.0	9.2	A	A	9.0	9.4	A	A
9	Harvill Av. & Markham St.	AWS	18.6	13.7	C	B	19.3	14.2	C	B
10	Harvill Av. & Commerce Center Dr.	CSS	14.1	9.5	B	A	14.5	9.5	B	A
11	Harvill Av. & Perry St.	CSS	17.9	11.7	C	B	18.1	12.1	C	B
12	Harvill Av. & Martin St.	CSS	15.1	13.2	C	B	15.3	13.5	C	B
13	Harvill Av. & Messenia Ln.	CSS/TS <sup>3</sup>	18.2	12.0	C	B	10.7	11.4	B	B
14	Harvill Av. & Cajalco Exwy.	TS	41.5	35.7	D	D	41.9	36.6	D	D
15	I-215 SB Ramps & Harley Knox Bl.	TS	32.0	25.1	C	C	33.0	29.3	C	C
16	I-215 SB Ramps & Ramona Exwy.	TS	34.3	39.0	C	D	35.0	39.0	C	D
17	I-215 NB Ramps & Harley Knox Bl.	TS	60.2	17.4	E	B	60.5	18.4	E	B
18	I-215 NB Ramps & Ramona Exwy.	TS	22.5	18.9	C	B	22.7	20.5	C	C
19	Webster Av. & Ramona Exwy.	TS	19.8	23.3	B	C	19.8	23.4	B	C
20	Indian Av. & Ramona Exwy.	TS	22.8	23.6	C	C	22.9	23.8	C	C
21	Perris Bl. & Markham St.	TS	13.2	12.2	B	B	13.2	12.4	B	B
22	Perris Bl. & Ramona Exwy.	TS	41.6	35.4	D	D	41.8	35.5	D	D

<sup>\*</sup> **BOLD** = Level of Service (LOS) does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

<sup>1</sup> Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.

<sup>2</sup> CSS = Cross-street Stop; AWS = All-Way Stop; TS = Traffic Signal; **CSS** = Improvement

<sup>3</sup> A traffic signal will be constructed by the Project.

(Urban Crossroads, 2019c, Table 5-1)

**Traffic Signal Warrants Analysis – E+P Traffic Conditions**

With the addition of Project traffic, there are no intersections anticipated to meet planning level (ADT) or peak hour volume-based traffic signal warrants under E+P traffic conditions, in addition to the intersections previously identified under Existing (2018) traffic conditions (see Appendix 5.2 of the Project’s TIA, *Technical Appendix H*). (Urban Crossroads, 2019c, p. 77)

**Existing Plus Ambient Plus Project (EAP) 2020 Traffic Analysis**

This subsection discusses the methods used to develop EAP (2020) traffic forecasts and the resulting peak hour intersection operations and traffic signal warrant analyses.

### **Roadway Improvements – EAP 2020 Conditions**

The lane configurations and traffic controls assumed to be in place for E+P conditions are consistent with those shown previously on Figure 5-6 and Figure 5-7, except that it is assumed that Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for EAP conditions (e.g., intersection and roadway improvements at the Project’s frontage and driveways). (Urban Crossroads, 2019c, p. 85)

### **EAP (2020) Traffic Volume Forecasts**

This scenario includes Existing (2018) traffic volumes plus an ambient growth factor of 4.04% and the addition of Project traffic. Exhibit 6-1 of the Project’s TIA (*Technical Appendix H*) shows the weekday ADT volumes and TIA Exhibit 6-2 shows the peak hour volumes which can be expected for EAP (2020) traffic conditions (in PCE). (Urban Crossroads, 2019c, p. 85)

### **Intersection Operations Analysis – EAP 2020 Conditions**

Level of service calculations were conducted for the study intersections to evaluate their operations under EAP (2020) conditions with existing roadway and intersection geometrics consistent with those described above under “Roadway Improvements – EAP 2020 Conditions.” As shown in Table 5-24, *Intersection Analysis for EAP 2020 Conditions*, and as illustrated on Exhibit 6-3 of the Project’s TIA (*Technical Appendix H*), there are no additional intersections anticipated to operate at an unacceptable LOS under EAP (2020) traffic conditions, in addition to the intersections previously identified under Existing (2018) traffic conditions. The intersection operations analysis worksheets for EAP (2020) conditions are included in Appendix 6.1 of the Project’s TIA. (Urban Crossroads, 2019c, p. 85)

As previously indicated, the following intersections operate at a deficient LOS under Existing (2018) conditions; thus, the addition of Project traffic to the following intersections represents cumulatively-considerable impacts:

- Day St. & Markham St. (#1) – LOS F AM peak hour only
- Day St. & Cajalco Rd. (#2) – LOS E AM and PM peak hours
- Seaton Av. & Cajalco Exwy. (#4) – LOS F AM peak hour and LOS E PM peak hour
- I-215 NB Ramps & Harley Knox Bl. (#17) – LOS E AM peak hour only

The intersections of Day Street at Cajalco Road (#2) and Seaton Av. & Cajalco Expressway (#4) were projected to operate at a deficient LOS during both peak hours under all unmitigated scenarios evaluated by EIR No. 466. The intersection of I-215 NB Ramps at Harley Knox Boulevard (#17) was shown by EIR No. 466 to operate at a deficient LOS F during both peak hours under unmitigated long-range (2037) conditions with buildout of the MFBCSP. Although the intersection of Day Street at Markham Street (#1) was shown by EIR No. 466 to operate at acceptable LOS under near-term (2008) and long-term (2037) conditions, EIR No. 466 did not evaluate interim years between 2008 and 2037. As indicated in Table 5-24, this intersection operates at a deficient LOS F during the AM peak hour under existing conditions; thus, because impacts to this intersection are the result of cumulative development traffic, Project impacts to this intersection would be cumulatively considerable under EAP (2020) conditions. However,

improvements to this intersection were anticipated as part of the County’s DIF program to achieve acceptable LOS, and payment of DIF fees is appropriate mitigation for cumulatively-considerable impacts to intersections. Intersection improvements that are assured through the DIF will address the intersection deficiencies with or without the Project’s contribution of traffic. Thus, the deficient LOS at the intersection of Day Street at Markham Street (#1) does not comprise new information of substantial importance, and the circumstances under which the Project is being undertaken do not require major revisions to the previous EIR.

**Table 5-24 Intersection Analysis for EAP 2020 Conditions**

#	Intersection	Traffic Control <sup>2</sup>	Existing (2018)				EAP (2020)			
			Delay <sup>1</sup> (secs.)		Level of Service		Delay <sup>1</sup> (secs.)		Level of Service	
			AM	PM	AM	PM	AM	PM	AM	PM
1	Day St. & Markham St.	AWS	<b>59.6</b>	13.1	F	B	<b>74.2</b>	14.0	F	B
2	Day St. & Cajalco Rd.	CSS	<b>37.9</b>	<b>40.0</b>	E	E	<b>43.4</b>	<b>45.4</b>	E	E
3	Seaton Av. & Martin St.	CSS	10.1	10.0	B	B	10.1	10.1	B	B
4	Seaton Av. & Cajalco Exwy.	CSS	<b>47.5</b>	<b>40.4</b>	E	E	<b>59.1</b>	<b>46.4</b>	F	E
5	Dwy. 1 & Cajalco Exwy.	<b>TS</b>	Future Intersection				24.7	29.5	C	C
6	Harvill Av. & Harley Knox Bl.	TS	21.3	19.4	C	B	21.8	20.0	C	B
7	Harvill Av. & Old Oleander Av.	TS	6.8	5.9	A	A	6.9	6.0	A	A
8	Harvill Av. & America's Tire Dwy.	CSS	9.0	9.2	A	A	9.1	9.4	A	A
9	Harvill Av. & Markham St.	AWS	18.6	13.7	C	B	21.0	14.8	C	B
10	Harvill Av. & Commerce Center Dr.	CSS	14.1	9.5	B	A	14.8	9.6	B	A
11	Harvill Av. & Perry St.	CSS	17.9	11.7	C	B	18.7	12.2	C	B
12	Harvill Av. & Martin St.	CSS	15.1	13.2	C	B	15.5	13.7	C	B
13	Harvill Av. & Messenia Ln.	<b>CSS/TS<sup>3</sup></b>	18.2	12.0	C	B	10.7	12.6	B	B
14	Harvill Av. & Cajalco Exwy.	TS	41.5	35.7	D	D	44.7	37.7	D	D
15	I-215 SB Ramps & Harley Knox Bl.	TS	32.0	25.1	C	C	35.3	26.4	D	C
16	I-215 SB Ramps & Ramona Exwy.	TS	34.3	39.0	C	D	34.4	45.7	C	D
17	I-215 NB Ramps & Harley Knox Bl.	TS	<b>60.2</b>	17.4	E	B	<b>70.1</b>	19.7	E	B
18	I-215 NB Ramps & Ramona Exwy.	TS	22.5	18.9	C	B	23.0	21.3	C	C
19	Webster Av. & Ramona Exwy.	TS	19.8	23.3	B	C	20.3	24.9	C	C
20	Indian Av. & Ramona Exwy.	TS	22.8	23.6	C	C	23.9	24.9	C	C
21	Perris Bl. & Markham St.	TS	13.2	12.2	B	B	13.6	12.7	B	B
22	Perris Bl. & Ramona Exwy.	TS	41.6	35.4	D	D	46.1	39.6	D	D

\* **BOLD** = Level of Service (LOS) does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

<sup>1</sup> Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in seconds.

<sup>2</sup> CSS = Cross-street Stop; AWS = All-Way Stop; TS = Traffic Signal; **CSS** = Improvement

<sup>3</sup> A traffic signal will be constructed by the Project.

(Urban Crossroads, 2019c, Table 6-1)

As shown in Table 5-25, *Intersection Analysis for EAP (2020) Conditions with Improvements*, with the improvements identified by DIF and TUMF and with mandatory payment of DIF and TUMF fees by the Project Applicant, Project impacts to the following intersections would be reduced to less-than-significant levels:

- Day St. & Markham St. (#1) – LOS F AM peak hour only
- Day St. & Cajalco Rd. (#2) – LOS E AM and PM peak hours
- I-215 NB Ramps & Harley Knox Bl. (#17) – LOS E AM peak hour only

**Table 5-25 Intersection Analysis for EAP (2020) Conditions with Improvements**

#	Intersection	Traffic Control <sup>3</sup>	Intersection Approach Lanes <sup>1</sup>												Delay <sup>2</sup> (secs.)		Level of Service				
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM			
			L	T	R	L	T	R	L	T	R	L	T	R	L	T	R				
1	Day St. & Markham St. Without Improvements:	AWS	0	1	0	0	1	0	0	1	0	0	1	0	0	1	0	74.2	14.0	F	B
		With Improvements:	TS	1	1	0	1	1	0	1	1	0	1	1	0	1	1	0	15.7	13.6	B
2	Day St. & Cajalco Rd. Without Improvements:	CSS	0	1	0	0	1	0	1	1	0	1	1	0	1	1	0	43.4	45.4	E	E
		With Improvements:	TS	0	1	0	0	1	0	1	1	0	1	1	0	1	1	0	19.9	16.7	B
4	Seaton Av. & Cajalco Exwy. Without Improvements:	CSS	0	1	0	0	1	0	1	1	0	1	1	0	1	1	0	59.1	46.4	F	E
		With Improvements:	TS	1	1	0	1	1	0	1	1	0	1	1	1	1	1	0	18.3	24.1	B
17	I-215 NB Ramps & Harley Knox Bl. Without Improvements:	TS	0	1	1	0	0	0	1	2	0	0	2	d	0	2	d	70.1	19.7	E	B
		With Improvements:	TS	0	1	1	0	0	0	2	2	0	0	2	d	0	2	d	48.4	17.2	D

<sup>1</sup> When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; 1 = Improvement

<sup>2</sup> Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

<sup>3</sup> CSS = Cross-street Stop; AWS = All-Way Stop; TS = Traffic Signal; TS = Improvement

(Urban Crossroads, 2019c, Table 6-2)

The Project’s impacts to the intersection of Seaton Av. & Cajalco Expressway (#4) would be cumulatively considerable because this intersection was shown to operate at a deficient LOS under existing conditions. However, Mitigation Measure MM Trans 13 from EIR No. 466 required improvements to this intersection. Because the intersection of Seaton Av. & Cajalco Expressway is adjacent to the Project site, the Project Applicant would be required to implement the following improvements: install a traffic signal; add a northbound left turn lane; add a southbound left turn lane; add an eastbound left turn lane; and add a westbound left turn lane. As shown in Table 5-25, implementation of a portion of the improvements listed by EIR No. 466 Mitigation Measure MM Trans 13 would improve the LOS at the intersection of Seaton Av. & Cajalco Expressway (#4) to LOS B in the AM peak hour and LOS C in the PM peak hour. Thus, implementation of a portion of Mitigation Measure MM Trans 13 would reduce Project impacts to the intersection of Seaton Av. & Cajalco Expressway (#4) intersection to less-than-significant levels.



### **Traffic Signal Warrants Analysis – EAP 2020 Conditions**

Traffic signal warrants have been performed (based on the California Manual on Uniform Traffic Control Devices [MUTCD]) for EAP (2020) traffic conditions based on daily volumes. There are no additional study area intersections anticipated to meet planning level (ADT and peak hour) volume-based traffic signal warrants under EAP (2020) traffic conditions, in addition to the intersections previously identified under Existing (2018) traffic conditions (see Appendix 6.2 of the Project's TIA, which is included as *Technical Appendix H*). (Urban Crossroads, 2019c, p. 85)

As discussed above, the following intersections meet planning level (ADT and peak hour) volume-based traffic signal warrants for Existing conditions. Thus, the addition of Project traffic to the following intersections represents cumulatively-considerable impacts of the proposed Project:

- Day St. & Markham St. (#1)
- Harvill Av. & Markham St. (#9)

However, a traffic signal is planned at the intersections Day St. & Markham St. (#1) as part of DIF. Because the Project Applicant would be required to contribute appropriate DIF fees prior to occupancy, Project impacts to the intersection of Day St. & Markham St. (#1) would be reduced to less-than-significant levels.

As previously shown on Table 5-24, the intersection of Harvill Av. & Markham St. (#9) is projected to operate at an acceptable LOS C in the a.m. peak hour and LOS B in the p.m. peak hour under EAP 2020 conditions. Because this intersection operates at an acceptable LOS, Project impacts to the intersection of Harvill Av. & Markham St. (#9) due to signal warrants would be less than significant.

### **Existing Plus Ambient Plus Cumulative Plus Project (EAPC) 2020 Traffic Analysis**

This subsection discusses the methods used to develop EAPC (2020) traffic forecasts and the resulting peak hour intersection operations and traffic signal warrant analyses. (Urban Crossroads, 2019c, p. 93)

### **Roadway Improvements – EAPC 2020 Conditions**

The lane configurations and traffic controls assumed to be in place for EAPC (2020) conditions are consistent with those shown previously on Figure 5-5 and Figure 5-6, with the exception of the following: (Urban Crossroads, 2019c, p. 93)

- Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for EAPC conditions only (e.g., intersection and roadway improvements along the Project's frontage and driveways).
- Driveways and those facilities assumed to be constructed by cumulative developments to provide site access are also assumed to be in place for EAPC (2020) conditions (e.g., intersection and roadway improvements along the cumulative development's frontages).

### **EAPC (2020) Traffic Volume Forecasts**

To account for background traffic, other known cumulative development projects in the study area were included in addition to 4.04% of ambient growth for EAPC (2020) traffic conditions in conjunction with traffic associated with the proposed Project. Exhibit 7-1 of the Project's TIA (*Technical Appendix H*) shows the weekday ADT volumes and TIA Exhibit 7-2 shows the peak hour volumes which can be expected for EAPC (2020) traffic conditions (in PCE). (Urban Crossroads, 2019c, p. 93)

### **Intersection Operations Analysis – EAPC 2020 Conditions**

Level of service calculations were conducted for the study intersections to evaluate their operations under EAPC (2020) conditions with existing roadway and intersection geometrics consistent with those described above under "Roadway Improvements – EAPC 2020 Conditions." The intersection operations analysis worksheets for EAPC (2020) conditions are included in Appendix 7.1 of the Project's TIA. (Urban Crossroads, 2019c, p. 93)

As shown in Table 5-26, *Intersection Analysis for EAPC (2020) Conditions*, and illustrated on Exhibit 7-3 of the Project's TIA (*Technical Appendix H*), the following study area intersections would operate at a deficient LOS with the addition of cumulative traffic and traffic from the proposed Project. Because impacts to the following intersections are the result of cumulative development traffic, Project impacts to the following intersections would be cumulatively considerable. All of the following intersections also were shown by EIR No. 466 to operate at a deficient LOS during one or more peak hours under unmitigated 2012 and/or 2037 conditions with buildout of the MFBCSP; thus, the Project's impacts to the following intersections are within the scope of analysis of EIR No. 466. (Urban Crossroads, 2019c, p. 93)

- Day St. & Cajalco Rd. (#2) – LOS E AM peak hour; LOS F PM peak hour
- Seaton Av. & Cajalco Exwy. (#4) – LOS F AM and PM peak hours
- I-215 SB Ramps & Harley Knox Bl. (#15) – LOS F AM and PM peak hours
- I-215 SB Ramps & Ramona Exwy. (#16) – LOS F PM peak hour only
- I-215 NB Ramps & Harley Knox Bl. (#17) – LOS F AM and PM peak hours

As shown in Table 5-26, the intersection of Day St. & Markham St. (#1) also would operate at a deficient LOS F during the AM peak hour under EAPC (2020) conditions. Because impacts to this intersection are the result of cumulative development traffic, Project impacts to this intersection would be cumulatively considerable. Although this intersection was shown by EIR No. 466 to operate at acceptable LOS under near-term (2008) and long-term (2037) conditions with buildout of the MFBCSP, EIR No. 466 did not evaluate interim years between 2008 and 2037. Improvements to this intersection were anticipated as part of the County's DIF program to achieve acceptable LOS, and payment of DIF fees is appropriate mitigation for cumulatively-considerable impacts to intersections. Intersection improvements that are assured through the DIF will address the intersection the deficiencies with or without the Project's contribution of traffic. Thus, the deficient LOS at the intersection of Day Street at Markham Street (#1) does not comprise new information of substantial importance, and the circumstances under which the Project is being undertaken do not require major revisions to the previous EIR.

Table 5-26 Intersection Analysis for EAPC (2020) Conditions

#	Intersection	Traffic Control <sup>2</sup>	Delay <sup>1</sup> (secs.)		Level of Service	
			AM	PM	AM	PM
1	Day St. & Markham St.	AWS	<b>78.0</b>	14.5	F	B
2	Day St. & Cajalco Rd.	CSS	<b>48.3</b>	<b>51.6</b>	E	F
3	Seaton Av. & Martin St.	CSS	10.2	10.2	B	B
4	Seaton Av. & Cajalco Exwy.	CSS	<b>73.1</b>	<b>53.0</b>	F	F
5	Dwy. 1 & Cajalco Exwy.	<b>TS</b>	27.9	33.7	C	C
6	Harvill Av. & Harley Knox Bl.	TS	25.6	25.4	C	C
7	Harvill Av. & Old Oleander Av.	TS	12.1	14.2	B	B
8	Harvill Av. & America's Tire Dwy.	CSS	9.6	9.7	A	A
9	Harvill Av. & Markham St.	AWS	27.6	18.3	D	C
10	Harvill Av. & Commerce Center Dr.	CSS	23.2	15.1	C	C
11	Harvill Av. & Perry St.	CSS	26.4	15.0	D	C
12	Harvill Av. & Martin St.	CSS	18.8	17.1	C	C
13	Harvill Av. & Messenia Ln.	<b>TS</b> <sup>3</sup>	13.2	15.3	B	B
14	Harvill Av. & Cajalco Exwy.	TS	53.2	53.4	D	D
15	I-215 SB Ramps & Harley Knox Bl.	TS	<b>&gt;200.0</b>	<b>104.3</b>	F	F
16	I-215 SB Ramps & Ramona Exwy.	TS	48.5	<b>81.7</b>	D	F
17	I-215 NB Ramps & Harley Knox Bl.	TS	<b>130.1</b>	<b>175.3</b>	F	F
18	I-215 NB Ramps & Ramona Exwy.	TS	38.5	42.2	D	D
19	Webster Av. & Ramona Exwy.	TS	22.7	37.5	C	D
20	Indian Av. & Ramona Exwy.	TS	41.9	53.0	D	D
21	Perris Bl. & Markham St.	TS	14.3	13.6	B	B
22	Perris Bl. & Ramona Exwy.	TS	53.0	45.5	D	D

<sup>1</sup> **BOLD** = Level of Service (LOS) does not meet the applicable jurisdictional requirements (i.e., unacceptable LOS).

<sup>1</sup> Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown. HCM delay reported in

<sup>2</sup> CSS = Cross-street Stop; AWS = All-Way Stop; TS = Traffic Signal; **CSS** = Improvement

<sup>3</sup> A traffic signal will be constructed by the Project.

(Urban Crossroads, 2019c, Table 7-1)

The improvements required to achieve an acceptable LOS at the following locations already are identified as part of DIF and/or TUMF. As shown in Table 5-27, *Intersection Analysis for EAPC (2020) Conditions with Improvements*, with implementation of the improvements identified by DIF and/or TUMF, the following intersections would operate at an acceptable LOS. Thus, and because the Project Applicant would be required to contribute appropriate DIF and TUMF fees, Project impacts to the following intersections would be reduced to below a level of significance under EAPC 2020 conditions:

- Day St. & Markham St. (#1)
- Day St. & Cajalco Rd. (#2)
- I-215 SB Ramps & Harley Knox Bl. (#15)
- I-215 SB Ramps & Ramona Exwy. (#16)
- I-215 NB Ramps & Harley Knox Bl. (#17)

**Table 5-27 Intersection Analysis for EAPC (2020) Conditions with Improvements**

#	Intersection	Traffic Control <sup>3</sup>	Intersection Approach Lanes <sup>1</sup>												Delay <sup>2</sup> (secs.)		Level of Service					
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM				
			L	T	R	L	T	R	L	T	R	L	T	R								
1	Day St. & Markham St.	Without Improvements:	AWS	0	1	0	0	1	0	0	1	0	0	1	0	0	1	0	78.0	14.5	F	B
		With Improvements:	<b>TS</b>	<u>1</u>	1	0	<u>1</u>	1	0	<u>1</u>	1	0	<u>1</u>	1	0	<u>1</u>	1	0	15.9	13.6	B	B
2	Day St. & Cajalco Rd.	Without Improvements:	CSS	0	1	0	0	1	0	1	1	0	1	1	0	1	1	0	48.3	51.6	E	F
		With Improvements:	<b>TS</b>	0	1	0	0	1	0	1	1	0	1	1	0	1	1	0	22.0	20.1	C	C
4	Seaton Av. & Cajalco Exwy.	Without Improvements:	CSS	0	1	0	0	1	0	1	1	0	1	1	0	1	1	0	73.1	53.0	F	F
		With Improvements:	<b>TS</b>	<u>1</u>	1	0	<u>1</u>	1	0	1	1	0	1	1	<u>1</u>	1	1	<u>1</u>	20.3	28.8	C	C
15	I-215 SB Ramps & Harley Knox Bl.	Without Improvements:	TS	0	0	0	0	1	1	0	2	d	1	2	0				>200.0	104.3	F	F
		With Improvements:	TS	0	0	0	<u>2</u>	1	<u>0</u>	0	2	d	<u>2</u>	2	0				33.2	37.8	C	D
16	I-215 SB Ramps & Ramona Exwy.	Without Improvements:	TS	0	0	0	1	1	1	0	2	d	1	2	0				48.5	81.7	D	F
		With Improvements:	TS	0	0	0	1	1	1	0	2	d	<u>2</u>	2	0				35.1	44.1	D	D
17	I-215 NB Ramps & Harley Knox Bl.	Without Improvements:	TS	0	1	1	0	0	0	1	2	0	0	2	d				130.1	175.3	F	F
		With Improvements:	TS	0	1	1	0	0	0	<u>2</u>	2	0	0	2	<u>1</u> >>				40.2	37.5	D	D

<sup>1</sup> When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; >> = Free-Right Turn Lane; 1 = Improvement

<sup>2</sup> Per the Highway Capacity Manual (6th Edition), overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

<sup>3</sup> CSS = Cross-street Stop; AWS = All-Way Stop; TS = Traffic Signal; **TS** = Improvement

<sup>4</sup> Improvement includes restriping the westbound approach to provide a left turn and shared through-right turn lane.

(Urban Crossroads, 2019c, Table 7-2)

The Project’s impacts to the intersection of Seaton Av. & Cajalco Expressway (#4) would be cumulatively considerable because this intersection was shown to operate at a deficient LOS under existing conditions, and the Project would only contribute to the deficient LOS. However, Mitigation Measure MM Trans 13 from EIR No. 466 required improvements to the following intersection. Because this intersection is adjacent to the Project site, the Project Applicant would be required to implement the following improvements: install a traffic signal; add a northbound left turn lane; add a southbound left turn lane; add an eastbound left turn lane; and add a westbound left turn lane. As shown in Table 5-27, with implementation of a portion of EIR No. 466 Mitigation Measure MM Trans 13, the LOS at the intersection of Seaton Av. & Cajalco Expressway (#4) would improve to LOS C in the a.m. peak hour and LOS D during the p.m. peak hour. Thus, implementation of these portions of Mitigation Measure MM Trans 13 would reduce the Project’s cumulatively-considerable impacts to the intersection of Seaton Av. & Cajalco Expressway (#4) intersection to less-than-significant levels.

**Traffic Signal Warrants Analysis – EAPC 2020 Conditions**

Traffic signal warrants have been performed (based on CA MUTCD) for EAPC (2020) traffic conditions based on daily volumes. With the addition of Project traffic and traffic from cumulative developments and ambient growth, the intersection of Harvill Av. & Messenia Ln. (#13) is anticipated to meet planning level (ADT) and peak hour volume-based traffic signal warrants under EAPC (2020) traffic conditions, in

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addition to the intersections previously identified under Existing (2018) traffic conditions (see Appendix 7.2 to the Project's TIA, *Technical Appendix H*). Pursuant to conditions of approval imposed on the MFBCSP, the Project would install a traffic signal at the intersection of Harvill Av. & Messenia Ln. (#13) as part of site development. Because the Project would signalize this intersection, impacts would be reduced to less-than-significant levels. (Urban Crossroads, 2019c, p. 97)

As discussed above, the following intersections meet planning level (ADT and peak hour) volume-based traffic signal warrants for Existing conditions:

- Day St. & Markham St. (#1)
- Harvill Av. & Markham St. (#9)

Project impacts to the intersection of Day St. & Markham St. (#1) would be cumulatively considerable. However, a traffic signal is planned at this location as part of the County's DIF program, and the Project Applicant would be required to contribute appropriate DIF fees prior to occupancy. Thus, with payment of DIF fees, Project impacts to the intersection of Day St. & Markham St. (#1) would be reduced to less-than-significant levels.

Although the intersection of Harvill Av. & Markham St. (#9) meets the signal warrant under EAPC (2020) conditions, Table 5-26 shows that this intersection would operate at an acceptable LOS D in the a.m. peak hour and LOS C in the p.m. peak hour under EAPC (2020) conditions. Thus, a traffic signal at this location is not needed to achieve or maintain acceptable LOS, and Project impacts at this location would therefore be less than significant.

**Conclusion – Traffic Impacts**

Consistent with the conclusion reached by EIR No. 466 and as indicated in the preceding analysis, mandatory payment of DIF and TUMF fees, and implementation of a portion of Mitigation Measure MM Trans 13 from EIR No. 466, would ensure that the Project-related traffic impacts are below a level of significance. Furthermore, and with exception of cumulatively-considerable impacts to the intersection of Day Street at Markham Street (#1), all of the impacts identified herein are consistent with the findings and conclusions reached by EIR No. 466, and all of the Project's impacts would be addressed through the payment of DIF and/or TUMF fees. Although the intersection of Day Street at Markham Street (#1) was shown by EIR No. 466 to operate at acceptable LOS under near-term (2008) and long-term (2037) conditions, EIR No. 466 did not evaluate interim years between 2008 and 2037. Improvements to this intersection were anticipated as part of the County's DIF program to achieve acceptable LOS. Intersection improvements that are assured through the DIF will address the intersection deficiencies with or without the Project's contribution of traffic. Thus, the deficient LOS at the intersection of Day Street at Markham Street (#1) does not comprise new information of substantial importance, and the circumstances under which the Project is being undertaken do not require major revisions to the previous EIR. Moreover, the traffic generated by the proposed Project would be significantly less than the traffic generation assumed by and analyzed in EIR No. 466 for the Project site. Thus, Project impacts to study area facilities would be reduced in comparison to the Project evaluated in EIR No. 466. Furthermore, although EIR No. 466 did

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not evaluate impacts to freeway mainlines, queuing locations, or merge/diverge locations, it is concluded that the Project's impacts to freeway facilities would be reduced in comparison to the project evaluated by EIR No. 466 due to the reduction in traffic associated with the Project. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**b) Would the proposed Project 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?**

**EIR No. 466 Finding:** Although EIR No. 466 did not evaluate this threshold, EIR No. 466 did disclose impacts to circulation facilities that would occur with buildout of the MFBCSP, including impacts to facilities that are identified in the Riverside County Congestion Management Plan (CMP). EIR No. 466 concluded that with implementation of mitigation measures, all impacts to study area intersections, including CMP intersections, would be reduced to less-than-significant levels. (Webb, 2005, IV-191 through IV-214)

**No Substantial Change from Previous Analysis:** EIR No. 466 did not evaluate impacts to Congestion Management Program (CMP) facilities, such as freeways. As discussed under the analysis of Threshold 37.a), and as shown previously on Table 5-20, the proposed Project would generate 20,114 fewer PCE trip-ends per day, 290 fewer PCE AM peak hour trips, and 1,746 fewer PCE PM peak hour trips as compared to the amount of traffic evaluated for the Project site by EIR No. 466. As such, the Project's potential to impact CMP facilities would be reduced as compared to what was evaluated for MCBCSP Planning Area 2 by EIR No. 466. Additionally, although the Project would result in impacts to study area intersections as discussed above under the analysis of Threshold 37.a), none of the study area intersections are identified as CMP facilities in the Riverside County CMP. As such, the Project would have no potential to 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, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466. (Urban Crossroads, 2019c, p. 4)

**c) Would the proposed Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 found that roads for the MFBCSP had already been completed and did not have design feature hazards such as sharp curves. The IS/NOP further found that incompatible uses such as farm equipment on roadways would not be introduced as part of the MFBCSP. As such, the IS/NOP concluded that impacts would be less than significant, and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 43 and 44)

**No Substantial Change from Previous Analysis:** The Project Applicant proposes to implement Planning Area 2 of the MFBCSP, and Project improvements would be limited to frontage improvements and

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improvements to the intersections of Seaton at Cajalco Expressway and Harvill Avenue at Messenia Lane. Improvements proposed by the Project Applicant are fully consistent with the circulation plan included in the MFBCSP and evaluated by EIR No. 466. Additionally, and consistent with the findings of the IS/NOP, the proposed Project would be compatible in transportation design with the existing land uses and roadway network in the surrounding area, and the Project would not create a transportation hazard as a result of an incompatible use. All of the Project's proposed driveways are oriented away from the existing residential uses to the west of the Project site, and signs would be placed indicating that no truck traffic is allowed on Seaton Avenue. The Project's proposed driveways for truck trailers would connect directly to Cajalco Expressway and Harvill Avenue (via Messenia Lane), with an emergency access only entrance from Martin Street. All improvements planned as part of the Project would be in conformance with applicable Riverside County roadway standards, and would not result in any hazards due to a design feature and would not result in inadequate emergency access. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**d) Would the proposed Project cause an effect upon, or a need for new or altered maintenance of roads?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 found that potential impacts to road maintenance from project-related traffic would be offset by fee mechanisms established and required by the Riverside County Transportation Department. Impacts were found to be less than significant, and this topic was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 44-45)

**No Substantial Change from Previous Analysis:** The Project as proposed is fully consistent with the MFBCSP, and buildout of the Project site with light industrial uses was evaluated as part of EIR No. 466 and its associated IS/NOP. Consistent with the finding of the IS/NOP, the Project would cause an effect on and increase the need for maintenance of roadways in the local area. However, as compared to the Project evaluated in EIR No. 466 and as shown in Table 5-20, the Project would generate approximately 20,114 fewer ADT (in PCE) than was assumed by EIR No. 466, indicating that Project impacts due to the need for roadway maintenance would be less than was disclosed by and analyzed in EIR No. 466. Moreover, there are no new roadways proposed by the Project Applicant requiring maintenance, although the Project would dedicate ROW along the site's frontage with Cajalco Expressway, Harvill Avenue, and Seaton Avenue. Consistent with the finding of the IS/NOP, although the Project would result in an incremental increase in the need for new or altered maintenance of roads, such impacts would be off-set by applicable County fees as well as from property taxes. Additionally, there are no components of the Project that would inhibit the County's ability to continue to maintain roadways in the local area. As such, impacts would be less than significant, and implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**e) Would the proposed Project cause an effect upon circulation during the project's construction?**

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**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 found that due to the temporary nature of construction activity, the nature of traffic circulation in the MFBCSP area, and established County requirements for traffic control on public roadways during construction, impacts to circulation during construction would be less than significant. As such, this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 43 and 45)

**No Substantial Change from Previous Analysis:** As noted by the IS/NOP prepared for EIR No. 466, the Project Applicant would be required to implement traffic control measures during proposed frontage improvements to Cajalco Expressway and Harvill Avenue. Additionally, it is anticipated that surrounding roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site because construction-related traffic would not exceed traffic volumes anticipated upon buildout of the Project. Accordingly, impacts to the circulation network during construction would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**f) Would the proposed Project result in inadequate emergency access or access to nearby uses?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 noted that roadways to access the MFBCSP area were already constructed, thereby facilitating greater emergency access to the MFBCSP area through the provision of a north/south road between Oleander and Cajalco Road. The IS/NOP further found that the MFBCSP would be developed in accordance with County ordinances, standard conditions of approval, and permits related to emergency access. Thus, the IS/NOP concluded that no impact would occur, and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 43 and 45)

**No Substantial Change from Previous Analysis:** Consistent with the finding of the IS/NOP prepared for EIR No. 466, major roadway facilities needed to serve buildout of Planning Area 2, as proposed by the Project Applicant, already are in place. Although the Project Applicant proposes frontage improvements to Cajalco Expressway and Harvill Avenue, the Project Applicant would be required to implement traffic control measures to preclude impacts to operations of these roadways during the construction of improvements. Additionally, the proposed Project would be required to comply with Riverside County Ordinance Nos. 460 and 461, which regulate access road provisions. The requirement to provide adequate paved access to the Project site would be required as a condition of Project approval. Additionally, the proposed Project would not affect any roadways that provide emergency access under existing conditions. With required adherence to County requirements for emergency access, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.



	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<b>38. Bike Trails</b>				
a. Include the construction or expansion of a bike system or bike lanes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Would the proposed Project include the construction or expansion of a bike system or bike lanes?**

**EIR No. 466 Finding:** EIR No. 466 noted that the General Plan identified a Class I Bike Path/Regional Trail along Cajalco Expressway, which would connect to various Community Trails either existing or planned in the area. EIR No. 466 found that the provision of Class I Bike Paths was subject to the approval of the County Transportation Department. Additionally, EIR No. 466 disclosed that the precise location of regional trails is subject to the approval of the Riverside County Open-Space and Regional Park District. EIR No. 466 indicated that a determination as to the appropriateness of a Class I Bike Path/Regional Trail, immediately adjacent the MFBCSP site, would be made by these agencies during the approval process for implementing development projects adjacent to Cajalco Expressway. EIR No. 466 further noted that 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 MFBCSP site, the implementing development project would be required to comply with this regulatory requirement and construct that portion of the trail adjacent to the MFBCSP site. Through compliance with this regulatory procedure and requirement, EIR No. 466 concluded that the MFBCSP’s impacts upon bike trails would be below the level of significance. (Webb, 2005, p. IV-215)

**No Substantial Change from Previous Analysis:** Consistent with the findings of EIR No. 466, Riverside County evaluated the MFBCSP area and determined a Class II bike lane only would be required along the Project’s frontage with Cajalco Expressway, and no dedicated bike lanes are required along the Project’s frontage with Harvill Avenue, Martin Street, or Seaton Avenue. Impacts associated with the addition of a bike lane along Cajalco Expressway have been evaluated herein and determined to be less than significant or reduced to less-than-significant levels with mitigation measures or standard conditions of approval. There are no impacts associated with the provision of bike lanes along Cajalco Expressway that have not already been evaluated herein. Impacts would therefore be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**Project Requirements and EIR No. 466 Mitigation Compliance**

**EIR No. 466 Mitigation Measures**

EIR No. 466 identified several mitigation measures to address traffic impacts. These measures are listed below. It should be noted that several of the mitigation measures have since been implemented, while other mitigation measures would be implemented by future developments within the MFBCSP.

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Specifically, the Project would be subject to Mitigation Measures MM Trans 1, MM Trans 7, and MM Trans 8, and additional right-of-way dedications and/or improvements would be required. S Martin Street already is constructed to its ultimate half-width standard along the Project's frontage; as such, Mitigation Measures MM Trans 6 and MM Trans 7 would not apply. The Project site does not abut Nandina Avenue, Oleander Avenue, Old Oleander Avenue, or Markham Street; thus, Mitigation Measures MM Trans 2, MM Trans 3, MM Trans 4, MM Trans 5, MM Trans 9, and MM Trans 10 do not apply to the proposed Project. Although Mitigation Measure MM Trans 11 required the signalization of Martin Street at Harvill Avenue, the analysis presented in the Project's TIA demonstrates that a traffic signal is not needed at this location; thus, this mitigation measure is not applicable to the proposed Project. In addition, and based on correspondence with the Riverside County Transportation Department, the Project would implement improvements at the intersection of Seaton Avenue and Cajalco Expressway pursuant to Mitigation Measure MM Trans 12, and would install the required traffic signal pursuant to Mitigation Measure MM Trans 13 at the intersection of Messenia Lane at Harvill Avenue. Additionally, the County's standard conditions of approval require the payment of DIF and TUMF fees shall apply, further demonstrating that implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466. As noted above, payment of DIF and TUMF fees, implementation Project design features, applicable mitigation measures from EIR No. 466, and the Project's conditions of approval would reduce the Project's potentially cumulatively-considerable impacts to below a level of significance under all analysis scenarios.

- 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 Nandina 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.
  
- MM Trans 4:** Construct partial width improvements of Old Oleander Avenue at its ultimate cross-section as a collector street (74' right-of-way) fronting the project boundary line.
  
- MM Trans 5:** Construct full width improvements of Markham Street at its ultimate cross-section as a secondary highway (100' right-of-way) through the project.
  
- MM Trans 6:** Construct partial width improvements of Martin Street at its ultimate cross-section as a collector street (74' right-of-way) fronting the project boundary line.
  
- MM Trans 7:** Construct partial width improvements of easterly side of Seaton Avenue at its ultimate cross-section as a secondary highway (100' right-of-way) fronting the project boundary line.

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**MM Trans 8:** Construct partial width improvements of northerly side of Cajalco Expressway at its ultimate cross-section as an Expressway (184' right-of-way) fronting the project boundary line.

**MM Trans 9:** Install Traffic Signal at 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.

**MM Trans 10:** Install Traffic Signal at intersection of Harvill Avenue and Markham Street using the following geometrics:

Northbound: One right turn lane. Two through lanes. One left turn lane.

Southbound: One right turn lane. Two through lanes. One left turn lane.

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

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

**MM Trans 11:** Install Traffic Signal at intersection of Harvill Avenue and Martin Street using the following geometrics:

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

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

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

Westbound: One shared left, through, and right turn lane.

**MM Trans 12:** Install Traffic Signal at intersection of Seaton Avenue and Cajalco Expressway using the following geometrics:

Northbound: One left turn lane. Two through lanes. One right turn lane.

Southbound: One left turn lane. Two through lanes. One right turn lane.

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

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

**MM Trans 13:** Install Traffic Signal at intersection of Harvill Avenue and Cajalco Expressway using the following geometrics:

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Northbound: One left turn lane. Two through lanes. One free right turn lane.  
 Southbound: Two left turn lanes. Two through lanes. One right turn lane.  
 Eastbound: One left turn lane. Two through lanes. One right turn lane.  
 Westbound: Two left turn lanes. Two through lanes. One right turn lane.

Project Specific Conditions of Approval

The following standard conditions of approval shall apply to the proposed Project:

- The Project Applicant shall contribute appropriate Development Impact Fees pursuant to Riverside County Ordinance No. 659.
- Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project Applicant shall pay fees in accordance with the fee schedule in effect at the time of payment of all Transportation Uniform Mitigation Fees in accordance with Riverside County Ordinance No. 824.

**5.1.19 Tribal Cultural Resources**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<b>39. Tribal Cultural Resources</b>				
<i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>				
a. Listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? (In applying for the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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- a) **Would the proposed Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical resources or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?**
- b) **Would the proposed Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defines in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1? (In applying for the criteria set forth in (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)**

**EIR No. 466 Finding:** Assembly Bill 52 (AB 52) was signed into law in 2014 and added the above-listed thresholds to Appendix G of the CEQA Guidelines. Thus, at the time EIR No. 466 was certified in 2005, AB 52 was not in place and EIR No. 466 did not evaluate these thresholds. Notwithstanding, EIR No. 466 included an extensive analysis of potential impacts to cultural resources. As previously indicated herein in subsection 5.1.5, 15 archaeological sites were identified within the MFBCSP boundaries, none of which were determined to be significant pursuant to CEQA. Additionally, EIR No. 466 found that prehistoric resources may be identified in buried context and impacted during buildout of the MFBCSP. This was disclosed as a potentially significant impact, which would be reduced to less-than-significant levels with the incorporation of mitigation measures. (Webb, 2005, pp. IV-134 through IV-137 )

**No Substantial Change from Previous Analysis:** The above-listed thresholds were added to Appendix G to the CEQA Guidelines pursuant to AB 52. As noted above, AB 52 was signed into law in 2014 while EIR No. 466 was certified on August 23, 2005. AB 52 requires tribal consultation for certain development projects and applies only to projects that have a notice of preparation or notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. As demonstrated by the analysis herein, the proposed Project is fully within the scope of analysis of EIR No. 466, and the Project would not trigger any of the conditions described in § 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR. As such, an Addendum to EIR No. 466 has been prepared for the Project pursuant to § 15164 of the CEQA Guidelines, and the Project would not require a notice of preparation or notice of negative declaration or mitigated negative declaration. Therefore, the provisions of AB 52 are not applicable to the Project.

Although AB 52 is not applicable to the proposed Project, the Project would not result in significant impacts to tribal cultural resources. Consistent with the conditions that existed at the time EIR No. 466 was certified, properties within the MFBCSP area, including the Project site, were prepared for development as part of the "Oakwood Business Park" (CFD 88-8) with construction of roadways, infrastructure and rough grading of building pads. Additionally, the southeastern and eastern portions

of the Project site were utilized as a borrow site for a nearby development in accordance with Grading Permit No. BGR170112, which was issued on November 16, 2017. Thus, it is unlikely that any tribal cultural resources occur within the Project site. Notwithstanding, and consistent with the findings of EIR No. 466, in the unlikely circumstance that archaeological resources are encountered during construction of the proposed Project, then Mitigation Measure MM Cultural 1 from EIR No. 466 would apply. Mitigation Measure MM Cultural 1 requires that if any historical, cultural, or archaeological resources are encountered, then all work in the area must cease until the resource can be evaluated by a qualified archaeologist and an appropriate method of treatment of the resource has been identified. As such, and consistent with the finding of EIR No. 466, the Project’s impacts to tribal cultural resources would be less than significant with implementation of Mitigation Measure MM Cultural 1. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**Project Requirements and EIR No. 466 Mitigation Compliance**

EIR No. 466 Mitigation Measures MM Cultural 1 and MM Cultural 2, identified above in subsection 5.1.5, shall apply.

**5.1.20 Utilities and Service Systems**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>40. Water</b>				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation 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 and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the proposed Project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?**

**EIR No. 466 Finding:** EIR No. 466 disclosed that water and sewer lines already were constructed in the MFBCSP area in the early 1990s. EIR No. 466 noted that only minor connections within the MFBCSP site

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would be needed to provide potable water service to the site and that some additional sewer lines would be constructed within and adjacent to the MFBCSP boundaries to provide sewer service throughout the MFBCSP areas. Furthermore, the IS/NOP noted that the storm drain system to serve the MFBCSP was already constructed as part of Community Facilities District No. 88-8 improvements. The IS/NOP found that these facilities were sized to handle the storm water requirements of ultimate build out within the MFBCSP.

EIR No. 466 also indicated that the MFBCSP's demand for potable water would be 0.236 million gallons per day (mgd), which represented 2.4% of the Perris Water Filtration Plant's capacity. EIR No. 466 disclosed that this percentage is not considered significant, and therefore concluded the MFBCSP would not result in or require significant upgrades to existing water treatment facilities.

Additionally, EIR No. 466 indicated that wastewater from the MFBCSP site would be treated at EMWD's Perris Valley Regional Water Reclamation Facility (PVRWRF) located in the City of Perris. The MFBCSP was estimated by EIR No. 466 to generate 0.5525 mgd of wastewater upon buildout. EIR No. 466 found that this amounted to 5.0% of the PVRWRF's capacity at the time, and only 0.55% of its planned capacity. EIR No. 466 found that although the total amount of wastewater generated by the MFBCSP would be well within the capacity of the PVRWRF by the time that development of the MFBCSP was projected to be completed, there was still the potential that prior to the expansion of the facility's capacity at the end of 2010 that EMWD would be required to reduce the wastewater diversions from elsewhere within the District to the PVRWRF. However, EIR No. 466 found that because EMWD's wastewater diversions are operational decisions, the amount that is diverted to the PVRWRF is variable. EIR No. 466 determined that there was sufficient capacity in EMWD's other wastewater treatment facilities to accommodate any additional wastewater flows sent to them whenever diversions from other parts of the District to the PVRWRF are reduced. Overall, EIR No. 466 found that the EMWD had sufficient capacity to treat all wastewater generated by the MFBCSP, both during interim phases and after full build out. Therefore, EIR No. 466 concluded that no significant impact upon EMWD's ability to treat wastewater would occur. EIR No. 466 further determined that because the expansion of the PVRWRF was already planned and scheduled by EMWD, in and of itself the wastewater generated by the MFBCSP would not require the construction of new or expanded wastewater treatment facilities, and impacts were disclosed as less than significant. (Webb, 2005, pp. IV-233 and IV-234)

The IS/NOP for EIR No. 466 noted that storm water drainage within the MFBCSP would not require the expansion of existing County Flood Control facilities, nor require new facilities, and concluded that potential impacts related to the construction of storm water facilities would be considered less than significant. The IS/NOP indicated that water quality impacts associated with storm water would be addressed in the Hydrology/Water Quality section of EIR No. 466, although no discussion or analysis was conducted in EIR No. 466 related to the construction and need for storm water facilities. (Webb, 2005, Appendix A, p. 49)

As such, impacts due to the relocation or construction of water, wastewater treatment, and stormwater drainage systems were determined to be less than significant. (Webb, 2005, p. IV-230)

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**No Substantial Change from Previous Analysis:** Consistent with the findings of EIR No. 466, a system of water, sewer, and storm water drainage facilities were constructed within the MFBCSP pursuant to CFD No 88-8 in the early 1990s. As previously shown on Figure 3-13, and in conformance with the MFBCSP, water service for Building 1 would occur from a direct connection to an existing 24-inch water main located within Cajalco Expressway and from an existing 12-inch water main in Martin Avenue. Potable water service for Buildings 3 and 4 would occur via direct connections to an existing 24-inch water main located within Harvill Avenue. In addition, 10-inch fire water mains would be constructed on site surrounding Building 1 to provide adequate water for fire protection purposes, and would be supplied via connections to the existing 24-inch water main in Cajalco Expressway and an existing 12-inch water main in Martin Avenue. Additionally, fire hydrants are proposed surrounding the Project site along Martin Avenue, Seaton Avenue, and Cajalco Expressway, all of which would connect to existing water mains located within these roadways. Furthermore, sewer service for the Project would occur from a direct connection to existing sewer facilities in Messenia Lane. Additionally, connection to stormwater drainage facilities would occur through a proposed public bypass storm drain, which would convey existing runoff from existing storm drain facilities in Seaton Avenue southerly through the site to Cajalco Expressway, where a proposed 36-inch storm drain line would convey flows to an existing 84-inch storm drain within Harvill Avenue. Remaining runoff from the Project site would be treated by the proposed bioretention basin and then discharged into the proposed public bypass storm drain.

As disclosed by EIR No. 466 and the WSA prepared for the MFBCSP (contained as Appendix F to EIR No. 466), buildout of the MFBCSP would result in a demand for 0.236 million gallons per day (mgd), or 264 acre feet per year (AF/yr), which EIR No. 466 noted represented only 2.4% of the capacity at the Perris Valley Water Filtration Plant. Based on the findings of the WSA, EIR No. 466 determined that this level of water demand was not considered significant, and concluded that buildout of the MFBCSP would not require significant upgrades to existing water treatment facilities. EIR No. 466 assumed that the MFBCSP would be developed with approximately 6,215,500 s.f. of industrial uses on approximately 279.23 acres (excluding major roads), for an overall FAR of approximately 0.51 ( $6,215,500 \text{ s.f.} \div 12,163,258.8 \text{ s.f. [279.23 acres]} = 0.51$ ). The Project Applicant proposes to develop the site with a total of 1,244,670 s.f. of light industrial uses on a 72.5-acre site, resulting in an overall FAR of 0.39 ( $1,244,670 \text{ s.f.} \div 3,159,650.7 \text{ s.f. [72.5 acres]} = 0.39$ ). Thus, the Project would result in a substantial decrease in the amount of building area on site and associated demand for water as compared to what was evaluated and disclosed by EIR No. 466. Accordingly, adequate capacity exists at the Perris Valley Water Filtration Plant to serve the Project's projected demand and construction of additional water treatment facilities would not be required.

Consistent with the finding of EIR No. 466, wastewater generated by the proposed Project would be treated at the PVRWRF. At the time EIR No. 466 was certified, the PVRWRF had a capacity of 11 million gallons per day (gpd) (Webb, 2005, p. IV-225). However, according to current information available from the EMWD, the PVRWRF has a current capacity of 22 million gallons per day (gpd), and receives typical daily flows of 13.8 million gpd. The ultimate planned capacity at the PVRWRF is 100 million gpd. (EMWD, 2016b) According to information available from the EMWD, industrial uses generate approximately 1,700 gpd/acre of wastewater. Thus, at buildout the Project would generate approximately 123,250 gpd ( $72.5 \text{ acres} \times 1,700 \text{ gpd/acre} = 123,250 \text{ gpd}$ ). (EMWD, 2006, Table 1) The Project's daily generation of



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wastewater represents 1.5% of the available daily capacity at the PVRWRF. With buildout of the Project, the remaining daily capacity at the PVRWRF would be 8.1 million gpd. Accordingly, adequate capacity exists at the PVRWRF to serve the Project's projected demand and construction of additional wastewater treatment facilities would not be required.

Based on the foregoing analysis, and consistent with the conclusions reached by EIR No. 466, the Project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could result in significant environmental effects. Impacts associated with the construction of site improvements related to water, wastewater treatment, and storm water drainage have been evaluated throughout this EIR Addendum, which concludes that impacts would be less than significant or would be reduced to less-than-significant levels with implementation of mitigation measures or standards regulatory requirements. There are no components of the proposed Project's water, wastewater, or storm water drainage connections that would result in environmental effects not already addressed herein. Accordingly, impacts due to construction of water, waste water treatment, and stormwater drainage facilities would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**b) Would the proposed Project have sufficient water supplies available to serve the project and reasonably foreseeable development during normal, dry, and multiple dry years?**

**EIR No. 466 Finding:** The Water Supply Assessment (WSA) prepared for EIR No. 466 (see Appendix F to EIR No. 466), EMWD determined that the water demand for the MFBCSP is estimated to be 264.4 acre-feet per year (AF/yr) or 0.236 mgd at build-out. EIR No. 466 indicated that the total demand for MFBCSP as set forth in the water supply assessment was within the limits of projected demand in the then-current Urban Water Management Plan (UWMP) and EMWD indicated that the MFBCSP would be included in the update to the UWMP in 2005. Therefore, EIR No. 466 concluded that based on the water supply assessment prepared for the project by EMWD, the MFBCSP would have less-than-significant impacts to water supplies. (Webb, 2005, p. IV-233)

**No Substantial Change from Previous Analysis:** As disclosed by EIR No. 466 and the WSA prepared for the MFBCSP (contained as Appendix F to EIR No. 466), buildout of the MFBCSP would result in a demand for 0.236 million gallons per day (mgd), or 264 acre-feet per year (AF/yr), which EIR No. 466 noted represented only 2.4% of the capacity at the Perris Valley Water Filtration Plant. Based on the findings of the WSA, EIR No. 466 determined that this level of water demand was not considered significant, and concluded that buildout of the MFBCSP would not require significant upgrades to existing water treatment facilities. EIR No. 466 assumed that the MFBCSP would be developed with up to 6,215,500 s.f. of industrial uses on approximately 279.23 acres (excluding major roads), for an overall FAR of approximately 0.51 (6,215,500 s.f. ÷ 12,163,258.8 s.f. [279.23 acres] = 0.51). The Project Applicant proposes to develop the site with a total of 1,244,670 s.f. of light industrial uses on a 72.5-acre site, resulting in an overall FAR of 0.39 (1,244,670 s.f. ÷ 3,159,650.7 s.f. [72.5 acres] = 0.39). Thus, the Project would result in a substantial decrease in the amount of building area on site and associated demand for water as compared to what was evaluated and disclosed by EIR No. 466.

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Moreover, since EIR No. 466 was certified in 2005, there have been a number of regulations and requirements implemented to reduce water demands associated with new developments. Specifically, Riverside County Ordinance No. 859 establishes provisions for water management practices and water waste prevention and creates a structure for planning, designing, installing, maintaining, and managing water-efficient landscapes in new and rehabilitated projects. Adopted to implement the requirements of the 2006 California Water Conservation in Landscaping Act and California Code of Regulations (CCR) Title 23, Division 2, Chapter 2.7, Ordinance No. 859 generally requires new development landscaping to not exceed a maximum water demand of 70% (or lower as may be required by state legislation). Additionally, future development on site would be subject to compliance with the 2016 California Green Building Standards Code (GBSC), which imposes a series of regulations to reduce water consumption both within buildings and in landscaping areas outside of buildings. Mandatory compliance with applicable regulations adopted since 2005 would ensure that the Project's water consumption would be less than was evaluated in EIR No. 466.

Furthermore, the Project site is located within the service area of the EMWD. The EMWD has prepared an Urban Water Management Plan (UWMP) dated June 2016, which provides an updated and detailed account of current and projected EMWD water supplies and demands under a variety of climactic conditions, and demonstrates that the EMWD would be able to meet its long-term commitments to supply potable water to existing and planned developments. The supply and demand projections in the UWMP are based on buildout of the Riverside County General Plan and the general plans of cities within EMWD's service area (EMWD, 2016a, p. 4-1). As noted previously, the Project site is designated by the General Plan, MVAP, and MFBCSP for light industrial land uses. The proposed Project is fully consistent with the site's underlying General Plan and MFBCSP land use designations, and would result in less building area than was assumed by EIR No. 466. Thus, the Project is fully consistent with the assumptions made by the UWMP, which concluded that EMWD would have adequate supplies to meet existing and projected demands from existing and planned resources during normal, dry, and multiple dry-year conditions.

Based on the foregoing, because the Project is consistent with the General Plan, MVAP, and MFBCSP, the Project would be within the demand projections of the EMWD's UWMP, which demonstrates the EMWD's ability to provide water service within its district during various climactic conditions; thus, the EMWD would have sufficient water supplies available to serve the project from existing entitlements and resources, and no new or expanded resources would be required to serve the proposed Project. Accordingly, impacts to water supply would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>4I. Sewer</b>				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a) Would the proposed Project 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?**

**EIR No. 466 Finding:** EIR No. 466 disclosed that sewer lines were constructed on the MFBCSP site by Community Facilities District No. 88-8 in the early 1990's. EIR No. 466 noted some additional sewer lines would be constructed within and adjacent to the MFBCSP boundaries to provide sewer service throughout the MFBCSP areas. Additionally, EIR No. 466 indicated that wastewater from the MFBCSP site would be treated at EMWD's PVRWRF located in the City of Perris. The MFBCSP was estimated by EIR No. 466 to generate 0.5525 mgd of wastewater upon buildout. EIR No. 466 found that this amounted to 5.0% of the PVRWRF's capacity at the time, and only 0.55% of its planned capacity. EIR No. 466 found that although the total amount of wastewater generated by the MFBCSP would be well within the capacity of the PVRWRF by the time that development of the MFBCSP was projected to be completed, there was still the potential that prior to the expansion of the facility's capacity at the end of 2010 that EMWD would be required to reduce the wastewater diversions from elsewhere within the District to the PVRWRF. However, EIR No. 466 found that because EMWD's wastewater diversions are operational decisions, the amount that is diverted to the PVRWRF is variable. EIR No. 466 determined that there was sufficient capacity in EMWD's other wastewater treatment facilities to accommodate any additional wastewater flows sent to them whenever diversions from other parts of the District to the PVRWRF are reduced. Overall, EIR No. 466 found that the EMWD had sufficient capacity to treat all wastewater generated by the MFBCSP, both during interim phases and after full build out. Therefore, EIR No. 466 concluded that no significant impact upon EMWD's ability to treat wastewater would occur. EIR No. 466 further determined that because the expansion of the PVRWRF was already planned and scheduled by EMWD, in and of itself the wastewater generated by the MFBCSP would not require the construction of new or

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expanded wastewater treatment facilities, and impacts were disclosed as less than significant. (Webb, 2005, pp. IV-233 and IV-234)

**No Substantial Change from Previous Analysis:** The Project entails the full buildout of MFBCSP Planning Area 2 with up to 1,195,740 s.f. of high-cube fulfillment center warehouse uses and up 48,930 s.f. of warehouse uses. Land uses proposed by the Project Applicant are consistent with the MFBCSP and the land uses anticipated for the Project site by EIR No. 466. As discussed in subsection 3.1.1, the Project Applicant proposes sewer lines on site that would connect to existing sewer facilities in Messenia Lane. The installation of sewer lines on site as proposed by the Project Applicant would result in physical impacts to the surface and subsurface of infrastructure alignments. However, the Project's proposed sewer plan is consistent with the MFBCSP Section III.5, *Conceptual Water and Sewer Plans*, which indicates that future buildings within the MFBCSP would connect to the existing sewer infrastructure constructed as part of CFD No. 88-8 in the early 1980s. Additionally, impacts related to the Project's proposed sewer connections are considered to be part of the Project's construction phase and are evaluated throughout this Addendum to EIR No. 466 accordingly. The construction of water lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Addendum. As such, impacts would be less than significant.

Consistent with the finding of EIR No. 466, wastewater generated by the proposed Project would be treated at the PVRWRF. At the time EIR No. 466 was certified, the PVRWRF had a capacity of 11 million gallons per day (gpd) (Webb, 2005, p. IV-225). However, according to current information available from the EMWD the PVRWRF was since upgraded. The PVRWRF has a current capacity of 22 million gallons per day (gpd), and receives typical daily flows of 13.8 million gpd. The ultimate planned capacity at the PVRWRF is 100 million gpd. (EMWD, 2016b) According to information available from the EMWD, industrial uses generate approximately 1,700 gpd/acre of wastewater. Thus, at buildout the Project would generate approximately 123,250 gpd (72.5 acres x 1,700 gpd/acre = 123,250 gpd). (EMWD, 2006, Table 1) Because the Project would develop the same acreage as assumed for the site by EIR No. 466, the Project would result in the same amount of wastewater generation as was assumed by EIR No. 466, based on EMWD's wastewater generation factor. The Project's daily generation of wastewater represents 0.02% of the current available daily capacity at the PVRWRF. With buildout of the Project, the remaining daily capacity at the PVRWRF would be 8.1 million gpd. Accordingly, and consistent with the findings of EIR No. 466, adequate capacity exists at the PVRWRF to serve the Project's projected demand in addition to the EMWD's existing commitments.

Based on the foregoing analysis and consistent with the findings of EIR No. 466, the Project would not 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, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

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

**EIR No. 466 Finding:** EIR No. 466 disclosed that wastewater from the MFBCSP area would be treated at EMWD's PVRWRF located in the City of Perris. EIR No. 466 noted that according to EMWD, the MFBCSP was expected to generate 0.5525 mgd of wastewater. EIR No. 466 determined that the wastewater generated by the MFBCSP when added to the current daily amount of wastewater treated at the PVRWRF equaled approximately 8.2525 mgd, which would be well below the facility capacity at the time of 11 mgd and well below the ultimate facility capacity which is planned to be 100 mgd. Overall, EIR No. 466 found that EMWD had sufficient capacity to treat all wastewater generated by the MFBCSP, both during interim development phases and after full buildout. EIR No. 466 concluded that this amount of wastewater was not a considered significant demand on EMWD's then-existing commitments to treat wastewater, and that impacts would be less than significant. (Webb, 2005, pp. IV-233 and IV-234)

**No Substantial Change from Previous Analysis:** As indicated above under the discussion of Threshold a), wastewater generated by the proposed Project would be treated at the PVRWRF, as assumed by EIR No. 466. At the time EIR No. 466 was certified, the PVRWRF had a capacity of 11 million gallons per day (gpd) (Webb, 2005, p. IV-225). However, according to current information available from the EMWD the PVRWRF was since upgraded. The PVRWRF has a current capacity of 22 million gallons per day (gpd), and receives typical daily flows of 13.8 million gpd. The ultimate planned capacity at the PVRWRF is 100 million gpd. (EMWD, 2016b) According to information available from the EMWD, industrial uses generate approximately 1,700 gpd/acre of wastewater. Thus, at buildout the Project would generate approximately 123,250 gpd (72.5 acres x 1,700 gpd/acre = 123,250 gpd). (EMWD, 2006, Table 1) Because the Project would develop the same acreage as assumed for the site by EIR No. 466, the Project would result in the same amount of wastewater generation as was assumed by EIR No. 466, based on EMWD's wastewater generation factor. The Project's daily generation of wastewater represents 1.5% of the available daily capacity at the PVRWRF. With buildout of the Project, the remaining daily capacity at the PVRWRF would be 8.1 million gpd. Accordingly, adequate capacity exists at the PVRWRF to serve the Project's projected demand in addition to the EMWD's existing commitments and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project:</i>				
<b>42. Solid Waste</b>				
a. Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Comply with federal, state, and local management and reduction 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"/>

a) **Would the proposed Project generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

**EIR No. 466 Finding:** EIR No. 466 found that given the limited contribution of construction-related solid waste anticipated to be generated by the MFBCSP over its estimated five-year construction period (approximately 0.033 to 0.039 percent of the annual landfill capacity), development of the MFBCSP would not substantially contribute to the exceedance of the permitted capacity of the designated landfills. Additionally, EIR No. 466 noted that considering the MFBCSP’s participation in the source reduction programs required by the County, the solid waste stream generated by construction of the MFBCSP would be reduced over time. As such, EIR No. 466 concluded that impacts would be less than significant. (Webb, 2005, pp. IV-234 and IV-235)

With respect to operational-related landfill impacts, EIR No. 466 found that the majority of the waste generated (35-40% for warehousing and retail operations) was expected to be paper products that can be recycled. Additionally, EIR No. 466 noted that the California Integrated Waste Management Board (CIWMB) indicates that 51 percent of the overall waste stream for unincorporated portions of Riverside County was diverted away from landfills. Therefore, EIR No. 466 found that the MFBCSP’s anticipated solid waste disposal totals would comprise approximately 49 percent of the total solid waste that would be generated by the MFBCSP. EIR No. 466 further indicated that the remaining 51 percent of the solid waste (approximately 12,608.5 to 16,764.4 tons per year) generated by the MFBCSP would consist of recycled material and green waste. EIR No. 466 determined that given the limited contribution of solid waste anticipated to be generated by the MFBCSP (approximately 0.195 to 0.259 percent of the annual landfill capacity), development of the MFBCSP would not substantially contribute to the exceedance of the permitted capacity of the designated landfills. Also, EIR No. 466 indicated that considering the MFBCSP’s mandatory participation in the source reduction programs required by the County, the solid

waste stream generated by the MFBCSP may be reduced over time. EIR No. 466 concluded that impacts to landfills would be below the level of significance. EIR No. 466 also determined that compliance with the Riverside County Integrated Waste Management Plan (CIWMP) would further reduce impacts to landfills. (Webb, 2005, pp. IV-236 and IV-237)

**No Substantial Change from Previous Analysis:** The MFBCSP allows for development with up to 6,215,500 s.f. of industrial uses on approximately 279.23 acres (excluding major roads), for an overall FAR of approximately 0.51 (6,215,500 s.f. ÷ 12,163,258.8 s.f. [279.23 acres] = 0.51). The Project Applicant proposes to develop the site with a total of 1,244,670 s.f. of light industrial uses on a 72.5-acre site, resulting in an overall FAR of 0.39 (1,244,670 s.f. ÷ 3,159,650.7 s.f. [72.5 acres] = 0.39). According to EIR No. 521, which was prepared for the County’s 2015 General Plan Update, industrial uses generate approximately 10.8 tons of solid waste per year for each 1,000 s.f. of building area. Thus, because the Project Applicant proposes less building area than assumed by EIR No. 466, the Project would generate less solid waste as compared to the project evaluated by EIR No. 466. Based on the proposed square footage of Buildings 1, 3, and 4, the Project would generate approximately 13,442 tons per year (tpy) of solid waste (1,244,670 s.f. x 10.8 tons/1,000 s.f. = 13,442 tpy), or approximately 36.8 tons per day (tpd). (Riverside County, 2015c, Table 4.17-N)

Solid waste generated by the Project ultimately would be disposed of at the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. Table 5-28, *Permitted and Remaining Capacity of Project-Related Landfills*, depicts the maximum daily capacity and total remaining capacity for these landfills. As shown, the 36.8 tpd that would be generated by the Project would represent 0.2% of the daily capacity of the El Sobrante Landfill, 0.7% of the daily capacity at the Lamb Canyon Landfill, and 0.8% of the daily capacity at the Badlands Landfill. Because the Project would generate a relatively small amount of solid waste per day as compared to the permitted daily capacities for the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill, it is anticipated that these regional facilities would have sufficient daily capacity to accept solid waste generated by the Project. As such, the Project’s impacts due to solid waste would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**Table 5-28 Permitted and Remaining Capacity of Project-Related Landfills**

<b>Landfill</b>	<b>Maximum Daily Capacity (Tons/Day)</b>	<b>Permitted Capacity (Cubic Yards)</b>	<b>Remaining Capacity (Cubic Yards)</b>
El Sobrante	16,054	184,930,000	145,530,000 <sup>1</sup>
Lamb Canyon	5,000	38,935,653	19,242,950 <sup>2</sup>
Badlands	4,800	34,400,000	15,748,799 <sup>3</sup>
<b>Totals:</b>	<b>25,854</b>	<b>258,265,653</b>	<b>180,521,749</b>

1. Remaining capacity as of April 6, 2009, which is the most recent information reported by CalRecycle.
2. Remaining capacity as of January 8, 2015, which is the most recent information reported by CalRecycle.
3. Remaining capacity as of January 1, 2015, which is the most recent information reported by CalRecycle. (CalRecycle, 2018)

**c) Does the proposed Project comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?**

**EIR No. 466 Finding:** EIR No. 466 did not identify any impacts due to a conflict with federal, state, and local statutes and regulations related to solid wastes including the CIWMP.

**No Substantial Change from Previous Analysis:** As with the project evaluated in EIR No. 466, the Project would be required to comply with County waste reduction programs pursuant to the State's Integrated Waste Management Act (IWMA) and the Riverside County CIWMP. Project-generated solid waste would be conveyed to the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. These landfills are required to comply with federal, state, and local statutes and regulations related to solid waste. Mandatory compliance with federal, state, and local statutes also would reduce the amount of solid waste generated by the proposed Project and diverted to landfills, which in turn will aid in the extension of the life of the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill.

In order to assist the County of Riverside in achieving the mandated goals of the IWMA, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse Act of 1991 (Cal Pub Res. Code § 42911), which also was in effect when EIR No. 466 was certified, the Project would provide adequate areas for collecting and loading of recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. Additionally, the Riverside County Department of Waste Resources (DWR) requires development projects to prepare a Waste Recycling Plan (WRP) that identifies the materials (i.e., concrete, asphalt, wood, etc.) that would be generated by construction and development; the projected amounts; the measures/methods that would be taken to recycle, reuse, and/or reduce the amount of materials; the facilities and/or haulers that would be utilized; and the amount of solid waste generated by the Project. Mandatory compliance with the WRP would aid in the extension of the life of affected disposal sites. As such, the Project would comply with the mandates of applicable solid waste statutes and regulations.

Based on the foregoing analysis, the Project would comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP and would not result in any related impacts. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.



	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<b>43. Utilities</b>				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would 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. Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the proposed Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?**

- 1) Electricity
- 2) Natural Gas?
- 3) Communication Systems?
- 4) Street Lighting?
- 5) Maintenance of Public Facilities?
- 6) Other Governmental Services?

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 made the following findings with respect to Utilities and Service Systems:

- Electricity. The IS/NOP indicated that the MFBCSP would use existing electricity service provided by Southern California Edison. The IS/NOP noted that extensions would have to be made to the proposed structures within the MFBCSP. Since service already existed for the MFBCSP site, the IS/NOP concluded that the provision of extending electricity service to the MFBCSP site would be considered a less-than-significant impact and this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 49)
- Natural Gas. The IS/NOP noted that the MFBCSP would use existing natural gas service provided by Southern California Gas Company, and that extensions would have to be made to the proposed MFBCSP structures. Because service existed within the MFBCSP site, the IS/NOP concluded that

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extending natural gas service to individual developments be considered a less-than-significant impact. As such, this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 49)

- Communication Systems. The IS/NOP noted that the MFBCSP would use existing communications service provided by Pacific Bell. The IS/NOP indicated that extensions would have to be made to the individual structures within the MFBCSP. However, since service existed within the project area, the IS/NOP concluded that extending communications service to developments within the MFBCSP would be considered a less-than-significant impact. As such, this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, p. 49)
- Street Lighting. The IS/NOP indicated that the MFBCSP would require new street lighting along the site's frontage and along internal streets. However, the IS/NOP noted that the amount of new street lighting construction needed would be considered environmentally insignificant. Therefore, the IS/NOP concluded that street lighting construction for the MFBCSP would be a less-than-significant impact and therefore this issue was not evaluated in EIR No. 466. The IS/NOP did, however, indicate that light and glare issues and potential impacts upon the Mt. Palomar Observatory resulting from the street lights would be addressed in the Aesthetics section of EIR No. 466 (as discussed above in subsection 5.1.1). (Webb, 2005, Appendix A, p. 49)
- Maintenance of Public Facilities. Although the IS/NOP indicated that impacts resulting in the need for increased road maintenance from increased traffic would be potentially significant and would be evaluated in EIR No. 466 under the analysis of transportation and traffic, the introductory paragraph in the Transportation/Traffic section of EIR No. 466 erroneously indicated that the IS/NOP determined that impacts associated with maintenance of roads would be less than significant. As such, this issue was not evaluated in EIR No. 466. (Webb, 2005, Appendix A, pp. 49 and 50; Webb, 2005, p. IV-177)

**No Substantial Change from Previous Analysis:** Consistent with the project evaluated in EIR No. 466 and its associated IS/NOP, implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), and street lighting. Consistent with the conditions that existed when EIR No. 466 was certified, all facilities needed to serve the Project are available in the immediate area, and the Project would implement improvements on site that would connect to existing facilities available within or adjacent to the Project site. Impacts associated with the construction of facilities needed to serve the proposed Project are the same as was evaluated by EIR No. 466, and such improvements are inherent to the Project's construction phase and have been evaluated throughout this EIR Addendum accordingly. As concluded herein, the Project's construction-related impacts would be less than significant or could be mitigated to less-than-significant levels with standard regulatory compliance and implementation of the mitigation measures identified by EIR No. 466. There are no components of the proposed Project or its demand for utility services that could result in significant environmental effects not otherwise addressed herein. In addition, although the Project would generate traffic that would result in the need for increased roadway maintenance in the local area, it is expected that any such increase in road maintenance costs would be off-set by property taxes generated by the Project. As such, the

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increased road maintenance would not affect the County's ability to fund existing programs established to protect the environment. Additionally, there would be no discernable environmental impacts associated with such increased need for maintenance. Accordingly, impacts due to the construction and expansion of utilities as needed to serve the Project and increased roadway maintenance would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**Project Requirements and EIR No. 466 Mitigation Compliance**

EIR No. 466 identified several mitigation measures to address impacts to utilities and service systems. These measures, which are listed below, would continue to apply to the proposed Project and would be enforced as part of the Project's conditions of approval. Mitigation Measure MM Utilities 1 has been revised to reflect the change in name from the "Waste Management Department" to the "Department of Waste Resources."

**MM Utilities 1:** The applicant shall submit a Recyclables Collection and Loading Area plot plan to the Riverside County ~~Waste Management Department~~ Department of Waste Resources (DWR) for each implementing development. The plans are required to conform to the ~~Waste Management Department's~~ DWR'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~~ DWR, 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.

5.1.21 Wildfire

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<b>44. Wildfire Impacts</b>				
If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**a) Would the proposed Project substantially impair an adopted emergency response plan or an emergency evacuation plan?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 indicated that the MFBCSP would not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. The IS/NOP noted that the MFBCSP would include adequate access for emergency response vehicles and personnel, as developed in consultation with County Fire personnel, and that the MFBCSP site is bounded on the north and south by freeway on-ramps. The IS/NOP concluded that no impacts would occur, and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, p. 24)

**No Substantial Change from Previous Analysis:** Consistent with the findings of the IS/NOP prepared for EIR No. 466, the Project would include adequate access for emergency response vehicles and personnel. Additionally, the Project site does not contain any emergency facilities nor does it serve as an emergency

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evacuation route. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any existing public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**b) Due to slope, prevailing winds, and other factors, would the Project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

**EIR No. 466 Finding:** This threshold question was added to Appendix G to the CEQA Guidelines as part of the December 2018 update to the CEQA Guidelines. Although this issue was not specifically addressed in detail in EIR No. 466, EIR No. 466 nonetheless contained enough information about the MFBCSP's potential impacts associated with wildfires that that with the exercise of reasonable diligence, information about the MFBCSP's potential effect on wildfire risks and associated pollutants was readily available to the public.

**No Substantial Change from Previous Analysis:** The Project site is located within a developing portion of Riverside County. Land uses surrounding the Project site include rural residential development to the west; commercial and residential development and Cajalco Road to the south and southeast; and industrial lands and lands that are routinely subject to discing for fire abatement purposes to the north and northeast (Google Earth, 2018). Additionally, the Project site is completely surrounded by improved roadways. Moreover, the Project area is not subject to wildfire hazards. The nearest area subject to wildland fire hazards occurs approximately 0.25 mile south of the Project site and south of Cajalco Road. (Riverside County, 2015b, Figure 12) Additionally, the areas surrounding the Project site do not contain any steep slopes, and manufactured slopes proposed by the Project Applicant would be landscaped and irrigated, thereby precluding the potential for wildfire hazards. As such, the Project would not result in any components that could exacerbate wildfire risks, and the Project would not expose Project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**c) Would the Project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

**EIR No. 466 Finding:** This threshold question was added to Appendix G to the CEQA Guidelines as part of the December 2018 update to the CEQA Guidelines. Although this issue was not specifically addressed in EIR No. 466, EIR No. 466 indicated that the MFBCSP would not involve infrastructure that could exacerbate fire risks or infrastructure that could result in temporary or ongoing impacts to the environment, including fuel breaks.

**No Substantial Change from Previous Analysis:** The Project site is not identified as being susceptible to wildfires. The nearest area subject to wildland fire hazards occurs approximately 0.25 mile south of the Project site and south of Cajalco Road. (Riverside County, 2015b, Figure 12) As such, the Project would not require fuel breaks or emergency water sources that could have temporary or ongoing impacts to the environment. All utility connections required of the Project are available in the immediate area, and there are no components of the Project's utility connections that could result in or exacerbate fire hazards. As such, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**d) Would the Project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

**EIR No. 466 Finding:** This threshold question was added to Appendix G to the CEQA Guidelines as part of the December 2018 update to the CEQA Guidelines. Although this issue was not specifically addressed in EIR No. 466, EIR No. 466 nonetheless contained enough information about potential flooding and landslide risks that with the exercise of reasonable diligence, information about the MFBCSP's potential risks associated with wildfire hazards, including downslope or downstream flooding or landslides, post-fire slope instability, or drainage changes was readily available to the public.

**No Substantial Change from Previous Analysis:** The Project site is not identified as being susceptible to wildfires. The nearest area subject to wildland fire hazards occurs approximately 0.25 mile south of the Project site and south of Cajalco Road. (Riverside County, 2015b, Figure 12) Additionally, the Project site occurs in a portion of Riverside County that does not contain prominent hillforms or other topographic features that could subject the Project site or surrounding areas to risks associated with flooding or landslides caused by wildfires. There are no components of the Project that could contribute to or cause significant risks to people or structures as a result of fire-related flooding or landslides resulting from runoff, post-fire slope instability, or drainage changes. Impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**e) Would the proposed Project expose people or structures either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

**EIR No. 466 Finding:** The IS/NOP prepared for EIR No. 466 determined that the MFBCSP site was not located within a designated hazardous fire area. The IS/NOP disclosed that the MFBCSP site was bounded on the east by Interstate 215 freeway, residential development to the south, west and the MARB Wastewater Treatment Plant and the Riverside National Cemetery to the north. The IS/NOP noted that in the event of a fire, these properties do not present a significant wildland fire threat to the MFBCSP site; therefore, the IS/NOP concluded that risks associated with hazardous fire areas would be less than significant and this issue was not addressed in EIR No. 466. (Webb, 2005, Appendix A, pp. 25 and 26)

**No Substantial Change from Previous Analysis:** Consistent with the conditions that existed at the time EIR No. 466 was certified, the Project site is not identified as being susceptible to wildfires. The nearest area subject to wildland fire hazards occurs approximately 0.25 mile south of the Project site and south of Cajalco Road. (Riverside County, 2015b, Figure 12) Additionally, the Project site is located adjacent to land uses that do not pose a high fire risk, including rural residential development to the west; commercial and residential development and Cajalco Road to the south and southeast; and industrial lands and lands that are routinely subject to discing for fire abatement purposes to the north and northeast (Google Earth, 2018). As such, the Project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires and impacts would be less than significant. Based on the foregoing analysis, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

**5.1.22 Mandatory Findings of Significance**

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<b>45.</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, substantially 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"/>

**No Substantial Change from Previous Analysis:** As indicated throughout the analysis in this EIR Addendum, assuming incorporation of the mitigation measures specified in EIR No. 466 (as modified/supplemented herein), implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habit of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<b>46.</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 projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**No Substantial Change from Previous Analysis:** Cumulative effects that would result from implementation of the Project have been evaluated throughout this EIR Addendum, which concludes that such impacts would not occur, would be less than significant, or would be reduced to a level below significant with implementation of the mitigation measures specified by EIR No. 466 (as modified/ supplemented herein). Additionally, this EIR Addendum concludes that the Project as proposed would not result in any new or more severe cumulative effects beyond what was already evaluated and disclosed by EIR No. 466. All applicable mitigation measures identified as part of EIR No. 466 and that were imposed to address cumulatively-considerable effects would continue to apply to the proposed Project as revised, except as modified or supplemented by this Addendum to EIR No. 466. The analysis throughout this EIR Addendum demonstrates that all Project impacts would be less than significant, or would be reduced in comparison to the analysis and conclusions of EIR No. 466. Additionally, the analysis herein demonstrates that physical impacts associated with the Project (e.g., biological resources, cultural resources, geology/soils, etc.) would not substantially change or increase compared to the analysis presented in EIR No. 466. Therefore, because the Project would have similar or reduced cumulative impacts to the environment as compared to what was evaluated and disclosed in EIR No. 466, the Project would not result in any new or increased impacts to the environment beyond what was evaluated, disclosed, and mitigated for by EIR No. 466. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Significant Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<b>47.</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"/>



**No Substantial Change from Previous Analysis:** The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this EIR Addendum (e.g., Air Quality, Geology/Soils, Noise, etc.). Where potentially significant impacts are identified, mitigation measures from EIR No. 466 have been imposed, as modified or supplemented by this EIR Addendum to EIR No. 466, to reduce these adverse effects to a level below significance. There are no components of the proposed Project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this EIR Addendum and/or by EIR No. 466. Accordingly, no additional impacts would occur. Therefore, implementation of the proposed Project would not result in any new impacts not already analyzed in EIR No. 466 or increase the severity of a significant impact previously identified and analyzed in EIR No. 466.

## **5.2 EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

- General Plan Amendment No. 960, Draft EIR No. 521 (SCH No. 2009041065), dated February 2015.
- Majestic Freeway Business Center Specific Plan (Specific Plan No. 341) and EIR No. 466 (SCH No. 2004051085), dated August 23, 2005.

Location: County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92505  
<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

## **5.3 AUTHORITIES CITED**

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

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**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

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**Plot Plan No. 180028 (Buildings 1, 3, and 4)**

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7.0 Mitigation Monitoring Program

IMPACT CATEGORY	EIR No. 466 IMPACT (PER THE EIR No. 466 MIMP)	PLOT PLAN No. 180028 FINDING	EIR No. 466 MITIGATION MEASURE	EIR No. 466 MITIGATION IMPLEMENTATION TIMING	RESPONSIBLE PARTY FOR MITIGATION	APPLICABILITY OF EIR No. 466 MITIGATION TO PLOT PLAN No. 180028	CONDITIONS OF APPROVAL (COA), REGULATORY REQUIREMENTS (RR), AND PROJECT DESIGN FEATURES (PDF) APPLICABLE TO PLOT PLAN No. 180028	EIR No. 466 LEVEL OF SIGNIFICANCE AFTER MITIGATION
5.1.1: Aesthetics	Due to the project's design, and through compliance with standard regulatory requirements, the proposed project's potential impacts will be below the level of significance.	Because the Project would be fully consistent with the MFBCSP, impacts to aesthetics would be less than significant.	No mitigation is required.	Not Applicable.	Not Applicable.	--	<b>RR:</b> The Project shall be designed to comply with Riverside County Ordinance Nos. 655 and 915.	Less than significant
5.1.2: Agriculture and Forest Resources	Impacts to agriculture and forest resources were determined by the IS/NOP for EIR No. 466 to be less than significant.	The Project would not result in any direct or indirect impacts to agricultural or forest resources.	No mitigation is required.	Not applicable.	Not applicable.	--	Not applicable.	Less than significant
5.1.3: Air Quality (Construction-Related Emissions)	The project will exceed the SCAQMD recommended daily thresholds for VOC and NOx in all years for all development scenarios, and CO in all years under the light industrial only and warehouse/ distribution only scenarios, but exceeded only in Years 2, 6, and 7 of the light industrial plus commercial and warehouse/ distribution plus commercial scenarios. However, emissions of SO <sub>2</sub> and PM <sub>10</sub> for all scenarios for all years will be below the SCAQMD thresholds.	Project construction characteristics would be similar to what was evaluated by EIR No. 466. Additionally, due to more stringent regulations and advancements in technology since 2005, it is likely that Project-related construction activities would result in reduced emissions in comparison to what was evaluated by EIR No. 466. Additionally, it is highly unlikely that Project construction activities would exceed the SCAQMD thresholds for CO.	<b>MM Air 1:</b> 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 data sheets shall be kept on-site during construction.	Review and approval of monthly inspection reports of grading operations.	Building and Safety Department.	Applicable.	<b>RR:</b> CARB's Large Spark-Ignition (LSI) Rule shall apply, which requires in-use fleets to achieve specific hydrocarbon (HC) + NO <sub>x</sub> fleet average emission level (FAEL) standards that become more stringent over time. Operators are required to label, maintain records, and report each piece of equipment subject to FAEL. The lowest FAEL for large and medium fleets with 25 horsepower or more (greater than 19 kilowatts for 2005 and later model year engines) was to be achieved in 2013. Beginning June 30, 2017, and until June 30, 2023, operators must maintain records, report, and label each piece of equipment subject to a FAEL standard.	Significant direct and cumulative impacts.
			<b>MM Air 2:</b> Prohibit all vehicles from idling in excess of thirty minutes, both on-site and off-site.	Review and approval of monthly inspection reports of grading operations.	Building and Safety Department.	Applicable.	<b>RR:</b> CARB's In-Use Off-Road Diesel Rule shall apply, which Reduces NO <sub>x</sub> and PM emissions by imposing limits on idling, requiring reporting, restricting addition of older vehicles, and requiring the retirement/replacement/ repowering of older engines by fleet size category (small, medium, and large). Performance Requirements to meet fleet averages or comply with BACT are 2014 for Large Fleets, 2017 for medium fleets, and 2019	Significant direct and cumulative impacts.



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			<p>have a minimum 7'2" vertical clearance.</p> <p><b>MM Air 9:</b> 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.</p> <p><b>MM Air 10:</b> <u>Prior to grading permit and building permit issuance, the County of Riverside shall verify that the following applicable notes are included on the grading plans and building plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.</u></p> <p>a) <u>All Heavy-Heavy Duty Haul Trucks (HHD) accessing the Project site during construction shall use year 2010 or newer engines to the extent such HHD are commercially available.</u></p> <p>b) <u>All scrapers, excavators, graders, and rubber-tired dozers shall be CARB Tier 3 Certified or better.</u></p> <p>c) <u>Construction contractors shall</u></p>	<p>to implementing development application approval.</p> <p>Local transit agency to be contacted during implementing development application review.</p> <p>Although not specified by EIR No. 466, Mitigation Measure MM Air 10 shall be implemented prior to grading permit issuance and throughout the duration of construction activities.</p>	<p>Planning Department.</p> <p>Planning Department.</p>	<p>Applicable.</p> <p>Applicable.</p>	<p>designated parking for any combination of low-emitting fuel-efficient and carpool/van pool vehicles.</p> <p><b>PDF:</b> The Project accommodates a bus stop along the northern edge of Cajalco Expressway, just southwest of the intersection with Harvill Avenue. Thus, the Project would be served by bus service.</p> <p>None.</p>	<p>Significant direct and cumulative impacts.</p> <p>Significant direct and cumulative impacts.</p>

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			<p><u>notify their workers about Riverside County's Rideshare Program.</u></p> <p>d) <u>Construction activities shall be suspended during Stage 2 Smog Alerts issued by the South Coast Air Quality Management District (SCAQMD).</u></p> <p>e) <u>Construction activities shall comply with South Coast Air Quality Management District (SCAQMD) Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and equipment travel on unpaved roads.</u></p> <p>f) <u>Architectural coating work shall comply with SCAQMD Rule 1113, "Architectural Coatings." Rule 1113 places limits on grams of VOC per liter of coating material and colorants (paint).</u></p> <p>g) <u>Street sweepers shall be certified by the SCAQMD as meeting SCAQMD Rule 1186.1 "Less Polluting Street Sweepers" sweeper certification procedures.</u></p> <p><b>MM Air 11:</b> <u>The minimum number of automobile electric vehicle (EV) charging stations required by the California Code of Regulations Title 24 shall be provided. In addition, the buildings shall include an</u></p>					
						Applicable.	None.	Significant direct and cumulative impacts.

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			<p><u>electrical system and other infrastructure sufficiently-sized with maximum panel loads per Southern California Edison requirements to accommodate the potential installation of additional auto and truck EV charging stations in the future. The electrical system and infrastructure must be clearly labeled with noticeable and permanent signage which informs future building occupants/owners of the existence of this infrastructure.</u></p> <p><b>MM Air 12:</b> <u>Conduit shall be installed to tractor trailer parking areas in logical locations mutually determined by the County and Project Applicant during construction document plan check, for the purpose of accommodating the future installation of EV truck charging stations at such time this technology becomes commercially available.</u></p> <p><b>MM Air 13:</b> <u>All owner users and future tenants shall participate in Riverside County's Rideshare Program. The purpose of this program is to encourage 2+ person occupancy vehicle trips and encourage other alternative modes of transportation. Carpooling opportunities and public transportation information shall be advertised to employees of the building tenant. Developer and all successors shall include the provisions of this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition</u></p>	<p>to issuance of building permits and prior to final buildings inspection.</p>	<p>Planning Department.</p>	<p>Applicable.</p>	<p>None.</p>	<p>Significant direct and cumulative impacts.</p>
			<p><u>electrical system and other infrastructure sufficiently-sized with maximum panel loads per Southern California Edison requirements to accommodate the potential installation of additional auto and truck EV charging stations in the future. The electrical system and infrastructure must be clearly labeled with noticeable and permanent signage which informs future building occupants/owners of the existence of this infrastructure.</u></p> <p><b>MM Air 12:</b> <u>Conduit shall be installed to tractor trailer parking areas in logical locations mutually determined by the County and Project Applicant during construction document plan check, for the purpose of accommodating the future installation of EV truck charging stations at such time this technology becomes commercially available.</u></p> <p><b>MM Air 13:</b> <u>All owner users and future tenants shall participate in Riverside County's Rideshare Program. The purpose of this program is to encourage 2+ person occupancy vehicle trips and encourage other alternative modes of transportation. Carpooling opportunities and public transportation information shall be advertised to employees of the building tenant. Developer and all successors shall include the provisions of this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition</u></p>	<p>to issuance of building permits and prior to final buildings inspection.</p>	<p>Planning Department.</p>	<p>Applicable.</p>	<p>None.</p>	<p>Significant direct and cumulative impacts.</p>

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5.1.3: Air Quality (Health Risks)	In the warehouse/distribution only, and the warehouse/distribution plus commercial scenarios, the cancer risk threshold of ten excess cancer cases per million set by SCAQMD is exceeded and thereby considered significant. This threshold is not exceeded in the light industrial only and the light industrial plus commercial scenarios and therefore the impacts of these two scenarios are less than significant.	The analysis provided in the Project's Health Risk Assessment (EIR Addendum <i>Technical Appendix A1</i> ) demonstrates that the Project would not exceed the SCAQMD thresholds of significance for cancer or non-cancer health risks.	<u>of approval.</u> <b>MM Air 14:</b> Developer and all successors shall include information in building sale and lease agreements that inform owner users and tenants about (1) the air quality benefits associated with water-based or low volatile organic compounds (VOC) cleaning products, and (2) the benefits of becoming SmartWay Shippers and SmartWay Carriers, which is federal EPA program that advances supply chain sustainability.	Although not specified by EIR No. 466, Mitigation Measure MM Air 14 shall occur as part of all future building sale and lease agreements.	Planning Department.	Applicable.	None.	Significant direct and cumulative impacts.
5.1.4: Biological Resources (Nesting Birds)	Sensitive bird species that were directly observed on site, or those that have a moderate or high potential to occur on-site are protected under the federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code. If prior to project construction any of these species establishes an active nest on the project site	Consistent with the finding of EIR No. 466, the Project has the potential to result in impacts to nesting birds during construction.	<b>MM Bio 1:</b> 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 <del>August 31</del> September 15) of potentially occurring native and migratory bird species.	Construction Start.	Project construction manager(s).	Applicable.	None; Mitigation Measure MM Bio 1 (as revised) shall apply.	Less than Significant

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	loss of that nest during construction could result in a conflict with these regulations.		If site-preparation activities are to occur during the nesting/breeding season (February 1 through <del>July</del> <del>September 15</del> ), 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 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 nesting/breeding activities at previously identified active nests and authorizes grading and heavy equipment activity to proceed.	Prior to issuance of grading permit.	Planning Department.			
5.1.4: Biological Resources (Burrowing Owl)	Due to the migratory nature of the burrowing owl, it is the possible that burrowing owls could occupy the site prior to	Because the Project site contains suitable habitat for the burrowing owl, a pre-construction burrowing owl	<b>MM Bio 2:</b> A pre-construction survey for resident burrowing owls will be conducted by a qualified biologist 30 days prior to	Prior to grading permit.	Planning Department.	Applicable.	None; Mitigation Measure MM Bio 2 shall apply.	Less than significant.

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	<p>commencement of project grading and construction. Because it will be a number of months before construction begins and because construction is phased, owls could colonize a portion of the site in the intervening months or years and would then be adversely impacted by the proposed project construction.</p>	<p>survey is required by the Migratory Bird Treaty Act (MBTA) and Fish and Game Code to avoid harming burrowing owls if any were to be present immediately prior to construction.</p>	<p>commencement of grading and construction activities. If ground disturbing activities are delayed or suspended for more than 30 days after the preconstruction 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.</p> <p>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</p>					



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5.1.5: Cultural Resources (Historical and Archaeological Resources)	Historic, and/or archaeological resources may be accidentally discovered during grading and construction activities on the project site.	Due to past disturbance on site, any historical or archaeological resources that may have been present on the site have since been destroyed or removed from the site. Notwithstanding, there is a remote chance that historical or archaeological resources may be uncovered during Project grading activities.	<p>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 the tunnels during excavation to maintain an escape route for any animals inside the burrow.</p> <p><b>MM Cultural 1:</b> 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 within 100 feet of the discovered cultural resources <del>that are</del> <u>should</u> be halted or diverted. The Project Applicant shall contact the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the Project Applicant, the Project <del>with</del> a qualified Archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss <del>each</del> <u>evaluate the nature and</u> significance of the finds. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resources. Resource evaluations shall be limited to non-destructive analysis. Further ground-disturbing activities shall not resume within</p>	During construction.	Project construction manager(s), County Archaeologist, Project Archaeologist, and Native American Tribal Representative.	Applicable.	None; Mitigation Measure MM Cultural 1 (as revised to reflect current County requirements) shall apply.	Less than significant.

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			<p><del>the area of the discovery until the appropriate treatment has been 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.</del></p> <p><b>MM Cultural 2:</b> 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.</p> <p><b>MM Cultural 3:</b> 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.</p>	<p>During construction.</p>	<p>Project construction manager(s).</p>	<p>Applicable.</p>	<p>None; Mitigation Measure MM Cultural 2 shall apply.</p>	<p>Less than significant.</p>
5.1.6: Energy	<p>Impacts to energy were determined by the IS/NOP for EIR No. 466 to be less than significant.</p>	<p>With mandatory compliance with Title 24 Building Energy Efficiency Standards, Project impacts due to energy would be less than significant.</p>	<p>No mitigation is required.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>	<p>--</p>	<p>None.</p>	<p>Less than significant.</p>
5.1.7: Geology and Soils	<p>Impacts to geology and soils were determined by the</p>	<p>With mandatory compliance with the CBC, Project-</p>	<p>No mitigation is required.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>	<p>--</p>	<p>None.</p>	<p>Less than significant.</p>

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	IS/NOP for EIR No. 466 to be less than significant.	specific geotechnical studies, and future soils reports required as part of future grading permit applications, Project impacts due to geology and soils would be less than significant.						
5.1.8: Greenhouse Gas Emissions	The issue of Greenhouse Gas (GHG) emissions was not evaluated in EIR No. 466.	The Project Applicant would be required to demonstrate as part of future building permit applications that the Project will achieve a minimum of 100 points per Appendix F to the Riverside County Climate Action Plan (CAP).	EIR No. 466 did not identify any measures to address GHGs; however, Mitigation Measures MM Air 1, MM Air 2, MM Air 3, MIM Air 8, and MIM Air 9 would apply and would serve to reduce the Project's GHG emissions.	Not applicable.	Not applicable.	--	<b>COA:</b> Prior to building permit issuance, the Project Applicant shall demonstrate that appropriate building construction measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the Project are listed in the Project's <i>Screening Table for GHG Implementation Measures for Commercial Development and Public Facilities</i> (EIR Addendum Technical Appendix D). The conceptual measures may be replaced with other measures as listed in Technical Appendix D, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points per Appendix F to the Riverside County Climate Action Plan (CAP).  <b>COA:</b> Prior to issuance of building permits, and in accordance with measure R2-E10 of the County's Climate Action Plan, the proposed Project shall be required to offset its energy demand by 20 percent of the energy demand. This is anticipated to be accommodated through solar panels mounted on the building rooftops. The energy demand shall be determined at the initial building permit stage if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should	Less than significant.

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							be deferred to the tenant improvement building permit and to any subsequent tenant improvement permits as tenants may change. Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation. As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels.	
5.1.9: Hazards and Hazardous Materials (Hazardous Materials, evacuation plans, and fire hazards)	Impacts due to hazards and hazardous materials were determined by the IS/NOP for EIR No. 466 to be less than significant (with exception of airports, as discussed below)..	The Project would not result in significant impacts due to the transportation, use, or storage of hazardous materials, and the Project site is not identified as having any Recognized Environmental Concerns (RECs). Additionally, the Project site does not serve as an evacuation route and is not located within or adjacent to a high fire hazard zone.	No mitigation is required.	Not applicable.	Not applicable.	--	None.	Less than significant
5.1.9: Hazards and Hazardous Materials (Airports)	Due to the project site's proximity to March Air Reserve Base, the project site is subject to potential noise impacts due to high single-event noise levels from airplanes flying over the project site. However, industrial, warehouse and distribution, and commercial/ retail land uses are not considered to be sensitive receivers and the impacts from these single-event noise levels are below the level of significance. The project site is subject to Part	On January 10, 2019, the ALUC found the proposed Project would be consistent with the 2014 March Air Reserve Base/Inland Port ALUCP subject to certain conditions. These conditions would be imposed on the proposed Project by Riverside County as Conditions of Approval (COAs). With mandatory compliance with the ALUC COAs, which would be imposed by Riverside County as COAs for the proposed Project, the	<b>MM Airport 1:</b> 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.	Review of electrical plan, prior to the issuance of building permits.  Review of street improvement plans prior to issuance of building permits.	Department of Building and Safety  Transportation Department	Applicable.	Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.  <b>COA:</b> The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan: (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach	Less than significant.

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	77 height limitations and use restrictions that have been incorporated into the proposed project. Outdoor lighting could adversely affect pilots utilizing March Air Reserve Base at night.	Project would not result in a safety hazards for people working in the Project area, and a less-than-significant impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 466.					toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator. (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport. (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.  <b>COA:</b> The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.  <b>COA:</b> The following uses/activities are not included in the proposed Project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review: restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.	

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							<p>all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice:</p> <p><i>"This property is presently located in the 4 vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. See Business and Professions Code Section 11010(b)(13)(A)."</i></p> <p><b>COA:</b> 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.</p> <p><b>COA:</b> 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</p>	

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							<p>inclusive of irrigation controllers, access gates, etc.</p> <p><b>COA:</b> Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.</p> <p><b>COA:</b> This project has been evaluated for 1,185,400 square feet of manufacturing area, and 100,000 square feet of second floor mezzanine office area. Any increase in building area or change in use other than for warehouse, office and manufacturing use will require an amended review by the Airport Land Use Commission.</p> <p><b>COA:</b> The Project does not propose rooftop solar panels at this time. However, if the Project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.</p> <p><b>COA:</b> The Federal Aviation Administration has conducted an aeronautical study of the proposed Project (Aeronautical Study Nos. 2018-AWP-17876-0E, 2018-AWP-17877-0E, 2018-AWP-17878-0E) and has determined that neither marking nor lighting of the structure(s) 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</p>	

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5.1.10: Hydrology and Water	Construction-related impacts	Mandatory compliance with	<b>MM Hydro 1:</b> In order to mitigate	Prior to the issuance	Department of	Applicable.	<p>Circular 70/7 460-1 L Change 2 and shall be maintained in accordance therewith for the life of the project.</p> <p><b>COA:</b> The proposed buildings shall not exceed a height of 55 feet above ground level and a maximum elevation at top point of 1,590 feet above mean sea level.</p> <p><b>COA:</b> The maximum height and top point elevation specified above 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.</p> <p><b>COA:</b> Temporary construction equipment used during actual construction of the structure(s) shall not exceed 55 feet in height and a maximum elevation of 1,590 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.</p> <p><b>COA:</b> Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part 11), 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 <a href="https://oeaaa.faa.gov">https://oeaaa.faa.gov</a> for instructions.) This requirement is also applicable in the event the Project is abandoned or a decision is made not to construct the applicable structure(s).</p>	Less than



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Quality (Construction Water Quality)	to water quality would be potentially significant prior to mitigation.	the NPDES, including the preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP), would ensure that impacts to water quality would be less than significant.	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 Santa Ana Regional Water Quality Control Board.	of grading permits.	Building and Safety		shall apply.	significant.
5.1.10: Hydrology and Water Quality (Operational Water Quality)	Operational-related impacts to water quality would be potentially significant prior to mitigation.	With implementation of the Project's drainage plan as proposed, including the proposed detention/water quality basin, and with mandatory compliance with the Project's Water Quality Management Plan (WQMP), operational impacts to water quality would be less than significant.	<b>MM Hydro 2:</b> 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.	Draft WQMP to be submitted prior to approval of each implementing development application.  Final WQMP to be submitted prior to issuance of grading permits.	Department of Building and Safety	Applicable.	<b>PDF:</b> A Project-specific WQMP was prepared for Plot Plan No. 180028. Additionally, Mitigation Measure MM Hydro 2 shall apply.	Less than significant.
5.1.10: Hydrology and Water Quality (Operational Water Quality)	Pollutants such as oil and grease, heavy metals, sediment, fertilizers and pesticides can be expected to be present in surface water runoff once project development occurs.	With implementation of the Project's drainage plan as proposed, including the proposed detention/water quality basin, and with mandatory compliance with the Project's Water Quality Management Plan (WQMP), operational impacts to	<b>MM Hydro 3:</b> To mitigate impacts related to water quality following development, individual project proponents 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.	Prior to the issuance of grading permits.  Prior to October 1 of each year following issuance of occupancy permits.	Department of Building and Safety.  Regional Water Quality Control Board	Applicable.	None; Mitigation Measure MM Hydro 3 shall apply.	Less than significant.

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		water quality would be less than significant.	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.					
5.1.10: Hydrology and Water Quality (Storm Drain Capacity)	Impacts due to increased runoff that has the potential to exceed the capacity of downstream drainage facilities would be potentially significant prior to mitigation.	Due to drainage infrastructure constructed as part of the "Oakwood Business Park" (CFD 88-8) and with implementation of the Project's proposed drainage plan, including the proposed detention/water quality basin, impacts would be less than significant.	<b>MM Hydro 4:</b> 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.	Prior to the approval of implementing development applications.	Flood Control District	Applicable.	<b>PDF:</b> A Project-specific hydrology study was prepared for the Project and reviewed by the Riverside County Flood Control and Water Conservation District (RCFCWCD), which demonstrates that Plot Plan No. 180028 would not exceed the capacity of existing or planned storm drains with installation of the proposed detention/water quality basin.	Less than significant.
5.1.11: Land Use and Planning	The IS/NOP prepared for EIR No. 466 determined that impacts to land use and planning would be less than significant.	The Project would not result in any direct or indirect impacts to land use and planning.	No mitigation is required.	Not applicable.	Not applicable.	--	Not applicable.	Less than significant.
5.1.12: Mineral Resources	The IS/NOP prepared for EIR No. 466 determined that impacts to mineral resources would be less than significant.	The Project would not result in any direct or indirect impacts to mineral resources.	No mitigation is required.	Not applicable.	Not applicable.	--	Not applicable.	No impact.
5.1.13: Noise	The increased traffic on roadways surrounding the project site will contribute to an overall increase in ambient noise levels in excess of 3dB (the increase in dB that is audible to the human ear) which is considered significant	Project traffic-related noise impacts would be less than significant with implementation of the proposed Project.	No mitigation measures are proposed to reduce or eliminate this impact and a Statement of Overriding Consideration would be required prior to project approval.	Not applicable.	Not applicable.	--	Traffic-related noise impacts associated with Plot Plan No. 180028 would be less than significant requiring no mitigation.	Significant direct and cumulative effects
	Construction of the project will result in a temporary	Construction-related noise impacts were determined to	<b>MM Noise 1:</b> To reduce construction-related noise, site	During project construction.	Building and Safety	Applicable.	None; Mitigation Measure MM Noise 1 shall apply.	Less than significant.

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	<p>significant increase in noise levels. Noise generated from the use of trucks, graders, bulldozers, concrete mixers, portable generators, etc. can increase ambient noise levels to 75 to 105 dBA. Residents located to the west of the project site may be affected by construction noise. Construction and operation of the proposed project may result in increased noise levels that exceed Riverside County General Plan (RCIP) standards related to operational activities and Riverside County Ordinance 457 standards relative to construction noise.</p>	<p>be less than 85 dBA and thus were concluded to be less than significant. With respect to operational noise, the Project has been designed to provide for a substantial difference in elevation between operational areas on site and nearby residences to the west. As a result of the proposed retaining walls, manufactured slopes, and the existing wall along the western Project boundary, operational noise impacts would be less than significant during both nighttime and daytime operations.</p>	<p>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.</p> <p><b>MM Noise 2:</b> All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers.</p> <p><b>MM Noise 3:</b> Construction staging areas shall not be located close to any occupied residence.</p> <p><b>MM Noise 4:</b> 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.</p> <p><b>MM Noise 5:</b> The following sound barriers shall be constructed along the project's perimeter at the locations and the heights indicated.</p> <ul style="list-style-type: none"> <li>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.</li> <li>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</li> </ul>	<p>During project construction.</p> <p>During project construction.</p> <p>During project construction.</p>	<p>Department.</p> <p>Building and Safety Department.</p> <p>Building and Safety Department.</p> <p>Building and Safety Department.</p>	<p>Applicable.</p> <p>Applicable.</p> <p>Applicable, unless it can be demonstrated noise impacts would be less than significant.</p> <p>Not applicable.</p>	<p>None; Mitigation Measure MM Noise 2 shall apply.</p> <p>None; Mitigation Measure MM Noise 3 shall apply.</p> <p>None; Mitigation Measure MM Noise 4 shall apply, unless it can be demonstrated that the existing wall along the property boundary and the existing/proposed slopes and retaining walls would provide for adequate noise attenuation.</p> <p><b>PDF:</b> In accordance with Mitigation Measure MM Noise 5, a Project-specific Noise Impact Analysis was prepared, which demonstrates that with the proposed retaining walls, manufactured slopes, and the existing 5-foot wall along the western Project boundary, the Project would not expose nearby residential receptors to noise levels exceeding the County's daytime (65 dBA CNEL) or nighttime (45 dBA CNEL) noise level limits. As such, Mitigation Measure MM Noise 5 shall no longer apply to Plot Plan No. 180028.</p>	<p>Less than significant.</p> <p>Less than significant.</p> <p>Less than significant.</p> <p>Less than significant.</p>

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			<p>required if such combination activities occur within 600 feet of an existing home.</p> <p>These wall heights can be reduced by performing a subsequent acoustical analysis after the final grading plan is complete.</p> <p><b>MM Noise 6:</b> 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.</p>	<p>Prior to the issuance of building permits</p>	<p>Planning Department</p>	<p>Not applicable.</p>	<p><b>PDF:</b> In accordance with Mitigation Measure MM Noise 5, a Project-specific Noise Impact Analysis was prepared, which demonstrates that with the proposed retaining walls, manufactured slopes, and the existing 5-foot wall along the western Project boundary, the Project would not expose nearby residential receptors to operational noise levels exceeding the County's daytime (65 dBA CNEL) or nighttime (45 dBA CNEL) noise level limits. Moreover, truck docking areas proposed as part of the Project would be located more than 200 feet of any residence. As such, Mitigation Measure MM Noise 6 shall not apply to the proposed Project.</p>	<p>Less than significant.</p>
5.1.14: Paleontological Resources	Impacts to paleontological resources were determined by the IS/NOP for EIR No. 466 to be less than significant.	Due to past disturbances on site, any possible paleontological resources that may have existed on the Project site would have been removed or destroyed as part of past grading on site. Notwithstanding, the Project would be subject to the County's standard conditions of approval for projects located in areas with "High" paleontological sensitivity.	No mitigation is required.	Not applicable.	Not applicable.	--	<p><b>COA:</b> Prior to the issuance of grading permits, the Project Applicant shall retain a qualified paleontologist approved by the County to create and implement a Project-specific plan for monitoring site grading/earthmoving activities (Project paleontologist). The Project paleontologist retained shall review the approved development plan and grading plan and 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 approval prior to issuance of a Grading</p>	Less than significant.

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							<p>Permit. Information to be contained in the PRIMIP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:</p> <ol style="list-style-type: none"> <li>1. Description of the proposed site and planned grading operations.</li> <li>2. Description of the level of monitoring required for all earth-moving activities in the Project area.</li> <li>3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.</li> <li>4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.</li> <li>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.</li> <li>6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.</li> <li>7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.</li> <li>8. Procedures and protocol for collecting and processing of samples and specimens.</li> <li>9. Fossil identification and curation procedures to be employed.</li> <li>10. Identification of the permanent repository to receive any recovered</li> </ol>	

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							<p>fossil material. (Pursuant the County "SABER Policy," paleontological fossils found in the County 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.</p> <p>11. All pertinent exhibits, maps and references.</p> <p>12. Procedures for reporting of findings.</p> <p>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.</p> <p>All reports shall be signed by the Project paleontologist and all other professionals responsible for the report's content (e.g. Project Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, Land Use</p>	

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							<p>Counter or any other County office. In addition, the Project 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.</p> <p>Not applicable.</p>	
5.1.15: Population and Housing	Impacts to population and housing were determined by the IS/NOP for EIR No. 466 to be less than significant.	The proposed Project would not displace substantial numbers of people or housing; would not create a substantial demand for additional housing; would not adversely affect a County Redevelopment Project Area; would not exceed regional or local population projections; and would not induce substantial population growth. Impacts to population and housing would be less than significant.	No mitigation is required.	Not applicable.	Not applicable.	--	Not applicable.	Less than significant
5.1.16: Public Services	The construction of the project could necessitate the provision of new, expanded, or physically-altered sheriff and fire services and the need for new fire facilities, which may have a significant impact on the environment, in order to maintain acceptable service ratios, response times, or other performance objectives. Since the precise location of the fire station has not been determined, an evaluation of the potential environmental impacts related to fire station construction would be too	Consistent with the findings of EIR No. 466, although the Project has the potential to result in impacts to fire protection services, police protection services, schools, libraries, and health services, impacts would be less than significant with mandatory payment of DIF fees and SB 18 fees.	No mitigation is required.	Not applicable.	Not applicable.	--	<p><b>RR:</b> The Project Applicant shall pay appropriate fees pursuant to Riverside County Ordinance No. 659 prior to occupancy permits.</p> <p><b>RR:</b> The Project Applicant shall pay appropriate fees to the Val Verde Unified School District pursuant to Senate Bill 50 and the school impact fees adopted at the time of occupancy permits.</p>	Less than significant

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	<p>speculative at this time and therefore the potential physical and environmental impacts of the new fire station cannot be evaluated at part of this document. Nevertheless, the potential impacts resulting from the construction of this fire station will be determined through a separate environmental review pursuant to the provisions of the California Environmental Quality Act once a site has been chosen.</p> <p>The project proponent will be required to pay fair share fees pursuant to Riverside County Ordinance No. 659.6 which mitigate the costs associated with the project's impact on public services (including fire and sheriff services) relative to the project's size and expected demand on said services. Payment of these fees will reduce the project's impact on public services to below the level of significance.</p>							
5.1.17: Recreation	Impacts to recreation were determined by the IS/NOP for EIR No. 466 to be less than significant.	There are no impacts associated with construction of the community trails along Seaton Avenue and Harvill Avenue. The Project would result in only a nominal increase in the County's residential population, as it is anticipated that most jobs	No mitigation is required.	Not applicable.	Not applicable.	--	None.	Less than significant



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		generated by the Project would be filled by existing County residents. As such, the Project would not result in a substantial increase in demand for the construction or expansion of recreational facilities, and impacts would be less than significant. Additionally, the Project would not 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, and impacts would be less than significant.						
5.1.18: Transportation	The proposed project will cause Level of Service (LOS) thresholds on area roadways to be exceeded.	<p>The Project would result in cumulatively-considerable impacts to the following intersections under EAP (2020) conditions (including CMP intersections marked by “**”):</p> <ul style="list-style-type: none"> <li>• Day St. &amp; Markham St. (#1)</li> <li>• Day St. &amp; Cajalco Rd. (#2)</li> <li>• Seaton Av. &amp; Cajalco Expressway (#4)</li> <li>• I-215 NB Ramps &amp; Harley Knox Bl. (#19)**</li> </ul> <p>The Project would cumulatively contribute to the need for signalization at the following locations</p>	<p><b>MM Trans 1:</b> Construct full width improvements of Harvill Avenue at its ultimate cross-section as a major highway (118’ right-of-way) through the project.</p> <p><b>MM Trans 2:</b> Construct partial</p>	<p>Road improvement plans for each implementing development project to be submitted prior to the issuance of that project’s grading permits.</p> <p>Road improvements for each implementing development project to be completed prior to the issuance of a certificate of occupancy for that project.</p>	Transportation Department	Applicable.	<p>PDF: Harvill Avenue already has been improved through the Project area with a total right-of-way (ROW) of 100 feet. The Project Applicant proposes to dedicate an additional 9 feet along the Project’s frontage. Thus, the Project would implement Mitigation Measure MM Trans 1.</p>	Less than significant.

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		<p>under EAP (2020) conditions:</p> <ul style="list-style-type: none"> <li>Day St. &amp; Markham St. (#1)</li> <li>Harvill Av. &amp; Markham St. (#11)</li> </ul> <p>The Project would result in cumulatively-considerable impacts to the following intersections under EAPC (2020) conditions:</p> <ul style="list-style-type: none"> <li>Day St. &amp; Markham St. (#1)</li> <li>Day St. &amp; Cajalco Rd. (#2)</li> <li>Seaton Av. &amp; Cajalco Exwy. (#4)</li> <li>Harvill Av. &amp; Markham St. (#11)</li> <li>Harvill Av. &amp; Cajalco Exwy. (#16)</li> <li>I-215 SB Ramps &amp; Harley Knox Bl. (#17)**</li> <li>I-215 SB Ramps &amp; Ramona Exwy. (#18)**</li> <li>I-215 NB Ramps &amp; Harley Knox Bl. (#19)**</li> <li>I-215 NB Ramps &amp; Ramona Exwy. (#20)**</li> <li>Perris Bl. &amp; Ramona Exwy. (#24)**</li> </ul> <p>The Project would cumulatively contribute to the need for signalization at the following locations under EAPC (2020) conditions:</p>	<p>width improvements of southerly side of Nandina Avenue at its ultimate cross-section as a secondary highway (100' right-of-way) fronting the project boundary line.</p>	<p>plans for each implementing development project to be submitted prior to the issuance of that project's grading permits.</p> <p>Road improvements for each implementing development project to be completed prior to the issuance of a certificate of occupancy for that project.</p>	<p>Department</p> <p>Transportation Department</p>		<p>constructed, The Project site does not front along Nandina Avenue, which is located approximately 1.5 miles north of the Project site, and no ROW dedications are required. Thus, Mitigation Measure MIM Trans 2 is not applicable to the proposed Project.</p>	<p>significant.</p>
			<p><b>MIM Trans 3:</b> 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.</p>	<p>Road improvement plans for each implementing development project to be submitted prior to the issuance of that project's grading permits.</p> <p>Road improvements for each implementing development project to be completed prior to the issuance of a certificate of occupancy for that project.</p>	<p>Transportation Department</p> <p>Transportation Department</p>	<p>Not applicable.</p>	<p>These improvements have been constructed. The Project site does not front along Oleander Avenue, which is located approximately 1.1 miles north of the Project site, and no ROW dedications are required. Thus, Mitigation Measure MIM Trans 3 is not applicable to the proposed Project.</p>	<p>Less than significant.</p>
			<p><b>MIM Trans 4:</b> Construct partial width improvements of Old Oleander Avenue at its ultimate</p>	<p>Road improvement plans for each implementing</p>	<p>Transportation Department</p>	<p>Not applicable.</p>	<p>These improvements have already been constructed. The Project site does not front along Old Oleander Avenue, which is</p>	<p>Less than significant.</p>

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		<ul style="list-style-type: none"> <li>Day St. &amp; Markham St. (#1)</li> <li>Harvill Av. &amp; Markham St. (#11)</li> </ul>	<p>cross-section as a collector street (74' right-of-way) fronting the project boundary line.</p>	<p>development project to be submitted prior to the issuance of that project's grading permits.</p> <p>Road improvements for each implementing development project to be completed prior to the issuance of a certificate of occupancy for that project.</p>	<p>Transportation Department</p>		<p>located approximately 1.0 mile north of the Project site, and no ROW dedications are required. Thus, Mitigation Measure MM Trans 4 is not applicable to the proposed Project.</p>	
			<p><b>MM Trans 5:</b> Construct full width improvements of Markham Street at its ultimate cross-section as a secondary highway (100' right-of-way) through the project.</p>	<p>Road improvement plans for each implementing development project to be submitted prior to the issuance of that project's grading permits.</p> <p>Road improvements for each implementing development project to be completed prior to the issuance of a certificate of occupancy for that project.</p>	<p>Transportation Department</p> <p>Transportation Department</p>	<p>Not applicable.</p>	<p>These improvements have already been constructed. The Project site does not front along Markham Street, which is located approximately 0.5 mile north of the Project site, and no ROW dedications are required. Thus, Mitigation Measure MM Trans 5 is not applicable to the proposed Project.</p>	<p>Less than significant.</p>
			<p><b>MM Trans 6:</b> Construct partial width improvements of Martin Street at its ultimate cross-section as a collector street (74' right-of-way) fronting the project boundary</p>	<p>Road improvement plans for each implementing development project to be completed prior to the issuance of a certificate of occupancy for that project.</p>	<p>Transportation Department</p>	<p>Not applicable.</p>	<p>Improvements along the Project's frontage with Martin Street have been completed, with 39 feet of ROW along the southern half of the road (i.e., more than half of the proposed 74 feet of ROW). Remaining</p>	<p>Less than significant.</p>

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			line.	submitted prior to the issuance of that project's grading permits. Road improvements for each implementing development project to be completed prior to the issuance of a certificate of occupancy for that project.	Transportation Department		improvements would occur with buildout of MFBCSP Planning Area 3 and in conjunction with future development on the northern edge of the roadway. Thus, Mitigation Measure MM Trans 6 is not applicable to the proposed Project.	
			<b>MM Trans 7:</b> Construct partial width improvements of easterly side of Seaton Avenue at its ultimate cross-section as a secondary highway (100' right-of-way) fronting the project boundary line.	Road improvement plans for each implementing development project to be submitted prior to the issuance of that project's grading permits. Road improvements for each implementing development project to be completed prior to the issuance of a certificate of occupancy for that project.	Transportation Department	Applicable.	<b>PDF:</b> The Project Applicant proposes to dedicate six feet along the frontage with Seaton Avenue, which would provide for a total ROW of 50 feet along the eastern half of the roadway. Thus, the Project would implement Mitigation Measure MM Trans 7.	Less than significant.
			<b>MM Trans 8:</b> Construct partial width improvements of northerly side of Cajalco Expressway at its ultimate cross-section as an Expressway (184' right-of-way) fronting the project boundary line.	Road improvement plans for each implementing development project to be submitted prior to the issuance of that	Transportation Department	Applicable.	<b>PDF:</b> Pursuant to discussions with the Riverside County Transportation Department, the Project Applicant proposes to dedicate 39 feet along the frontage with Cajalco Expressway, which would provide for a total ROW of 110 feet along the northern half of the roadway.	Less than significant.

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			<p>project's grading permits. Road improvements for each implementing development project to be completed prior to the issuance of a certificate of occupancy for that project.</p> <p><b>MM Trans 9:</b> Install Traffic Signal at 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.</p> <p><b>MM Trans 10:</b> Install Traffic Signal at intersection of Harvill Avenue and Markham Street using the following geometrics: Northbound: One right turn lane. Two through lanes. One left turn lane. Southbound: One right turn lane. Two through lanes. One left turn lane.</p>	<p>Prior to issuance of certificate of occupancy.</p> <p>Prior to issuance of certificate of occupancy.</p>	<p>Transportation Department</p> <p>Transportation Department</p>	<p>Not Applicable</p> <p>Not Applicable.</p>	<p>Thus, the Project would implement Mitigation Measure MM Trans 8.</p> <p>The Project would not result in any direct or cumulatively-considerable impacts to the intersection of Harvill Avenue and Oleander Avenue, the Project site is not proximate to this intersection, and these improvements already have been constructed.</p> <p>The Project would not result in direct or cumulatively-considerable impacts to the intersection of Harvill Avenue and Markham Street. It is anticipated that improvements required by Mitigation Measure MM Trans 10 will be completed in conjunction with buildout of MFCSP Planning Area 5.</p>	<p>Less than significant.</p> <p>Less than significant.</p>

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			<p>Eastbound: One right turn lane. Two through lanes. One left turn lane. Westbound: One right turn lane. Two through lanes. One left turn lane.</p> <p><b>MM Trans 11:</b> Install Traffic Signal at intersection of Harvill Avenue and Martin Street using the following geometrics: Northbound: One shared through and right turn lane. One through lane. One left turn lane. Southbound: One shared through and right turn lane. One through lane. One left turn lane. Eastbound: One right turn lane. One shared left turn and through lane. Westbound: One shared left, through, and right turn lane</p> <p><b>MM Trans 12:</b> Install Traffic Signal at intersection of Seaton Avenue and Cajalco Expressway using the following geometrics: Northbound: One left turn lane. Two through lanes. One right turn lane. Southbound: One left turn lane. Two through lanes. One right turn lane. Eastbound: One left turn lane. Two through lanes. One right turn lane. Westbound: Two left turn lanes. Two through lanes. One right turn lane.</p> <p><b>MM Trans 13:</b> Install Traffic Signal at intersection of Harvill Avenue and Cajalco Expressway</p>	<p>Prior to issuance of certificate of occupancy.</p>	Transportation Department	Applicable.	<p>With exception of the traffic signal, the improvements required by Mitigation Measure MM Trans 11 have been completed. However, based on the Project's Traffic Impact Analysis (<i>Technical Appendix H</i>), the intersection of Harvill Avenue at Martin Street does not meet signal warrants and would operate at acceptable LOS under EAPC (2020) conditions. As such, a signal is not needed at this location. Thus, the remaining portions of Mitigation Measure MM Trans 11 are not applicable to the proposed Project.</p>	Less than significant.
			<p><b>MM Trans 12:</b> Install Traffic Signal at intersection of Seaton Avenue and Cajalco Expressway using the following geometrics: Northbound: One left turn lane. Two through lanes. One right turn lane. Southbound: One left turn lane. Two through lanes. One right turn lane. Eastbound: One left turn lane. Two through lanes. One right turn lane. Westbound: Two left turn lanes. Two through lanes. One right turn lane.</p> <p><b>MM Trans 13:</b> Install Traffic Signal at intersection of Harvill Avenue and Cajalco Expressway</p>	<p>Prior to issuance of certificate of occupancy.</p>	Transportation Department	Applicable.	<p><b>COA:</b> Because the intersection of Seaton Avenue and Cajalco Expressway is adjacent to the Project site, the Project will be conditioned to require implementation of the following improvements required by Mitigation Measure MM Trans 12: install a traffic signal; add a northbound left turn lane; add a southbound left turn lane; and add a westbound right turn lane. The remaining improvements are not needed to achieve acceptable LOS at this location.</p>	Less than significant.
			<p><b>MM Trans 13:</b> Install Traffic Signal at intersection of Harvill Avenue and Cajalco Expressway</p>	<p>Prior to issuance of certificate of occupancy.</p>	Transportation Department	Applicable.	<p>With exception of the southbound right-turn lane and improvements to the northbound approach, the improvements</p>	Less than significant.

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			<p>using the following geometrics:</p> <p>Northbound: One left turn lane. Two through lanes. One free right turn lane.</p> <p>Southbound: Two left turn lanes. Two through lanes. One right turn lane.</p> <p>Eastbound: One left turn lane. Two through lanes. One right turn lane.</p> <p>Westbound: Two left turn lanes. Two through lanes. One right turn lane.</p>	N/A	N/A	--	<p>required by Mitigation Measure MM Trans 13 have been completed. The Project would not result in any direct or cumulatively-considerable impacts to the intersection of Harvill Avenue at Cajalco Expressway. It is anticipated that improvements to the northbound approach will be constructed by others in the future. As required by the County, the Project would be required to construct the southbound right-turn lane along the Project site's frontage.</p> <p><b>PDF:</b> The Project shall construct a southbound right-turn lane at the intersection of Harvill Avenue at Cajalco Expressway as part of site development.</p> <p>The following regulatory requirements/ conditions of approval related the transportation and traffic shall apply to the proposed Project, and would address the Project's cumulatively-considerable impacts to traffic:</p> <p><b>COA:</b> The Project Applicant shall contribute Development Impact Fees (DIF) pursuant to Riverside County Ordinance No. 659.</p> <p><b>COA:</b> Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project Applicant shall pay fees in accordance with the fee schedule in effect at the time of payment of all Transportation Uniform Mitigation Fees in accordance with Riverside County Ordinance No. 824.</p>	N/A
	According to the RCIP Circulation Element there are plans to construct a Class I Bike trail along the ultimate	The Project would accommodate an existing bus stop location located along the westbound side of	No mitigation is required.	Not applicable.	Not applicable.	--	<b>PDF:</b> The Project accommodates community trails along Seaton Avenue and Harvill Avenue, a Class II Bike Lane and a bus stop along the site's frontage with	Less than significant.

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	buildout of Cajalco Expressway. However, because there are no details on exactly where the trail will be located, it cannot be determined at this time if the project proponent will be required to construct the bike trail.	Cajalco Expressway, immediately west of Harvill Avenue. Additionally, the Project would accommodate Community Trails along the Project's frontages with Seaton Avenue and Harvill Avenue, and would maintain existing sidewalks along roadways abutting the site. The Project also would accommodate a Class II bike lane along the northern edge of Cajalco Expressway. There are no other public transit, bikeways, or pedestrian facilities planned in the Project area, and the Project would not decrease the performance of any facilities promoting transit, bikeways, or pedestrian facilities.					Cajalco Expressway, and the Project would maintain existing sidewalks along the Project's perimeter.	
5.1.19: Tribal Cultural Resources	EIR No. 466 did not specifically evaluate impacts to Tribal Cultural Resources, although impacts to Cultural Resources as disclosed by EIR No. 466 are addressed above.	Due to past disturbance on site, any tribal cultural resources that may have been present on the site have since been destroyed or removed from the site. Notwithstanding, there is a remote chance that historical or archaeological resources may be uncovered during Project grading activities.	N/A	N/A	N/A	--	Mitigation Measures MM Cultural 1 and MM Cultural 2 shall apply (as presented above).	N/A
5.1.20: Utilities and Service Systems	The proposed project is expected to consume 0.236 million gallons of water per day (mgd) which is 2.4% of Perris Water Filtration plant and not considered	Aside from minor connections to existing facilities in surrounding roadways, the Project would not require extensive off-site improvements for	No mitigation is required.	Not applicable.	Not applicable.	--	None.	Less than significant



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	<p>significant.</p> <p>The proposed project is expected to generate 0.5525 mgd of wastewater. The project will contribute 5.0% of Eastern Municipal Water District's Perris Valley Regional Water Reclamation Facility (PVRWRF) daily capacity and 0.55% of its planned capacity. The proposed project will not necessitate the construction or expansion of sewage treatment facilities in and of itself. Therefore, the project's impact is</p>	<p>water service. Additionally, the Project would result in a substantial decrease in the amount of building area on site and associated demand for water as compared to what was evaluated and disclosed by EIR No. 466. Moreover, mandatory compliance with applicable regulations adopted since 2005 would ensure that the Project's water consumption would be less than was evaluated in EIR No. 466. Furthermore, the Project is fully within the assumptions made by the UWMP, which concluded that EMWD would have adequate supplies to meet existing and projected demands from existing and planned resources during normal, dry, and multiple dry-year conditions.</p> <p>Aside from minor connections to existing facilities in surrounding roadways, the Project would not require extensive off-site improvements for sewer service. Adequate capacity exists at the PVRWRF to serve the Project's projected demand in addition to the EMWD's existing commitments.</p>	<p>No mitigation is required.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>	<p>--</p>	<p>None.</p>	<p>Less than significant</p>

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	<p>considered less than significant.</p> <p>Wastewater from the proposed project will not exceed the sewage capacity of Eastern Municipal Water District current sewer facilities considering other projected demands and commitments. When the project's 0.5525 mgd is added to existing demand, the total will be 8.2525 mgd of the plant's current capacity of 11 mgd (which will be expanded to 22 mgd at the end of 2010). Although the total amount of wastewater generated by the proposed project will be well within the capacity of the PVRWRF by the time that development of the proposed project is completed; there is the potential that prior to the expansion of the facility's capacity at the end of 2010 that EMWD will be required to reduce the wastewater diversions from elsewhere within the District to the PVRWRF. However, because EMWD's wastewater diversions are operational decisions, the amount that is diverted to the PVRWRF is variable. There is sufficient capacity in EMWD's other wastewater treatment facilities to accommodate any additional wastewater</p>	<p>According to information available from the EMWD, the PVRWRF has a current capacity of 22 million gallons per day (gpd), and receives typical daily flows of 13.8 million gpd. The ultimate planned capacity at the PVRWRF is 100 million gpd. At buildout the Project would generate approximately 123,250 gpd (72.5 acres x 1,700 gpd/acre = 123,250 gpd). The Project's daily generation of wastewater represents 0.02% of the available daily capacity at the PVRWRF. With buildout of the Project, the remaining daily capacity at the PVRWRF would be 8.1 million gpd. Accordingly, adequate capacity exists at the PVRWRF to serve the Project's projected demand in addition to the EMWD's existing commitments.</p>	<p>No mitigation is required.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>	<p>--</p>	<p>None.</p>	<p>Less than significant</p>

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	<p>flows sent to them whenever diversions from other parts of the District to the PVRWRF are reduced. Overall, EMWD has sufficient capacity to treat all wastewater generated by the proposed project, both during project phasing and after project build out. Therefore, no significant impact upon EMWD's ability to treat wastewater will occur.</p>							
	<p>Construct-related solid waste is estimated to constitute approximately 0.033-0.039% of annual capacity of county landfills and is therefore not considered significant. Operational-generated solid waste is expected to constitute approximately 0.195-0.259% of annual county landfill capacity. Therefore, impacts related to landfill capacity are considered less than significant. However, the mitigation measures listed will further reduce the project's impact on county solid waste facilities.</p>	<p>The 36.8 tpd that would be generated by the Project would represent 0.2% of the daily capacity of the El Sobrante Landfill, 0.7% of the daily capacity at the Lamb Canyon Landfill, and 0.8% of the daily capacity at the Badlands Landfill. Because the Project would generate a relatively small amount of solid waste per day as compared to the permitted daily capacities for the El Sobrante Landfill, Lamb Canyon Landfill, and Badlands Landfill, it is anticipated that these regional facilities would have sufficient daily capacity to accept solid waste generated by the Project. As such, the Project's impacts due to solid waste would be less than significant.</p>	<p><b>MM Utilities 1:</b> The applicant shall submit a Recyclables Collection and Loading Area plot plan to the Riverside County <del>Waste Management</del> Department of <u>Waste Resources</u> (DWR) for each implementing development. The plans are required to conform to the <del>Waste Management</del> Department's <u>DWR's</u> Design Guidelines for Recyclables Collection and Loading Areas.</p> <p>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 <del>Waste Management</del> Department <u>DWR</u>, and verified by the Riverside County Building and Safety Department through site inspection.</p> <p><b>MM Utilities 2:</b> In addition to solid waste dumpsters, the project development will include recycling containers for aluminum cans,</p>	<p>Prior to the issuance of building permits.</p> <p>Prior to the issuance of certificate of occupancy.</p>	<p><del>Waste Management</del> Department of <u>Waste Resources</u>.</p> <p><del>Waste Management</del> Department of <u>Waste Resources</u>.</p>	<p>Applicable.</p> <p>Applicable.</p>	<p>None; Mitigation Measure MM Utilities 1 shall apply.</p> <p>None; Mitigation Measure MM Utilities 2 shall apply.</p>	<p>Less than significant.</p> <p>Less than significant.</p>

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			<p>glass, plastics, paper and cardboard.</p> <p><b>MM Utilities 3:</b> The project development will recycle construction and demolition (C&amp;D) waste generated during construction activities.</p> <p><b>MM Utilities 4:</b> 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.</p> <p><b>MM Utilities 5:</b> The property owner shall require landscaping contractors to use mulch and/or compost for the development and maintenance of project site landscaped areas.</p>	<p>Prior to the issuance of certificate of occupancy.</p> <p>Prior to the issuance of certificate of occupancy.</p> <p>Prior to the issuance of certificate of occupancy.</p>	<p><u>Resources.</u></p> <p><del>Waste Management</del> Department of <u>Waste Resources.</u></p> <p><del>Waste Management</del> Department of <u>Waste Resources.</u></p> <p><del>Waste Management</del> Department of <u>Waste Resources.</u></p>	<p>Applicable.</p> <p>Applicable.</p> <p>Applicable.</p>	<p>None; Mitigation Measure MM Utilities 3 shall apply.</p> <p>None; Mitigation Measure MM Utilities 4 shall apply.</p> <p>None; Mitigation Measure MM Utilities 5 shall apply.</p>	<p>Less than significant.</p> <p>Less than significant.</p> <p>Less than significant.</p>
5.1.21: Wildfire	Impacts due to wildfire were determined by the IS/NOP for EIR No. 466 to be less than significant.	The Project site is not identified as being susceptible to wildfires and is not located adjacent to land use that pose a high fire risk, Project impacts due to wildfire would be less than significant.	No mitigation is required.	Not applicable.	Not applicable.	--	None.	Less than significant.



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez  
Agency Director*



07/30/19, 9:52 am

PPT180028

## **ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT180028. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

### **Advisory Notification**

#### **Advisory Notification. 1            AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PPT180028) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

#### **Advisory Notification. 2            AND - Project Description & Operational Limits**

PLOT PLAN NO. 180028 is a proposal for the construction and operation of a total of 1,185,400 square foot warehouse/distribution/manufacturing development consisting of 3 buildings on 72.5-acres (gross). The 3 buildings consist of a 1,138,800 square foot building (identified as Building 1), a 31,408 square foot building (identified as Building 3), and a 15,192 square foot building (identified as Building 4). No refrigerated warehouse space is proposed as part of this project.

Two regular vehicle driveways to the Project are proposed with one entrance each on Cajalco Expressway and Harvill Avenue, with an emergency only gated driveway on Martin Street. The driveway entrances would construct traffic signals and an additional traffic signal is proposed at the intersection of Cajalco Expressway and Seaton Avenue. With the driveways located on Cajalco and Harvill, no truck traffic is anticipated on Seaton Avenue and signs noting restriction of truck traffic will be posted on Seaton Avenue.

Other than the traffic signals proposed, the Project would provide additional dedication and certain improvements to surrounding roads. An additional 39 feet of right-of-way is proposed for the north side of Cajalco Expressway along the Project's frontage with additional paving for a northerly half width of 63 feet to curb as well as sidewalk and landscaping improvements in the parkway. An additional nine feet of right-of-way is proposed for a portion of Harvill Avenue to accommodate a new right turn lane to Cajalco Expressway. Along the west side of Harvill Avenue on the Project's frontage, the Project will construct an eight foot decomposed granite trail adjacent to the existing sidewalk separated by a PVC fence. No additional road paving is proposed for either Seaton Avenue or Martin Street. However, on the east side of Seaton Avenue an additional dedication of 14 feet is proposed for Seaton Avenue as well as an eight foot wide decomposed granite trail adjacent to the existing sidewalk separated by a PVC

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 2           AND - Project Description & Operational Limits (cont.)  
fence. The Project proposes new stop signs on Seaton Avenue at the intersection of  
Alviso Road for a three way stop with crosswalks.

The site is currently vacant, but does include an internal street that was previously built. The proposed Project would vacate this street and demolish the street with site preparation and grading of the site. Grading for the site is anticipated to be nearly balanced with an estimated 26 cubic yards of import Projected. Blasting may be required for certain areas of the site where hard rock may be present in the southwestern portion of the site. If blasting does occur, these activities would be required to obtain blasting permits from the State, notification to the Sheriff's Department, and would be required to remain below the thresholds identified by the U.S. Bureau of Mines (USBM) and Office of Surface Mining and Reclamation Enforcement (OSMRE) to ensure noise and vibration impacts from the blasting are minimized. The blasting contractor will inspect any homes within 300 feet of blasting and properties within 600 feet will be notified prior to any blasting activities. The impacts of blasting are analyzed in the Initial Study/Addendum and were determined to be less than significant. The proposed grading of the site would create an area in the western portion of the site that sits lower than current and would be lower than the adjacent Seaton Avenue and residential uses to the west. An approximately 18 foot maximum high retaining wall is proposed along the western boundary that would face internal to the site, specifically the western dock area of Building 1. A detention/bioretention basin is proposed in the southeast corner of the site that would treat runoff from the site and outlet to existing drainage facilities underneath Cajalco Expressway.

Advisory Notification. 3           AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. Specific Plan Design Guidelines

Advisory Notification. 4           AND - EIR Mitigation Measures

Mitigation Measures from EIR No. 466 and the Project Initial Study/Addendum have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EIR No. 466 and the Project Initial Study/Addendum.

Advisory Notification. 5           AND - Exhibits

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

Exhibit A (Site Plan), Sheets 1-9, dated 6/6/19.

Exhibit B (Elevations), Sheets 1-11, dated 6/6/19.

Exhibit C (Floor Plans), Sheets 1-3, dated 6/6/19.

Exhibit L (Conceptual Landscaping and Irrigation Plans), Sheets 1-12, dated 6/6/19.

Photometric Plan, dated 6/6/19.

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 6            AND - Federal, State & Local Regulation Compliance (cont.)

Advisory Notification. 6            AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)
    - Government Code Section 66499.37 (Hold Harmless)
    - State Subdivision Map Act
    - Native American Cultural Resources, and Human Remains (Inadvertent Find)
    - School District Impact Compliance
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
    - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
      - Ord. No. 460 (Division of Land)
      - Ord. No. 461 (Road Improvement Standards)
      - Ord. No. 484 (Control of Blowing Sand)
      - Ord. No. 625 (Right to Farm)
      - Ord. No. 630 (Regulating Dogs and Cats)
      - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
      - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
      - Ord. No. 878 (Regarding Noisy Animals)
      - Ord. No. 655 (Regulating Light Pollution)
      - Ord. No. 671 (Consolidated Fees)
      - Ord. No. 787 (Fire Code)
      - Ord. No. 847 (Regulating Noise)
      - Ord. No. 857 (Business Licensing)
      - Ord. No. 859 (Water Efficient Landscape Requirements)
      - Ord. No. 915 (Regulating Outdoor Lighting)
      - Ord. No. 916 (Cottage Food Operations)
      - Ord. No. 927 (Regulating Short Term Rentals)
      - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
  
4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
    - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 6            AND - Federal, State & Local Regulation Compliance (cont.)  
     • Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee  
 (WR TUMF)

Advisory Notification. 7            AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan, or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan, including, but not limited to, decisions made in response to California Public Records Act requests; and

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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



## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

BS-Plan Check. 1                      Gen - Custom

#### BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Corrections" must be addressed prior to entitlement approval. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Include a comment response list addressing each correction on the comment list. Thank You.

#### CORRECTIONS

##### ALLOWABLE AREA

The building must comply with CBC 507.4. For unlimited area. Show on the site plan the 60' clear yard all around the building. The required 60' clear yard must be unobstructed by fences or any other structures.

#### NOTIFICATIONS:

##### ACCESSIBLE PATH OF TRAVEL:

The site plan shall indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;

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

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

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

#### CODE/ORDINANCE REQUIREMENTS:

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

NOTE: The new updated 2019 California Building Codes will be in effect as of January 1st 2020, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2020 will be subject to the new updated California Building Code(s).

#### PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair,

## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

BS-Plan Check. 1 Gen - Custom (cont.)

remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

#### Plan Info

Plans prepared, stamped and signed by a design professional (California licensed Architect, or California Licensed Engineer) may not be altered with hand drawn information. The jurisdictional plan review and/or inspection staff is unable to determine when such information has been placed, and if in fact either the design professional or applicable park authority has in fact approved the added information.

All added structural components, cabinets/counter, or utility additions shall be included within the printed designed plans.

### E Health

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for EIR466 and PP26102 which are related to this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

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

E Health. 2 Water/Sewer

The proposed facility shall obtain potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). The applicant shall submit an original copy of water and sewer "will-serve" letter(s) to DEH for review and record keeping.

Please note that it is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

### Fire

## ADVISORY NOTIFICATION DOCUMENT

### Fire

- |         |                    |
|---------|--------------------|
| Fire. 1 | Gen - Fire (cont.) |
| Fire. 1 | Gen - Fire         |

1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

2.) Water - Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

### Flood

- |          |                   |
|----------|-------------------|
| Flood. 1 | Flood Haz. Report |
|----------|-------------------|

Plot Plan (PP) 180028 is a proposal to construct three buildings on a 72.5-acre site in Perris area. The three buildings consist of a 1,138,800 square foot building (Building 1), a 31,408 square foot building (Building 3), and a 15,192 square foot building (Building 4). The project site is bounded by Cajalco Expressway, Seaton Avenue, Martin Street, and Harvill Avenue. This site was previously reviewed as PP26102 and is related to SP00341, EIR0466 and PP25461.

This site was previously mass graded with infrastructure street, drainage and utility improvements completed as part of the Majestic Freeway Business Center (SP 00341). The site is currently vacant except for street improvements. Drainage infrastructure for the site was constructed in this area in the early-1990s by Community Facilities District (CFD) No. 88-8.

The topography of the site is a mild west-to-easterly slope. The off-site tributary runoffs flow in a west to east direction across the site. The off-site runoffs are conveyed from west of Seaton Avenue to the east of Harvill Avenue by two District maintained Master Drainage Plan (MDP) lines, Perris Valley MDP Line E (project # 4-8-00488 /drawing # 4-0544) and Perris Valley MDP Lateral E-9 (project # 4-0-00490 /drawing # 4-0544); therefore, off-site tributary areas that direct runoff to the site from the west are already collected and don't need to be addressed.

Perris Valley MDP Line E picks up 133 cfs 100-year off-site storm runoff in a catch basin on the east side of Seaton Avenue approximately 350 ft. south of Marin Street, and conveys flows north via underground facilities along Seaton Avenue, extends easterly in Marin Street then southerly in Harvill Avenue.

Perris Valley MDP Lateral E-9 collects 141 cfs 100-year off-site storm runoff in a catch basin on both sides of Seaton Avenue, near the intersection of Alviso Drive. The discharge is conveyed through underground storm drain facilities easterly across the site and along Messenia Lane to the confluence with Line E at Harvill Avenue. The

## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 1 Flood Haz. Report (cont.)

combined flows from Line E and Lateral E-9 confluence are conveyed southerly below Harvill Avenue, cross under Cajalco Expressway, then turn easterly underneath Dree Street and converge with flows from Line E10 in a transition structure under the west portion of railroad right of way. Line E then transitions to a 4.5'H X 13.75'W box before connecting to an existing Caltrans 4'H X 7'W double underground box, and the flows are eventually conveyed and outlet at east side of 215 FWY.

Based on the Site Plan, Preliminary Grading Plan and Hydrology Report submitted on March 27, 2019, the project proposes to remove the entire existing Lateral E-9 within the project site, and realign Perris Valley MDP proposed Lateral E-9 storm drain southerly along Seaton Avenue and easterly to the southeast corner of proposed Building 1 before connecting to Perris Valley MDP proposed Lateral E-9.1. Lateral E-9.1 extends northeasterly along Cajalco Expressway to the existing Line E at the intersection of Cajalco Expressway and Harvill Avenue. The proposed stormdrain system collects offsite tributary flow from the west, surface drainage from Cajalco expressway and onsite flow, and discharges 194.3cfs to Line E. Per Dwg 4-544, Sht 3 of 18, Line E is subject to full pipe flow at the proposed connection location with 417cfs flow. Currently Line E can accommodate up to approximately 245cfs from the proposed Lateral E-9.1.

Per the Preliminary Hydrology Developed Condition exhibit submitted on March 27, 2019, the applicant proposes to mitigate increased runoff in water quality basin B1 located at east of the site in between Buildings 1 and 3. The basin proposes to collect onsite surface runoff from subarea A and discharge 15.3cfs into the proposed Lateral E-9.1 after treatment.

The submitted preliminary hydrology study analyzed the pre and post developed conditions and sized basin B1 by comparing the pre and post developed 100-year 24-hour storms. This analysis is sufficient for entitlement, however more work will be needed for future basin sizing. The future basin size may be calculated based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. It should be noted that an updated proposal for mitigation of the incremental increase of peak flow rates and calculations supporting the adequacy of the mitigation feature shall be submitted to the District for review and approval prior to the issuance of permits.

The hydrology study also shows the onsite runoff from subarea B undergoes water quality treatment before discharging to the existing Line E near the Martin Street and Harvill Avenue intersection. The treated onsite flow from subarea C is released to the proposed Lateral E-9 near southwest corner of Building 1.

An encroachment permit will be required for any performed work within District right-of-way or involving District facilities. Inspection and maintenance of the storm drain system to be built with this project must be performed by either the County Transportation Department or the Flood Control District. The applicant must request in

## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 1 Flood Haz. Report (cont.)

writing that one of these agencies accept the proposed system. In the event the District is willing to accept maintenance responsibility for the system, a formal agreement between the applicant and the District must be fully executed. The agreement will establish the terms and conditions (including payment of District costs) covering design, inspection, operation, maintenance and transfer of right-of-way for the subject facility (ies).

The Majestic Freeway Business center is located within the boundaries of the Perris Valley Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project whichever occurs first. The current fee for this ADP is \$8,875 per acre which includes \$7,805 per acre for local facilities and \$1,070 per acre for Perris Valley Channel. Per CFD 88-8, in which this project is located, the ADP credit is greater than the corresponding obligation for the local facilities and the \$7,805 per acre fee has been satisfied. However, the Perris Valley Channel portion still applies to all properties within CFD 88-8. The fee due will be based on the fee in effect for Perris Valley Channel at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District. Since the site was previously graded, the ADP fee obligation for Perris Valley channel may have been paid previously. Provide the District with proof of payment if already paid.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project may be directed to Han Yang at 951-955-1348 or [hyang@RIVCO.org](mailto:hyang@RIVCO.org).

### Planning

Planning. 1 ALUC General Conditions

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

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

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 1 ALUC General Conditions (cont.)  
visual approach slope indicator.

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

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

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

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

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

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

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

6. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

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

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 1 ALUC General Conditions (cont.)

9. This project has been evaluated for 1,185,400 square feet of manufacturing area, and 100,000 square feet of second floor mezzanine office area. Any increase in building area or change in use other than for warehouse, office and manufacturing use will require an amended review by the Airport Land Use Commission.

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

11. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study Nos. 2018-AWP-17876-OE, 2018-AWP-17877-OE, 2018-AWP-17878-OE) and has determined that neither marking nor lighting of the structure(s) 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 L Change 2 and shall be maintained in accordance therewith for the life of the project.

12. The proposed buildings shall not exceed a height of 55 feet above ground level and a maximum elevation at top point of 1,590 feet above mean sea level.

13. The maximum height and top point elevation specified above 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.

14. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 55 feet in height and a maximum elevation of 1,590 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

15. Within five (5) days after construction of any individual building 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 applicable structures(s).

#### Planning. 2 Causes for Revocation

In the event the use hereby permitted under this permit,

- a) is found to be in violation of the terms and conditions of this permit,
- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

#### Planning. 3 Ceased Operations





## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 8 Landscape Requirement (cont.)

##### 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.

#### Planning. 9 Logistics/Warehouse – General/Operational Measures

The following measures shall be complied with generally through design/permitting of the project and through continued operation of the project.

1. On-site speed bumps shall not be allowed. Truck loading bays and drive aisles shall be designed to minimize truck noise.
2. Facility operators shall prohibit truck drives from idling more than five (5) minutes and require operators to turn off engines when not in use, in compliance with the California Air Resources Board regulations.
3. All lighting used in conjunction with a warehouse/distribution facility operations, shall be directed down into the interior of the site and not spill over onto adjacent properties.
4. Facility operators shall maintain records of their fleet equipment and ensure that all diesel-fueled Medium-Heavy Duty Trucks ("MHDT") and Heavy-Heavy Duty Trucks ("HHD") accessing the site use year CARB 2010 or newer engines. The records should be maintained on-site and be made available for inspection by the County.
5. Facility operators shall train truck drivers to reduce truck idling to no more than five (5) minutes and turn off their engines when not in use.
6. Facility operators shall train their managers and employees on efficient scheduling and load management to eliminate unnecessary queuing and idling of trucks.
7. Facility operators shall coordinate with CARB and SCAQMD to obtain the latest information about regional air quality concentrations, health risks, and trucking regulations.



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 12 MM Air 3 and Existing R/R – Idle Time (cont.)

The project shall prohibit all diesel trucks from idling in excess of five (5) minutes, both on-site and off-site.

CARB's Diesel-Fueled Commercial Motor Vehicle Idling Regulation shall apply, which requires heavy-duty diesel truck operators (GVWR>10,000 lbs.) to turn off engines after 5 minutes of idling. 2008 and newer MY engines with GVWR>14,000 lbs. are required to be equipped with 5-minute automatic engine shutdown system.

#### Planning. 13 MM Air 5 – Truck Direction

Consistent with MM Air 5 and the requirements for posting of signs, the applicant or their successor-in-interest and any tenant shall be required to direct heavy-duty trucks to identified truck routes that avoid residential areas within vicinity of the Project site.

#### Planning. 14 MM Air 7 – Lease Agreements-Clean Fuel

As part of lease agreements, the proposed Project owner shall educate drivers/tenants on alternative clean fuels.

#### Planning. 15 No Outdoor Advertising

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.

#### Planning. 16 No Resident Occupancy

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

#### Planning. 17 Noise Monitoring Reports

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

#### Planning. 18 Reclaimed Water

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 1                      If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

#### Planning-CUL. 2                      Unanticipated Resources

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

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

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

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

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

### Planning-GEO

#### Planning-GEO. 1                      GEO180042 ACCEPTED

County Geologic Report GEO No. 180042, submitted for the project PPT180028, was prepared by Kleinfelder, Inc, and is titled; "Geotechnical Feasibility Investigation, Proposed Commercial Development, Majestic Freeway Business Center, Northwest Corner of I-215 and Cajalco Expressway, Riverside County, California," dated September 12, 2005. In addition, Kleinfelder has submitted the following documents for the project:

"Report of Geotechnical Study, Majestic Freeway Business Center, Building No. 1, SWC of Harvill Avenue and Martin Street, Riverside County, California," dated July 16, 2013.

"Geotechnical Report Update and Supplemental Services, Majestic Freeway Business Center, Building No. 1, SWC of Harvill Avenue and Martin Street, Riverside County, California," dated August 19, 2016.

"Geotechnical Report Update, Majestic Freeway Business Center, Building No. 1, SWC of Harvill Avenue and Martin Street, Riverside County, California," dated October 24, 2018.

"Report of Geotechnical Study, Majestic Freeway Business Center, Building No. 3,

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                      GEO180042 ACCEPTED (cont.)

NWC of Harvill Avenue and Cajalco Expressway, Riverside County, California," dated October 25, 2018.

"Geotechnical Report Update, Majestic Freeway Business Center, Building No. 4, SWC of Harvill Avenue and Messenia Lane, Riverside County, California," dated October 26, 2018.

"Report of Geotechnical Study, Majestic Freeway Business Center, Building No. 3, NWC of Harvill Avenue and Cajalco Expressway, Riverside County, California," dated October 25, 2018 (Revised January 25, 2019).

"Report of Geotechnical Study, Majestic Freeway Business Center, Building No. 4, SWC of Harvill Avenue and Messenia Lane, Riverside County, California," dated October 26, 2018 (Revised January 25, 2019).

These documents are herein incorporated into GEO180042.

GEO180042 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, nor a County of Riverside Fault Hazard Zone.
2. Based on the age of the geologic units present at the site, lack of geomorphic evidence such as lineaments, off-set drainages or concentration of vegetation, and the distance to known active faults in the region, the risk of surface rupture at the site resulting from faulting is considered low.
3. The site is relatively flat and the risk of the site from landslides and other forms of mass wasting is considered very low.
4. Based on the properties of the soils underlying the site, there is a low potential for impact due to liquefaction from a seismic event.
5. Seismically-induced settlement is estimated to be less than 1-inch total and ½ inch differential settlement over a distance of over 40 feet.
6. The risk of seiche and tsunami damage following a seismic event at the site is considered low.
7. Dry seismically-induced settlement is calculated to be less than 1 inch.
8. Expansion Index testing indicated a "Very Low" expansion potential.

GEO180042 recommended:

1. Prior to general site grading, existing vegetation, debris, and oversized materials (greater than 6 inches in maximum dimension) should be stripped and disposed outside the construction limits.
2. In order to provide uniform support for the proposed spread foundations and slab-on-grade floors, we recommend the site soils be overexcavated and replaced as engineered fill to a minimum depth of 5 feet from existing grade and at least 2 feet below the bottom of footings, whichever is greater, for Buildings 3 and 4, and to a depth of at least 2 feet from existing grade for Building 1.
3. Prior to scarification and recompaction of the soil, the excavation bottoms should have a minimum relative compaction of 85 percent based on the existing density presented on the boring logs.
4. The overexcavation should extend horizontally at least 5 feet beyond the edges of foundations and a distance equivalent to the thickness of the anticipated fill below the footing, whichever is greater.
5. Total static settlement for foundations designed in accordance with the recommendations presented herein is estimated to be less than 1 inch. Differential

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                      GEO180042 ACCEPTED (cont.)  
static settlement between similarly loaded columns is estimated to be less than ½ inch over 40 feet.

GEO No. 180042 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180042 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

Comments: RECOMMEND DWALSH 20190301

### Transportation

Transportation. 1                      RCTD - General

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

2. 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.

3. 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/tran s/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works Bidding-Requirements>.

4. Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 1                      RCTD - General (cont.)

5. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

6. 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.

7. If the existing right-of-way along Palatium Land and Messenia Circle exceeds that which is required for this project, the project proponent may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

Transportation. 2                      TS/CONDITIONS

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

1. Day Street (NS) at:  
Markham Street (EW)
2. Day Street (NS) at:  
Cajalco Road (EW)
3. Seaton Avenue (NS) at:  
Martin Street (EW)
4. Seaton Avenue (NS) at:  
Cajalco Road (EW)
5. Driveway #1 (NS) at:  
Cajalco Expressway (EW)

**ADVISORY NOTIFICATION DOCUMENT**

## Transportation

Transportation. 2                      TS/CONDITIONS (cont.)

6. Harvill Avenue (NS) at:  
Harley Knox Boulevard (EW)
7. Harvill Avenue (NS) at:  
Old Oleander Avenue (EW)
8. Harvill Avenue (NS) at:  
American Old Oleander Avenue (EW)
9. Harvill Avenue (NS) at:  
Markham Street (EW)
10. Harvill Avenue (NS) at:  
Commerce Center Drive (EW)
11. Harvill Avenue (NS) at:  
Perry Street (EW)
12. Harvill Avenue (NS) at:  
Martin Street (EW)
13. Harvill Avenue (NS) at:  
Messenia Lane (EW)
14. Harvill Avenue (NS) at:  
Cajalco Expressway (EW)
15. I-215 SB Ramps (NS) at:  
Harley Knox Boulevard (EW)
16. I-215 SB Ramps (NS) at:  
Ramona Expressway (EW)
17. I-215 NB Ramps (NS) at:  
Harley Knox Boulevard (EW)
18. I-215 NB Ramps (NS) at:  
Ramona Expressway (EW)
19. Webster Avenue (NS) at:  
Ramona Expressway (EW)
20. Indian Avenue (NS) at:  
Ramona Expressway (EW)
21. Perris Boulevard (NS) at:



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 2                      TS/CONDITIONS (cont.)  
    Markham Street (EW)

22. Perris Boulevard (NS) at:  
    Ramona Expressway (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      EASEMENTS/PERMISSION                      Not Satisfied

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

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

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

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

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

060 - BS-Grade. 3                      IMPROVEMENT SECURITIES                      Not Satisfied

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

Flood

060 - Flood. 1                      6 Items to Accept Facility                      Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map



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Parcel: 317100010

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3                      Logistics/Warehouse – Grading Plan Notes (cont.)                      Not Satisfied

complied with during grading operations:

1. During the warehouse/distribution facility construction process, all heavy duty haul trucks accessing the site shall have CARB-approved 2010 engines or newer approved CARB engine standards.
2. All excavators, graders, and rubber-tired dozers shall be CARB Tier 3 Compliant engines or better.
3. The maximum daily disturbance area (actively graded area) shall not exceed 10 acres per day.
4. Construction contractors shall utilize construction equipment, with properly operating and maintained mufflers, consistent with manufacturers' standards.
5. Construction contractors shall locate/park all stationary construction equipment so that the emitted noise is directed away from sensitive receptors nearest the project site, to the extent practicable.
6. The surrounding streets shall be swept on a regular basis, to remove any construction related debris and dirt.
7. Appropriate dust control measures that meet the SCAQMD standards shall be implemented for grading and construction activity.
8. Construction equipment maintenance records and data sheets, which includes equipment design specifications and equipment emission control tier classifications, as well as any other records necessary to verify compliance with the items above, shall be kept onsite and furnished to the County upon request.
9. Construction Contractors shall prohibit truck drivers from idling more than five (5) minutes and required operators to turn off engines when not in use, in compliance with the California Air Resources Board regulations.
10. During Construction, the Transportation & Land Management Agency representative shall conduct an on-site inspection with a facility representative to verify compliance with these policies, and to identify other opportunities to reduce construction impacts.

060 - Planning. 4                      Logistics/Warehouse – Grading Traffic Control Plan                      Not Satisfied

Prior to grading permit issuance, a "Traffic Control Plan" shall be prepared, which details the locations of equipment staging areas, material stockpiles, proposed road closures, and hours of construction operations. This is in addition to a Traffic Impact Study as may be required for the environmental review process.

060 - Planning. 5                      MM Air 1, 2, 10 – Grading Plan Notes                      Not Satisfied

Prior to grading permit issuance, the County of Riverside shall verify that the following applicable notes are included on the grading plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5                      MM Air 1, 2, 10 – Grading Plan Notes (cont.)                      Not Satisfied

prospective construction contractors.

MM Air 1: Prior to construction, mobile construction equipment will be properly maintained at an offsite location prior to mobilizing the equipment on the project site, which includes proper tuning and timing of engines. Equipment maintenance records and equipment design specification data 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 10:

a) All Heavy-Heavy Duty Haul Trucks (HHD) accessing the Project site during construction shall use year 2010 or newer engines to the extent such HHD are commercially available.

b) All scrapers, excavators, graders, and rubber-tired dozers shall be CARB Tier 3 Compliant or better.

c) Construction contractors shall notify their workers about Riverside County's Rideshare Program.

d) Construction activities that have the potential to emit air pollution shall be suspended during Stage 2 Smog Alerts issued by the South Coast Air Quality Management District (SCAQMD).

e) Construction activities shall comply with South Coast Air Quality Management District (SCAQMD) Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and equipment travel on unpaved roads.

f) Architectural coating work shall comply with SCAQMD Rule 1113, "Architectural Coatings." Rule 1113 places limits on grams of VOC per liter of coating material and colorants (paint).

g) Street sweepers shall be certified by the SCAQMD as meeting SCAQMD Rule 1186.1 "Less Polluting Street Sweepers" sweeper certification procedures.

060 - Planning. 6                      MM Noise 1-4 – Grading Plan Notes                      Not Satisfied

Prior to grading permit issuance, the County of Riverside shall verify that the following applicable notes are included on the grading plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

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.

060 - Planning. 7                      Trail Plan                      Not Satisfied

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Planning Department and Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) along east side of Seaton Avenue and west side of Harvill Avenue with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Surveys - EPD Not Satisfied

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

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Planning-PAL

060 - Planning-PAL. 1 PRIMP REQUIRED Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County 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 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 approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  1. Description of the proposed site and planned grading operations.
  2. Description of the level of monitoring required for all earth-moving activities in the project area.
  3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.



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60. Prior To Grading Permit Issuance

Survey

060 - Survey. 2 RCTD - Vacation (cont.) Not Satisfied

Transportation

060 - Transportation. 1 0060-Transportation-USE – FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at [www.rcflood.org/npdes](http://www.rcflood.org/npdes).

060 - Transportation. 2 CREDIT/REIMBURSEMENT Not Satisfied

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/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

060 - Transportation. 3 RCTD - Credit/Reimbursement Not Satisfied

In order to receive any fee credits or reimbursement for improvements through established funding programs such as TUMF or DIF, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising.

060 - Transportation. 4 RCTD - File L&LMD Application Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

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

060 - Transportation. 5 RCTD - Prior to Road Construction Not Satisfied

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

060 - Transportation. 6 RCTD - Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and



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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 6 RCTD - Submit Grading Plans (cont.) Not Satisfied  
pay for all associated fees in order to clear.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

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

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

Flood

080 - Flood. 1 6 Items to Accept Facility Not Satisfied

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 APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's



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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2                      ALUC - Noise Attenuation                      Not Satisfied

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

080 - Planning. 3                      ALUC FAA Max Height                      Not Satisfied

The proposed buildings shall not exceed a height of 55 feet above ground level and a maximum elevation at top point of 1,590 feet above mean sea level. The maximum height and top point elevation specified above 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.

080 - Planning. 4                      Break Areas                      Not Satisfied

Prior to initial building permit the break areas shown on APPROVED EXHIBIT A shall be shown on proposed building plans and final landscape plans as applicable.

Additionally, prior to initial building permit or tenant improvement building permit (including subsequent tenant improvements), the project proponent shall consider the provision of additional outdoor break areas or patios to accommodate the number of employees anticipated in the building since the type of tenant and amount of employees may vary. These additional areas may reduce the amount of landscape areas or parking areas on the site as long as the minimum landscape and parking is provided pursuant to Ordinance No. 348.

080 - Planning. 5                      CAP Screening Table Measures                      Not Satisfied

Prior to building permit issuance, appropriate building construction measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Addendum. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Addendum, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

080 - Planning. 6                      Conform to Elevations/Floor Plans                      Not Satisfied

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

080 - Planning. 7                      Lighting Plans                      Not Satisfied

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.

080 - Planning. 8                      Logistics/Warehouse – Building Plan Design                      Not Satisfied

Prior to building permit issuance, the following measures shall be incorporated into the building design and appropriately noted:

1. Facilities shall install electrical connections to eliminate idling of main and auxiliary engines during

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080 - Planning. 8                      Logistics/Warehouse – Building Plan Design (cont.)                      Not Satisfied  
the loading and unloading process, and provide for trucks requiring electrical power. A minimum of 20% of the truck docks/loading bays shall be installed with electrical connections.

2. All lighting used in conjunction with a warehouse/distribution facility operations, shall be directed down into the interior of the site and not spill over onto adjacent properties.

3. A minimum of 5% of employee parking spaces shall be designated for electric or other alternative fueled vehicles. The project shall also comply with applicable requirements of Ordinance No. 348 for electrical vehicle charging stations.

080 - Planning. 9                      Logistics/Warehouse – Building Plan Notes                      Not Satisfied

Prior to building permit issuance, the following measures shall be noted on building plans and shall be complied with during grading operations:

1. During the warehouse/distribution facility construction process, all heavy duty haul trucks accessing the site shall have CARB-approved 2010 engines or newer approved CARB engine standards.

2. All excavators, graders, and rubber-tired dozers shall be CARB Tier 3 Compliant engines or better.

3. The maximum daily disturbance area (actively graded area) shall not exceed 10 acres per day.

4. Construction contractors shall utilize construction equipment, with properly operating and maintained mufflers, consistent with manufacturers' standards.

5. Construction contractors shall locate/park all stationary construction equipment so that the emitted noise is directed away from sensitive receptors nearest the project site, to the extent practicable.

6. The surrounding streets shall be swept on a regular basis, to remove any construction related debris and dirt.

7. Appropriate dust control measures that meet the SCAQMD standards shall be implemented for grading and construction activity.

8. Construction equipment maintenance records and data sheets, which includes equipment design specifications and equipment emission control tier classifications, as well as any other records necessary to verify compliance with the items above, shall be kept onsite and furnished to the County upon request.

9. A Planning or Building and Safety Department representative shall conduct an on-site inspection during construction to verify compliance with these policies, and to identify other opportunities, in conjunction with the facility representative, to reduce construction impacts.

10. Facility construction shall comply with the hours of operation and exterior noise decibel levels as required by Ord. 847, an Ordinance of the County of Riverside Regarding Noise.

080 - Planning. 10                      Logistics/Warehouse – Building Traffic Control Plan                      Not Satisfied

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080 - Planning. 10                      Logistics/Warehouse – Building Traffic Control Plan (cont.)                      Not Satisfied

Prior to building permit issuance, a "Traffic Control Plan" shall be prepared, which details the locations of equipment staging areas, material stockpiles, proposed road closures, and hours of construction operations. This is in addition to a Traffic Impact Study as may be required for the environmental review process.

080 - Planning. 11                      MM Air 1, 2, 10 – Building Plan Notes                      Not Satisfied

Prior to building permit issuance, the County of Riverside shall verify that the following applicable notes are included on the building plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

MM Air 1: Prior to construction, mobile construction equipment will be properly maintained at an offsite location, prior to mobilizing the equipment on the project site, which includes proper tuning and timing of engines. Equipment maintenance records and equipment design specification data 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 10:

- a) All Heavy-Heavy Duty Haul Trucks (HHD) accessing the Project site during construction shall use year 2010 or newer engines to the extent such HHD are commercially available.
- b) All scrapers, excavators, graders, and rubber-tired dozers shall be CARB Tier 3 Compliant or better.
- c) Construction contractors shall notify their workers about Riverside County's Rideshare Program.
- d) Construction activities that have the potential to emit air pollution shall be suspended during Stage 2 Smog Alerts issued by the South Coast Air Quality Management District (SCAQMD).
- e) Construction activities shall comply with South Coast Air Quality Management District (SCAQMD) Rule 403, "Fugitive Dust." Rule 403 requires implementation of best available dust control measures during construction activities that generate fugitive dust, such as earth moving, grading, and equipment travel on unpaved roads.
- f) Architectural coating work shall comply with SCAQMD Rule 1113, "Architectural Coatings." Rule 1113 places limits on grams of VOC per liter of coating material and colorants (paint).
- g) Street sweepers shall be certified by the SCAQMD as meeting SCAQMD Rule 1186.1 "Less Polluting Street Sweepers" sweeper certification procedures.

080 - Planning. 12                      MM Air 11 – EV Charging Stations                      Not Satisfied

Prior to building permit issuance, building plans shall show as applicable the minimum number of automobile electric vehicle (EV) charging stations required by the California Code of Regulations Title 24 shall be provided, unless an additional amount is required to be provided pursuant to Ordinance No. 348 requirements. In addition, the buildings shall include an electrical system and other infrastructure sufficiently-sized with maximum panel loads per Southern California Edison requirements to accommodate the potential installation of additional auto and truck EV charging stations in the future. The electrical system and infrastructure must be clearly labeled with noticeable and permanent signage which informs future building occupants/owners of the existence of this infrastructure.

080 - Planning. 13                      MM Air 12 – Truck Electrical Conduit                      Not Satisfied

Prior to building permit issuance, building plans shall show applicable conduit installed to tractor trailer

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080 - Planning. 13                      MM Air 12 – Truck Electrical Conduit (cont.)                      Not Satisfied  
parking areas in logical locations mutually determined by the County and Project Applicant during construction document plan check, for the purpose of accommodating the future installation of EV truck charging stations at such time this technology becomes commercially available.

080 - Planning. 14                      MM Noise 1-4 – Building Plan Notes                      Not Satisfied

Prior to building permit issuance, the County of Riverside shall verify that the following applicable notes are included on the building plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.  
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.

080 - Planning. 15                      Parcel Merger                      Not Satisfied

Prior to the issuance of a building permit, a Parcel Merger or Parcel Map shall be approved to establish the whole site as one parcel or each building site within one parcel through a merger or parcel map. If a merger is proposed, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge the parcels involved. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. If a parcel map is proposed, an application for Tentative Parcel Map shall be filed with the Planning Department for review and approval and subsequently a Final Map shall be filed with the Survey Department for review and approval. The Parcel Map shall establish new parcels for the development, potentially one parcel for each proposed building. Proof of recordation shall be submitted to the Planning Department within six (6) months of recorded deeds. The proposed parcel or parcels shall comply with the development standards of the respective Industrial Park (I-P) and Manufacturing - Service Commercial (M-SC) zones on the site.

080 - Planning. 16                      Parking Spaces Verification                      Not Satisfied

Prior to issuance of any tenant improvement building permit, a plan for parking and trailer stalls including striping and other measures as may be appropriate shall be provided to show that adequate standard vehicle parking will be provided onsite based on applicable parking rates.

080 - Planning. 17                      Plans Showing Bike Racks                      Not Satisfied

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

080 - Planning. 18                      Renewable Energy Generation R2-E10                      Not Satisfied

In accordance with measure R2-E10 of the County's Climate Action Plan, the proposed project shall

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080 - Planning. 18                      Renewable Energy Generation R2-E10 (cont.)                      Not Satisfied  
be required to offset its energy demand by 20 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

The energy demand shall be determined at the initial building permit stage if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should be deferred to the tenant improvement building permit and to any subsequent tenant improvement permits as tenants may change.

Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels.

ALUC approval shall be required for rooftop mounted solar panels related glare prior to building permit issuance based on their separate conditions of approval and determination of consistency for this project.

080 - Planning. 19                      Roof Equipment Shielding                      Not Satisfied  
Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 20                      School Mitigation                      Not Satisfied  
Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 21                      Wall/Fencing Plan Required                      Not Satisfied  
A wall and 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. This plan shall be in substantial conformance with the wall/fence locations and designs shown on APPROVED EXHIBIT A and APPROVED EXHIBIT B.

080 - Planning. 22                      Waste Management Clearance                      Not Satisfied  
A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the following:  
  
The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

Transportation

080 - Transportation. 1                      0080-Transportation-ESTABLISH WQMP MAINT ENTITY                      Not Satisfied  
A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the





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080 - Transportation. 4 Landscape Plot Plan/Permit Required (cont.) Not Satisfied

- 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 and or ALUC;
- 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 shall be located outside of the ROW 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.

Please reference Landscape Plan Checklists available online at [RCTLMA.org](http://RCTLMA.org).

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, 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, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 5 Landscape Project Specific Requirements Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly

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080 - Transportation. 5 Landscape Project Specific Requirements (cont.) Not Satisfied

Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lessor water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes.
- Project shall use 25% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
- Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.
- Plans shall provide a means of preventing trail DG from migrating onto sidewalks.

080 - Transportation. 6 RCTD - Annexation into L&LMD or Other District Not Satisfied

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

- (1) Landscaping
- (2) Trails along
- (3) Streetlights
- (4) Graffiti abatement of walls and other permanent structure along.
- (5) Street sweeping along.
- (6) Traffic signals located per the Transportation traffic condition of approval.

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Transportation

080 - Transportation. 6 RCTD - Annexation into L&LMD or Other District (cont.) Not Satisfied

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

(1) Completed Transportation Department application.

(2) Appropriate fees for annexation.

(3) Two (2) sets of street lighting plans approved by Transportation Department.

(4) Streetlight Authorization form from SCE or other electric provider.

080 - Transportation. 7 RCTD - Landscaping Design Plans Not Satisfied

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

Landscaping plans shall be designed within Cajalco Expressway, Harvill Avenue, Martin Street, Seaton Avenue, and Messenia Lane (Entry driveway) and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Transportation. 8 RCTD - Lighting Plan Not Satisfied

A separate street and/or bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 9 RCTD - Right-of-Way Dedication Not Satisfied

Sufficient public street right-of-way along Harvill Avenue shall be conveyed for public use to provide for a 59'-76 foot half-width right-of-way per Standard No. 93 Section, (1 of 2) and (2 of 2), Ordinance 461.

Sufficient public street right-of-way along Cajalco Expressway shall be conveyed for public use to provide for a 110 foot half-width right-of-way per Standard No. 82, Ordinance 461.

Sufficient public street right-of-way along Seaton shall be conveyed for public use to provide for a 58 foot half-width right-of-way per Standard No. 94 and Standard No, 405 (page 1 of 2) and (2 of 2), Ordinance 461.

080 - Transportation. 10 RCTD - TUMF CREDIT AGREEMENT Not Satisfied

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

080 - Transportation. 11 RCTD - Utility Plan Not Satisfied

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080 - Transportation. 11 RCTD - Utility Plan (cont.) Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on 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.

080 - Transportation. 12 TS/DESIGN Not Satisfied

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Harvill Avenue (NS) at Markham Street (EW)

NOTE:

The construction of these improvement anticipated to be done by Building 12 and 15. In the event the construction does not occur, the fair share cash in-lieu of 35.6% shall be paid for these improvements.

-Signals not eligible for fee credit.

Seaton Avenue (NS) at Cajalco Expressway (EW)

-Signals eligible for fee credit if installed in the ultimate location.

Project driveway 1 (NS) at Cajalco Expressway (EW)

-Signals not eligible for fee credit.

Harvill Avenue (NS) at Messena Lane (EW)

-Signals not eligible for fee credit.

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

080 - Transportation. 13 TS/GEOMETRICS Not Satisfied

The intersection of Harvill Avenue (NS) at Markham Street (EW)

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Transportation

080 - Transportation. 13 TS/GEOMETRICS (cont.) Not Satisfied  
shall be improved to provide the following geometrics:

Northbound Approach: One right-turn lane, two through lanes, one left turn-lane.  
Southbound Approach: One right-turn lane, two through lanes, one left turn-lane. Eastbound Approach: One right-turn lane, two through lanes, one left turn-lane. Westbound Approach: One right-turn lane, two through lanes, one left turn-lane

The intersection of Seaton Avenue (NS) at Cajalco Expressway (EW) shall be improved to provide the following geometrics:

Northbound Approach: One left-turn lane, one shared through/right turn-lane  
Southbound Approach: One left-turn lane, one shared through/right turn-lane  
Eastbound Approach: One left-turn lane, one shared through/right turn-lane  
Westbound Approach: One left-turn lane, one through lane, one right turn-lane

NOTE:  
Post "NO Truck Traffic Sign" on Seaton Avenue.

The intersection of project driveway 1 (NS) at Cajalco Expressway (EW) shall be improved to provide the following geometrics:

Northbound Approach: N/A  
Southbound Approach: One shared left-right turn lane.  
Eastbound Approach: One left-turn lane with a minimum of 150-foot storage and one through lane.  
Westbound Approach: Two through lanes and one right-turn lane with a minimum of 100-feet of storage.

The intersection of Harvill Avenue (NS) at Martin Street (EW) shall be improved to provide the following geometrics:

Maintain the existing traffic control and intersection geometry.

The intersection of Driveway-2 (NS) at Martin Street (EW) shall be improved to provide the following geometrics:

Northbound Approach: One shared left right turn-lane.  
Southbound Approach: N/A  
Eastbound Approach: One shared left-turn and through lane.  
Westbound Approach: One through lane.

Note:  
The driveway on Martin Street shall be restricted to emergency access only.

The intersection of Harvill Avenue (NS) at Messenia Lane (EW) shall be improved to provide the following geometrics:

Northbound Approach: One left-turn lane with a minimum of 150-feet of storage, one

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080 - Transportation. 13 TS/GEOMETRICS (cont.) Not Satisfied  
through lane, and one shared through-right turn-lane.

Southbound Approach: One left-turn lane, one through lane, one shared through-right turn-lane.

Eastbound Approach: One left-turn lane, one through lane, and one defacto right turn-lane. Stripe the left turn stop bar approximately 10-feet behind the crosswalk in order to accommodate northbound left turning trucks.

Westbound Approach: One left-turn lane, one through lane, and one defacto right turn-lane. Stripe the left turn stop bar approximately 10-feet behind the crosswalk in order to accommodate southbound left turning trucks.

The intersection of Harvill Avenue (NS) at Cajalco Expressway (EW):  
Maintain the existing traffic signal and construct the intersection with the following geometrics.

Northbound Approach: Dual left-turn lanes, one through lane, and one shared through-right turn lane.

Southbound Approach: Dual left-turn lanes with a minimum of 330-feet of storage, two through lanes, and one right turn lane with a minimum of 200-feet of storage.

Eastbound Approach: One left-turn lane, two through lanes, and one right turn-lane.

Westbound Approach: Dual left-turn lanes, two through lanes, and one right turn-lane.

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.

Waste Resources

080 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area Not Satisfied

2. Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area (cont.) Not Satisfied  
drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Gen - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

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

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

Flood

090 - Flood. 1 Facility Completion - Map Not Satisfied

The District will not to release occupancy permits for any commercial lots prior to the District's acceptance of the drainage system for operation and maintenance.

Planning

090 - Planning. 1 Accessible Parking Not Satisfied

A minimum of 17 accessible parking spaces for persons with disabilities, 14 for Building 1, 2 for

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      Accessible Parking (cont.)                      Not Satisfied

Building 3, and 1 for Building 4, shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility.

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

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

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

090 - Planning. 2                      CAP Screening Table Measures                      Not Satisfied

Prior to building permit final/occupancy, appropriate pre-operation measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Addendum. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Addendum, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

090 - Planning. 3                      Curbs Along Planters                      Not Satisfied

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

090 - Planning. 4                      Logistics/Warehouse – NOx Contribution                      Not Satisfied

Prior to Building Final Inspection, the project applicant shall submit to the County a contribution of \$331,067 to be used by the County towards projects to off-set air quality impacts in the Mead Valley Area. Funds shall be maintained separately and shall not be comingled with County General funds or spent on other County projects unrelated to Mead Valley. Funds shall be used solely for purposes of benefitting the Mead Valley Area. In-lieu of a cash contribution, a similar valued contribution may be made to the County as approved by the TLMA Director.

090 - Planning. 5                      Logistics/Warehouse – Signs                      Not Satisfied

Prior to Final Inspection, the following measures shall be implemented:

1. Signs shall be posted in the appropriate locations that trucks should not idle for more than five (5) minutes and that truck drivers should turn off their engines when not in use.



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90. Prior to Building Final Inspection

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090 - Planning. 5                      Logistics/Warehouse – Signs (cont.)                      Not Satisfied

2. Signs shall be posted in the appropriate locations that clearly show the designated entry and exit points for trucks and service vehicles.

3. Signs shall be posted in the appropriate locations that state parking and maintenance of all trucks is to be conducted within designated areas and not within the surrounding community or on public streets.

4. Signs shall be posted in the appropriate locations and/or handouts should be provided that show the locations of nearest food options, fueling, truck maintenance services, and other similar convenience services, if these services are not available onsite.

5. Each Facility shall designate a Compliance Officer responsible for implementing the measures described herein and those conditions of approval with "Logistics/Warehouse" or those conditions of approval related to mitigation measures typically noted with "MM". Contact information shall be provided to the County and updated annually, and signs shall be posted in the appropriate visible locations which provides the contact for the Compliance Officer to the surrounding community.

090 - Planning. 6                      MM Air 5 – Truck Direction Signs                      Not Satisfied

Prior to final inspection, signage will be installed directing heavy-duty trucks to identified truck routes that avoid residential areas within vicinity of the Project site.

090 - Planning. 7                      MM Air 8 and Existing R/R – Carpool/Vanpool                      Not Satisfied

Prior to final inspection, the project shall provide preferential parking spaces for carpools and vanpools. Those parking spaces dedicated for vanpool access shall have a minimum 7'2" vertical clearance.

The 2016 Cal Green Code § 5.106.5.2 requires that new projects or additions or alterations that add 10 vehicles or more vehicular parking spaces provide designated parking for any combination of low-emitting fuel-efficient and carpool/van pool vehicles.

090 - Planning. 8                      Parking Paving Material                      Not Satisfied

A minimum of 736 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department and pursuant to the prior condition of approval titled Parking Spaces Verification and any approved parking plan. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 9                      Parking Spaces Verification                      Not Satisfied

Prior to occupancy of any tenant improvement building permit, verification on implementation of the plan for parking and trailer stalls shall be provided to show that adequate standard vehicle parking will be provided onsite based on applicable parking rates.

090 - Planning. 10                      Renewable Energy Generation R2-E10 Installed                      Not Satisfied

In accordance with measure R2-E10 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-E10", prior

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90. Prior to Building Final Inspection

Planning

090 - Planning. 10 Renewable Energy Generation R2-E10 Installed (cont.) Not Satisfied  
to occupancy for any tenant improvement building permit, the renewable energy facility as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 11 Roof Equipment Shielding Not Satisfied  
Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 12 Trail Maintenance Not Satisfied  
The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District or form or annex into a County managed Landscape lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all community trail(s) identified on this project. The applicant, or successors-in-interest or assignees, shall be responsible for the short-term maintenance of said trails along the east side of Seaton Avenue and west side of Harvill Avenue until such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning Department and the Park District that the trail maintenance will be provided.

Transportation

090 - Transportation. 1 0090-Transportation-WQMP COMPLETION Not Satisfied  
Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 2 Landscape Inspection and Drought Compliance Not Satisfied  
This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department 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 Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 3 RCTD - Complete Annexation into L&LMD or Other District Not Satisfied

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 RCTD - Complete Annexation into L&LMD or Other District (c Not Satisfied  
Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

A Streetlight Authorization form from SCE or other electric provider required in order to complete the annexation process.

090 - Transportation. 4 RCTD - Existing Curb and Gutter Not Satisfied

On existing curb and gutter, new driveway, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Martin Street shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: <http://rctlma.org/transportation/General-Information/Pamphlets-Brochures>

NOTE:

1. The driveway on Martin Street shall be constructed in accordance with County Standard No. 207A.
2. If/when the proposed vacation on Palatium Circle is approved by the Board of Supervisor, a 6-foot sidewalk shall be constructed to match-up existing westerly and easterly concrete sidewalks as directed by the Director of Transportation.
3. An 8' Community Trail shall be installed along Seaton Avenue within the 26' dedicated parkway as directed by the Planning Department and director of Transportation.
4. Prior to the design or installation of a 3-way stop sign at Seaton Avenue and Alviso Road, the 3-way stop shall be warranted, or approved by Transportation Department.

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/transportation/General-Information/Pamphlets-Brochures>

090 - Transportation. 5 RCTD - Existing Maintained Not Satisfied

Cajalco Expressway along project boundary is a paved County maintained expressway and shall be improved with 8" concrete curb and gutter located 63 feet from centerline and MUST match up asphalt concrete paving, reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 110' half-width dedicated right-of-way in accordance with modified County Standard No. 82, Ordinance 461. (Improvement per modified Standard No.84 (63' AC Pavement and 34' parkway) and right-of-way dedication is per Standard No. 82, Ordinance 461)

NOTE:

1. 8' concrete sidewalk shall be constructed within the 47' parkway.
2. An 8" concrete raised curbed landscape median shall be constructed at the centerline to match-up the existing raised median per Standard No. 113, Ordinance 461 and as directed by the Director of

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5            RCTD - Existing Maintained (cont.)            Not Satisfied  
Transportation.

3. In order to secure adequate sight distance TREES, WALLS, or any other obstructions over 30-inch high shall NOT be allowed in accordance with County Standard No. 821, Ordinance 461.

Harvill Avenue along project boundary is a paved County maintained Major Highway and shall be improved with 8" concrete curb and gutter located 38'-55 feet from centerline and match up asphalt concrete paving, reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 59'-76' half-width dedicated right-of-way in accordance with County Standard No. 93, page (1 of 2) and (2 of 2), Ordinance 461.

NOTE:

1. A 6' sidewalk shall be constructed adjacent to curb-face within the 21' parkway as directed by the Director of Transportation.

2. An 8' wide decomposed granite (d.g) walkway Trail with PVC split-rail fence shall be installed in addition to a 6' concrete sidewalk along Harvill Avenue within the 20'-21' parkway as directed by the Planning Department and Director of Transportation.

3. In order to secure adequate sight distance TREES, WALLS, or any other obstructions over 30-inch high shall NOT be allowed in accordance with County Standard No. 821, Ordinance 461.

090 - Transportation. 6            RCTD - Landscaping Installation Completion            Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Cajalco Expressway, Harvill Avenue, Martin Avenue, Seaton Avenue, and Messenia Avenue (Entry driveway).

090 - Transportation. 7            RCTD - Payment of Transportation Fees            Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 8            RCTD - Streetlights Install            Not Satisfied

Install street-lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that street-lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9 RCTD - Utility Install Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 33.6 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the street where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 10 TS/INSTALLATION Not Satisfied

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Seaton Avenue (NS) at Cajalco Expressway (EW)  
Signals eligible for fee credit if installed in the ultimate location.

NOTE:

Building 1, 3, and 4 to install a traffic signal. In the event that construction does not occur, the 18.3 percentage of fair share for these improvements shall be provided for this project as approved by the director of Transportation.

The project proponent shall be responsible for the design and construction/modification of traffic signal(s) at the intersections of:

Harvill Avenue (NS) at Cajalco Expressway (EW) (modification)  
Signals not eligible for fee credit.

NOTE:

With the exception of the northbound approach, Building 1, 3, and 4 will improve the intersection as outline in the Specific Plan geometric conditions. In the event that construction does not occur, the 51.0 percentage of fair share for these improvements shall be paid for these improvement as approved by the Director of Transportation.

Harvill Avenue (NS) at Markham Street (EW)  
Signals eligible for fee credit.

NOTE:

The construction of these improvement anticipated to be done by Building 12 and 15. In the event the construction does not occur, the fair share cash in-lieu of 35.6% shall be paid for these improvements.

Project driveway 1 (NS) at Cajalco Expressway (EW)  
Signals not eligible for fee credit.

Harvill Avenue (NS) at Messenia Lane (EW)  
Signals not eligible for fee credit.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 10 TS/INSTALLATION (cont.)

Not Satisfied

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

090 - Transportation. 11 TS/INTERCONNECT

Not Satisfied

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Harvill Avenue (NS) at Cajalco Expressway (EW) to the signal at Harvill Avenue (NS) at Messenia Lane (EW).

The project proponent shall provide interconnect along the project frontage and shall make all provisions necessary for the ultimate interconnect between Cajalco Expressway and Messenia Lane.

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Seaton Avenue (NS) at Cajalco Expressway (EW) to the signal at Harvill Avenue (NS) at Cajalco Expressway (EW).

The project proponent shall provide interconnect along the project frontage and shall make all provisions necessary for the ultimate interconnect between Seaton Avenue and Harvill Avenue.

or as approved by the Transportation Department.

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts

Not Satisfied

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: November 7, 2018

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Surveyor  
Riverside Transit Agency

Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Resources Management Dept.  
Riv. Co. Airport Land Use Commission  
March Air Reserve Base, Attn. General  
Manager  
Mead Valley Municipal Advisory Council (MAC)  
Board of Supervisors - Supervisor: 1<sup>st</sup> District  
Planning Commissioner: 1<sup>st</sup> District  
City of Perris Sphere of Influence  
Val Verde Unified School District  
Eastern Municipal Water District (EMWD)

Southern California Edison Co. (SCE)  
Southern California Gas Co.  
CALTRANS District # 8  
Santa Ana Reg. Water Quality Control Board  
South Coast Air Quality Management District  
California Department of Fish and Wildlife  
U. S. Fish and Wildlife Service

**PLOT PLAN NO. 180028** – Applicant: Majestic Realty Co. – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District –North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location: Northerly of Cajalco Expressway, westerly of Harvill Avenue, southerly of Martin Street, easterly of Seaton Avenue – 72.5 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC), and Industrial Park (I-P) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a total of 1,185,400 square foot warehouse/distribution/manufacturing development consisting of 3 buildings on 72.5-acres (gross). The 3 buildings consist of a 1,138,800 square foot building (identified as Building 1), a 31,408 square foot building (identified as Building 3), and a 15,192 square foot building (identified as Building 4). – APNs: 317-100-010 through 317-100-028, 317-110-020. Related Cases: SP00341, EIR0466, PP26102, PP25461. **BBID: 850-529-367**

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

**DAC 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 Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on November 29, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@rivco.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

January 17, 2019

**CHAIR**

Steve Manos  
Lake Elsinore

**VICE CHAIR**

Russell Betts  
Desert Hot Springs

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
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Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

**STAFF**

Director  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor.  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Mr. Russell Brady, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
**(VIA HAND DELIVERY)**

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1340MA18  
Related File Nos.: PPT180028 (Plot Plan)  
APNs: 317-100-010 through 317-100-028; 317-110-020

Dear Mr. Brady:

On January 10, 2019, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PPT180032 (Plot Plan), a proposal to construct three industrial manufacturing buildings (each on separate parcels) totaling 1,285,400 square feet (including second floor mezzanine) on 72.5 gross acres located southerly of Martin Street, westerly of Harvill Avenue, northerly of Cajalco Expressway, and easterly of Seaton Avenue in the unincorporated community of Mead Valley, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions, as updated at the ALUC meeting to include Federal Aviation Administration Obstruction Evaluation Service (FAA OES) conditions pursuant to the FAA OES letters dated December 20, 2018 (added conditions shown in **bold type**):

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
  4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:  
  
Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
  5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
  6. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
  7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
  8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
  9. This project has been evaluated for 1,185,400 square feet of manufacturing area, and 100,000 square feet of second floor mezzanine office area. Any increase in building area or change in use other than for warehouse, office and manufacturing use will require an amended review by the Airport Land Use Commission.
  10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

**The following conditions were added at the January 10, 2019 ALUC hearing.**

11. **The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study Nos. 2018-AWP-17876-OE, 2018-AWP-17877-OE, 2018-AWP-17878-OE) and has determined that neither marking nor lighting of**

**the structure(s) 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 L Change 2 and shall be maintained in accordance therewith for the life of the project.**

- 12. The proposed buildings shall not exceed a height of 55 feet above ground level and a maximum elevation at top point of 1,590 feet above mean sea level.**
- 13. The maximum height and top point elevation specified above 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.**
- 14. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 55 feet in height and a maximum elevation of 1,590 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.**
- 15. Within five (5) days after construction of any individual building 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 applicable structures(s).**

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity  
Aeronautical Study Number 2018-AWP-17876 thru -17878-OE

cc: Majestic Freeway Business Center, LLC/Majestic Realty Co. (applicant/landowner)  
T&B Planning, Inc. – Attn.: George Atalla (representative)  
Gary Gosliga, March Inland Port Airport Authority  
Daniel "Rock" Rockholt, March Air Reserve Base  
Debbi Hurtado (nearby property owner)  
ALUC Case File

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# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b)(13)(A)



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2018-AWP-17876-OE

Issued Date: 12/20/2018

John Semcken  
 Majestic Realty Co.  
 13191 Crossroads Parkway  
 6th Floor  
 City of Industry, CA 91746

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Majestic Freeway Business Center - Bldg 1  
 Location: Riverside County, CA  
 Latitude: 33-50-29.86N NAD 83  
 Longitude: 117-15-36.68W  
 Heights: 1535 feet site elevation (SE)  
 55 feet above ground level (AGL)  
 1590 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 06/20/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.

- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-17876-OE.

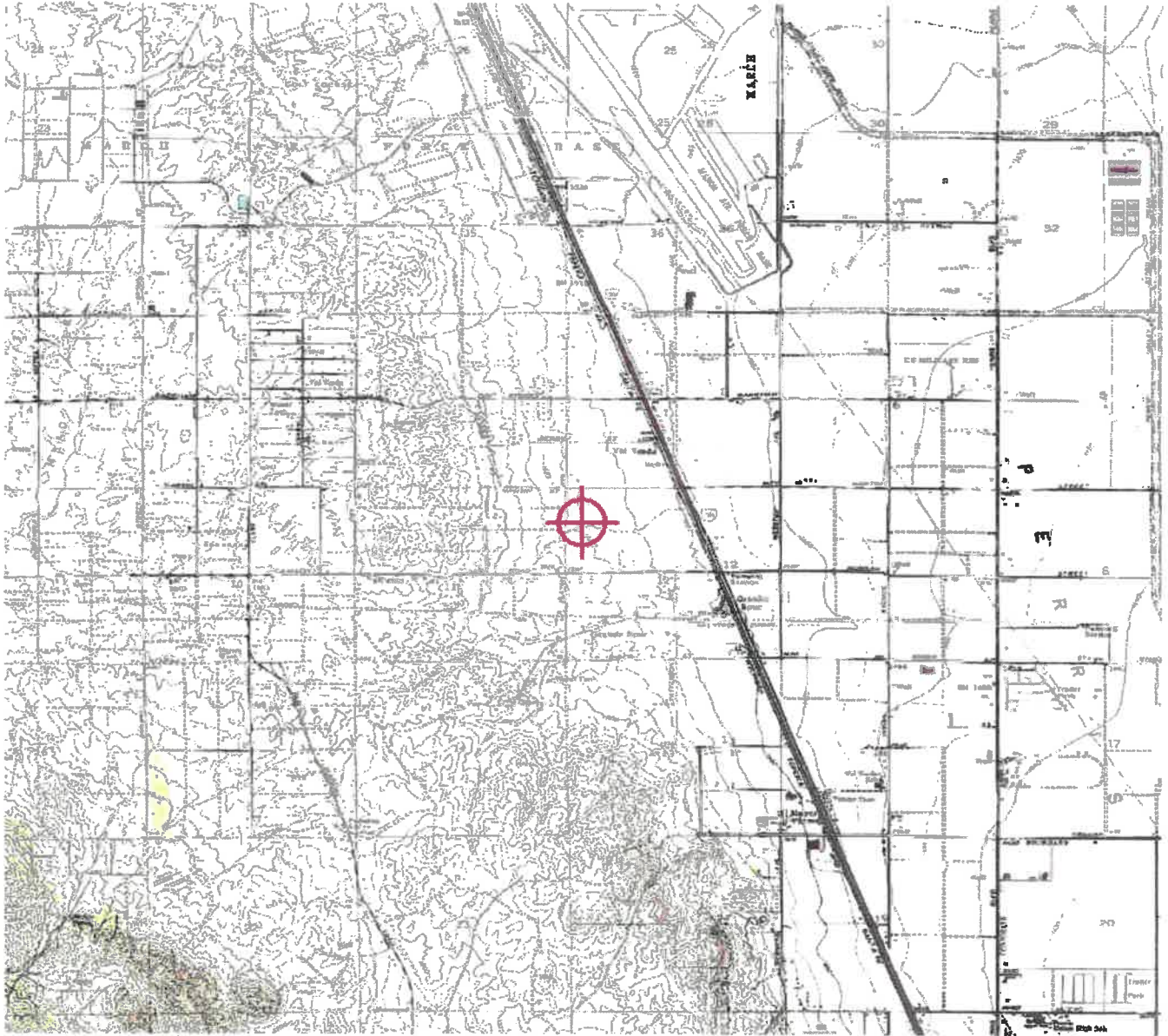
**Signature Control No: 391596190-392856554**

Karen McDonald  
Specialist

( DNE )

Attachment(s)  
Map(s)

**TOPO Map for ASN 2018-AWP-17876-OE**





Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2018-AWP-17877-OE

Issued Date: 12/18/2018

John Semcken  
 Majestic Realty Co.  
 13191 Crossroads Parkway  
 6th Floor  
 City of Industry, CA 91746

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Majestic Freeway Business Center - Bldg 3  
 Location: Riverside County, CA  
 Latitude: 33-50-28.97N NAD 83  
 Longitude: 117-15-27.09W  
 Heights: 1528 feet site elevation (SE)  
 47 feet above ground level (AGL)  
 1575 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 06/18/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.



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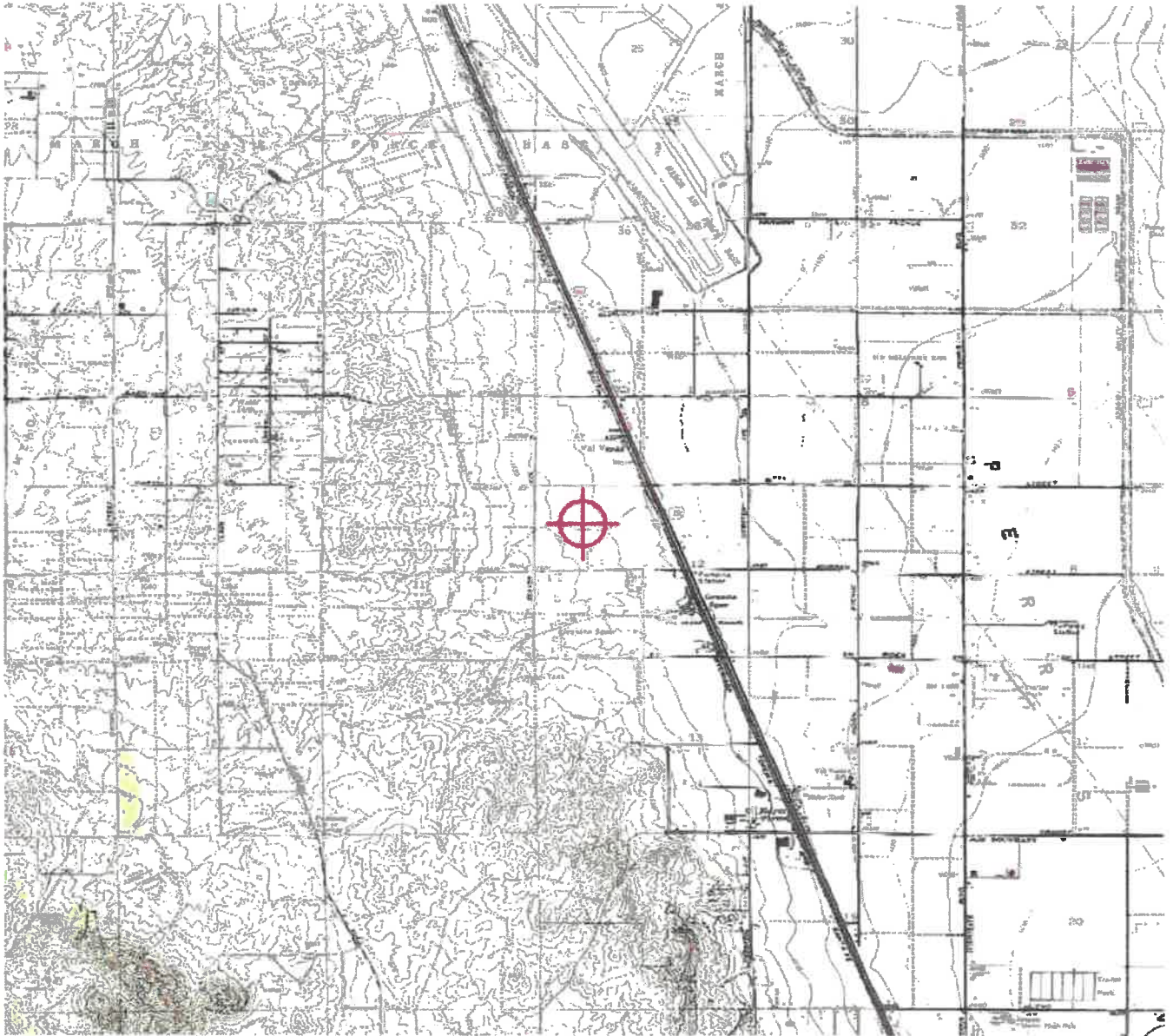
If we can be of further assistance, please contact our office at (424) 405-7643, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-17877-OE.

**Signature Control No: 391596264-392698555**  
Karen McDonald  
Specialist

( DNE )

Attachment(s)  
Map(s)

**TOPO Map for ASN 2018-AWP-17877-OE**





Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2018-AWP-17878-OE

Issued Date: 12/18/2018

John Semcken  
 Majestic Realty Co.  
 13191 Crossroads Parkway  
 6th Floor  
 City of Industry, CA 91746

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Majestic Freeway Business Center - Bldg 4  
 Location: Riverside County, CA  
 Latitude: 33-50-31.20N NAD 83  
 Longitude: 117-15-27.09W  
 Heights: 1527 feet site elevation (SE)  
 47 feet above ground level (AGL)  
 1574 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 06/18/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

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This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

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This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (424) 405-7643, or [karen.mcdonald@faa.gov](mailto:karen.mcdonald@faa.gov). On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-17878-OE.

**Signature Control No: 391596272-392698556**  
Karen McDonald  
Specialist

( DNE )

Attachment(s)  
Map(s)

**TOPO Map for ASN 2018-AWP-17878-OE**





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. \_\_\_\_\_

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: Majestic Realty Co.

Contact Person: John Semcken E-Mail: JSemcken@majesticrealty.com

Mailing Address: 13191 Crossroads Parkway 6th Floor

<u>City of Industry</u>	<small>Street</small> <u>CA</u>	<u>91746</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: ( 562 ) 948-4306 Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

Engineer/Representative Name: T&B Planning, Inc.

Contact Person: Tracy Zinn E-Mail: tzinn@tbplanning.com

Mailing Address: 17542 E. 17th Street, Suite 100

<u>Tustin</u>	<small>Street</small> <u>CA</u>	<u>92780</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: ( 714 ) 505-6360 ext. 350 Fax No: ( 714 ) 505-6361

Property Owner Name: Majestic Freeway Business Center, LLC

Contact Person: John Semcken E-Mail: JSemcken@majesticrealty.com

Mailing Address: 13191 Crossroads Parkway 6th Floor

<u>City of Industry</u>	<small>Street</small> <u>CA</u>	<u>91746</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: ( 562 ) 948-4306 Fax No: ( \_\_\_\_\_ ) \_\_\_\_\_

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

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

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**APPLICATION FOR LAND USE AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Edward P. Roski, Jr (Majestic Freeway Business Center, LLC)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

***AUTHORIZATION FOR CONCURRENT FEE TRANSFER***

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 317-100-010, -011, -012, -013, -014, -015, -016, -017, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, 317-110-020

Approximate Gross Acreage: 72

General location (nearby or cross streets): North of Cajalco Expressway, South of Martin Street, East of Seaton Avenue, West of Harvill Avenue.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.  
Please see attached.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Ordinance No. 348 Section 10, Subsection 10.1.g. (I-P) and Section 11, Subsection 11.2.m (M-SC)

Number of existing lots: 20

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

*Place check in the applicable row, if building or structure is proposed to be removed.*

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function		
1	1,195,740*	52 feet	WHSE-1 Office-2	Warehouse/Logistics Facility w/ Office Space		
2	32,978*	46 feet	WHSE-1 Office-2	Warehouse w/ Office Space		
3	15,952*	46 feet	WHSE-1 Office-2	Warehouse w/ Office Space		
4				* Note: Square feet indicated is approximately 5% higher than shown on the Plot Plan exhibit to account for potential future fluctuations.		
5						
6						
7						
8						
9						
10						

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	257,004	Detention Basin
2		
3		
4		
5		



**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Application for Submittal of Planning Geological Report (GEO 3)

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Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). Preliminary Application Review (PAR180044)  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a signed copy(ies): Phase I ESA

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Majestic Realty Co.

Address: 13191 Crossroads Parkway 6th Floor, City of Industry, CA 91746

Phone number: (562) 948-4306

Address of site (street name and number if available, and ZIP Code): N/A

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: Book 165 Page(s) 11-18, Parcels 1-19

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

Date of list: N/A

Applicant: Majestic Realty Co. Date 10/18/18

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Edward P. Roski, Jr (Majestic Freeway Business Center, LLC) Date \_\_\_\_\_

Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

---

**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Land Use and Development Condensed application.docx  
Created: 04/29/2015 Revised: 08/03/2018



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Property Owner(s) Signature(s) and Date

Edward P. Roski, Jr (Majestic Freeway Business Center, LLC)

Printed Name of Owner

*If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.*

*If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:*

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- If the property owner is a trust, provide a copy of the trust certificate.*

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

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

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## **INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*

**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 a proposed project in the vicinity of your property, as described below:

**PLOT PLAN NO. 180028 (PPT180028) – Intent to Consider an Addendum to Environmental Impact Report No. 466 (EIR466)** – CEQ180105 – Applicant: Majestic Realty Co. – Engineer/Representative: T&B Planning, Inc. – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Cajalco Expressway, westerly of Harvill Avenue, southerly of Martin Street, and easterly of Seaton Avenue – 72.5 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Industrial Park (I-P) – **REQUEST:** The Plot Plan is a proposal for the construction and operation of a total of 1,185,400 sq. ft. warehouse/distribution/manufacturing development consisting of three (3) buildings on 72.5 acres (gross). The three (3) buildings consist of a 1,138,800 sq. ft. building (identified as Building 1), a 31,408 sq. ft. building (identified as Building 3), and a 15,192 sq. ft. building (identified as Building 4).

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **AUGUST 7, 2019**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

ADDITIONAL TELECONFERENCE  
LOCATION FOR HEARING: 7908 NE Loowit Loop #52, Vancouver, WA 98662

For further information regarding this project, please contact Project Planner Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.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 addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department office located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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 June 20, 2019,

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

APN (s) or case numbers PPT180028 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

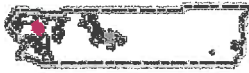
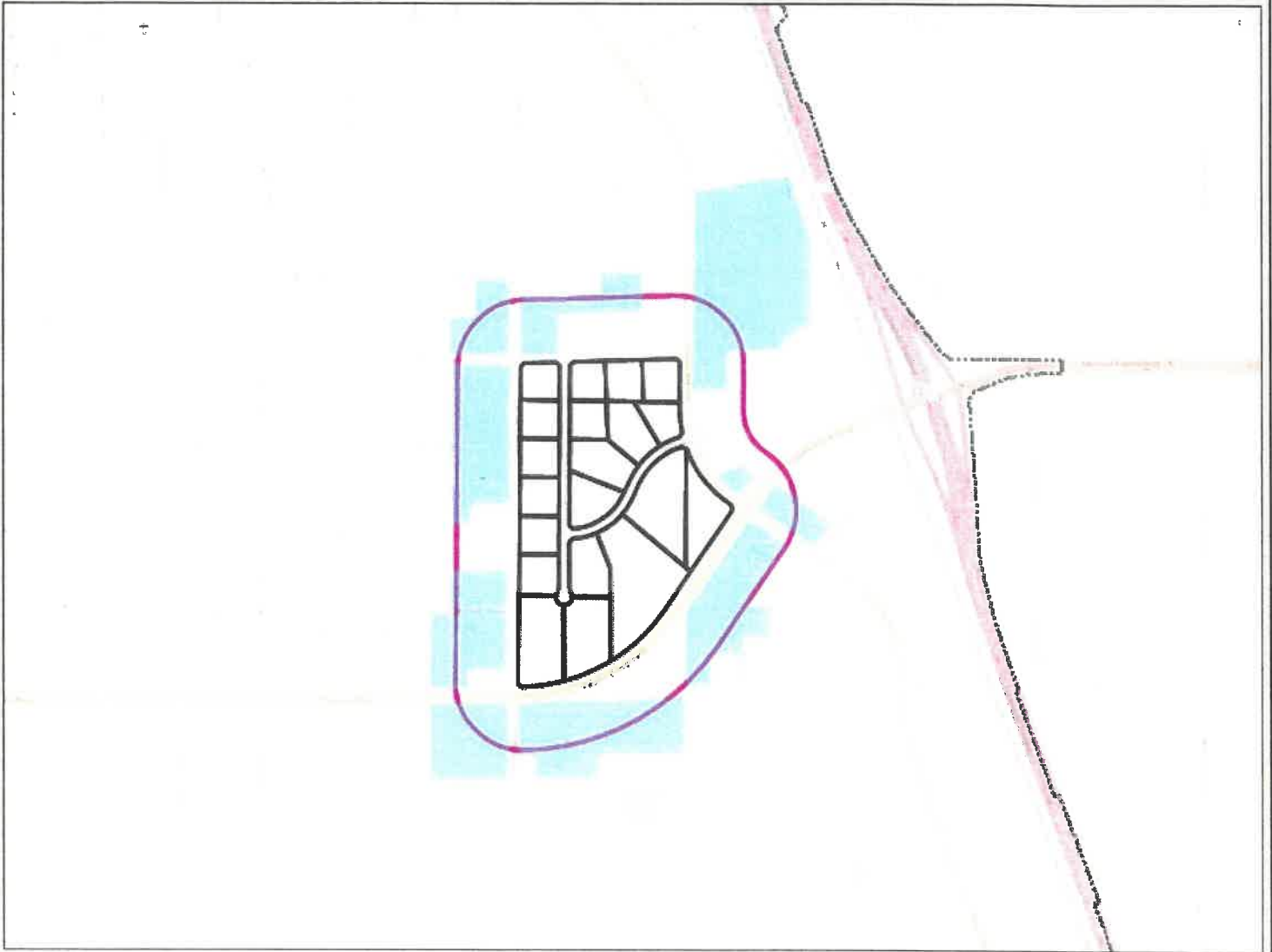
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502



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

# Riverside County GIS Mailing Labels

PPT180028 ( 600 feet buffer )



## Legend

-  County Boundary
-  Cities

## Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 6/20/2019 4:02:21 PM

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314092081  
SAKPRASERT CHANSAMONE  
THAVONEDET CHANSAMONE  
10335 VANTAGE DR  
STANTON CA 90680

314310015  
MAJESTIC FREEWAY BUSINESS CENTER  
13191 CROSSROADS N 5TH FL  
CITY OF INDUSTRY CA 91746

314130015  
MAJESTIC FREEWAY BUSINESS CENTER  
13191 CROSSROADS N 6TH FL  
CITY OF INDUSTRY CA 91746

317110072  
CHARLES B SIROONIAN  
DEBORAH M SIROONIAN  
14150 VINE PL  
CERRITOS CA 90703

314092082  
JUAN ORTIZ  
MARCELA ORTIZ  
16037 EBONY AVE  
MORENO VALLEY CA 92551

317110021  
JAM HALL  
19052 HARVILL AVE  
PERRIS CA 92570

317300016  
FRANCISCO RAMIREZ  
ERICA YARET CASTRO  
19081 SEATON AVE  
PERRIS CA. 92570

317300019  
DEBBI A HURTADO  
JERRIE N VANOEL  
19091 SEATON AVE  
PERRIS CA. 92570

317300021  
FERNANDO MARTIN DEL CAMPO  
19111 SEATON AVE  
PERRIS CA. 92570

317300009  
ROBERT PEDREGON  
19121 SEATON ST  
PERRIS CA. 92570

317310008  
SILVIA E BUENROSTRO  
19195 SEATON AVE  
PERRIS CA 92570

317310009  
MANUEL L SILVA  
19201 SEATON AVE  
PERRIS CA. 92570

317110028  
FAYEZ SEDRAK  
MONA SEDRAK  
19248 HARVILL AVE  
PERRIS CA. 92570

317050058  
FUERSTENBERG CARLOTTA TRUST  
CARLOTTA FUESTENBERG  
19355 SEATON ST  
PERRIS CA. 92570

317140045  
RAYMUNDO GUEVARA  
ROSA GUEVARA  
19580 SEATON AVE  
PERRIS CA. 92570

317300007  
ADILENE GUZMAN  
19660 GLENWOOD AVE  
RIVERSIDE CA 92508

317310006  
ALFREDO NIETO ZAMARRIPA  
MAURA C ZAMARRIPA  
20833 HORST ST  
LAKEWOOD CA 90715

317300010  
RADENKO MILOSAVLJEVIC  
GERDA MILOSAVLJEVIC  
22880 RIOS AVE  
PERRIS CA. 92570

317310018  
THERESA LYNN CAVIN  
22890 ALVISO RD  
PERRIS CA. 92570

317050040  
JORGE TAPIA  
22920 CAJALCO RD  
PERRIS CA. 92570

317300005  
FRANCISCO L LOPEZ  
ROSA B SANCHEZ  
22943 MARTIN ST  
PERRIS CA. 92570

317300006  
GONZALO MECILLAS  
CELIA MESILLAS  
22985 MARTIN ST  
PERRIS CA. 92570

317140028  
EDUARDO MARTIN MERCADO  
23051 CAJALCO RD  
PERRIS CA. 92570

317140004  
HERIBERTO PUENTE  
23083 CAJALCO RD  
PERRIS CA. 92570

317140005  
DAVID R ZUNIGA  
LISA ZUNIGA  
23113 CAJALCO RD  
PERRIS CA. 92570

317140052  
SUPREME  
23129 CAJALCO RD  
PERRIS CA. 92570

317110035  
RIVERSIDE COUNTY TRAVEL ZONE CENTER  
23261 CAJALCO EXPRS  
PERRIS CA 92571

317310027  
THERESA L GAVIN  
25355 WINNER  
ROMOLAND CA 92585

317310020  
VICKI CAVIN HOLTHAUS  
DONALD A HOLTHAUS  
25355 WINNER CIR  
ROMOLAND CA 92585

317050041  
KAREN ANN KELLEY  
2555 ALPINE RD  
UPLAND CA 91784

317050038  
STEVEN E PULCHEON  
JENNIFER L PULCHEON  
28248 TOWER VIEW CT  
ROMOLAND CA 92585

314130011  
MARK S BLACKBURN  
TIMOTHY J BLACKBURN  
KAREN A BLACKBURN

29390 VIA NORTE  
TEMECULA CA 92591

317080023  
VASILIOS RIGAS  
EVANTHIA RIGAS  
30 POINT LOMA DR  
CORONA DEL MAR CA 92625

317140044  
ALEJANDRO SIERRA  
3332 IRONWOOD CT  
PERRIS CA 92571

317110057  
HHI RIVERSIDE  
3800 ORANGE ST NO 250  
RIVERSIDE CA 92501

317110029  
RIVERSIDE COUNTY TRANSPORTATION  
4080 LEMON ST 3RD FL  
RIVERSIDE CA 92501

314092026  
DEBRA ANN PYLES  
503 W OLIVE ST  
CORONA CA 92882

317050047  
ARACELI BARBA DELACRUZ  
5155 EMERALD CV  
SAN DIEGO CA 92154

317110004  
OCTAVIO TAFOLLA  
6758 HELLMAN AVE  
RANCHO CUCAMONGA CA 91701

317310019  
MARCELO PEREZ  
ISELA PEREZ  
792 ARBOLES CT  
PERRIS CA 92571

314130020  
SEAN & PARTNERS  
8577 CANDLEWOOD ST  
CHINO CA 91708

317310007  
CHAD J THOMPSON  
8661 MILLPOND PL  
RIVERSIDE CA 92508

317110010  
PAUL N WARNER  
P O BOX 1381  
MORENO VALLEY CA 92556

317300020  
ALICIA C BORNT  
JAMES F BORNT  
MALVA C BORNT

P O BOX 58  
PERRIS CA 92572

314092025  
SHERRI D JOHNSON  
P O BOX 752  
PERRIS CA 92572

317050059  
SOUTHEASTERN CALIF CONF OF SEVENTH DAY  
P O BOX 79990  
RIVERSIDE CA 92513

314092027  
M FRANK STEINER  
TERRIE A STEINER  
PO BOX 333  
MOORESVILLE NC 28115

**Applicant:**

Majestic Realty, c/o John Semcken  
13191 Crossroads Parkway, Sixth Floor  
City of Industry, CA 91746

**Representative:**

T&B Planning Inc., c/o Tracy Zinn  
17542 17<sup>th</sup> Street, Suite 100  
Tustin, CA 92780

**Applicant:**

Majestic Realty, c/o John Semcken  
13191 Crossroads Parkway, Sixth Floor  
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Tustin, CA 92780

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607

Lijin Sun, Program Supervisor  
South Coast Air Quality Management District  
21865 Copley Drive  
Diamond Bar, CA 91765

California Department of Fish and Wildlife, Inland  
Deserts Region 6  
Leslie McNair  
3602 Inland Empire Blvd., Ste. C-220  
Ontario, CA 91764

CalTrans District 8  
CEQA Review  
464 W. 4th St., 6<sup>th</sup> Floor  
San Bernardino, CA 92401

City of Perris  
101 N. D Street  
Perris, CA 92570

Val Verde Unified School District  
975 W. Morgan St.  
Perris, CA 92571-3103

Metropolitan Water District of Southern California  
Harry Bannerman  
700 North Alameda Street  
Los Angeles, CA 90012-2944

Riverside County Transportation Commission  
Anne Mayer, Executive Director  
4080 Lemon Street, 3rd Floor  
Riverside, CA 92501

Riverside Transit Agency  
Joe Forgiarini  
1825 3rd St.  
Riverside, CA 92517-1968

Southern California Edison  
CEQA Review  
2244 Walnut Grove Ave., Rm 312  
Rosemead, CA 91770

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

U.S. Fish and Wildlife Service  
Sally Brown  
6010 Hidden Valley Road, Ste. 101  
Carlsbad, CA 92011

Mead Valley Municipal Advisory Council  
Attn: Lee Cussins, Secretary  
18870 Springwood Ln.  
Perris, CA. 92570

Santa Ana  
Regional Water Quality Control Board #8  
Michael Adackapara  
3737 Main Street, Ste 500  
Riverside, CA. 92501

Debbie Walsh  
PO Box 2244  
Perris, CA 92572

# INVOICE (PLAN-CFG03016) FOR RIVERSIDE COUNTY

**BILLING CONTACT**

Redevelopment Agency For Riv Co  
3525 14Th St  
Riverside, Ca 92501

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG03016	04/21/2004	04/21/2004	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG03016	0451 - CF&G TRUST	\$850.00
	0452 - CF&G TRUST: RECORD FEES	\$64.00
<b>SUB TOTAL</b>		<b>\$914.00</b>

**TOTAL** **\$914.00**

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-7735

**For Questions Please Visit Us at the Following Locations:**

Riverside Permit Assistance Center  
4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste H  
Palm Desert, CA 92211