

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

601 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 14, 2011

SUBJECT: CHANGE OF ZONE NO. 7650, TENTATIVE PARCEL MAP NO. 35309, PLOT PLAN NO. 23358 - FAST TRACK NO. 2007-20 – Mitigated Negative Declaration – Applicant: Temescal Office Partners, LP – Engineer/Representative: Hunsaker & Associates – First Supervisorial District – Glen Ivy Zoning District – Temescal Canyon Area Plan: Community Development: Business Park (CD:BP) (0.25-0.60 Floor Area Ratio) – Location: Northerly of Temescal Canyon Road and Campbell Ranch Road intersection and westerly of Interstate 15 – 14.8 gross acres – Zoning: One-Family Dwellings (R-1) – **REQUEST:** The change of zone proposes to change the site's current zoning classification from One-Family Dwellings (R-1) to Commercial Office (C-O). The Tentative Parcel Map is a Schedule 'E' subdivision of 14.8 gross acres into three (3) parcels ranging in size from 0.6 to 10.6 acres (2 for open space purposes) and 26 condominium units. The plot plan proposes a commercial office center including nine (9) multi-tenant buildings creating 26 tenant suites. The project totals 83,799 square feet of gross building. The buildings range in size from 7,363 sq. ft. to 10,810 sq. ft.

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41923**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7650**, amending the zoning classification for the subject property from One-Family Dwellings (R-1) to Commercial Office (C-O), in accordance with Exhibit #3, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

Greg A. Neal, Deputy Director for

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc/dm *DM*

(continued on next page)

REVIEWED BY EXECUTIVE OFFICE
DATE *7/20/11*
Tina Grande
Departmental Concurrence

Dept's Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref. | ATTACHMENTS FILED | District: First | Agenda Number:

WITH THE CLERK OF THE BOARD

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7650, TENTATIVE PARCEL MAP NO. 35309, PLOT PLAN NO.

23358 - FAST TRACK NO. 2007-20

Page 2 of 2

APPROVAL of **TENTATIVE PARCEL MAP NO. 35309**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 23358**, subject to the attached conditions of approval; and, based upon the findings and conclusions incorporated in the staff report.

Agenda Item No.:
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisory District: First
Project Planner: Wendell Bugtai
Board of Supervisors: July 26, 2011

CHANGE OF ZONE NO. 7650
TENTATIVE PARCEL MAP NO. 35309
PLOT PLAN NO. 23358
(Fast Track Authorization No. 2007-20)
Environmental Assessment No. 41923
Applicant: Temescal Office Partners, LP
Engineer/Representative: Hunsaker & Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The CHANGE OF ZONE proposes to change the site's current zoning classification from One-Family Dwellings (R-1) to Commercial Office (C-O).

The TENTATIVE PARCEL MAP is a Schedule 'E' subdivision of 14.8 gross acres into three (3) parcels ranging in size from 0.6 to 10.6 acres (2 for open space purposes) and 26 condominium units.

The PLOT PLAN proposes a commercial office center consisting of nine (9) multi-tenant buildings creating 26 tenant suites. The project totals 83,799 square feet of gross building area. The buildings range in size from 7,363 sq. ft to 10,810 sq. ft.

The project is located northerly of Temescal Canyon Road and Campbell Ranch Road intersection and westerly of Interstate 15.

SUMMARY OF FINDINGS:

- Existing General Plan Land Use (Ex. #5): Community Development: Business Park (BP)
- Surrounding General Plan Land Use (Ex. #5): North & West: Community Development: Medium Density Residential (CD: MDR)
East: I-15 Freeway
South: Community Development: Light Industrial (CD: LI)
- Proposed Zoning (Ex. #3): Commercial Office (C-O)
- Surrounding Zoning (Ex. #3): North: One-Family Dwellings (R-1)
East: I-15 Freeway
South: Manufacturing – Service Commercial (M-SC)
West: Mobile Home Subdivision and Mobile Home Parks (R-T)
- Existing Land Use (Ex. #1): Vacant
- Surrounding Land Use (Ex. #1): North: Single Family Residences
East: Freeway
South: Vacant
West: Single Family Residences
- Project Data: Total Acreage: 14.8
Total Proposed Parcels: 3
Proposed Min. Parcel Size: 0.6
Schedule: "E" Subdivision

8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41923**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7650**, amending the zoning classification, for the subject property from One- Family Dwellings (R-1) to Commercial Office (C-O), in accordance with Exhibit #3; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 35309**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **PLOT PLAN NO. 23358**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Business Park Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Commercial Office (CO) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "E" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Business Park on the Temescal Canyon Area Plan.
2. The proposed use, commercial office buildings, is permitted use in the Community Development: Business Park designation.

3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (MDR) to the north, Community Development: Light Industrial to the south, Community Development: Medium High Density Residential (MHDR) to the west and the I-15 Freeway to the east.
4. The zoning for the subject site is currently One-Family Dwellings (R-1) with the applicant proposing a change of zone to Commercial Office (C-O).
5. The proposed use, commercial office buildings, is a permitted use, subject to approval of a plot plan in the Commercial Office (C-O).
6. The proposed use, commercial office buildings, is consistent with the development standards set forth in the Commercial Office (C-O) zone.
7. The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the north, Manufacturing – Service Commercial (M-SC) to the south, Mobile Home Subdivision and Mobile Home Park (R-T) to the west and I-15 Freeway to the east.
8. The project is currently vacant and no uses have been constructed or are operating in the project vicinity.
9. This project is located within Criteria Cell Group (Cell Group “H” and “I” and Cell Numbers 3245 and 3348) of the Western Riverside County Multiple Species Habitat Conservation Plan, as such the Planning Department has conferred with the Environmental Programs Division and was determined by the Habitat Acquisition and Negotiation Strategy/Expedited Review Process (HANS/ERP) No. 356 and 1811 that this project fulfills those requirements.
10. This project is within the City Sphere of Influence of Corona. As such, it is required to conform to the County’s Memorandum of Understanding (MOU) with that city. The city staff did not identify any issues with the project.
11. Environmental Assessment No. 41923 identified the following potentially significant impacts:
 - a. Air Quality
 - b. Biological Resources
 - c. Hazards & Hazardous Materials
 - d. Noise

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. Redevelopment Area;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - d. Airport Compatibility Zone.

3. The project site is located within:
 - a. The city of Corona sphere of influence;
 - b. The boundaries of the Temescal Canyon Area Plan;
 - c. High Fire Area;
 - d. Corona-Norco Unified School District.

4. The subject site is currently designated as Assessor's Parcel Numbers 290-060-024 and 290-060-025.

WB:wb/dm

Y:\Planning Case Files-Riverside office\PP23358\CZ7650 - PM35309 - PP23358 - Staff Report - 4-1-11 clean copy #2.doc

Date Prepared: 01/01/01

Date Revised: 07/14/11

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07650 PM35309 PP23358
VICINITY/POLICY AREAS**

Supervisor Buster
District 1

Date Drawn: 5/11/11
Vicinity Map



Assessors Bk. Pg. 290-06
Thomas Bros. Pg. 804 F7
Edition 2009

Zoning Area: Glen Ivy
Township/Range: T5SR6W
Section: 2



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 types 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 Indio at (760) 865-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.htm>

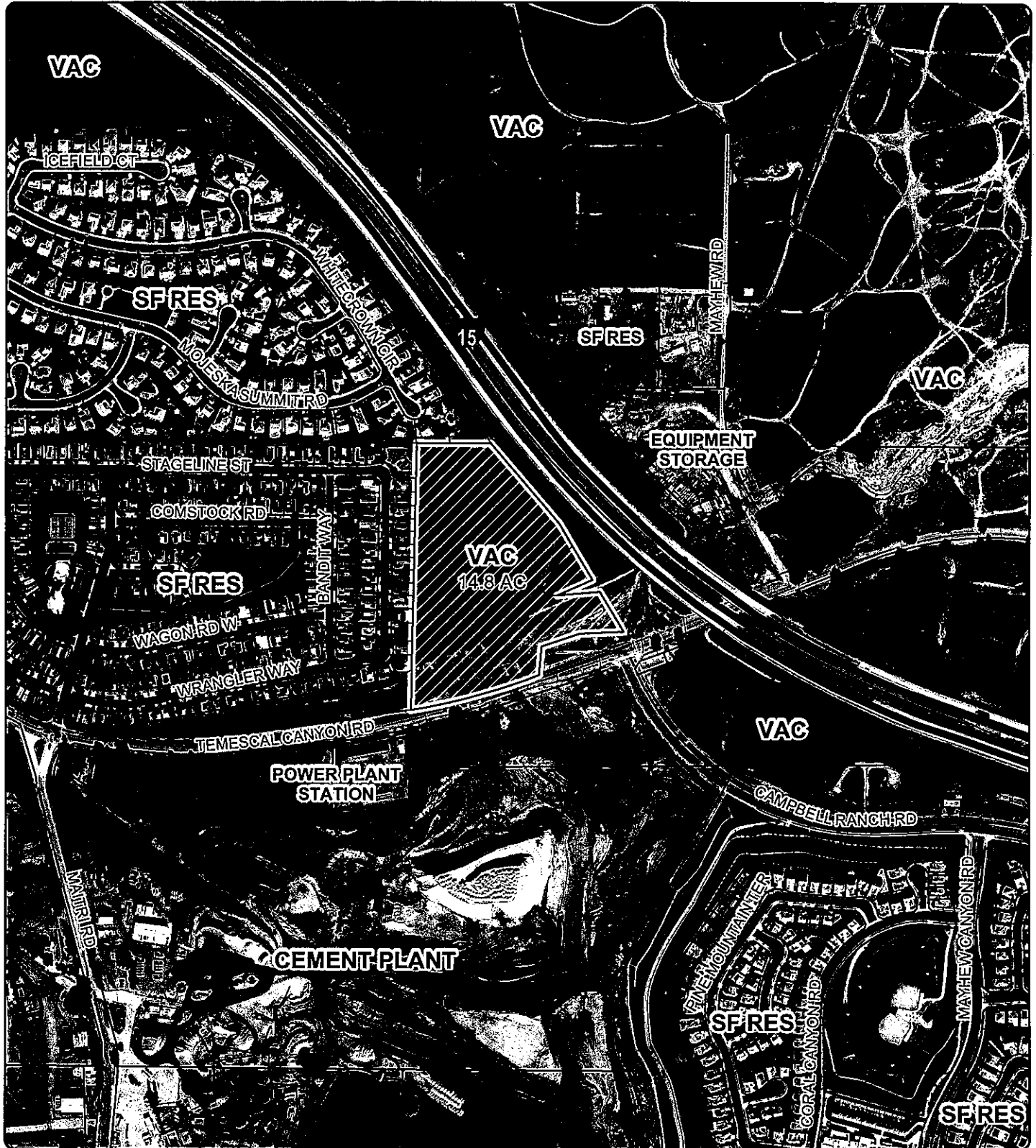
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07650 PM35309 PP23358

LAND USE

Supervisor Buster
District 1

Date Drawn: 5/11/11
Exhibit 1

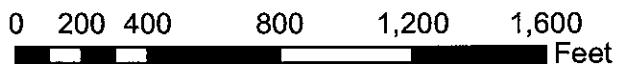


Zoning Area: Glen Ivy
Township/Range: T5SR6W
Section: 2



Assessors Bk. Pg. 290-06
Thomas Bros. Pg. 804 F7
Edition 2009

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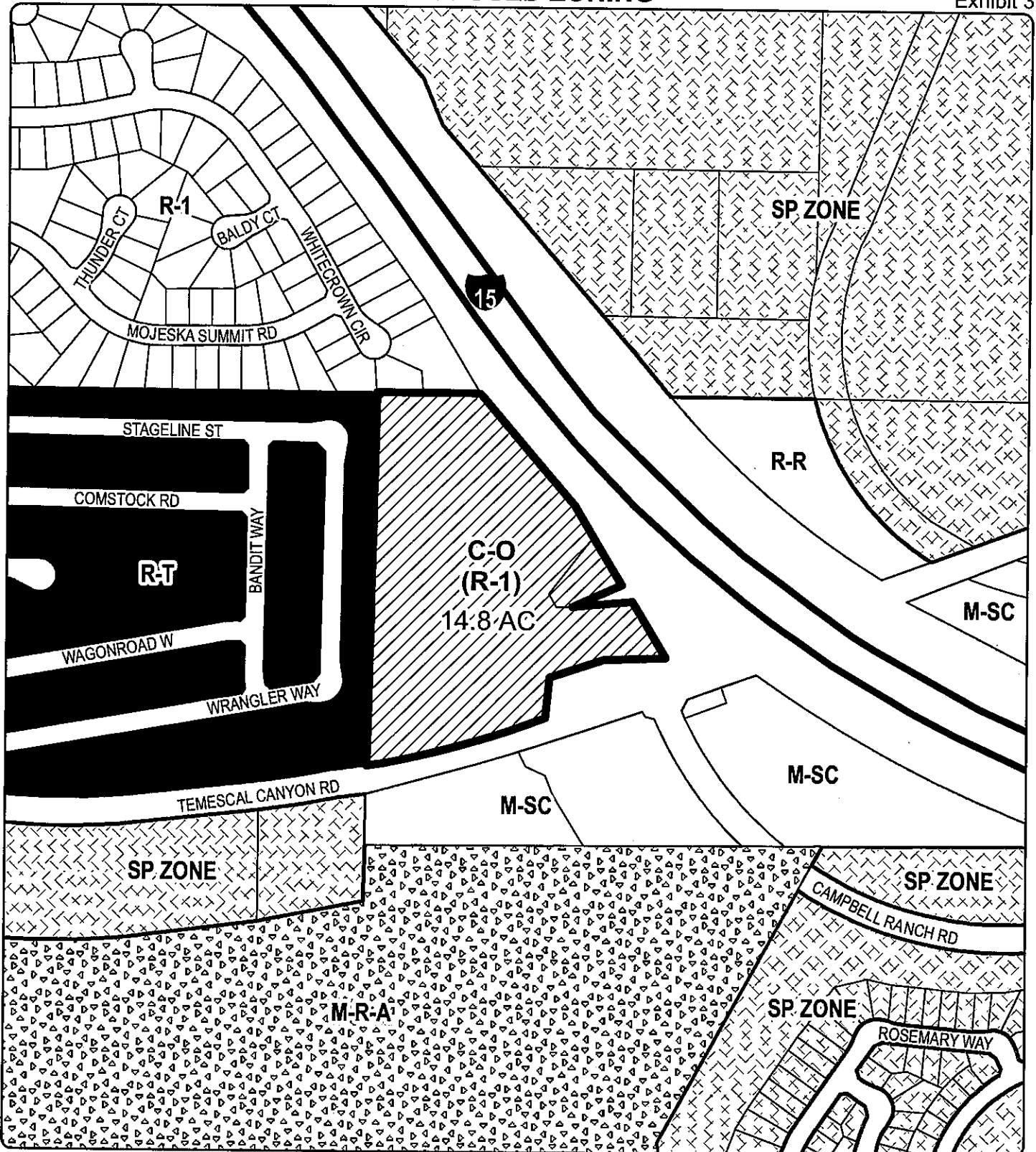
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07650 PM35309 PP23358

PROPOSED ZONING

Supervisor Buster
District 1

Date Drawn: 5/11/11
Exhibit 3



Zoning Area: Glen Ivy
Township/Range: T5SR6W
Section: 2

Assessors Bk. Pg. 290-06
Thomas Bros. Pg. 804 F7
Edition 2009



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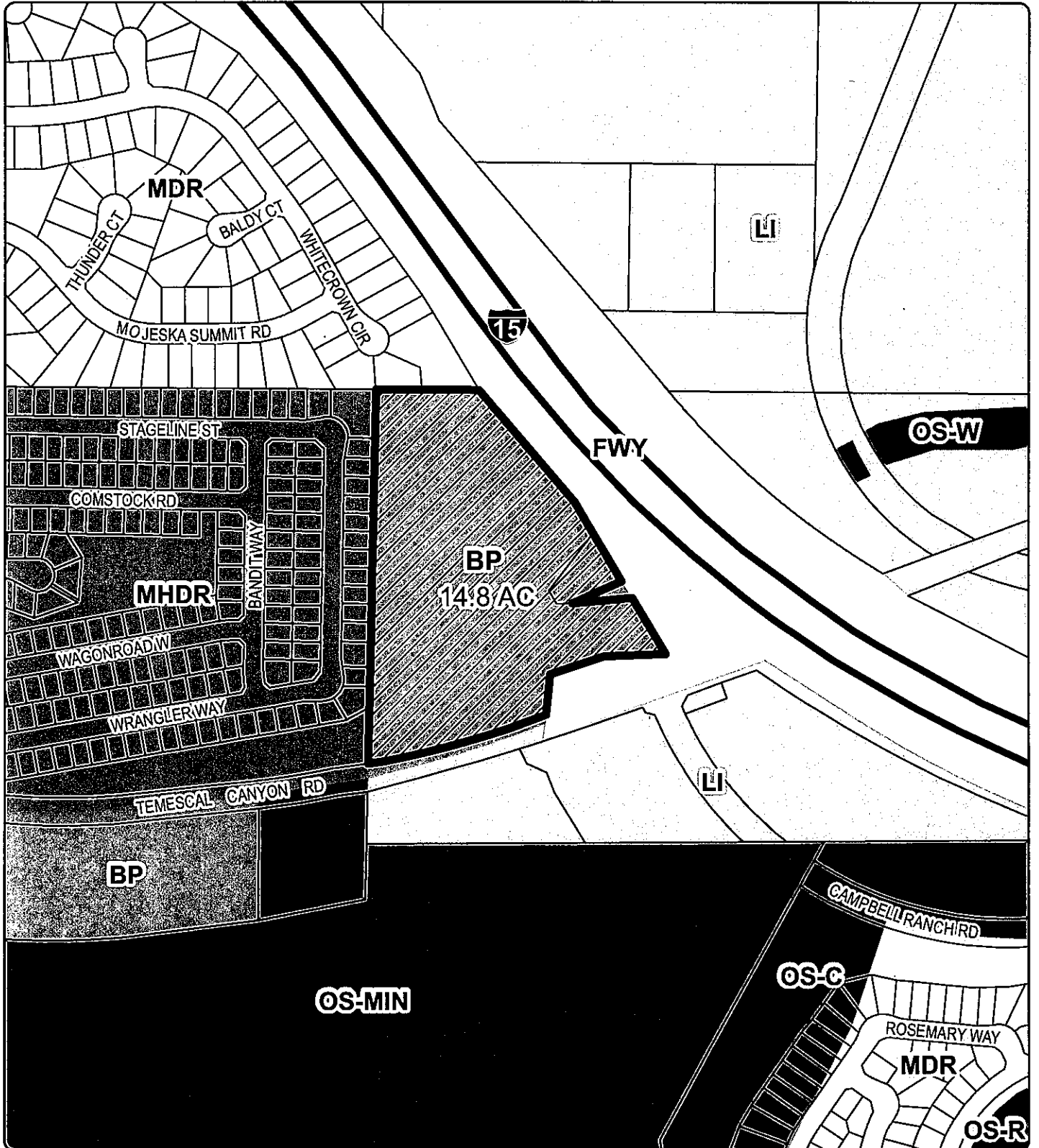
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07650 PM35309 PP23358

EXISTING GENERAL PLAN

Supervisor Buster
District 1

Date Drawn: 5/11/11
Exhibit 5



Zoning Area: Glen Ivy
Township/Range: T5SR6W
Section: 2

Assessors Bk. Pg. 290-06
Thomas Bros. Pg. 804 F7
Edition 2009

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TRACT 23188
EXISTING ZONING: R-1
SINGLE FAMILY DWELLING

TRACT 11850
EXISTING ZONING: R-T
MOBILE HOME SUBDIVISION
& MOBILE HOME PARKS

VACANT / MINING
EXISTING ZONING: M-SC
MANUFACTURING - SERVICE
COMMERCIAL

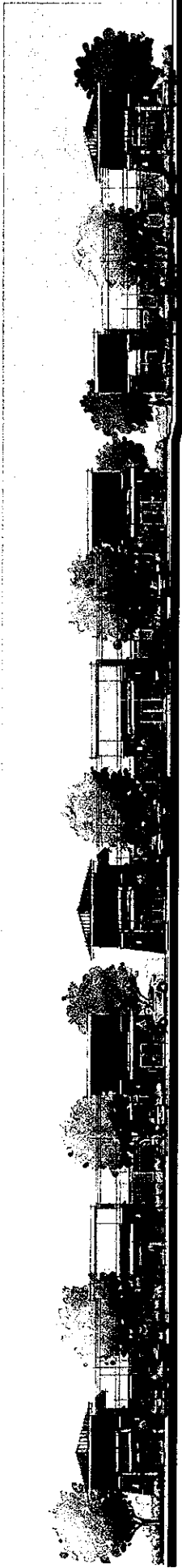
COMMON AREAS EXHIBIT

-  BUILDING PAD
-  LANDSCAPE
-  INGRESS/EGRESSES

PREPARED BY:



HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING • ENGINEERING • SURVEYING
7000 TOWN CENTER DRIVE • IRVINE, CA 92618
TEL: 949 545-8200 • FAX: 949 545-3070



TEMESCAL CANYON ROAD OFFICE PARK

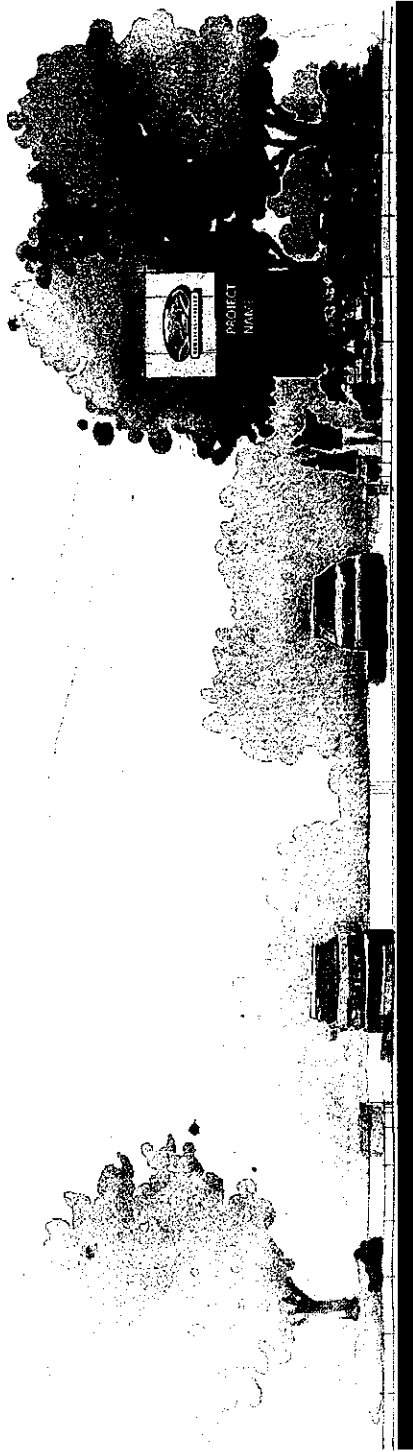
RS DEVELOPMENT COMPANY, LLC

PROJECT ELEVATIONS

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM GJA/A ARCHITECTS.

DATE: 08/14/14
PROJECT NO.: 14000001

GJA/A
ARCHITECTS

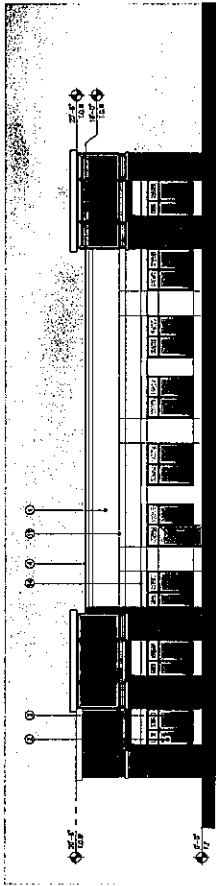


TEMESCAL CANYON ROAD OFFICE PARK
RS DEVELOPMENT COMPANY, LLC

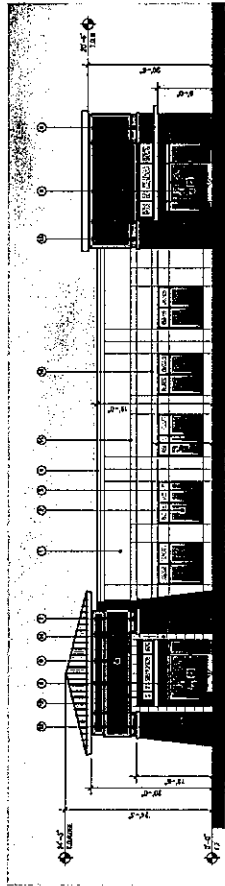
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PROJECT NO.: 10000811

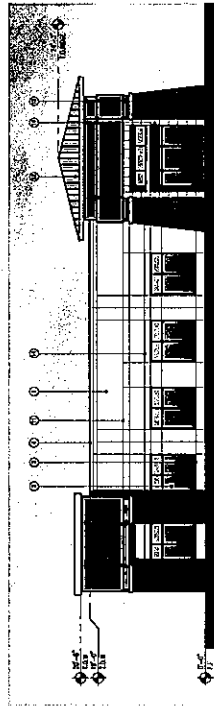
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ARCHITECTS



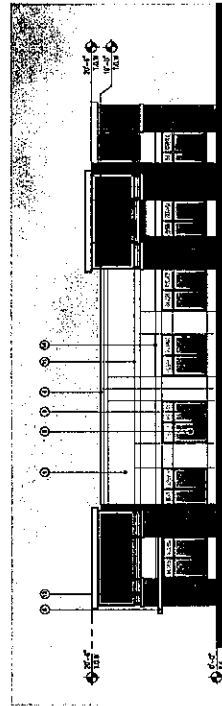
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NORTH ELEVATION
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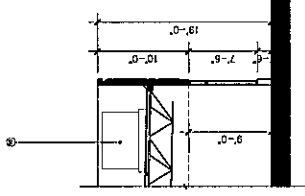
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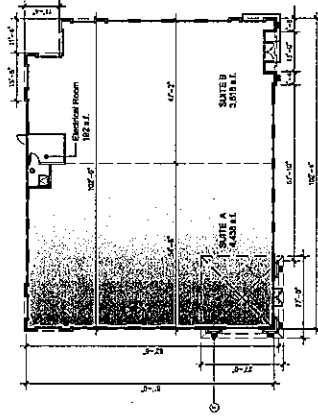
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BUILDING MATERIALS

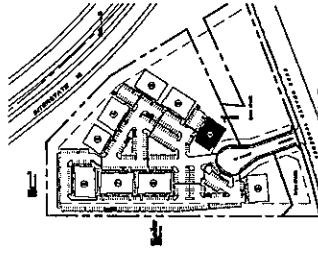
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- ③ ALUMINUM WALLING
- ④ PLYWOOD PANEL
- ⑤ METAL CLAMP
- ⑥ STAINLESS STEEL FINISH WITH BRASS
- ⑦ ACCENT BUILDING LIGHT FIXTURE
- ⑧ FUTURE SPACER LOCATION
- ⑨ BUILDING JOISTS
- ⑩ INSULATION EXTERIOR FINISHING BY BUILDING PERMIT WALL
- ⑪ HORIZONTAL ROYALS
- ⑫ METAL PANEL ROOF
- ⑬ AGENT FILE / STONE
- ⑭ AGENT FILE / STONE WATER
- ⑮ ROOF METAL



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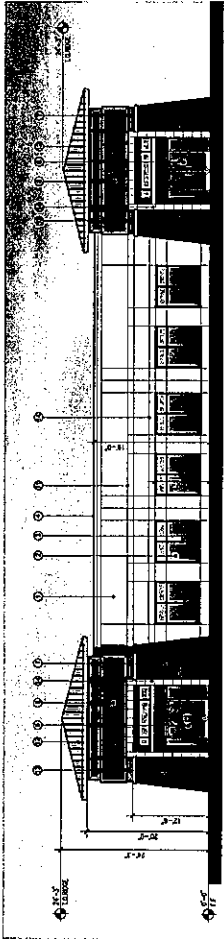


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KEY SITE PLAN
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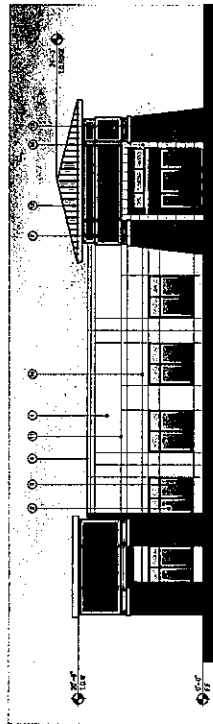




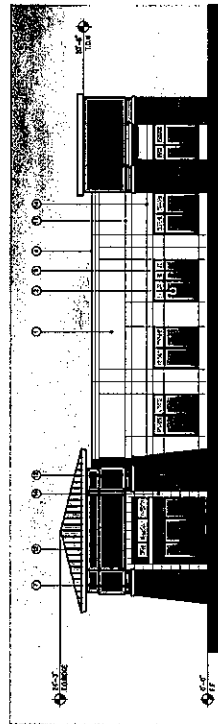
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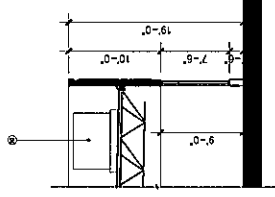
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EAST ELEVATION
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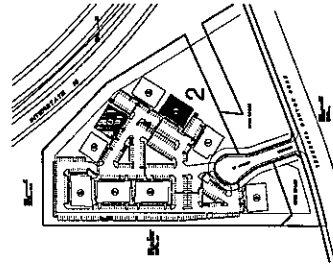
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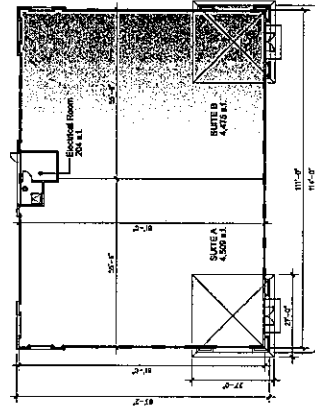
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BUILDING MATERIALS

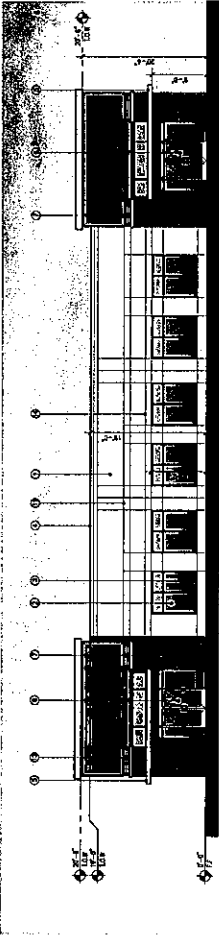
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- 4 PAINTED STEEL
- 5 METAL CANOPY
- 6 STORMDOOR ENTRANCE WITH TINTED GLASS
- 7 ACCENT BRACING LIGHT FIXTURE
- 8 FUTURE SIGNAGE LOCATION
- 9 BRACING ADDRESS
- 10 GEOMETRIC LEANPOST SIGNAGED BY BUILDING PAINTED WALL
- 11 HORIZONTAL RIVETS
- 12 METAL PANEL ROOF
- 13 ACCENT TILE / STONE VERTICAL
- 14 ACCENT TILE / STONE VERTICAL
- 15 ROOF REVEL



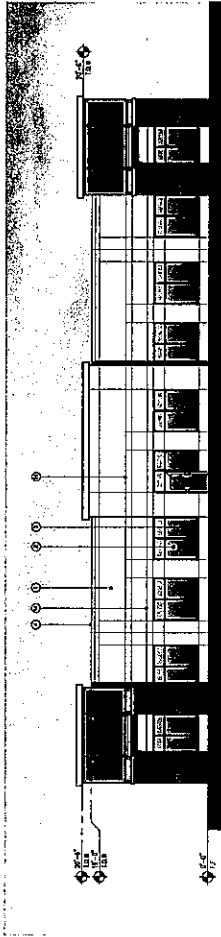
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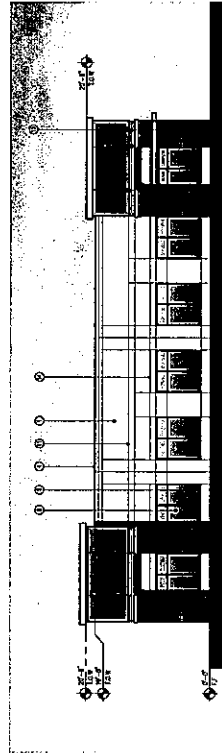
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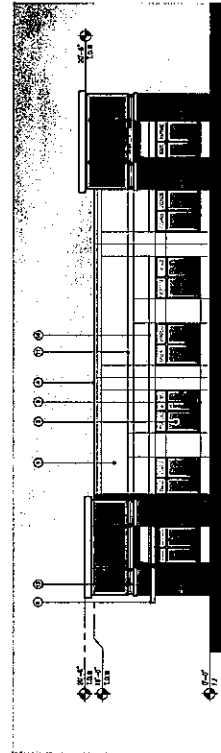
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NORTH ELEVATION
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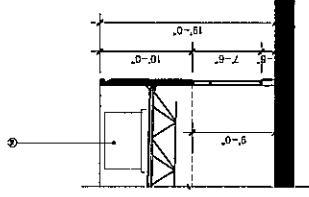
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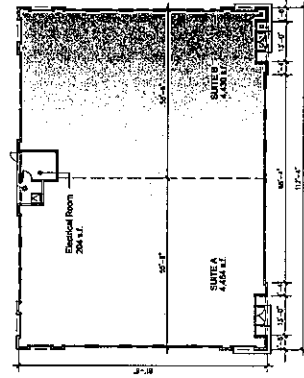
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BUILDING MATERIALS

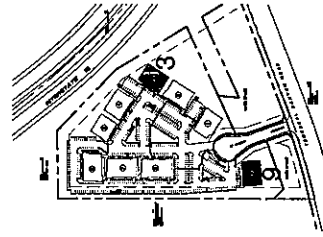
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- 3 ALUMINUM MULLIONS
- 4 PANELS: RETAIL
- 5 METAL CANOPY
- 6 SLOTTED BRASS WITH INSET GLASS
- 7 ACCENT BUILDING LIGHT FIXTURE
- 8 FINISH: STONE / CLAYTON
- 9 BUILDING ADDRESS
- 10 MICHIGANA EDWARDS' STORES BY
- 11 BONDING PARTNER WALL
- 12 HORIZONTAL RETAIL
- 13 METAL PANEL ROOF
- 14 ACCENT BELL / STONE
- 15 ACCENT TILE / STONE WATER
- 16 RETAIL



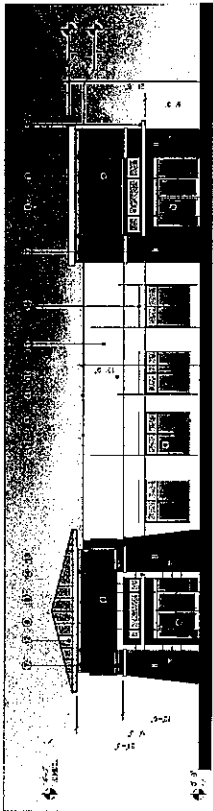
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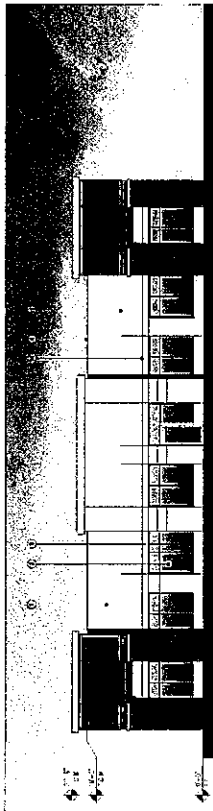
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KEY SITE PLAN
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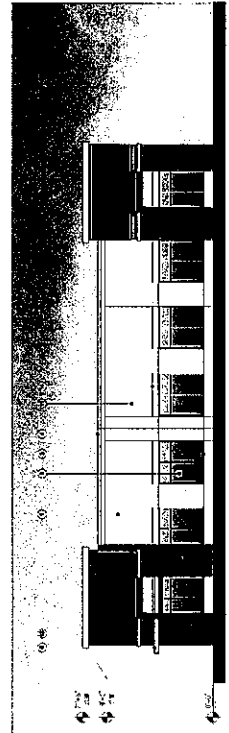
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NORTH ELEVATION
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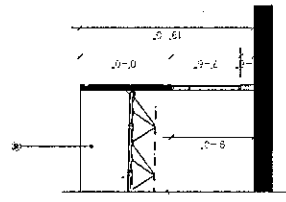
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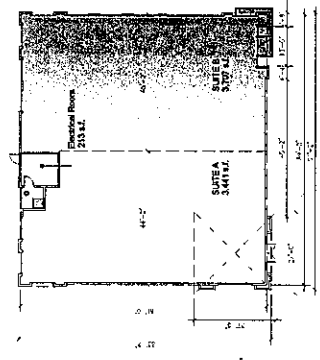
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BUILDING MATERIALS

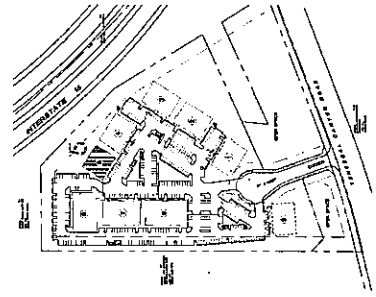
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2. INTERIOR INTERLOCKING BLOCK
3. FASITE WALLS
4. EXTERIOR WALLS
5. BLOCK CURB
6. INTERIOR WALLS - 1/2" GYPSUM BOARD
7. INTERIOR WALLS - 1/2" GYPSUM BOARD
8. INTERIOR WALLS - 1/2" GYPSUM BOARD
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14. INTERIOR WALLS - 1/2" GYPSUM BOARD
15. INTERIOR WALLS - 1/2" GYPSUM BOARD



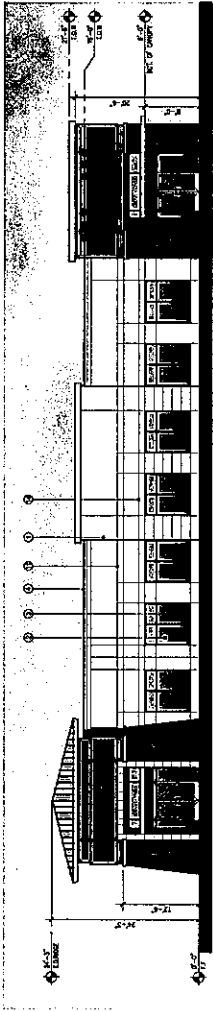
TYPICAL WALL SECTION
SCALE: 3/8" = 1'-0"



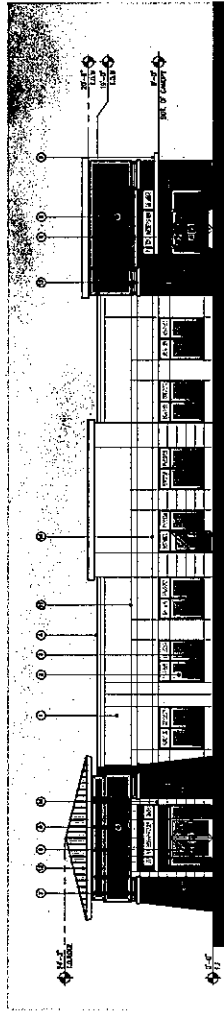
FLOOR PLAN
SCALE: 1/8" = 1'-0"



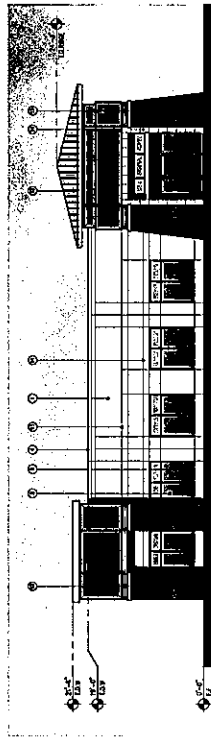
KEY SITE PLAN
SCALE: 1/8" = 1'-0"



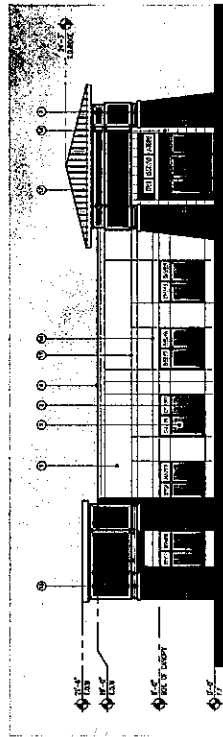
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



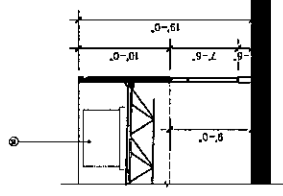
EAST ELEVATION
SCALE: 1/4" = 1'-0"



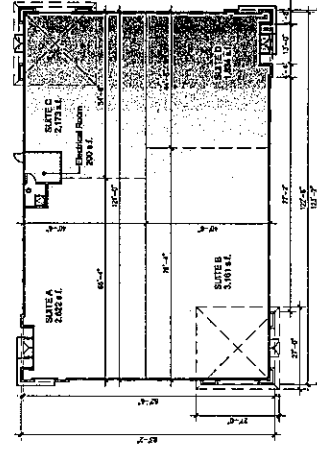
WEST ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING MATERIALS

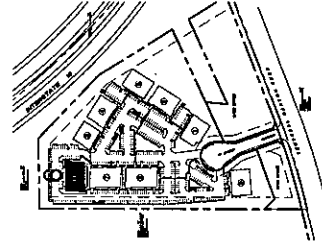
- 1 EXTERIOR PAINTED CONCRETE WITH REGRIND
- 2 HIGH PERFORMANCE GLASS
- 3 ALUMINUM MULLIONS
- 4 PANELS REVEAL
- 5 METAL CANOPY
- 6 STAINLESS STEEL WITH BRASS
- 7 ACCENT FABRIC LIGHT FIXTURE
- 8 FUTURE SIGNAGE LOCATION
- 9 BUILDING ADDRESS
- 10 MECHANICAL EQUIPMENT ASSIGNED BY
- 11 HORIZONTAL REVEALS
- 12 METAL PANEL ROOF
- 13 ACCENT TILE / STONE
- 14 ACCENT TILE / STONE VENT
- 15 REET REVEAL



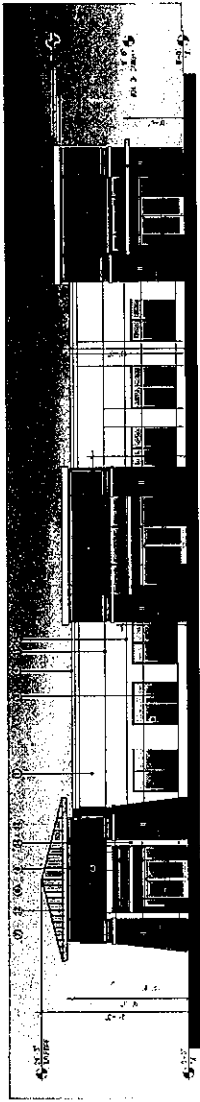
TYPICAL WALL SECTION
WALLS 12" THICK



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



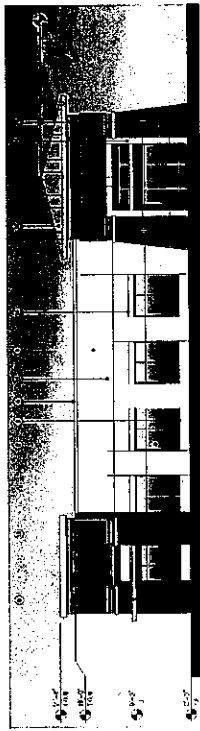
KEY SITE PLAN
SCALE: 1/4" = 1'-0"



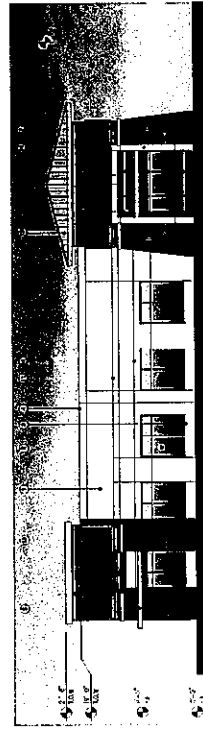
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



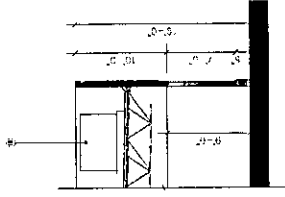
EAST ELEVATION
SCALE 1/8" = 1'-0"



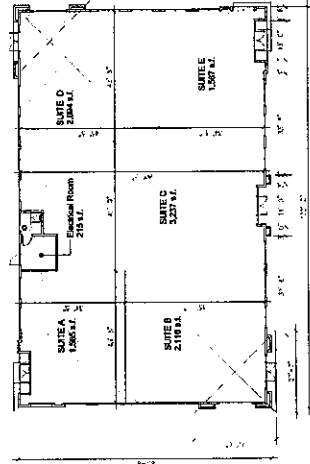
WEST ELEVATION
SCALE 1/8" = 1'-0"

BUILDING MATERIALS

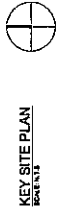
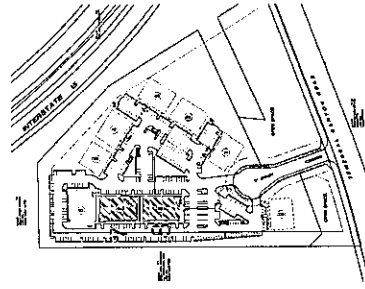
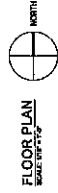
1. ROOF: BURRIS 30 3077
2. WALLS: PERFORATED CLAD
3. FLOORING: POLYURETHANE
4. PARTIAL: TERRAZZO
5. LETTER: ALUMINUM
6. SIGNAGE: ALUMINUM, GLASS
7. ACCESS: EMERGENCY EXIT
8. WINDOW: ALUMINUM
9. DOOR: ALUMINUM
10. EGRESS: ALUMINUM
11. INTERIOR: TERRAZZO
12. FLOOR: POLYURETHANE
13. ROOF: BURRIS 30 3077
14. EXTERIOR: TERRAZZO

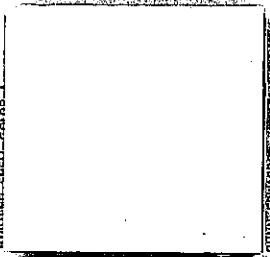


TYPICAL WALL SECTION
SCALE 1/4" = 1'-0"

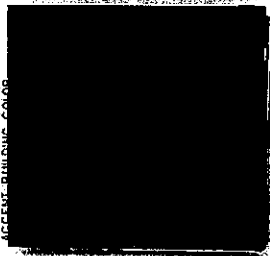


BUILDING 7&8
SCALE 1/8" = 1'-0"

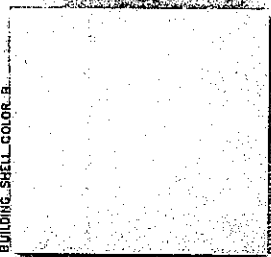




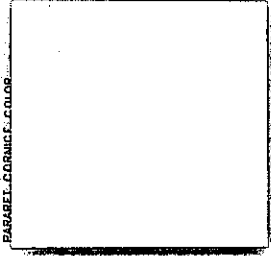
DUNN EDWARDS
DE6198 CREAM WAVE



DUNN EDWARDS
DE6145 ROCKY RIDGE



DUNN EDWARDS
DE6143 ALMOND LATTE



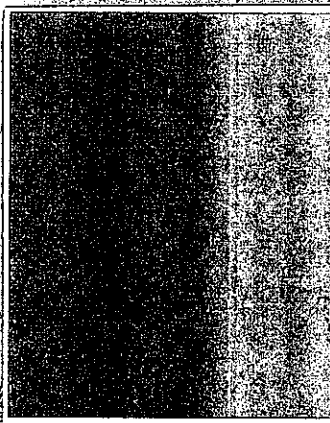
DUNN EDWARDS
DE6197 MODERN IVORY

METAL PANEL ROOF



ATAS INTERNATIONAL, INC.
20 SLATE GREY

GLASS



LIGHT TRANSMISSION: 32%
TOTAL SOLAR HEAT TRANSMISSION: 34%
REFLECTION (OUTSIDE-IN): 13.1% LOW
REFLECTION (INSIDE-OUT): 28.6% LOW
COLOUR (OUTSIDE-IN): PALE BRONZE
COLOUR (INSIDE-OUT): PALE BRONZE

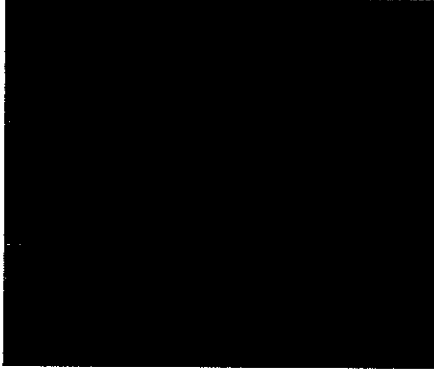
BROUZE ECLIPSE ADVANTAGE, REFLECTIVE LOW-E

METAL CANOPY



ALPOLIC
CLEAR ANODIZED

ACCENT STONE



MIRAGE GRANITO CERAMICO SLATE, 5L-01 MULTICOLOR

MULLION



CLEAR ANODIZED ALUMINIUM

TEMESCAL CANYON ROAD MP

RS DEVELOPMENT COMPANY, LLC

COLOR & MATERIAL BOARD

DATE: 02-11-08
PROJECT NO.: RESIDENT

THIS BOARD AND THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF G/A/A ARCHITECTS AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.

G/A/A
ARCHITECTS

PLANT SPECIES	PLANT CODE	PLANT NAME	PLANT HEIGHT	PLANT WIDTH	PLANT SPACING	PLANT QUANTITY	PLANT COST	PLANT TOTAL
...

PLANT SPECIES	PLANT CODE	PLANT NAME	PLANT HEIGHT	PLANT WIDTH	PLANT SPACING	PLANT QUANTITY	PLANT COST	PLANT TOTAL
...

LANDSCAPE CONCEPT DESIGN: IMPROVE VISIBILITY AND PROVIDE A SAFE AND SECURE ENVIRONMENT FOR ALL USERS OF THE PROJECT. THE DESIGN WILL PROVIDE WATER CONSERVATION THROUGH THE USE OF WATER EFFICIENT PLANTING AND IRRIGATION.

FENCING AND WALL NOTES:

- ALL FENCING SHALL BE INSTALLED WITHIN 10' OF THE PROPERTY LINE AND MAINTAINED IN AN OPEN AND UNCLIMBED CONDITION.
- SEE ARCHITECT FOR FENCE LOCATIONS.
- ALL SITE TRANSITION WALLS SHALL BE OF 24" OR GREATER INTERVALS AND COLOR OF THE WALL SHALL BE LIGHT GRAY.
- ALL SITE TRANSITION WALLS SHALL BE PLACED FOR PLANTING IN SPACES NO MORE THAN TEN FEET ON CENTER.
- SEE DETAIL H FOR FENCE AND WALL CONSTRUCTION.
- SEE DETAIL H FOR FENCE AND WALL CONSTRUCTION.
- SEE DETAIL H FOR FENCE AND WALL CONSTRUCTION.

MAINTENANCE NOTES:

- THE LANDSCAPE DESIGNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROJECT THROUGHOUT THE PROJECT LIFE CYCLE.
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GENERAL NOTES:

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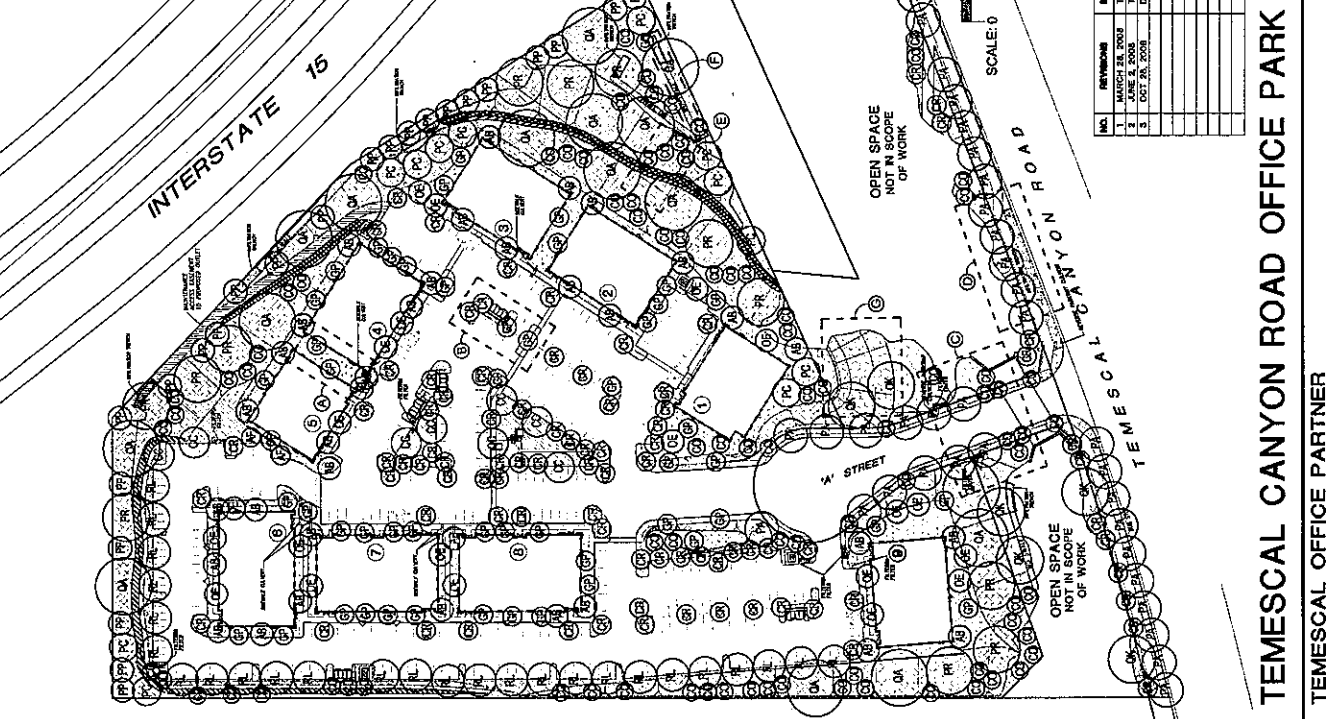
PLANT SPECIES	PLANT CODE	PLANT NAME	PLANT HEIGHT	PLANT WIDTH	PLANT SPACING	PLANT QUANTITY	PLANT COST	PLANT TOTAL
...

PLANT SPECIES	PLANT CODE	PLANT NAME	PLANT HEIGHT	PLANT WIDTH	PLANT SPACING	PLANT QUANTITY	PLANT COST	PLANT TOTAL
...

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...

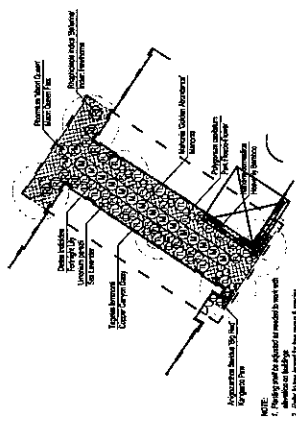


TEMESCAL CANYON ROAD OFFICE PARK
TEMESCAL OFFICE PARTNER

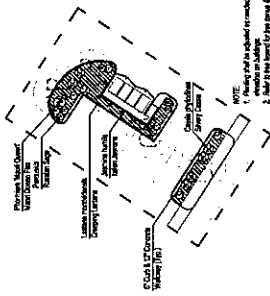
PRELIMINARY PLANTING PLAN
L-1

DATE: 05-20-04
 PROJECT NO.: 04-04
 DRAWING NO.: PM 0000

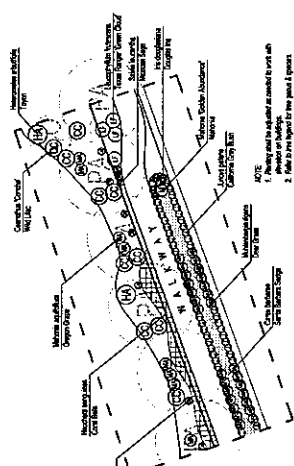




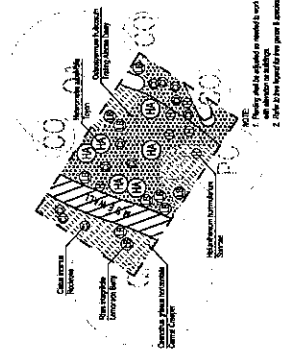
A TYP. BUILDING PERIMETER
SCALE: 1" = 20'-0"



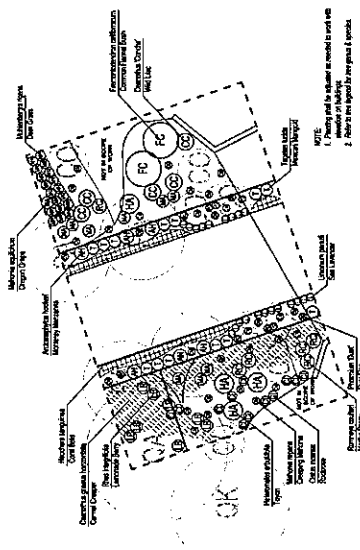
B TYP. PARKING MEDIANS & TRASH ENCLOSURES
SCALE: 1" = 20'-0"



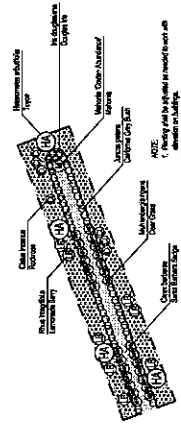
D TYP. ROW TEMESCAL CANYON ROAD STREET SCAP
SCALE: 1" = 20'-0"



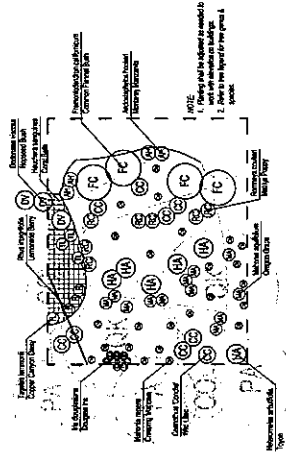
E TYP. SLOPE PLANTING
SCALE: 1" = 20'-0"



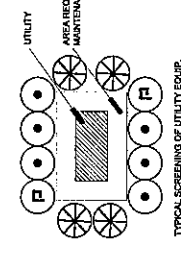
C TYP. RIGHT OF WAY 'A' ENTRANCE
SCALE: 1" = 20'-0"



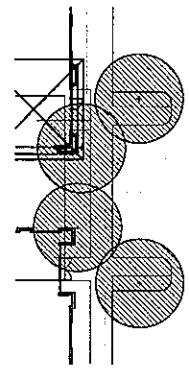
F TYP. WATER QUALITY SWALES
SCALE: 1" = 20'-0"



G TYP. OPEN SPACE PLANTING
SCALE: 1" = 20'-0"



H TYP. ABOVE GROUND MECHANICAL EQUIP.
SCALE: 1" = 20'-0"



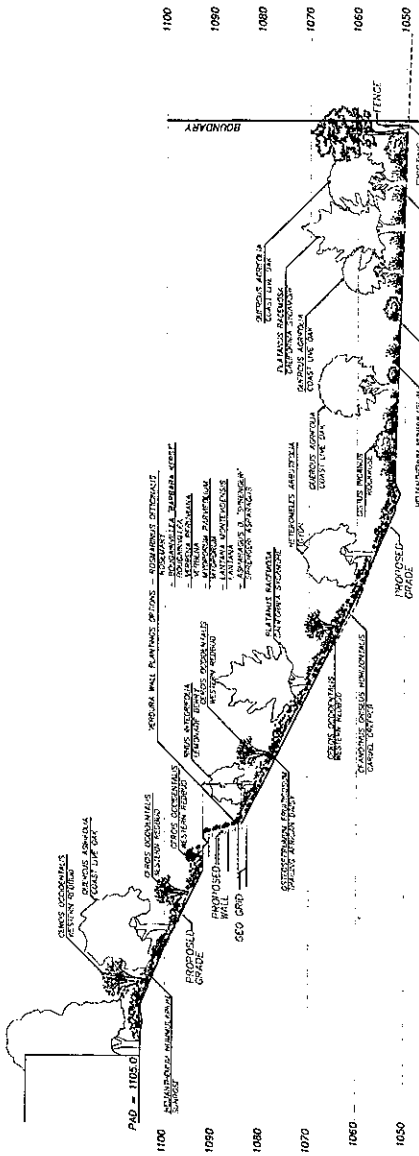
I TYP. SHADING DIAGRAM
SCALE: 1" = 20'-0"

NO.	DESCRIPTION	QTY
1	PLANTING SPECIES	
2	PLANTING SIZE	
3	PLANTING TYPE	
4	PLANTING MATERIAL	
5	PLANTING COLOR	
6	PLANTING LOCATION	
7	PLANTING DATE	
8	PLANTING METHOD	
9	PLANTING NOTES	
10	PLANTING TOTAL	

SHADING CALCULATIONS

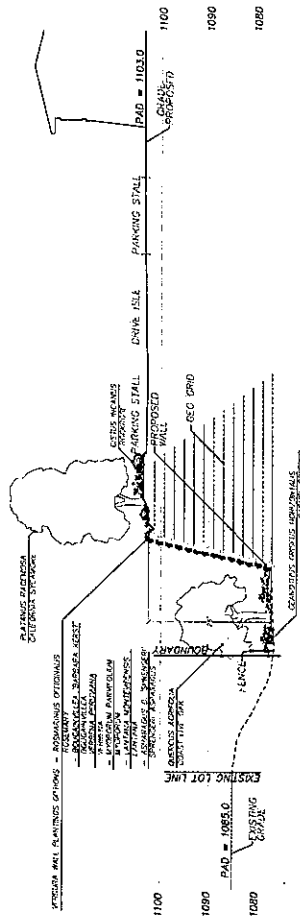
1. SHADING PERCENTAGE	
2. SHADING AREA	
3. TOTAL PLANTING AREA	
4. TOTAL PLANTING VOLUME	





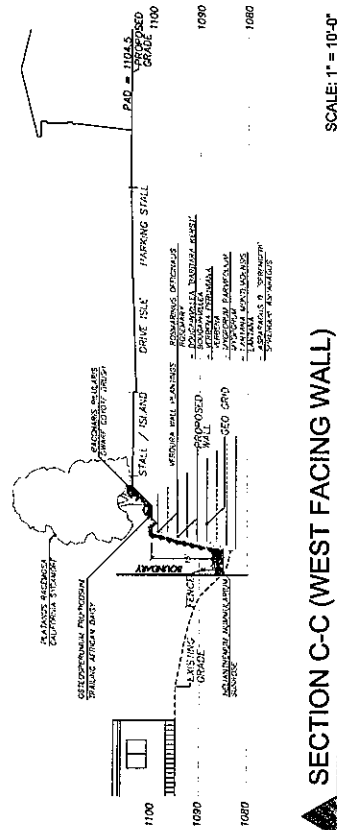
SECTION A-A (SOUTHEAST FACING WALL)

SCALE: 1" = 10'-0"



SECTION B-B (NORTH FACING WALL)

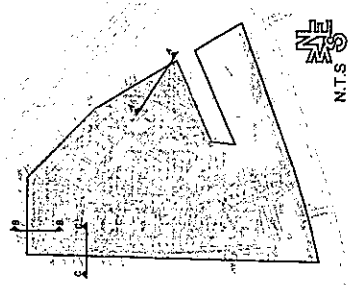
SCALE: 1" = 10'-0"



SECTION C-C (WEST FACING WALL)

SCALE: 1" = 10'-0"

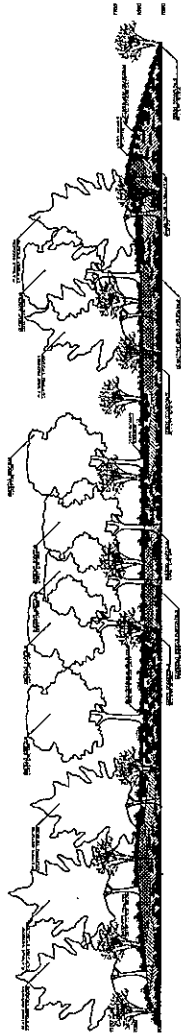
NO.	REVISION	BY	DATE
1	MARCH 08, 2008	TD	08
2	OCT 28, 2008	DD	08



PRELIMINARY SECTIONS
L-3

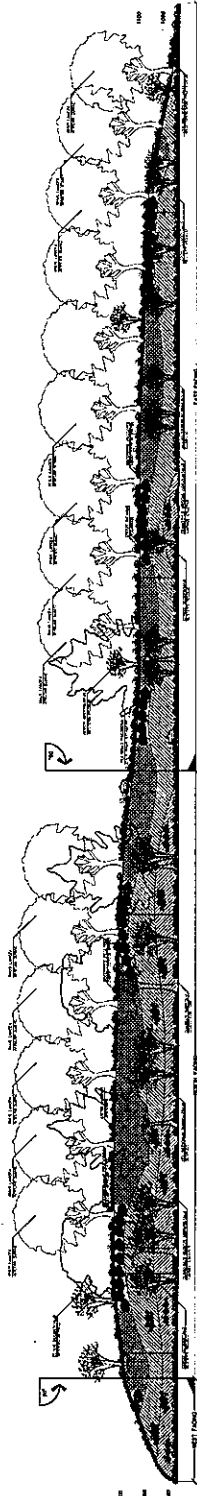
TEMESCAL CANYON ROAD OFFICE PARK
TEMESCAL OFFICE PARTNER

DATE: 10/28/08
PROJECT NO.: 084
SHEET NO.: 18/20



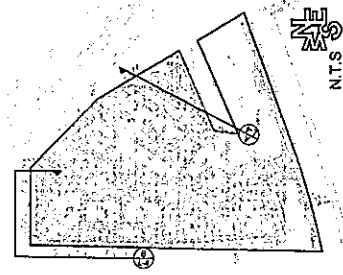
A ELEVATION A (SOUTHEAST FACING WALL)

SCALE: 1" = 20'-0"



B ELEVATION B

SCALE: 1" = 20'-0"



N.T.S.

LEGEND

	BRICK WALL - 12" WIDE
	CONCRETE
	ASPHALT DRIVEWAY
	ASPHALT DRIVEWAY
	GRAVEL DRIVEWAY
	PLANTING
	OUTLET LIGHT
	OUTLET LIGHT

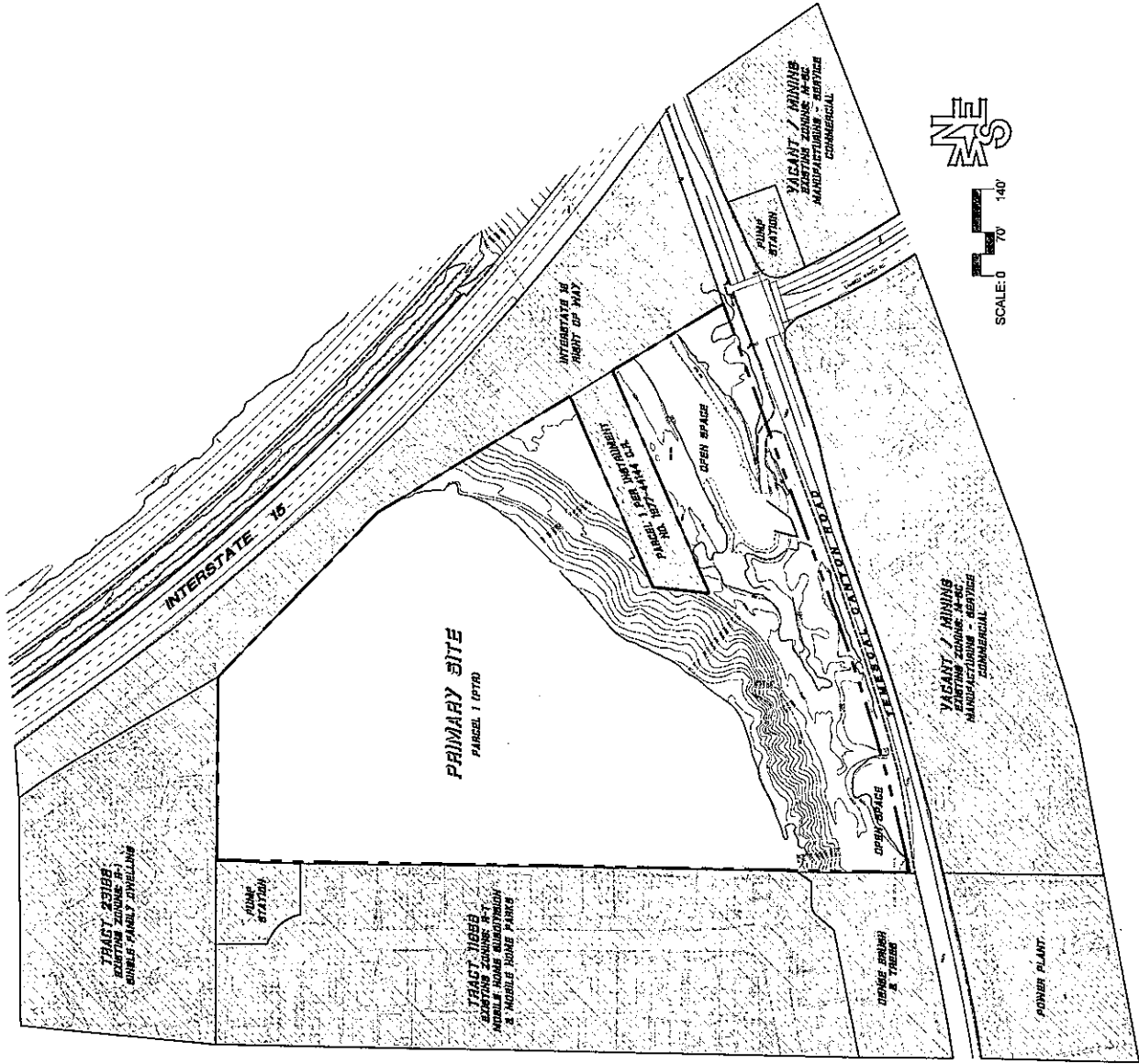
NO.	REVISION	BY	TO
1	MARCH 28, 2003	DO	DO
2	OCT 24, 2003	DO	DO



PRELIMINARY ELEVATIONS
L-4

TEMESCAL CANYON ROAD OFFICE PARK
TEMESCAL OFFICE PARTNER

DATE: 03/28/03
PROJECT NO.: 03-04
DRAWING NO.: PL 2000



SCALE: 0 70' 140'

NO.	REVISIONS	BY
1	WORKSET FOR EXISTING	TD
2	WORKSET FOR EXISTING	TD
3	WORKSET FOR EXISTING	TD



LANDSCAPE ELEMENTS

DATE: 05-20-08
 DRAWN BY: TD
 CHECKED BY: TD

TEMESCAL CANYON ROAD OFFICE PARK

TEMESCAL OFFICE PARTNER

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41923

Project Case Type(s) and Number(s): Change of Zone No. 7650, Tentative Parcel Map No. 35309 and Plot Plan No. 23358

Lead Agency Name: County of Riverside Planning Department

Address: P. O. Box 1409, Riverside, CA 92505-1409

Contact Person: Wendell Bugtai, Urban Regional Planner III

Telephone Number: (951) 955-2419

Applicant's Name: Temescal Office Partners, LLC

Applicant's Address: 3151 Airway Avenue, Suite U-2, Costa Mesa, CA 92626

I. PROJECT INFORMATION

A. Project Description:

The Change of Zone proposes to change the site's current zoning classification from One-Family Dwellings (R-1) to Commercial Office (C-O).

The Tentative Parcel Map is a Schedule 'E' subdivision of 14.8 gross acres into three (3) parcels ranging in size from 0.6 to 10.6 acres (two for open space purposes), and 26 condominium units.

The Plot Plan proposes a commercial office center consists of nine (9) multi-tenant buildings creating 26 tenant suites. totaling 83,799 square feet of gross building area. The buildings range in size from 7,363 sq. ft to 10,810 sq. ft.

The Plot Plan proposes to be constructed in one (1) phase. All buildings will be constructed of tilt-up concrete. Entrances will be accented, with storefront glass utilized at these entrances. A color palette has been established to provide continuity throughout the Project.

Project access will be provided by a proposed public road ending in a cul-de-sac, and identified as "Street A" on the Tentative Parcel Map. Temporary and permanent impacts to the Army Corps of Engineers/Calif. Dept. of Fish and Game will be required in order to construct the street. The Project site is currently vacant with natural vegetation and no existing structures. There will be two points of access into the Project from the bulb of the cul-de-sac. This will allow for two points of access the site and for internal circulation that will loop within Project. Two Open Space parcels are located along the Temescal Canyon Road street frontage of the Project.

Buildings 1 though 5 are located on the easterly portion of the site, with Building 1 located most southerly of this group and Building 5 located at the northerly portion of the site. Buildings 6 though 9 are located on the westerly portion of the site, trending north to south, respectively. The finished floor elevations of the buildings will be approximately 30 – 35 feet above the existing grade of Temescal Canyon Road.

The Project proposes a 2:1 slope on the southerly boundary of the site which will slope downward towards the Open Space lots and Temescal Canyon Road. This will serve to provide a pleasing visual aesthetic to the public view from Temescal Canyon Road. A downward sloping 2:1 is also designed along the southerly portions of the westerly and easterly property lines. A retaining wall, ranging in height from 3 feet to almost 28 feet in height is proposed along the easterly and northerly portions of the site. This wall starts at westerly of Building 7, proceeds northerly and wraps easterly to the north of Building 6. This wall will be planted with a variety of vine options in order to create a

"green" wall and obscure it over time. In addition, plantings are proposed between the property line and the wall to provide a water quality treatment zone, additional screening and a visual aesthetic to the residential neighbors to the north/northwest and west.

The Project will be set back approximately 200- 275 feet from Temescal Canyon Road. This setback is due to an existing drainage channel that runs parallel to Temescal Canyon Road on the south side of the Project. A concrete and boulder berm has been installed on the south side of this channel to provide flood protection to Temescal Canyon Rd. This property has been defined to contain 0.28 acres of U.S. Army Corps of Engineers (Corps) Jurisdictional "Waters of the U.S." and 1.15 acres of California Department of Fish and Game (CDFG) "Waters of the State." The cul-de-sac will span the existing drainage channel and development of the site will result in 0.047 acres of temporary impacts and 0.018 acre of permanent impact to the Corps Jurisdictional "Waters of the U.S." and 0.138 acres of temporary impacts to CDFG "Waters of the State" and 0.108 acres of permanent impacts to the CDFG "Waters of the State." Required widening improvements to the south edge of Temescal Canyon Rd. will result in temporary impacts of .038 acre of Corps and .074 acre of CDFG areas to construct.

Water, sewer, electric, gas, and telephone services would be extended onto the site from existing distribution main lines. Water and sewer will be provided by the Lee Lake Water District (LLWD). Gas will be provided by Southern California Gas Company; electricity will be provided by Southern California Edison; telephone service will be provided by Verizon and cable will be provided by Comcast. Trash collection is provided by Waste Management, Inc. The site is within the boundary of the Corona-Norco Unified School District (CNUSD).

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

C. Total Project Area: of an existing approximately 14.8 acre (gross)/13.7 acre (net) parcel

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 14.8	Lots: 2	Sq. Ft. of Bldg. Area: 83,799	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 290-060-024 and 290-060-025.

E. Street References: West of Interstate 15. North of Temescal Canyon Road and East of Wrangler Way. The intersection of Campbell Ranch and Temescal Canyon Roads is within the Project boundary.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 2, Township 5 South, Range 6 West.

G. Brief description of the existing environmental setting of the project site and its surroundings: The site is located on the north side of Temescal Canyon Road, approximately 310 feet west of where Temescal Canyon Road passes under the I-15 Freeway, in unincorporated Riverside County, California. The site is currently undeveloped, vacant and is relatively flat. Property elevation is 1,100 feet above mean sea level (msl) with differences of less than + 50 feet across the site. Local drainage is directed to the northeast. In the drainage area to the south there is a concrete and boulder berm that is being used to direct the flow of water. The wash, ephemeral drainage and four tributary drainages present on the site meet the Western Riverside County Multiple Species Habitat Conservation Program (WRCMSHCP) definition of Riparian/Riverine Areas. As stated above, I-15 is located to the east of the site. Single-family residential development exists to the north, northeast and

west of the project site. An SCE sub-station is located to the southwest of the Project site. The property immediately to the south of the Project site is vacant.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project is consistent with the policy statements contained in the Land Use Element and with General Plan Land Use Map. Approval of CZ07650 will assure consistency with the General Plan Land Use Map.
2. **Circulation:** The roadway classification for Temescal Canyon Road, adjacent to the Project site is an Arterial Highway within a 128 foot right-of-way. Policy C2.3 states that "Traffic studies prepared for development entitlements will identify project related traffic impacts and determine the "significance" of such impacts in compliance with CEQA. A Project specific traffic study has been prepared and reviewed by the County's Traffic Engineer. The Project is consistent with current and proposed widening contained in the Circulation Element.
3. **Multipurpose Open Space:** The Project site is located within two (2) identified MSHCP Criteria Cells (Nos. 3245 and 3348). The Riverside Conservation Authority has reviewed the Project and determined that no on-site preservation is required and that the proposed Project is consistent with the MSHCP (JPR# 10-06-02-01) The Project is consistent with the policy statements contained in the Open Space Element.
4. **Safety:** The proposed Project is located in an area with low potential for liquefaction and is susceptible subsidence. The Project is not in a fault zone, flood zone or an airport influence area. The Project site is located in a high fire area; however, the Fire Department has reviewed and conditioned the Project to comply with their requirements for development within these areas. As such, the Project is consistent with the policy statements contained in the Safety Element.
5. **Noise:** The Project site is on the west side of Interstate 15 and north of Temescal Canyon Road, which are the dominant noise sources in the Project vicinity. Due to the non-residential nature of the Project, no sensitive receptors would ultimately be located on the Project site. The Project is consistent with the policy statements contained in the Noise Element.
6. **Housing:** The Project does not contain and will not allow the development of any housing on the site. The Project is consistent with the policy statements contained in the Housing Element.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project has been designed to promote pedestrian and bicycle use and limit the use of automobiles for transportation, thereby reducing air pollution. The proposed project shall comply with General Plan Policies regarding Air Quality affects to sensitive receptors, including: taking efforts to assure that sensitive receptors are protected from polluting point sources to the greatest extent possible; requiring site plan designs to protect people and land uses sensitive to air pollution through the use of barriers from emissions sources when possible; and encouraging the use of pollution control measures such as landscaping vegetation and other materials, which trap particulate matter or control pollution. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Temescal Canyon Area Plan

C. Foundation Component(s): Community Development

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

E. Overlay(s), if any: None.

F. Policy Area(s), if any: None.

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: None.

1. **Area Plan(s):** Temescal Canyon to the north, east, south and west

2. **Foundation Components(s):** Community Development to the north, east, south and west

3. **Land Use Designation(s):** Medium Density Residential to the north, Light Industrial to the south, Medium High Density Residential to the west. Highway 15 lies to the east of the project site.

4. **Overlay(s):** N/A

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

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None.

2. **Specific Plan Planning Area, and Policies, if any:** None.

I. Existing Zoning: R-1 (One Family Dwellings).

J. Proposed Zoning, if any: Commercial Office (C-O).

K. Adjacent and Surrounding Zoning:

North – One Family Dwellings (R-1).

East - Interstate 15 and Rural Residential (R-R).

South - Manufacturing-Service Commercial (M-SC), Specific Plan Zone (SP Zone)

West - Mobile Home Subdivisions & Mobile Home Parks (R-T).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |

Cultural Resources
 Geology/Soils

Noise
 Population/Housing

Other
 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.

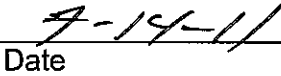
I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. 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

Wendell Bugtai

Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways."

Findings of Fact:

- a) The Project site is located adjacent to Interstate 15, which is a state eligible scenic highway. The proposed Project shall be screened with dense landscaping along the freeway, and will also incorporate additional landscaping onsite. The proposed buildings have many architectural features and lighting shall hooded and directed downwards and is not anticipated to create an offensive glare for commuters on the interstate. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, it is not anticipated that the project shall have a substantial effect upon a scenic highway. Therefore, any impacts are considered less than significant.
- b) The Project site is located adjacent to Interstate 15, and is set back far enough to not have a substantial impact on the state eligible scenic highway. The proposed buildings have many architectural features. The entire Project will contain 386,405 square feet of landscaping (includes slopes, interior, open space and right-of way) which shall cover 64.9% of the Project site. Therefore, it is not anticipated to be offensive to public views. The Project does not have scenic resources such as trees, rock outcroppings and unique or landmark features. Therefore, any impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source: Riverside County Land Information System (RCLIS).

Findings of Fact:

a) The Project site is located 44.85 miles and within Zone B of the Mt. Palomar Nighttime Lighting Policy Area. The Project will not interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655. All lighting used on-site will be required to comply with the provisions of Ordinance No. 655, to include but not be limited to: shielding, down lighting and the use of low-pressure sodium lights. PP23358 will be conditioned to comply with Ordinance No. 655. Since this is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. With Project conformance with Ordinance No. 655, impacts are expected to be less than significant from implementation of the Project. No other mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

3) Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: Project Application Materials.

Findings of Fact:

a) The Project will create a new source of light; however, it has been conditioned to have any outside lighting hooded and directed so as not to shine directly upon adjoining property or public right-of-way. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. A photometric study was prepared for the Project which concluded that implementation of the Project would not create substantial sources of light or glare. Therefore, any impacts are considered less than significant.

b) The Project site is located adjacent to residential property. When constructed, the Project will create new sources of light. However, the Project has been conditioned to have any outside lighting hooded and directed so as not to shine directly upon adjoining property or public right-of-way. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. The level of light is not considered significant. Therefore, any impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AGRICULTURE RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4) Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riverside County Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County Land Information System (RCLIS), Riverside County General Plan Figure OS-2 "Agricultural Resources," Project Application Materials.

Findings of Fact:

- a) The Project is classified as "Urban Built-Up Land" per the 1990 Farmland Designation. The Project site is vacant and is not being used for agricultural uses. The immediate surrounding/adjacent land uses are residential or roadway. No impacts are expected from the Project.
- b) The Project site is not located within or adjacent to any existing agricultural uses; therefore, will have no impact and will not conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract. No impacts are expected from the Project.
- c) The Project site is not located adjacent to agriculturally zoned property. The surrounding areas are zoned (R-1, R-T, R-R, M-SC and SP) and identified for residential and/or manufacturing – service commercial uses. As a result, the Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). No impacts are expected from the Project.
- d) The Project site is not located in an area where agricultural uses are present. The surrounding land uses include existing single-family residences to the north, northwest and west and I-15 to the east. The proposed Project will not effect or cause the conversion of Farmland to a non-agricultural use. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AIR QUALITY Would the project

5) Air Quality Impacts

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

Sources: SCAQMD Air Quality Management Plan, "Air Quality Analysis, PP23358 Office Project, Riverside County California," prepared by Giroux and Associates, dated November 11, 2009 (AQ Analysis), and Project Application Materials.

Findings of Fact:

a-d) The proposed project may conflict with or obstruct implementation of the applicable air quality plan; may violate any air quality standard or contribute substantially to an existing or projected air quality violation; may 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); may expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emission. Mitigation measure indicated in the Traffic Study reviewed by the Transportation Department shall be implemented (10.TRANS.2).

Construction Activity Impacts

According to the AQ Analysis, Dust is typically the primary concern during construction of new buildings and infrastructure. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions." Emission rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). These parameters are not known with any reasonable certainty prior to project development and may change from day to day. Any assignment of specific parameters to an unknown future date is speculative and conjectural.

Because of the inherent uncertainty in the predictive factors for estimating fugitive dust generation, regulatory agencies typically use one universal "default" factor based on the area disturbed assuming that all other input parameters into emission rate prediction fall into midrange average values. This assumption may or may not be totally applicable to site-specific conditions on the proposed project site. As noted previously, emissions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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estimation for project-specific fugitive dust sources is therefore characterized by a considerable degree of imprecision.

Average daily PM-10 emissions during site grading and other disturbance are stated in the SCAQMD Handbook to be 26.4 pounds/acre. This estimate is based upon required dust control measures in effect in 1993 when the AQMD CEQA Air Quality Handbook was prepared. Rule 403 was subsequently strengthened to require use of a greater array of fugitive dust control on construction projects. All construction projects in the SCAQMD are required to use strongly enhanced control procedures. Use of enhanced dust control procedures such as continual soil wetting, use of supplemental binders, early paving, etc. can achieve a substantially higher PM-10 control efficiency. Daily emissions with use of reasonably available control measures (RACMs) for PM-10 can reduce emission levels to around ten (10) pounds per acre per day. With the use of best available control measures (BACMs) the California Air Resources Board URBEMIS2007 computer model predicts that emissions can be reduced to 1-2 pounds per acre per day.

The Air Resource Board URBEMIS2007 computer model predicts that for the proposed PP 23358 project approximately 1.0 acre could be under simultaneous heavy construction at some point during the build-out lifetime of the project. With the use of RACMs, daily PM-10 emissions during site grading would be 10 pounds per day (1.0 X 10.0 = 10 lb/day). The SCAQMD significance threshold of 150 pounds per day would not be exceeded. With the use of Best Available Control Measures (BACM), daily PM-10 emissions can be further reduced. Because of the PM-10 non-attainment status of the air basin, construction activity dust emissions are considered to have a cumulatively significant impact. Use of BACMs is thus required even if SCAQMD individual CEQA thresholds are not exceeded by use of RACMs.

Current research in particulate-exposure health suggests that the most adverse effects derive from ultra-small diameter particulate matter comprised of chemically reactive pollutants such as sulfates, nitrates or organic material. A national clean air standard for particulate matter of 2.5 microns or smaller in diameter (called "PM-2.5") was adopted in 1997. A limited amount of construction activity particulate matter is in the PM-2.5 range. PM-2.5 emissions are estimated by the SCAQMD to comprise 20.8 percent of PM-10. Other studies have shown that the fugitive dust fraction of PM-2.5 is closer to 10 percent. Daily PM-2.5 emissions during construction will be around 3 pounds per day compared to the SCAQMD CEQA significance threshold of 55 pounds per day.

In addition to fine particles that remain suspended in the atmosphere semi-indefinitely, construction activities generate many larger particles with shorter atmospheric residence times. This dust is comprised mainly of large diameter inert silicates that are chemically non-reactive and are further readily filtered out by human breathing passages. These fugitive dust particles are therefore more of a potential soiling nuisance as they settle out on parked cars, outdoor furniture or landscape foliage rather than any adverse health hazard. The deposition distance of most soiling nuisance particulates is less than 100 feet from the source (EPA, 1995). There are few sensitive receptors within 100 feet from the project construction site perimeter.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Exhaust emissions will result from on and off-site heavy equipment. The types and numbers of equipment will vary among contractors such that such emissions cannot be quantified with certainty. Initial demolition and grading will gradually shift toward building construction and then for finish construction, paving, landscaping, etc. The URBEMIS2007 computer model was used to calculate emissions from the following prototype construction equipment fleet:

Grading	1 Grader
	1 Dozer
	1 Tractor/Loader/Backhoe
	1 Water Truck
Paving	4 Cement Mixers
	1 Paver
	1 Roller
	1 Tractor/Loader/Backhoe
Construction	1 Crane
	3 Welders
	1 Gen Set
	2 Forklifts
	1 Tractor/Loader/Backhoe

Utilizing the above equipment fleet the following emissions are calculated by URBEMIS2007:

Construction Activity Emissions (pounds/day)

Activity	ROG	NOx	CO	SO ₂	PM-10	PM-2.5	CO ₂
Grading							
No Mitigation	3.0	25.1	13.5	0.0	11.3	3.2	2,371.7
With Mitigation	3.0	21.3	13.5	0.0	1.0	0.4	2,371.7
Construction							
No Mitigation	4.3	19.5	19.1	0.0	1.5	1.4	2,602.6
With Mitigation	4.3	16.8	19.1	0.0	0.3	0.3	2,602.6
Painting and Paving							
No Mitigation	15.7	11.4	8.8	0.0	1.0	0.9	1,228.6
With Mitigation	14.3	9.8	8.8	0.0	0.2	0.2	1,228.6
SCAQMD Threshold	75	100	550	150	150	55	-

Source: URBEMIS2007 Model

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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With or without the use of mitigation, peak daily construction activity emissions will be below SCAQMD CEQA thresholds and will be further reduced by recommended mitigation.

Construction equipment exhaust contains carcinogenic compounds within the diesel exhaust particulates. The toxicity of diesel exhaust is evaluated relative to a 24-hour per day, 365 days per year, 70-year lifetime exposure. Public exposure to heavy equipment emissions will be an extremely small fraction of the above dosage assumption. Diesel equipment is also becoming progressively "cleaner" in response to air quality rules on new off-road equipment. Any public health risk associated with project-related heavy equipment operations exhaust is therefore not quantifiable, but small.

Construction activity air quality impacts occur mainly in close proximity to the surface disturbance area. There may, however, be some "spill-over" into the surrounding community. That spill-over may be physical as vehicles drop or carry out dirt or silt is washed into public streets. Passing non-project vehicles then pulverize the dirt to create off-site dust impacts. "Spillover" may also occur via congestion effects. Construction may entail roadway encroachment, detours, lane closures and competition between construction vehicles (trucks and contractor employee commuting) and ambient traffic for available roadway capacity. Emissions controls require good housekeeping procedures and a construction traffic management plan that will maintain such "spill-over" effects at a less-than-significant level.

Local Significance Thresholds

The SCAQMD has developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Local Significance Thresholds (LSTs). LSTs were developed in response to Governing Board's Environmental Justice Enhancement Initiative 1-4 and the LST methodology was provisionally adopted in October 2003 and formally approved by SCAQMD's Mobile Source Committee in February 2005.

Use of an LST analysis for a project is optional because they were derived for economically or socially disadvantaged communities. For office development, the only source of LST impact would be during construction. LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NOx), carbon monoxide (CO), and particulate matter (PM-10 and PM-2.5). LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

The URBEMIS model estimates that the daily construction disturbance "footprint" will be 1.0 acres. LST pollutant concentration data is currently published for 1, 2 and 5 acre sites. Utilizing data for a 1 acre site and a conservative source receptor distance of 25 meters to the nearest off-site residence, the following thresholds are determined (pounds per day):

Lake Elsinore	CO	NOx	PM-10	PM-2.5
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Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

LST Threshold	760	250	4	3
Proposed Project				
Max Unmitigated	19	25	11	3
Max Mitigated	19	21	1	1

All mitigated emissions are below LST thresholds for construction.

Operational Impacts

Possible project-related air quality concerns typically derive from the mobile source emissions generated from the office uses proposed for the project site. The project will generate 1,164 average daily trips (ADT) with an associated vehicle miles traveled (VMT) of 12,399. Operational emissions for project-related traffic were calculated using a computerized procedure developed by the California Air Resources Board (CARB) for urban growth mobile source emissions. The URBEMIS2007 model was run using the trip generation factors specified by the project traffic consultant for this specific project. The model was used to calculate area source emissions and the resulting vehicular operational emissions for an assumed project build-out year of 2011. The results are shown below.

The project will not cause the SCAQMD's recommended threshold levels to be exceeded. Operational emissions will be at a less-than-significant level.

Project-Related Emissions Burden

Proposed Uses	Emissions (lbs/day)						
	ROG	NOx	CO	SO2	PM-10	PM-2.5	CO2
Year 2011							
Area Sources	0.7	0.6	2.1	0.0	0.0	0.0	673.2
Mobile Sources	10.2	16.5	127.4	0.1	21.6	4.3	13,225.7
Total	10.9	17.1	129.5	0.1	21.6	4.3	13,898.9
SCAQMD Threshold	55	55	550	150	150	55	-
Percent of Threshold	20	31	24	<0.1	14	8	-

- e) The proposed Project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter. The proposed Project does not include any sensitive receptors. No impacts are anticipated and no mitigation is required.
- f) The Project will not create objectionable odors affecting a substantial number of people. The Project does not contain land uses typically associated with emitting objectionable odors.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potential odor sources associated with the proposed Project may result in construction equipment exhaust and the application of asphalt and architectural coatings during construction activities, and the temporary storage of typical solid waste (refuse) associated with the Project's (long-term operational uses). Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity and is thus considered less than significant. It is expected that the Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the Project construction and operations would be less than significant and no mitigation is required.

Mitigation:

Construction Emissions Mitigation

Construction activity air pollution emissions are not anticipated to individually exceed SCAQMD CEQA thresholds. Regardless, the non-attainment status of the air basin requires that Best Available Control Measures (BACMs) be used where feasible. Recommended construction activity mitigation including BACM's includes:

Dust Control

- Apply soil stabilizers to inactive areas.
- Prepare a high wind dust control plan and implement plan elements and terminate soil disturbance when winds exceed 25 mph.
- Stabilize previously disturbed areas if subsequent construction is delayed.
- Water exposed surfaces 3 times/day.
- Cover all stock piles with tarps.
- Replace ground cover in disturbed areas as soon as feasible.

Exhaust Emissions

- Require 90-day low-NOx tune-ups for off-road equipment.
- Limit allowable idling to 5 minutes for trucks and heavy equipment.
- Utilize equipment whose engines are equipped with diesel oxidation catalysts if available.
- Utilize diesel particulate filter on heavy equipment where feasible.

Painting and Coatings

- Use low VOC coatings and high pressure-low volume sprayers.

Monitoring: Monitoring shall be provided by the County of Riverside Planning and Building and Safety Departments.

Mitigation: Transportation Conditions (Plot Plan 10.TRANS.2) and (Parcel Map 10.TRANS.6)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Mitigation monitoring shall be conducted by Building and Safety and Transportation Department

BIOLOGICAL RESOURCES Would the project

6) Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County Land Information System (RCLIS), Western Riverside MSHCP, "County of Riverside Temescal Business Park General Biological Assessment," prepared by Principe and Associates, dated February 2008 (Bio Assessment), "Corps Jurisdictional Impacts Exhibit," prepared by Vandermost Consulting Services, Inc., dated May 7, 2010 (Corps Impacts), "Corps/CDFG Jurisdictional Waters Exhibits," prepared by Vandermost Consulting Services, Inc., dated May 7, 2010 and May 10, 2010 respectively (Jurisdictional Waters), "CDFG Jurisdictional Impacts," prepared by Vandermost Consulting Services, Inc., dated May 10, 2010 (CDFG Impacts), HANS No. 1811 (Case No. PAR 01124), Joint Project Review 1006-02-01, DBESP, "Determination of Biologically Equivalent or Superior Preservation," prepared by Principe & Associates, Dated August 2009, 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-e,f) The Project may conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan; may 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); may have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service; may 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; or may 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.

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) fee area and Stephens Kangaroo Rat HCP Fee area, as well as MSHCP cell criteria areas. According to the Bio Assessment, the Project site vegetation consists of Riversidean Sage Scrub (±2.0 acres), Riversidean Alluvial Scrub (±.16 acres), Non-Native Grassland (±9.6 acres), Mule Fat Scrub (±0.9 acres), and Southern Willow Scrub (±0.2 acres). Two coast live oaks and two western sycamores are also growing on the site, but they are not associated with any of these existing plant communities (±0.09 acres).

The Bio Assessment indicated that common wildlife was neither abundant nor diverse at the site. The fauna consisted of opportunistic species, or those species that inhabit and/or forage in an area located adjacent to a freeway. The on-site wash provides an urban wildlife corridor for migrations, foraging movements and for finding a mate between the Santa Ana Mountains and Temescal Canyon Wash. One of the 55 listed plant and animal species known from the Temescal Canyon area was observed on the site – the California horned lark. Habitats for 13 Endangered and Threatened Plant and Animal Species do not occur on the site. Riversidean Sage Scrub, Riversidean Alluvial Scrub, Mule Fat Scrub, and Southern Willow Scrub are present on the site, and are listed as being rare enough to merit inclusion in the Inventory of Rare and Endangered Vascular Plants of California, and are known or believed to be communities with the highest priorities in the CNDDDB. A wash, ephemeral drainage and four tributary drainages are present on the site. They have been delineated as U.S. Army Corps of Engineers and CDFG jurisdictional waters and streambeds (discussed below). The Project site is located within Cell #3245 of Cell Group H (0.14 acres) and Cell #3338 of Cell Group I (14.39 acres) in the Temescal Canyon Wash Sub Unit (SU#) of the Temescal Canyon Area Plan.

The wash, ephemeral drainage and four tributary drainages present on the site meet the MSHCP definition of Riparian/Riverine Areas. Therefore, biological functions and values of Riparian/Riverine Areas exist. The protection of associated amphibian, bird, fish, invertebrate-crustacean, and plant species is then required. No other kinds of aquatic features are present on the site. Biological functions and values of Vernal Pools do not exist. The protection of associated amphibian, bird, fish, invertebrate-crustacean, and plant species is not then

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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required. Growing habitats for seven Narrow Endemic Plant Species are not present on the site; therefore, focused surveys were not required. Potential growing habitats for the San Diego ambrosia and slender-horned spineflower are present on the site. Focused surveys were conducted and the results were negative. Based on the Project's proximity to the I-15 Freeway, the Project will not be subject to the Guidelines Pertaining to the Urban/Wildlands Interface. Growing habitats for seven Criteria Area Species are not present on the site; therefore, focused surveys are not required. Additional surveys are not needed for any other certain species in conjunction with MSHCP implementation. Lastly, no Burrowing Owls were identified on the Project site.

According to the Bio Assessment, the Project will result in the removal of approximately 2.0 acres of Riversidean Sage Scrub, 0.6 acres of Riversidean Alluvial Scrub and 9.6 acres of Non-Native Grassland. These removals are not considered significant impacts, as loss is covered in the MSHCP.

According to the Jurisdictional Waters Exhibit, property supports 0.28 acres of U.S. Army Corps of Engineers (Corps) Jurisdictional "Waters of the U.S." and 1.15 acres of California Department of Fish and Game (CDFG) "Waters of the State." According to the Corps Impacts Exhibit, Project implementation will result in 0.047 acres of temporary impacts and 0.018 acres of permanent impact to the Corps Jurisdictional "Waters of the U.S." According to the CDFG Impacts, 0.138 acres of temporary impacts to CDFG "Waters of the State" and 0.108 acres of permanent impacts to the CDFG "Waters of the State." Required widening improvements to the south edge of Temescal Canyon Rd. will result in temporary impacts of .038 acre of Corps and .074 acre of CDFG areas to construct. With the incorporation of the following mitigation measures, these impacts can be reduced to a less than significant level. The mitigation measures are contained within conditions of approval and are listed below.

- g) The Project may conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The Bio Assessment indicated that the widening of Temescal Canyon Road will result in the removal of two coast live oak trees. Impacts will be mitigated through compliance with the Riverside County Oak Tree Management Guidelines and per County Ordinance No. 559.7. Compliance with these measures will reduce impact to a less than significant level. The project has been conditioned per "Determination of Biologically Equivalent or Superior Preservation," prepared by Principe & Associates, Dated August 2009 (Plot Plan 50.EPD.1) and (Parcel Map 50.EPD.1) that the applicant shall mitigate temporary and permanent impacts to 0.16 acres of Riparian/Riverine habitat, at a 2:1 ratio, through the purchase of 0.32 acres worth of mitigation credits from either the Santa Ana Watershed Association (SAWA) or the Riverside-Corona Resource Conservation District (RCRCD). Grading may not occur, and PM35309 may not be recorded, until applicant provides documentation of the purchase, to the Environmental Programs Department.

In addition, Open Space Lot 2 and Open Space Lot 3 as mapped on PM35309, Dated: 06/09/09 shall be offered for dedication to a conservation entity approved by the Environmental Programs Department, as County directs or authorizes, and accepted by that entity prior to issuance of any grading permit. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Environmental Programs Department conditions (Plot Plan 50.EPD.1), (Parcel Map 50.EPD.1), (Plot Plan 50.EPD.2), (Parcel Map 50.EPD.2)

Monitoring: Monitoring shall be conducted by the Environmental Programs, Planning and Building and Safety Departments.

CULTURAL RESOURCES Would the project

7) 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: "A Phase I Cultural Resources Assessment of Temescal Canyon Road Office Park, APN 290-060-024, 025," prepared by Jean A. Keller, Ph.D., date March 2007 (Assessment), On-site Inspection, Project Application Materials.

Findings of Fact:

- a) The Project site is currently vacant and has been disturbed by improvements to the on-site channel and other miscellaneous human activities on the site. According to the Assessment, no cultural resources of either prehistoric or historical origin were observed within the boundaries of the site. Therefore, implementation of the Project will not alter or destroy an historic site. No impacts are expected from the Project.
- b) The Project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Please reference the discussion above in 7 a). No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

8) Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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"/>

Sources: "A Phase I Cultural Resources Assessment of Temescal Canyon Road Office Park, APN 290-060-024, 025," prepared by Jean A. Keller, Ph.D., date March 2007 (Assessment), On-site Inspection, Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) According to the Assessment, a single archaeological site (CA-RIV-063)) was recorded within the bounds of the site during a 1973 survey conducted by Caltrans in conjunction with the realignment of Highway 71. Archaeologists noted that the site seemed very old and that its destruction was certain due to the Highway 71 re-alignment. In 1991, archaeologists inspected the area and found only one small ground stone fragment. The current Assessment included intense scrutiny of the area originally recorded as CA-RIV-0630 and found no cultural resources. There was an abundance of natural basalt that could mistakenly be interpreted as artifacts, but no evidence was observed that indicated a presence of cultural deposit. However, the project has been conditioned that in the event that an inadvertent archaeological find is made, grading shall be halted and procedures for protecting those resources shall be followed (Plot Plan 10. PLANNING. 6) and (Parcel Map 10.PLANNING.5) . This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant from implementation of the Project.
- b) According to the Assessment, the site does not contain any significant archaeological resources and will therefore not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. Please reference Response 8 a), above. Any impacts are considered less than significant from implementation of the Project.
- c) According to the Assessment, the proposed Project does not contain any human remains, including those interred outside of formal cemeteries. The proposed Project is not anticipated to disturb any human remains, including those interred outside of formal cemeteries; however, the proposed Project has been conditioned if human remains are encountered, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98 (Plot Plan 10. PLANNING. 6) and (Parcel Map 10.PLANNING.5) This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Any impacts are considered less than significant from implementation of the Project.
- d) The Project site is not used for religious or sacred purposes and will not restrict religious or sacred uses with the potential impact area. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

9) 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," RCLIS

Findings of Fact:

- a) According to the General Plan the Project site has a high paleontological sensitivity (High A). This is based on geologic formations or mappable rock units that are rocks that contain fossilized body

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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elements and trace fossils such as tracks, nests and eggs. These fossils occur on or below the surface. According to the RCLIS, the General Plan level information has been refined and the site has been determined to have low potential for paleontological resources. Based on this information, the Project is not anticipated to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. However, a condition of approval has been added (Plot Plan 60.PLANNING.4) and (Plot Plan 60.PLANNING.4), requiring monitoring during site grading to ensure that if any fossils are discovered that they will be handled in an appropriate manner. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, any impacts from implementation of the Project are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

GEOLOGY AND SOILS Would the project

10) Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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

Sources: Riverside County Land Information System (RCLIS), Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones", "Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California," prepared by LGC Inland, dated December 11, 2007 (Investigation), "Response to Riverside County Review Comments, Proposed Temescal Canyon Business Park, Located Northwest of the Interstate I-15 and Temescal Canyon Road, South Corona Area, County of Riverside, California," prepared by LGC Inland, dated December 3, 2008, Project Application Materials.

Findings of Fact:

- a) According to the Investigation, the nearest known active fault in proximity to the site is the Elsinore/Glen Ivy fault, which is located about 2.2 kilometers to the west/southwest of the site. The Investigation determined that no active or potentially active faults exist on the site and that there is no possibility of surface fault rupture on the site. Therefore, the impact is considered less than significant.
- b) According to the Investigation, the Project site is not located within the Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. No impacts are expected from the Project.

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 mitigation monitoring is required.

11) Liquefaction Potential Zone

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

Sources: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Riverside County Land Information System (RCLIS), "Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California," prepared by LGC Inland, dated December 11, 2007 (Investigation), "Response to Riverside County Review Comments, Proposed Temescal Canyon Business Park, Located Northwest of the Interstate I-15 and Temescal Canyon Road, South Corona Area, County of Riverside, California," prepared by LGC Inland, dated December 3, 2008, Project Application Materials.

Findings of Fact:

a) According to the Investigation, the Project site is located in an area where the potential for liquefaction is considered to be very low. The Investigation concluded that due to the absence of shallow groundwater, the potential for liquefaction is considered nil; and due to the presence of the relatively dense alluvial soils, liquefaction related damages are expected to be remote. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

12) Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Sources: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," Figures S-13 through S-21 (showing General Ground Shaking Risks), Riverside County Land Information System (RCLIS), "Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California," prepared by LGC Inland, dated December 11, 2007 (Investigation), "Response to Riverside County Review Comments, Proposed Temescal Canyon Business Park, Located Northwest of the Interstate I-15 and Temescal Canyon Road, South Corona Area, County of Riverside, California," prepared by LGC Inland, dated December 3, 2008, Project Application Materials.

Findings of Fact:

a) The Project site is located within an area that is designated as having very high levels of seismic ground shaking seismic. The proposed project site is located within an area that is designated as having very high ground shaking risk. International Building Code (IBC) related to building

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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standards will mitigate this impact to less than significant levels. Building standards are not considered unique mitigation pursuant to CEQA. In addition, recommendations are contained within the Investigation to address any impacts from seismic induced ground shaking. Therefore, any impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

13) Landslide Risk

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

Sources: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Riverside County Land Information System (RCLIS), "Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California," prepared by LGC Inland, dated December 11, 2007 (Investigation), "Response to Riverside County Review Comments, Proposed Temescal Canyon Business Park, Located Northwest of the Interstate I-15 and Temescal Canyon Road, South Corona Area, County of Riverside, California," prepared by LGC Inland, dated December 3, 2008, Project Application Materials.

Findings of Fact:

a) According to the Investigation, review of geologic literature, aerial photos, and in-field mapping does not indicate the presence of landslides on, or adjacent to the site. The Project site is not located on soil that is unstable, or that would become unstable as a result of the Project. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

14) Ground Subsidence

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

Sources: Riverside County General Plan Figure S-7 "Documented Subsidence Areas," Riverside County Land Information System (RCLIS), "Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California," prepared by LGC Inland, dated December 11, 2007 (Investigation), "Response to Riverside County Review Comments, Proposed Temescal Canyon Business Park,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Located Northwest of the Interstate I-15 and Temescal Canyon Road, South Corona Area, County of Riverside, California," prepared by LGC Inland, dated December 3, 2008, Project Application Materials.

Findings of Fact:

- a) According to the Investigation, the Project site not 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 and mitigation measures would be required at that time, when applicable.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

15) Other Geologic Hazards

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

Sources: Riverside County Land Information System (RCLIS), "Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California," prepared by LGC Inland, dated December 11, 2007 (Investigation), "Response to Riverside County Review Comments, Proposed Temescal Canyon Business Park, Located Northwest of the Interstate I-15 and Temescal Canyon Road, South Corona Area, County of Riverside, California," prepared by LGC Inland, dated December 3, 2008, Project Application Materials.

Findings of Fact:

- a) There are no active volcanoes in Southern California. The Project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

16) Slopes

- a) Change topography or ground surface relief features?
- b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?
- c) Result in grading that affects or negates subsurface sewage disposal systems?

Sources: Riverside County Land Information System (RCLIS), "Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California,” prepared by LGC Inland, dated December 11, 2007 (Investigation), “Response to Riverside County Review Comments, Proposed Temescal Canyon Business Park, Located Northwest of the Interstate I-15 and Temescal Canyon Road, South Corona Area, County of Riverside, California,” prepared by LGC Inland, dated December 3, 2008, Project Application Materials.

Findings of Fact:

- a) Grading for the Project will generate 125,010 cubic yards of cut and 125,010 cubic yards of fill, resulting in a balance of earthwork on the site. This will result in a reshaping of the topography and ground surface relief features of the site. Site grading will be performed within the parameter permitted under the County of Riverside Standards. Due to this conformity with existing standards, any impacts will be considered less than significant.
- b) The proposed project will not create cut or fill slopes greater than 2:1 or higher than 10 feet and has been conditioned to limit the maximum steepness ration of their slopes to a 2:1 ratio unless otherwise approved (Parcel Map 10. BS GRADE. 7) and (Parcel Map 10. BS GRADE. 7). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.
- c) The Project will not result in grading that affects or negates subsurface sewage disposal systems. None are located on-site or proposed as part of the Project. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

17) Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: U.S.D.A. Soil Conservation Service Soil Surveys, “Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California,” prepared by LGC Inland, dated December 11, 2007 (Investigation), “Response to Riverside County Review Comments, Proposed Temescal Canyon Business Park, Located Northwest of the Interstate I-15 and Temescal Canyon Road, South Corona Area, County of Riverside, California,” prepared by LGC Inland, dated December 3, 2008 (Response), Project Application Materials.

Findings of Fact:

- a) The proposed Project will not result in substantial soil erosion or the loss of topsoil. The topsoil on the Project site shall not be removed and the site will be balanced. Also, the Project is not used

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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for agricultural purposes and is zoned for office uses; therefore, the presence of topsoil on site is not necessary. No impacts are expected from the Project.

- b) The Project will not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property. According to the Investigation and Response, on-site soils are expected to range from very low to low in expansion. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

18) Erosion

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

Source: Project Application Materials.

Findings of Fact:

- a) The Project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. The Project has been designed and conditioned in accordance with the County's grading and water quality requirements as discussed in Section 23 of this Environmental Assessment to avoid any impacts to the channel that is located on the southerly portion of the site. The Project has been conditioned prior to any grading or construction permits, to provide the Building and Safety Department evidence of compliance with the National Pollutant Discharge Elimination System (Plot Plan 10. BS GRADE. 20). The Project has also been conditioned to submit Final WQMP plans prior to grading permit issuance for review and approval by the District (Plot Plan 60. FLOOD RI. 9). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA.

- b) The Project will not result in any increase in water erosion either on or off site.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

19) Wind Erosion and Blow Sand 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Project site lies within a moderate area of wind erosion. Development of the Project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Plot Plan 10.BS GRADE. 5) and (Parcel Map 10.BS GRADE. 5). This is a standard condition and therefore is not considered unique mitigation pursuant to CEQA. Therefore, any impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20) Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: "Phase I Environmental Site Assessment of a 13.76 Acre Undeveloped Property (APNs 290-060-024 and 290-060-025) in the Corona area, Riverside County California" prepared by LGC Inland November 6, 2006, Project Application Materials.

Findings of Fact:

a) The Project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Office type uses would be allowed on the site and it is anticipated that any future development projects at the Project site will be reviewed by the appropriate permitting agencies if they were involved in the routine transport, use, or disposal of hazardous materials. Application of standard requirements and practices from these agencies would ensure that any potential impacts remain less than significant. Any impacts are anticipated to be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The Project is not expected to 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. Any impacts are anticipated to be less than significant.
- c) The Project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The roads on the site allow for adequate emergency access via Street "A" from Temescal Canyon Road. No impacts are expected from the Project.
- d) The Project site is not located in close proximity to any schools. The nearest school is approximately 1/2 of a mile away from the Project site. No impacts are expected from the Project.
- e) According to the Phase I Environmental Assessment 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 result or create a significant hazard to the public or the environment. Physical inspection by LGC as reported in the Phase I revealed no hazardous conditions. The project site has been secured either by fence or impassable topography since the Assessment took place. No impacts are expected from the Project. Should materials or substances yet known be discovered during excavation Riverside County Hazardous Materials Team will be notified to determine appropriate action.

In the event of discovery of materials or substances on site at anytime Riverside County Hazardous Materials Team will be notified to determine a course of action.

Mitigation: No mitigation measures are required.

Monitoring: No Mitigation Monitoring Required.

GREENHOUSE GAS EMISSIONS Would the project

21) Greenhouse Gas Emissions

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

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: "Greenhouse Gas Impact Analysis, PP 23358 Office Project, Riverside County, California," prepared by Giroux and Associates, dated August 10, 2010 (GHG Analysis).

Findings of Fact:

- a-b) The proposed Project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the GHG Analysis, implementation of the proposed project would directly contribute to long-term increases in greenhouse gases (GHGs) as a result of traffic increases (mobile sources) and secondary fuel combustion emissions from space heating, etc. Development occurring as a result of the proposed project would also result in secondary operational increases in GHG emissions as a result of electricity generation to meet project-related increases in energy demand. Electricity generation in California is mainly from natural gas-fired power plants. However, since California imports about 20 to 25 percent of its total electricity (mainly from the northwestern and southwestern states), GHG emissions associated with electricity generation could also occur outside of California. Space or water heating, water delivery, wastewater processing and solid waste disposal also generate GHG emissions. Short-term GHG emissions will also derive from construction activities. Conditions have been placed to comply with Greenhouse Gas Impact Analysis, PP 23358 Office Project, Riverside County, California," prepared by Giroux and Associates, dated August 10, 2010 (GHG Analysis) as noted in (Plot Plan 90.PLANNING.34) and (Parcel Map 90.PLANNING.16).

The General Reporting Protocol (GRP) in the California Climate Action Registry (CCAR) divides project-related operational GHG emissions into three categories. These three sources include the following:

Source 1- On-site combustion of fossil fuels (space and water heating, fireplaces, landscape utility equipment, etc.)

Source 2- Consumption of purchased energy (electricity)

Source 3- Indirect emissions (transportation, solid waste disposal, fresh-and wastewater conveyance and treatment)

For general commercial development projects such as the proposed project, Source 3 is typically a much larger contributor to the GHG burden than Sources 1 and 2. For convenience, project-related GHG emissions were aggregated into transportation and non-transportation sources. The transportation component is calculated and reported in the URBEMIS2007 computer model. The non-transportation sources require additional analysis.

Construction Activity GHG Emissions

Project development was assumed to occur in 2010-2011. For each generic construction activity, the URBEMIS2007 computer model predicts that the following activities will generate the following annual CO₂ emissions:

Activity/Year	CO ₂ in Short Tons	CO ₂ in Metric Tons
Grading, Construction 2010	334.9	304.5
Coating and Paving 2011	79.3	79.1

*Output provided in appendix of GHG Analysis

Equipment exhaust also contains small amounts of methane and nitric oxides which are also GHGs. Non-CO₂ GHG emissions represent approximately a one percent increase in CO₂-equivalent emissions from diesel equipment exhaust. For screening purposes, the temporary (one-time) construction activity GHG emissions were compared to the chronic operational emissions in the SCAQMD's interim thresholds. The screening level operational threshold is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3,000 metric tons (MT) of CO₂-equivalent (CO₂(e)) per year. Worst year building construction activities of 305 MT per year are well below this threshold. Construction emissions are a short term issue and will cease after the project is built.

Project Operational GHG Emissions

Transportation-related GHG emissions from project implementation were based upon URBEMIS2007 outputs. Non-transportation sources were calculated by combining established resource consumption factors with the size of the project. The results are summarized in the two tables below - for non-transportation GHG sources and transportation GHG emissions. Annual project-related GHG emissions will be well below the 3,000 MT/year screening threshold. Although the screening thresholds will not be exceeded, reasonably available control measures should be incorporated into project planning to minimize the cumulative impact to global climate change.

Greenhouse Gas Emissions Reduction Measures

GHG reduction options on a project-level basis are similar to those measures designed to reduce criteria air pollutants (those with ambient air quality standards). Measures that reduce trip generation or trip lengths, measures that optimize the transportation efficiency of a region, and measures that promote energy conservation within a development will reduce GHG emissions. Additionally, carbon sequestering can be achieved through urban forestry measures.

For the proposed project the transportation component will comprise approximately 70 percent of the project-related GHG emissions. Reductions in the vehicular contribution are therefore important in achieving the goals of statewide/national GHG minimization programs. However, substantial mobile source trip/VMT reduction or increases in vehicular fuel efficiency are not achievable on a project-specific basis. State or national programs are in place to significantly upgrade fuel efficiencies. Most discretionary actions for GHG reduction must therefore focus on energy conservation. These energy conservation actions have been included as mitigation measures to reduce impacts from GHG emissions.

Non Transportation Consumption/Generation

Office (83,799 ft ²)	Rate	Annual Use
Electricity	12.9 KWH/ft ² /yr	1,081,007 KWH
Natural Gas	24.0 cubic ft/ft ² /yr	2,011,176 cubic ft
Solid Waste	9.4 lb/ft ² /yr	787,711 lb
Water	87.8 gal/ft ² /yr	7,357,553 gal

Project-Related GHG Emissions

Unit	Electricity (MWH)	Nat. Gas (10 ⁶ cu ft)	Solid Waste (tons)	Water (MG)
Total	1,081	2.01	393.9	7.36
Conversion Factor	0.331	54.6	0.42	4.20
Metric CO ₂ (e) tons/yr	357.8	109.8	165.4	30.9

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Total Non-Transportation = 664 metric tons/year
Total Transportation
Office Use: (260 days/yr) = 13,226 lbs/day = 1,563 metric tons/yr
Combined tons CO₂(e)/yr= = 2,227 metric tons/year
Transportation Share 70 %

Mitigation: Planning conditions (Plot Plan 90.PLANNING.34) and (Parcel Map 90.PLANNING.16)

Monitoring: Monitoring shall be provided by the County of Riverside Planning and Building and Safety Departments.

22) Airports

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

Sources: Riverside County Land Information System (RCLIS).

Findings of Fact:

- a-c) According to the RCLIS, the Project site is not located within an Airport Influence Area or an Airport Compatibility Zone. Therefore, the Project will not result in an inconsistency with an Airport Master Plan, will not require a review by the Airport Land Use Commission and will not result in a safety hazard for people residing or working in the Project area. No impacts are expected from the Project.
- d) The site of the proposed Project is not within the vicinity of a private air strip. The same conclusions would apply to any future development proposals on the site. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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23) Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Sources: Riverside County Land Information System (RCLIS), Riverside County General Plan Figure S-11 "Wildfire Susceptibility."

Findings of Fact:

a) The proposed Project is in a high fire area. However, the Project has been conditioned by the Fire Department to include safety features such as fire lanes, sprinkler systems, fire alarms, extinguishers, and hood ducts (Plot Plan 90. FIRE. 1), (Plot Plan 90. FIRE. 2), (Plot Plan 90. FIRE. 3) The Project also allows for proper emergency access to and from the site. Fire standards are not considered unique mitigation pursuant to CEQA. Therefore, any impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

24) Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. 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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quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

Sources: Project Application Materials, "Conceptual Water Quality Management Plan (WQMP) for Tentative Parcel Map 35309 Temescal Canyon Business Park," prepared by Hunsaker and Associates Irvine, Inc, dated September 30, 2008.

Findings of Fact:

- a) The Project 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 not substantially alter the existing drainage pattern of the site or area, including the channel that traverses the southely portion of the site. No impacts are expected from the Project.
- b) The proposed Project shall not violate any water quality standards or waste discharge requirements. The Project has been conditioned prior to any grading or construction permits, to provide the Building and Safety Department evidence of compliance with the National Pollutant Discharge Elimination System (COA. 10. BS GRADE. 20) The Project has also been conditioned to submit Final WQMP plans prior to grading permit issuance for review and approval by the District (COA. 60. FLOOD RI. 9). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Any impacts are considered less than significant.
- 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). No impacts are expected from the Project.
- d) The proposed Project will contribute to runoff water; however it will not exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The Project has been conditioned prior to any grading or construction permits, to provide the Building and Safety Department evidence of compliance with the National Pollutant Discharge Elimination System (COA. 10. BS GRADE. 20). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Any impacts are considered less than significant.
- e) The Project will not place housing within a 100-year flood hazard area, as no housing is proposed. No impacts are expected from the Project.
- f) The Project is will not place structures within a 100-year flood hazard area which would impede or redirect flood flows. No impacts are expected from the Project.
- g) The proposed Project is not anticipated to substantially degrade water quality and has been conditioned to submit Final WQMP plans prior to grading permit issuance and to use erosion control after rough grade (COA 60. FLOOD RI. 9), (COA 60. FLOOD RI. 3). These are standard

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditions of approval and are not considered mitigation pursuant to CEQA. Any impacts are considered less than significant.

- h) The Project does not 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 proposed Project has been conditioned to submit a copy of BMP improvement plans prior to grading permit issuance and to use BMP improvement plans prior to building permit issuance (COA 60. FLOOD RI. 2), (COA 80. FLOOD RI. 2). The Project is not anticipated to result in significant environmental effects (e.g. increased vectors and odors). These are standard conditions of approval and are not considered mitigation pursuant to CEQA. Any impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

25) Floodplains

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

N/A - 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County Land Information System (RCLIS), Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones", Figure S-10 "Dam Failure Inundation Zone."

Findings of Fact:

- a) The proposed Project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river. The Project site will be paved; however, this is not anticipated to substantially increase the rate or amount of surface runoff in a manner that would result in flooding on - or - off site due to the incorporation of a Water Quality Management Plan. The Project has been conditioned to submit final WQMP plans prior to grading permit issuance (COA 60. FLOOD RI. 9). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, any impacts are considered 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 site will be paved, but will include bio swales for water quality and run-off. Therefore, the proposed Project is not anticipated to substantially increase the rate or amount in absorption rates or surface runoff in a manner that would result in flooding on - or - off site due to the incorporation of a Water Quality Management Plan. The Project has been conditioned to submit final WQMP plans prior to grading permit issuance (COA 60. FLOOD RI. 9). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, any impacts are considered less than significant.

26. The Project site is not located in an area that is subject to dam inundation. Therefore, the proposed Project will not 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). Therefore, there is no impact.

27. The will not effect the amount of surface water in any waterbody. No increases beyond historic flows will result from implementation of the Project. Therefore, any impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

LAND USE/PLANNING Would the project

25. Land Use

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

Sources: Riverside County Land Information System (RCLIS), GENERAL PLAN, City of Corona, Project Application Materials.

Findings of Fact:

a) The Project will not result in a substantial alteration of the present or planned land use of an area site is currently vacant and is surrounded by existing suburban development. The site is currently vacant; however, the General Plan Land Use designation for the Project site is Business Park (BP). The Change of Zone application is being submitted to ensure consistency with the General Plan. The proposed use is permitted, subject to the approval of a Plot Plan. Therefore, no impacts are expected.

b) The Project is located within the Sphere of Influence for the City of Corona. The proposed Project will serve to implement the County's General Plan and has been Conditionally Consistent with the BP General Plan land use designation. The Project was transmitted to the City during the review process and no comments relative to the proposed use were received from the City. Therefore, the Project does not substantially affect land use within a city sphere of influence and/or within adjacent city or county boundaries and any impacts from the Project are considered less than significant.

Mitigation: No mitigation measures are required.

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

26. Planning

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

Sources: Riverside County Land Information System (RCLIS), Riverside County Integrated Plan.

Findings of Fact:

a) The Project will be consistent with the site's existing or proposed zoning. The site is currently vacant; however, the General Plan Land Use designation for the Project site is Business Park (BP). The Change of Zone application is being submitted to ensure consistency with the General Plan. The proposed use is permitted, subject to the approval of a Plot Plan. Therefore, no impacts are expected.

b) The Project is compatible with existing surrounding zoning. The existing surrounding zoning designations are as follows:

- North - Single Family Residential (R-1).
- East - Interstate 15 and Rural Residential (R-R).
- South - Manufacturing-Service Commercial (M-SC), Specific Plan Zone (SP Zone)
- West - Mobile Home Subdivisions & Mobile Home Parks (R-T).

Change of Zone No. 7650 proposes to change the current zoning from R-1 (One Family Dwellings) to Commercial Office (C-O). According to the General Plan Land Use Designations – Zoning Consistency Guidelines, the MS-C Zoning Designation is Conditionally Consistent with the BP General Plan land use designation. No impacts are expected from the Project.

c) The Project will be compatible with existing and planned surrounding land uses. The Project is being implemented in accordance with the Goals and Policies of the General Plan, as well as the provisions within Ordinance 460 and Ordinance No. 348. In addition, no modifications or variances are being requested. No impacts are expected from the Project.

d) The Project is consistent with the requirements, policies, and vision contained in the Riverside County Integrated (General) Plan and the proposed Project is consistent with existing and planned surrounding land uses. No impacts are expected from the Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The Project will not disrupt or divide the physical arrangement of an established community. The Project is being developed in accordance with the County's General Plan. No changes are being requested to the General Plan Land Use designation. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

MINERAL RESOURCES Would the project

27. Mineral Resources

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

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

Findings of Fact:

- a) The proposed Project site is designated MRZ-3a (Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). Since the area has not been used for mining, the Project is not expected to 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. No impacts are expected from the Project.
- b) The Project site has not been used for mining. The final development of the site 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. No impacts are expected from the Project.
- c) The Project site is located adjacent to other suburban land uses and vacant land and is not adjacent to an existing surfaces mine. No impacts are expected from the Project.
- d) The Project is not located adjacent to an existing surface mine and will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

N/A - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

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

N/A A B C D

f) 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?

N/A A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," Riverside County Airport Land Use Compatibility Plan.

Findings of Fact:

- a) The Project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels. No impacts are expected from the Project.
- b) The site of the proposed Project is not located within the vicinity of a private air strip and will not expose people residing or working to excessive noise levels. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

29. Railroad Noise

N/A A B C D

Sources: Riverside County Land Information System (RCLIS), Riverside County General Plan Figure C-1 "Circulation Plan", On-site Inspection.

Findings of Fact: The Project is not located in proximity to any railroad line or facility. The closest railroad line is approximately twelve (12) miles to the north. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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30. Highway Noise

N/A A B C D

Sources: On-site Inspection, Project Application Materials.

Findings of Fact: The Project is located adjacent Interstate 15 and Temescal Canyon Road. Site development will be exposed to noise generated by vehicle traffic; however, office uses are not typically considered sensitive receptors to noise. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

31. Other Noise

N/A A B C D

Sources: Riverside County Land Information System (RCLIS), Project Application Materials.

Findings of Fact: The proposed Project is not anticipated to be affected by other types of noise not listed above. The Project site is surrounded by residential uses and vacant land. I-15 is located to the east, however, any noise generated by the Interstate has been addressed in item 30 above. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

32. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: "County of Riverside Temescal Canyon Business Park Construction and Operational Noise Impact Analysis," prepared by Kunzman Associates, Inc., dated July 13, 2009 (Analysis), 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) According to the Analysis, the Project has the potential to cause short-term impacts during the construction phase of the Project. The grading/site preparation is anticipated to be the loudest part of the construction process and is expected to take 30-45 days to complete. The construction noise impacts are considered short-term and will not result in a permanent increase in ambient noise in the Project vicinity above levels without the Project. The short-term impacts and mitigation to construction noise impacts are discussed in 32 b), below. The Analysis also examined the operational impacts from implementation of the Project. The model used in the Analysis assumed a worse-case scenario for the noise sources (without attenuation) during the operational phase of the Project for purposes of an overall impact analysis. It should be noted that this worse-case scenario is not anticipated to occur on-site.

The items expected to generate noise during the operational phase of the Project are idling trucks, mobile vehicles in the parking lots and air conditioning units from each building. The Analysis concluded that the Project will not attract much truck traffic, due to the nature of the office nature of the Project, and that these trucks trips will make periodic deliveries. Parking lot traffic is not anticipated to create noise levels in excess of the County noise standards. The Analysis indicated that the dominant contributor to noise in the Project would be the air conditioning systems. The addition of idling trucks and parking lot traffic would also raise the noise levels. Lastly, the Analysis stated that other noise could be created by events in the parking lots, including vehicle doors closing, car alarms, talking or even yelling, which could produce brief, maximum noise levels in excess of 70 dBA at nearby sensitive receptors (residential units to the north/northwest and to the west). Mitigation measures are proposed to ensure that any operational/ permanent increases in ambient noise levels in the Project vicinity above levels existing without the Project will be mitigated to a less than significant level. Therefore, any impacts will be less than significant with mitigation incorporated.

- b) The Project will effect or alter the ambient noise levels in the Project vicinity. Please reference the discussion above in Response 33 a). The construction noise impacts are considered short-term and may result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project. Mitigation measures are proposed to ensure that any substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project will be mitigated to a less than significant level. Therefore, any impacts will be less than significant with mitigation incorporated.
- c) The Project may generate noise levels in excess of standards set in the General Plan. Please reference the discussions above in Responses 33 a) and b). Mitigation measures are proposed to ensure that any noise levels in excess of standards set in the General Plan will be mitigated to a less than significant level. Therefore, any impacts will be less than significant with mitigation incorporated.
- d) The Project may expose people to or generate excessive ground-borne vibration or ground-borne noise levels. According to the Analysis, the Project has the potential to cause short-term vibration impacts during the construction phase of the Project. The grading/site preparation is anticipated to be the loudest part of the construction process and is expected to take 30-45 days to complete. The vibration impacts are considered short-term and will not result in an exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels with the incorporation of mitigation measures. Therefore, any impacts will be less than significant with mitigation incorporated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation measures have been conditioned as part of (Plot Plan 60.PLANNING.20) and (Parcel Map 60.PLANNING.29) for the above section.

Mitigation: Planning conditions (Plot Plan 60.PLANNING.20) and (Parcel Map 60.PLANNING.29)

Construction mitigation measures for include the following:

- 32-1: The construction equipment staging and storage areas should be located as far away from the residential uses as possible.
- 32-2: All construction equipment should be properly maintained with operating mufflers and intake silencers as effective as those installed by the original manufacturer.
- 32-3: All construction activities should only take place between 7:00 a.m. to 6:00 p.m. in October through May, and 6:00 a.m. to 6:00 p.m. in June through September, as required by Riverside County Ordinance No. 847.
- 32-4: Residents living up to 1,000 feet from the property line should be provided with a construction schedule. A timely notification should accompany any major changes to this schedule.

Construction mitigation measures for Vibration:

- 32-5: Residents living within 150 feet from the property line should be given at least one week notice when equipment that creates a peak particle velocity of over .009 (in/sec) will be used. These notifications may be given in a single schedule or on a case-by-case basis, as long as adequate notice is given.

Operational mitigation measures for Noise:

- 32-6: On-site noise should not exceed 65 dBA from the hours of 7:00 a.m. to 10:00 p.m. or 45 dBA from the hours of 10:00 p.m. to 7:00 a.m. utilizing the following methods:
 - a) The developer/builder should use screens, shields, or enclosures for all Project HVAC units.
 - b) The use of HVAC systems should be limited to the hours of 7:00 a.m. to 10:00 p.m. to protect the residents from nighttime noise. The contact information for Riverside County Department of Health's Office of Industrial Hygiene should be given to nearby residents in case this measure is routinely violated.

Monitoring: Monitoring will be conducted during the Building and Safety Plan Check Process and Grading Process, and by the Planning Department, the Code Enforcement and Riverside County Department of Health's Office of Industrial Hygiene during the operational phase of the Project.

POPULATION AND HOUSING Would the project

33. Housing

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

Sources: Riverside County Land Information System (RCLIS), Project Application Materials, Riverside County Integrated Plan.

Findings of Fact:

- a) The Project site is currently vacant and contains no dwelling units. Consequently, the Project will not displace any existing homes or necessitate the construction or replacement of housing elsewhere. No impacts are expected from the Project.
- b) The Project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The Change of Zone and the Plot Plan reflect land uses that are non-residential in nature. No impacts are expected from the Project.
- c) The Project site is currently vacant and contains no dwelling units; therefore, it will not displace any existing homes or necessitate the construction or replacement of housing elsewhere. No impacts are expected from the Project.
- d) The Project site is not located within a Redevelopment Area. Therefore, the Project will not effect the implementation of the County's Redevelopment Plan. No impacts are expected from the Project.
- e) The Project will not contribute to an exceedence of the official regional and local population projections. The Change of Zone and the Plot Plan reflect land uses that are non-residential in nature. No impacts are expected from the Project.
- f) The Project site will ultimately provide the commercial and service support that may induce additional population growth. However the impact to the amount of growth that may result from this development is expected to be minor and is consistent with the adopted general plan. Any impacts from the Project are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

34. Fire Services

Sources: Riverside County General Plan Safety Element, Ordinance No. 659 (as amended through 659.7).

Findings of Fact: The Project site is serviced by the Riverside County Fire Department. The Project will not alter any existing facilities or result in the need to construct new facilities. The Project area is serviced by the Riverside County Fire Department. According to Ordinance No. 659 (as amended through 659.7), commercial development is required to pay a Fire Facilities component of the Development Impact Fee. Payment of this fee is a standard condition and is not considered mitigation pursuant to CEQA. Sycamore Creek Fire Station #64 is located approximately one mile south of the Project site at 25310 Campbell Ranch Road. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

35. Sheriff Services

Source: Riverside County Land Information System (RCLIS), Ordinance No. 659 (as amended through 659.7).

Findings of Fact: The Project site is serviced by the Riverside County Sheriff's Department. The Project will not alter any existing facilities or result in the need to construct new facilities. According to Ordinance No. 659 (as amended through 659.7), commercial/office development is required to pay a Public Facilities component of the Development Impact Fee. Payment of this fee is a standard condition and is not considered mitigation pursuant to CEQA. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

36. Schools

Sources: Riverside County Land Information System (RCLIS), Corona-Norco Unified School District Website: <http://www.cnusd.k12.ca.us/cnusd/site/default.asp>

Findings of Fact: The Project is located within the Corona-Norco Unified School District. The Project will not alter any existing facilities or result in the need to construct new facilities. Impacts are considered incremental, but less than significant and will be mitigated by the payment of standard fees to the Corona-Norco Unified School District. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Less than significant impacts are expected from the Project.

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 mitigation monitoring is required.

37. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County Land Information System (RCLIS).

Findings of Fact: The Project site is serviced by the Riverside County Library System. The Project will not alter any existing facilities or result in the need to construct new facilities. Commercial projects, by their nature do not result in impacts to Libraries. According to Ordinance No. 659 (as amended through 659.7), there is no Library Books component of the Development Impact Fee for commercial development. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

38. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff Review.

Findings of Fact: The Project will not result in the need to alter any existing facilities or result in the need to construct new facilities. The site is located within the service parameters of County health centers. Any construction of new facilities required by the cumulative effects of this Project and surrounding projects would have to meet all applicable environmental standards. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

RECREATION Would the project

39. 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"/>
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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"/>
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c) Is the project located within a C.S.A. 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: Riverside County Land Information System (RCLIS).

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Non-residential projects have minimal impacts to these facilities. No impacts are expected from the Project.
- b) 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. Non-residential projects have minimal impacts to these facilities. No impacts are expected from the Project.
- c) The Project site is not located within a C. S. A. or park district and is not subject to the Quimby requirements of Ordinance No. 460 since it is a commercial Project. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

40. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Circulation Element, Riverside County General Plan Figure C-7 "Riverside County Bikeway and Trail System."

Findings of Fact: A 10' wide multi-purpose trail is located on the southerly portion of the site, within the proposed right-of-way for Temescal Canyon Road. With the installation of this multi-purpose trail no impacts to recreational trails are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) 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"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Circulation Element, Riverside County General Plan, Figure C-1 "Circulation Plan," "County of Riverside PP 23358 Traffic Impact Analysis," prepared by Kunzman Associates, dated June 25, 2008 (TIA), Riverside Transit Agency Website System Map :
http://www.riversidetransit.com/downloads/system_map/RTA_SystemMap_v1.pdf

Findings of Fact:

The proposed project will increase vehicular traffic in the project vicinity. According to the TIA, the Project will generate 1,164 daily vehicle trips, 163 of which will occur during the morning peak hour and 172 of which will occur during the evening peak hour. A total of nine (9) intersections were analyzed, per the scoping agreement for the Project. Existing Level of Service (LOS) at these intersections is currently per the County of Riverside General Plan standards. The TIA analyzed the following scenarios: existing plus ambient growth plus Project, existing plus ambient growth plus Project plus cumulative traffic conditions, and existing plus ambient growth plus Project plus cumulative traffic conditions. Under all three of these scenarios, the study area intersections will operate at acceptable LOS, with improvements. The Transportation Department reviewed the TIA for the proposed Project and has conditioned the project to construct street improvements as and payment of fees as mitigation measures for Project impacts. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, any impacts are considered less than significant.

- b) The Project will not result in inadequate parking capacity. The proposed Project will provide 410 parking spaces. As such, the Project meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Therefore, any impacts will be considered less than significant.
- c) The proposed project will not exceed levels of service standard established by the county congestion management agency for designated road or highways with the inclusion of road improvements conditioned by the Transportation Department, therefore, the impact is considered less than significant with mitigation incorporated.
- d) The proposed Project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. No impacts are expected from the Project.
- e) The Project will not alter waterborne, rail or air traffic. Waterborne and rail traffic do not exist in proximity to the Project site. No impacts are expected from the Project.
- f) The proposed Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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incompatible uses (e.g. farm equipment). To the contrary, roadway improvements to Temescal Canyon Road, as a result of implementation of the Project, will reduce hazards in the area. Therefore, no impacts are expected.

- g) The Project will have an incremental effect the County maintained road system. The site is currently vacant; therefore, no trips are generated to and from the site. During the construction phase of the Project, vehicle trips will increase, but these will result in less than significant impact on the roadway system. Greater, yet still less than significant impacts will arise during the operational phase of the Project. Increase trips will result in an incremental need for maintenance of the roadways. The Project will offset this impact by contributing to the funding mechanism used County-wide for maintenance of roadways. Any impacts are considered less than significant from the Project.
- h) The Project will may effect the operation of the immediate circulation network, as it is adjacent to Temescal Canyon Road. Ant impacts during the construction phase of the Project will be short-term and considered less than significant. Operational impacts will also be considered less than significant, as roadway improvements will be constructed in accordance with the County standards.
- i) The Project will not result in inadequate emergency access or access to nearby uses. Improvements to Temescal Canyon Road and on-site Street "A" will improve emergency access or access to nearby uses. No impacts are expected from the Project.
- j) The Project will not result in any conflicts with any adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). The project supports alternative transportation by providing a bike lane on Temescal Canyon Road (and a multi-purpose trail within the proposed Temescal Canyon Road right-of-way) as well as bike racks on-site for patrons. There is no bus service in the immediate vicinity of the Project site. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

42. Bike Trails

Source: Riverside County General Plan Circulation Element, Riverside County General Plan Figure C-7 "Riverside County Bikeway and Trail System."

Findings of Fact: According to the adopted General Plan, there are no bike trails designated on the property. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water (will serve letter needed)

- a) Require or result in the construction of new water

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

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

Source: Riverside County Integrated Plan.

Findings of Fact:

- a) The Project is not anticipated to 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. No impacts are expected from the Project.
- b) The proposed Project site and is located within the boundaries of the Lee Lake Water District (LLWD). The Project will be serviced by LLWD whom has sufficient water capacity to service the proposed Project. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

44. Sewer (will serve letter needed)

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

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

Source: Riverside County Integrated Plan.

Findings of Fact:

- a) The Project is not anticipated to require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. In addition, the site is located with the sewer service area for Lee Lake Water District and is adjacent to an existing sewer line. No impacts are expected from the Project.
- b) The proposed project has adequate wastewater treatment capacity to serve the project site; therefore will not result in an inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, the impact is less than significant.

Mitigation: No mitigation measures are required.

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

45. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Integrated Plan.

Findings of Fact:

- a) The Project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. The Project was submitted to the Riverside County Waste Management Department during the Project review since the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction and operation of the Project. However this project has sufficient permitted capacity to accommodate the Project's solid waste disposal needs. Impacts are considered incremental but less than significant.
- b) The Project complies with federal, state, and local statutes and regulations related to solid wastes (including the County Integrated Waste Management Plan). Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Impacts are considered incremental but less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

46. Utilities

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

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

Source: Riverside County Integrated Plan.

Findings of Fact:

- a-h) Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the Project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

47. 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 to eliminate important examples of the major periods of California history or prehistory?

Sources: Staff review, Project Application Materials.

Findings of Fact: Implementation of the proposed project would not 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. Therefore, any impacts are considered less than significant with mitigation incorporated.

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Sources: Staff review, Project Application Materials.

Findings of Fact: The Project will not result in the construction of buildings or site improvements. The proposed Project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Any impacts are considered less than significant with mitigation incorporated.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
49. Does the project 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 development projects as defined in California Code of Regulations, §15130)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: Staff review, Project Application Materials.

Findings of Fact: The Project will not have impacts which are individually limited, but cumulatively considerable. Any impacts are considered less than significant.

50. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Sources: Staff review, Project Application Materials.

Findings of Fact: The Project will not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Any impacts are considered 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:

1. Western Riverside MSHCP, "County of Riverside Temescal Business Park General Biological Assessment," prepared by Principe and Associates, dated February 2008 (Bio Assessment), "
2. Corps Jurisdictional Impacts Exhibit," prepared by Vandermost Consulting Services, Inc., dated May 7, 2010 (Corps Impacts), "
3. Corps/CDFG Jurisdictional Waters Exhibits," prepared by Vandermost Consulting Services, Inc., dated May 7, 2010 and May 10, 2010 respectively (Jurisdictional Waters)
4. "CDFG Jurisdictional Impacts," prepared by Vandermost Consulting Services, Inc., dated May 10, 2010 (CDFG Impacts)
5. "Determination of Biologically Equivalent or Superior Preservation," prepared by Principe & Associates, Dated August 2009

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6.	"A Phase I Cultural Resources Assessment of Temescal Canyon Road Office Park, APN 290-060-024, 025," prepared by Jean A. Keller, Ph.D., date March 2007 (Assessment)				
7.	"Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California," prepared by LGC Inland, dated December 11, 2007 (Investigation)				
8.	"Response to Riverside County Review Comments, Proposed Temescal Canyon Business Park, Located Northwest of the Interstate I-15 and Temescal Canyon Road, South Corona Area, County of Riverside, California," prepared by LGC Inland, dated December 3, 2008				
9.	"Greenhouse Gas Impact Analysis, PP 23358 Office Project, Riverside County, California," prepared by Giroux and Associates, dated August 10, 2010 (GHG Analysis)				
10.	"Phase I Environmental Site Assessment of a 13.76 Acre Undeveloped Property (APNs 290-060-024 and 290-060-025) in the Corona area, Riverside County California" prepared by LGC Inland November 6, 2006				
11.	"Conceptual Water Quality Management Plan (WQMP) for Tentative Parcel Map 35309 Temescal Canyon Business Park," prepared by Hunsaker and Associates Irvine, Inc, dated September 30, 2008.				
12.	"County of Riverside Temescal Canyon Business Park Construction and Operational Noise Impact Analysis," prepared by Kunzman Associates, Inc., dated July 13, 2009 (Analysis), Project Application Materials.				

Revised: 07/14/2011

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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41923

Project Case Type(s) and Number(s): Change of Zone No. 7650, Tentative Parcel Map No. 35309 and Plot Plan No. 23358

Lead Agency Name: County of Riverside Planning Department

Address: P. O. Box 1409, Riverside, CA 92505-1409

Contact Person: Wendell Bugtai, Urban Regional Planner III

Telephone Number: (951) 955-2419

Applicant's Name: Temescal Office Partners, LLC

Applicant's Address: 3151 Airway Avenue, Suite U-2, Costa Mesa, CA 92626

I. PROJECT INFORMATION

A. Project Description:

The Change of Zone proposes to change the site's current zoning classification from One-Family Dwellings (R-1) to Commercial Office (C-O).

The Tentative Parcel Map is a Schedule 'E' subdivision of 14.8 gross acres into three (3) parcels ranging in size from 0.6 to 10.6 acres (two for open space purposes), and 26 condominium units.

The Plot Plan proposes a commercial office center consists of nine (9) multi-tenant buildings creating 26 tenant suites. totaling 83,799 square feet of gross building area. The buildings range in size from 7,363 sq. ft to 10,810 sq. ft.

The Plot Plan proposes to be constructed in one (1) phase. All buildings will be constructed of tilt-up concrete. Entrances will be accented, with storefront glass utilized at these entrances. A color palette has been established to provide continuity throughout the Project.

Project access will be provided by a proposed public road ending in a cul-de-sac, and identified as "Street A" on the Tentative Parcel Map. Temporary and permanent impacts to the Army Corps of Engineers/Calif. Dept. of Fish and Game will be required in order to construct the street. The Project site is currently vacant with natural vegetation and no existing structures. There will be two points of access into the Project from the bulb of the cul-de-sac. This will allow for two points of access the site and for internal circulation that will loop within Project. Two Open Space parcels are located along the Temescal Canyon Road street frontage of the Project.

Buildings 1 though 5 are located on the easterly portion of the site, with Building 1 located most southerly of this group and Building 5 located at the northerly portion of the site. Buildings 6 though 9 are located on the westerly portion of the site, trending north to south, respectively. The finished floor elevations of the buildings will be approximately 30 – 35 feet above the existing grade of Temescal Canyon Road.

The Project proposes a 2:1 slope on the southerly boundary of the site which will slope downward towards the Open Space lots and Temescal Canyon Road. This will serve to provide a pleasing visual aesthetic to the public view from Temescal Canyon Road. A downward sloping 2:1 is also designed along the southerly portions of the westerly and easterly property lines. A retaining wall, ranging in height from 3 feet to almost 28 feet in height is proposed along the easterly and northerly portions of the site. This wall starts at westerly of Building 7, proceeds northerly and wraps easterly to the north of Building 6. This wall will be planted with a variety of vine options in order to create a

"green" wall and obscure it over time. In addition, plantings are proposed between the property line and the wall to provide a water quality treatment zone, additional screening and a visual aesthetic to the residential neighbors to the north/northwest and west.

The Project will be set back approximately 200- 275 feet from Temescal Canyon Road. This setback is due to an existing drainage channel that runs parallel to Temescal Canyon Road on the south side of the Project. A concrete and boulder berm has been installed on the south side of this channel to provide flood protection to Temescal Canyon Rd. This property has been defined to contain 0.28 acres of U.S. Army Corps of Engineers (Corps) Jurisdictional "Waters of the U.S." and 1.15 acres of California Department of Fish and Game (CDFG) "Waters of the State." The cul-de-sac will span the existing drainage channel and development of the site will result in 0.047 acres of temporary impacts and 0.018 acre of permanent impact to the Corps Jurisdictional "Waters of the U.S." and 0.138 acres of temporary impacts to CDFG "Waters of the State" and 0.108 acres of permanent impacts to the CDFG "Waters of the State." Required widening improvements to the south edge of Temescal Canyon Rd. will result in temporary impacts of .038 acre of Corps and .074 acre of CDFG areas to construct.

Water, sewer, electric, gas, and telephone services would be extended onto the site from existing distribution main lines. Water and sewer will be provided by the Lee Lake Water District (LLWD). Gas will be provided by Southern California Gas Company; electricity will be provided by Southern California Edison; telephone service will be provided by Verizon and cable will be provided by Comcast. Trash collection is provided by Waste Management, Inc. The site is within the boundary of the Corona-Norco Unified School District (CNUSD).

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

C. Total Project Area: of an existing approximately 14.8 acre (gross)/13.7 acre (net) parcel

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 14.8	Lots: 2	Sq. Ft. of Bldg. Area: 83,799	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 290-060-024 and 290-060-025.

E. Street References: West of Interstate 15. North of Temescal Canyon Road and East of Wrangler Way. The intersection of Campbell Ranch and Temescal Canyon Roads is within the Project boundary.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 2, Township 5 South, Range 6 West.

G. Brief description of the existing environmental setting of the project site and its surroundings: The site is located on the north side of Temescal Canyon Road, approximately 310 feet west of where Temescal Canyon Road passes under the I-15 Freeway, in unincorporated Riverside County, California. The site is currently undeveloped, vacant and is relatively flat. Property elevation is 1,100 feet above mean sea level (msl) with differences of less than + 50 feet across the site. Local drainage is directed to the northeast. In the drainage area to the south there is a concrete and boulder berm that is being used to direct the flow of water. The wash, ephemeral drainage and four tributary drainages present on the site meet the Western Riverside County Multiple Species Habitat Conservation Program (WRCMSHCP) definition of Riparian/Riverine Areas. As stated above, I-15 is located to the east of the site. Single-family residential development exists to the north, northeast and

west of the project site. An SCE sub-station is located to the southwest of the Project site. The property immediately to the south of the Project site is vacant.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project is consistent with the policy statements contained in the Land Use Element and with General Plan Land Use Map. Approval of CZ07650 will assure consistency with the General Plan Land Use Map.
2. **Circulation:** The roadway classification for Temescal Canyon Road, adjacent to the Project site is an Arterial Highway within a 128 foot right-of-way. Policy C2.3 states that "Traffic studies prepared for development entitlements will identify project related traffic impacts and determine the "significance" of such impacts in compliance with CEQA. A Project specific traffic study has been prepared and reviewed by the County's Traffic Engineer. The Project is consistent with current and proposed widening contained in the Circulation Element.
3. **Multipurpose Open Space:** The Project site is located within two (2) identified MSHCP Criteria Cells (Nos. 3245 and 3348). The Riverside Conservation Authority has reviewed the Project and determined that no on-site preservation is required and that the proposed Project is consistent with the MSHCP (JPR# 10-06-02-01) The Project is consistent with the policy statements contained in the Open Space Element.
4. **Safety:** The proposed Project is located in an area with low potential for liquefaction and is susceptible subsidence. The Project is not in a fault zone, flood zone or an airport influence area. The Project site is located in a high fire area; however, the Fire Department has reviewed and conditioned the Project to comply with their requirements for development within these areas. As such, the Project is consistent with the policy statements contained in the Safety Element.
5. **Noise:** The Project site is on the west side of Interstate 15 and north of Temescal Canyon Road, which are the dominant noise sources in the Project vicinity. Due to the non-residential nature of the Project, no sensitive receptors would ultimately be located on the Project site. The Project is consistent with the policy statements contained in the Noise Element.
6. **Housing:** The Project does not contain and will not allow the development of any housing on the site. The Project is consistent with the policy statements contained in the Housing Element.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project has been designed to promote pedestrian and bicycle use and limit the use of automobiles for transportation, thereby reducing air pollution. The proposed project shall comply with General Plan Policies regarding Air Quality affects to sensitive receptors, including: taking efforts to assure that sensitive receptors are protected from polluting point sources to the greatest extent possible; requiring site plan designs to protect people and land uses sensitive to air pollution through the use of barriers from emissions sources when possible; and encouraging the use of pollution control measures such as landscaping vegetation and other materials, which trap particulate matter or control pollution. The proposed project meets all other applicable Air Quality Element policies.

- B. General Plan Area Plan(s):** Temescal Canyon Area Plan
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Business Park (BP)
- E. Overlay(s), if any:** None.
- F. Policy Area(s), if any:** None.
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** None.

- 1. **Area Plan(s):** Temescal Canyon to the north, east, south and west
- 2. **Foundation Components(s):** Community Development to the north, east, south and west
- 3. **Land Use Designation(s):** Medium Density Residential to the north, Light Industrial to the south, Medium High Density Residential to the west. Highway 15 lies to the east of the project site.
- 4. **Overlay(s):** N/A
- 5. **Policy Area(s):** N/A

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** None.
- 2. **Specific Plan Planning Area, and Policies, if any:** None.

I. Existing Zoning: R-1 (One Family Dwellings).

J. Proposed Zoning, if any: Commercial Office (C-O).

K. Adjacent and Surrounding Zoning:

North – One Family Dwellings (R-1).
 East - Interstate 15 and Rural Residential (R-R).
 South - Manufacturing-Service Commercial (M-SC), Specific Plan Zone (SP Zone)
 West - Mobile Home Subdivisions & Mobile Home Parks (R-T).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |

Cultural Resources
 Geology/Soils

Noise
 Population/Housing

Other
 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 _____
 Wendell Bugtai _____ Carolyn Syms Luna, Director _____

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1) Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?

Source: Riverside County General Plan Figure C-9 "Scenic Highways."

Findings of Fact:

- a) The Project site is located adjacent to Interstate 15, which is a state eligible scenic highway. The proposed Project shall be screened with dense landscaping along the freeway, and will also incorporate additional landscaping onsite. The proposed buildings have many architectural features and lighting shall be hooded and directed downwards and is not anticipated to create an offensive glare for commuters on the interstate. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, it is not anticipated that the project shall have a substantial effect upon a scenic highway. Therefore, any impacts are considered less than significant.
- b) The Project site is located adjacent to Interstate 15, and is set back far enough to not have a substantial impact on the state eligible scenic highway. The proposed buildings have many architectural features. The entire Project will contain 386,405 square feet of landscaping (includes slopes, interior, open space and right-of way) which shall cover 64.9% of the Project site. Therefore, it is not anticipated to be offensive to public views. The Project does not have scenic resources such as trees, rock outcroppings and unique or landmark features. Therefore, any impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

2) Mt. Palomar Observatory

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

Source: Riverside County Land Information System (RCLIS).

Findings of Fact:

- a) The Project site is located 44.85 miles and within Zone B of the Mt. Palomar Nighttime Lighting Policy Area. The Project will not interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655. All lighting used on-site will be required to comply with the provisions of Ordinance No. 655, to include but not be limited to: shielding, down lighting and the use of low-pressure sodium lights. PP23358 will be conditioned to comply with Ordinance No. 655. Since this is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. With Project conformance with Ordinance No. 655, impacts are expected to be less than significant from implementation of the Project. No other mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

- 3) Other Lighting Issues**

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

Source: Project Application Materials.

Findings of Fact:

- a) The Project will create a new source of light; however, it has been conditioned to have any outside lighting hooded and directed so as not to shine directly upon adjoining property or public right-of-way. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. A photometric study was prepared for the Project which concluded that implementation of the Project would not create substantial sources of light or glare. Therefore, any impacts are considered less than significant.
- b) The Project site is located adjacent to residential property. When constructed, the Project will create new sources of light. However, the Project has been conditioned to have any outside lighting hooded and directed so as not to shine directly upon adjoining property or public right-of-way. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. The level of light is not considered significant. Therefore, any impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AGRICULTURE RESOURCES Would the project

4) Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riverside County Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County Land Information System (RCLIS), Riverside County General Plan Figure OS-2 "Agricultural Resources," Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The Project is classified as "Urban Built-Up Land" per the 1990 Farmland Designation. The Project site is vacant and is not being used for agricultural uses. The immediate surrounding/adjacent land uses are residential or roadway. No impacts are expected from the Project.
- b) The Project site is not located within or adjacent to any existing agricultural uses; therefore, will have no impact and will not conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract. No impacts are expected from the Project.
- c) The Project site is not located adjacent to agriculturally zoned property. The surrounding areas are zoned (R-1, R-T, R-R, M-SC and SP) and identified for residential and/or manufacturing – service commercial uses. As a result, the Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). No impacts are expected from the Project.
- d) The Project site is not located in an area where agricultural uses are present. The surrounding land uses include existing single-family residences to the north, northwest and west and I-15 to the east. The proposed Project will not effect or cause the conversion of Farmland to a non-agricultural use. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AIR QUALITY Would the project

5) Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

Sources: SCAQMD Air Quality Management Plan, "Air Quality Analysis, PP23358 Office Project, Riverside County California," prepared by Giroux and Associates, dated November 11, 2009 (AQ Analysis), and 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-d) The proposed project may conflict with or obstruct implementation of the applicable air quality plan; may violate any air quality standard or contribute substantially to an existing or projected air quality violation; may 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); may expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emission. Mitigation measure indicated in the Traffic Study reviewed by the Transportation Department shall be implemented (10.TRANS.2).

Construction Activity Impacts

According to the AQ Analysis, Dust is typically the primary concern during construction of new buildings and infrastructure. Because such emissions are not amenable to collection and discharge through a controlled source, they are called "fugitive emissions." Emission rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). These parameters are not known with any reasonable certainty prior to project development and may change from day to day. Any assignment of specific parameters to an unknown future date is speculative and conjectural.

Because of the inherent uncertainty in the predictive factors for estimating fugitive dust generation, regulatory agencies typically use one universal "default" factor based on the area disturbed assuming that all other input parameters into emission rate prediction fall into midrange average values. This assumption may or may not be totally applicable to site-specific conditions on the proposed project site. As noted previously, emissions estimation for project-specific fugitive dust sources is therefore characterized by a considerable degree of imprecision.

Average daily PM-10 emissions during site grading and other disturbance are stated in the SCAQMD Handbook to be 26.4 pounds/acre. This estimate is based upon required dust control measures in effect in 1993 when the AQMD CEQA Air Quality Handbook was prepared. Rule 403 was subsequently strengthened to require use of a greater array of fugitive dust control on construction projects. All construction projects in the SCAQMD are required to use strongly enhanced control procedures. Use of enhanced dust control procedures such as continual soil wetting, use of supplemental binders, early paving, etc. can achieve a substantially higher PM-10 control efficiency. Daily emissions with use of reasonably available control measures (RACMs) for PM-10 can reduce emission levels to around ten (10) pounds per acre per day. With the use of best available control measures (BACMs) the California Air Resources Board URBEMIS2007 computer model predicts that emissions can be reduced to 1-2 pounds per acre per day.

The Air Resource Board URBEMIS2007 computer model predicts that for the proposed PP 23358 project approximately 1.0 acre could be under simultaneous heavy construction at some point during the build-out lifetime of the project. With the use of RACMs, daily PM-10 emissions during site grading would be 10 pounds per day (1.0 X 10.0 = 10 lb/day). The SCAQMD significance threshold of 150 pounds per day would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not be exceeded. With the use of Best Available Control Measures (BACM), daily PM-10 emissions can be further reduced. Because of the PM-10 non-attainment status of the air basin, construction activity dust emissions are considered to have a cumulatively significant impact. Use of BACMs is thus required even if SCAQMD individual CEQA thresholds are not exceeded by use of RACMs.

Current research in particulate-exposure health suggests that the most adverse effects derive from ultra-small diameter particulate matter comprised of chemically reactive pollutants such as sulfates, nitrates or organic material. A national clean air standard for particulate matter of 2.5 microns or smaller in diameter (called "PM-2.5") was adopted in 1997. A limited amount of construction activity particulate matter is in the PM-2.5 range. PM-2.5 emissions are estimated by the SCAQMD to comprise 20.8 percent of PM-10. Other studies have shown that the fugitive dust fraction of PM-2.5 is closer to 10 percent. Daily PM-2.5 emissions during construction will be around 3 pounds per day compared to the SCAQMD CEQA significance threshold of 55 pounds per day.

In addition to fine particles that remain suspended in the atmosphere semi-indefinitely, construction activities generate many larger particles with shorter atmospheric residence times. This dust is comprised mainly of large diameter inert silicates that are chemically non-reactive and are further readily filtered out by human breathing passages. These fugitive dust particles are therefore more of a potential soiling nuisance as they settle out on parked cars, outdoor furniture or landscape foliage rather than any adverse health hazard. The deposition distance of most soiling nuisance particulates is less than 100 feet from the source (EPA, 1995). There are few sensitive receptors within 100 feet from the project construction site perimeter.

Exhaust emissions will result from on and off-site heavy equipment. The types and numbers of equipment will vary among contractors such that such emissions cannot be quantified with certainty. Initial demolition and grading will gradually shift toward building construction and then for finish construction, paving, landscaping, etc. The URBEMIS2007 computer model was used to calculate emissions from the following prototype construction equipment fleet:

Grading	1 Grader
	1 Dozer
	1 Tractor/Loader/Backhoe
	1 Water Truck
Paving	4 Cement Mixers
	1 Paver
	1 Roller
Construction	1 Tractor/Loader/Backhoe
	1 Crane
	3 Welders
	1 Gen Set
	2 Forklifts
	1 Tractor/Loader/Backhoe

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Utilizing the above equipment fleet the following emissions are calculated by URBEMIS2007:

Construction Activity Emissions (pounds/day)

Activity	ROG	NOx	CO	SO ₂	PM-10	PM-2.5	CO ₂
Grading							
No Mitigation	3.0	25.1	13.5	0.0	11.3	3.2	2,371.7
With Mitigation	3.0	21.3	13.5	0.0	1.0	0.4	2,371.7
Construction							
No Mitigation	4.3	19.5	19.1	0.0	1.5	1.4	2,602.6
With Mitigation	4.3	16.8	19.1	0.0	0.3	0.3	2,602.6
Painting and Paving							
No Mitigation	15.7	11.4	8.8	0.0	1.0	0.9	1,228.6
With Mitigation	14.3	9.8	8.8	0.0	0.2	0.2	1,228.6
SCAQMD Threshold	75	100	550	150	150	55	-

Source: URBEMIS2007 Model

With or without the use of mitigation, peak daily construction activity emissions will be below SCAQMD CEQA thresholds and will be further reduced by recommended mitigation.

Construction equipment exhaust contains carcinogenic compounds within the diesel exhaust particulates. The toxicity of diesel exhaust is evaluated relative to a 24-hour per day, 365 days per year, 70-year lifetime exposure. Public exposure to heavy equipment emissions will be an extremely small fraction of the above dosage assumption. Diesel equipment is also becoming progressively "cleaner" in response to air quality rules on new off-road equipment. Any public health risk associated with project-related heavy equipment operations exhaust is therefore not quantifiable, but small.

Construction activity air quality impacts occur mainly in close proximity to the surface disturbance area. There may, however, be some "spill-over" into the surrounding community. That spill-over may be physical as vehicles drop or carry out dirt or silt is washed into public streets. Passing non-project vehicles then pulverize the dirt to create off-site dust impacts. "Spillover" may also occur via congestion effects. Construction may entail roadway encroachment, detours, lane closures and competition between construction vehicles (trucks and contractor employee commuting) and ambient traffic for available roadway capacity. Emissions controls require good housekeeping procedures and a construction traffic management plan that will maintain such "spill-over" effects at a less-than-significant level.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Local Significance Thresholds

The SCAQMD has developed analysis parameters to evaluate ambient air quality on a local level in addition to the more regional emissions-based thresholds of significance. These analysis elements are called Local Significance Thresholds (LSTs). LSTs were developed in response to Governing Board’s Environmental Justice Enhancement Initiative 1-4 and the LST methodology was provisionally adopted in October 2003 and formally approved by SCAQMD’s Mobile Source Committee in February 2005.

Use of an LST analysis for a project is optional because they were derived for economically or socially disadvantaged communities. For office development, the only source of LST impact would be during construction. LSTs are only applicable to the following criteria pollutants: oxides of nitrogen (NOx), carbon monoxide (CO), and particulate matter (PM-10 and PM-2.5). LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area and distance to the nearest sensitive receptor.

The URBEMIS model estimates that the daily construction disturbance “footprint” will be 1.0 acres. LST pollutant concentration data is currently published for 1, 2 and 5 acre sites. Utilizing data for a 1 acre site and a conservative source receptor distance of 25 meters to the nearest off-site residence, the following thresholds are determined (pounds per day):

Lake Elsinore	CO	NOx	PM-10	PM-2.5
LST Threshold	760	250	4	3
Proposed Project				
Max Unmitigated	19	25	11	3
Max Mitigated	19	21	1	1

All mitigated emissions are below LST thresholds for construction.

Operational Impacts

Possible project-related air quality concerns typically derive from the mobile source emissions generated from the office uses proposed for the project site. The project will generate 1,164 average daily trips (ADT) with an associated vehicle miles traveled (VMT) of 12,399. Operational emissions for project-related traffic were calculated using a computerized procedure developed by the California Air Resources Board (CARB) for urban growth mobile source emissions. The URBEMIS2007 model was run using the trip generation factors specified by the project traffic consultant for this specific project. The model was used to calculate area source emissions and the resulting vehicular operational emissions for an assumed project build-out year of 2011. The results are shown below.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will not cause the SCAQMD's recommended threshold levels to be exceeded. Operational emissions will be at a less-than-significant level.

Project-Related Emissions Burden

Proposed Uses	Emissions (lbs/day)						
	ROG	NOx	CO	SO2	PM-10	PM-2.5	CO2
Year 2011							
Area Sources	0.7	0.6	2.1	0.0	0.0	0.0	673.2
Mobile Sources	10.2	16.5	127.4	0.1	21.6	4.3	13,225.7
Total	10.9	17.1	129.5	0.1	21.6	4.3	13,898.9
SCAQMD Threshold	55	55	550	150	150	55	-
Percent of Threshold	20	31	24	<0.1	14	8	-

- e) The proposed Project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter. The proposed Project does not include any sensitive receptors. No impacts are anticipated and no mitigation is required.
- f) The Project will not create objectionable odors affecting a substantial number of people. The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result in construction equipment exhaust and the application of asphalt and architectural coatings during construction activities, and the temporary storage of typical solid waste (refuse) associated with the Project's (long-term operational uses). Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity and is thus considered less than significant. It is expected that the Project-generated refuse would be stored in covered containers and removed as regular intervals in compliance with the County's solid waste regulations. The Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the Project construction and operations would be less than significant and no mitigation is required.

Mitigation:

Construction Emissions Mitigation

Construction activity air pollution emissions are not anticipated to individually exceed SCAQMD CEQA thresholds. Regardless, the non-attainment status of the air basin requires that Best Available Control Measures (BACMs) be used where feasible. Recommended construction activity mitigation including BACM's includes:

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

- Apply soil stabilizers to inactive areas.
- Prepare a high wind dust control plan and implement plan elements and terminate soil disturbance when winds exceed 25 mph.
- Stabilize previously disturbed areas if subsequent construction is delayed.
- Water exposed surfaces 3 times/day.
- Cover all stock piles with tarps.
- Replace ground cover in disturbed areas as soon as feasible.

Exhaust Emissions

- Require 90-day low-NOx tune-ups for off-road equipment.
- Limit allowable idling to 5 minutes for trucks and heavy equipment.
- Utilize equipment whose engines are equipped with diesel oxidation catalysts if available.
- Utilize diesel particulate filter on heavy equipment where feasible.

Painting and Coatings

- Use low VOC coatings and high pressure-low volume sprayers.

Monitoring: Monitoring shall be provided by the County of Riverside Planning and Building and Safety Departments.

Mitigation: Transportation Conditions (Plot Plan 10.TRANS.2) and (Parcel Map 10.TRANS.6)

Monitoring: Mitigation monitoring shall be conducted by Building and Safety and Transportation Department

BIOLOGICAL RESOURCES Would the project

6) Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<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) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Riverside County Land Information System (RCLIS), Western Riverside MSHCP, "County of Riverside Temescal Business Park General Biological Assessment," prepared by Principe and Associates, dated February 2008 (Bio Assessment), "Corps Jurisdictional Impacts Exhibit," prepared by Vandermost Consulting Services, Inc., dated May 7, 2010 (Corps Impacts), "Corps/CDFG Jurisdictional Waters Exhibits," prepared by Vandermost Consulting Services, Inc., dated May 7, 2010 and May 10, 2010 respectively (Jurisdictional Waters), "CDFG Jurisdictional Impacts," prepared by Vandermost Consulting Services, Inc., dated May 10, 2010 (CDFG Impacts), HANS No. 1811 (Case No. PAR 01124), Joint Project Review 1006-02-01, DBESP, "Determination of Biologically Equivalent or Superior Preservation," prepared by Principe & Associates, Dated August 2009, Project Application Materials.

Findings of Fact:

a-e,f) The Project may conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan; may 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); may have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service; may 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; or may 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.

The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) fee area and Stephens Kangaroo Rat HCP Fee area, as well as

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MSHCP cell criteria areas. According to the Bio Assessment, the Project site vegetation consists of Riversidean Sage Scrub (± 2.0 acres), Riversidean Alluvial Scrub (± 1.6 acres), Non-Native Grassland (± 9.6 acres), Mule Fat Scrub (± 0.9 acres), and Southern Willow Scrub (± 0.2 acres). Two coast live oaks and two western sycamores are also growing on the site, but they are not associated with any of these existing plant communities (± 0.09 acres).

The Bio Assessment indicated that common wildlife was neither abundant nor diverse at the site. The fauna consisted of opportunistic species, or those species that inhabit and/or forage in an area located adjacent to a freeway. The on-site wash provides an urban wildlife corridor for migrations, foraging movements and for finding a mate between the Santa Ana Mountains and Temescal Canyon Wash. One of the 55 listed plant and animal species known from the Temescal Canyon area was observed on the site – the California horned lark. Habitats for 13 Endangered and Threatened Plant and Animal Species do not occur on the site. Riversidean Sage Scrub, Riversidean Alluvial Scrub, Mule Fat Scrub, and Southern Willow Scrub are present on the site, and are listed as being rare enough to merit inclusion in the Inventory of Rare and Endangered Vascular Plants of California, and are known or believed to be communities with the highest priorities in the CNDDB. A wash, ephemeral drainage and four tributary drainages are present on the site. They have been delineated as U.S. Army Corps of Engineers and CDFG jurisdictional waters and streambeds (discussed below). The Project site is located within Cell #3245 of Cell Group H (0.14 acres) and Cell #3338 of Cell Group I (14.39 acres) in the Temescal Canyon Wash Sub Unit (SU#) of the Temescal Canyon Area Plan.

The wash, ephemeral drainage and four tributary drainages present on the site meet the MSHCP definition of Riparian/Riverine Areas. Therefore, biological functions and values of Riparian/Riverine Areas exist. The protection of associated amphibian, bird, fish, invertebrate-crustacean, and plant species is then required. No other kinds of aquatic features are present on the site. Biological functions and values of Vernal Pools do not exist. The protection of associated amphibian, bird, fish, invertebrate-crustacean, and plant species is not then required. Growing habitats for seven Narrow Endemic Plant Species are not present on the site; therefore, focused surveys were not required. Potential growing habitats for the San Diego ambrosia and slender-horned spineflower are present on the site. Focused surveys were conducted and the results were negative. Based on the Project's proximity to the I-15 Freeway, the Project will not be subject to the Guidelines Pertaining to the Urban/Wildlands Interface. Growing habitats for seven Criteria Area Species are not present on the site; therefore, focused surveys are not required. Additional surveys are not needed for any other certain species in conjunction with MSHCP implementation. Lastly, no Burrowing Owls were identified on the Project site.

According to the Bio Assessment, the Project will result in the removal of approximately 2.0 acres of Riversidean Sage Scrub, 0.6 acres of Riversidean Alluvial Scrub and 9.6 acres of Non-Native Grassland. These removals are not considered significant impacts, as loss is covered in the MSHCP.

According to the Jurisdictional Waters Exhibit, property supports 0.28 acres of U.S. Army Corps of Engineers (Corps) Jurisdictional "Waters of the U.S." and 1.15 acres of California Department of Fish and Game (CDFG) "Waters of the State." According to the Corps Impacts Exhibit, Project implementation will result in 0.047 acres of temporary impacts and 0.018 acres of permanent impact to the Corps Jurisdictional "Waters of the U.S." According to the CDFG

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Impacts, 0.138 acres of temporary impacts to CDFG "Waters of the State" and 0.108 acres of permanent impacts to the CDFG "Waters of the State." Required widening improvements to the south edge of Temescal Canyon Rd. will result in temporary impacts of .038 acre of Corps and .074 acre of CDFG areas to construct. With the incorporation of the following mitigation measures, these impacts can be reduced to a less than significant level. The mitigation measures are contained within conditions of approval and are listed below.

- g) The Project may conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The Bio Assessment indicated that the widening of Temescal Canyon Road will result in the removal of two coast live oak trees. Impacts will be mitigated through compliance with the Riverside County Oak Tree Management Guidelines and per County Ordinance No. 559.7. Compliance with these measures will reduce impact to a less than significant level. The project has been conditioned per "Determination of Biologically Equivalent or Superior Preservation," prepared by Principe & Associates, Dated August 2009 (Plot Plan 50.EPD.1) and (Parcel Map 50.EPD.1) that the applicant shall mitigate temporary and permanent impacts to 0.16 acres of Riparian/Riverine habitat, at a 2:1 ratio, through the purchase of 0.32 acres worth of mitigation credits from either the Santa Ana Watershed Association (SAWA) or the Riverside-Corona Resource Conservation District (RCRCD). Grading may not occur, and PM35309 may not be recorded, until applicant provides documentation of the purchase, to the Environmental Programs Department.

In addition, Open Space Lot 2 and Open Space Lot 3 as mapped on PM35309, Dated: 06/09/09 (REVISE THIS – EPD NEED TO REVISE IN THEIR CONDITIONS) shall be offered for dedication to a conservation entity approved by the Environmental Programs Department, as County directs or authorizes, and accepted by that entity prior to issuance of any grading permit. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

Mitigation: Environmental Programs Department conditions (Plot Plan 50.EPD.1), (Parcel Map 50.EPD.1), (Plot Plan 50.EPD.2), (Parcel Map 50.EPD.2)

Monitoring: Monitoring shall be conducted by the Environmental Programs, Planning and Building and Safety Departments.

CULTURAL RESOURCES Would the project

7) 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: "A Phase I Cultural Resources Assessment of Temescal Canyon Road Office Park, APN 290-060-024, 025," prepared by Jean A. Keller, Ph.D., date March 2007 (Assessment), On-site Inspection, Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The Project site is currently vacant and has been disturbed by improvements to the on-site channel and other miscellaneous human activities on the site. According to the Assessment, no cultural resources of either prehistoric or historical origin were observed within the boundaries of the site. Therefore, implementation of the Project will not alter or destroy an historic site. No impacts are expected from the Project.
- b) The Project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Please reference the discussion above in 7 a). No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

8) Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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"/>

Sources: "A Phase I Cultural Resources Assessment of Temescal Canyon Road Office Park, APN 290-060-024, 025," prepared by Jean A. Keller, Ph.D., date March 2007 (Assessment), On-site Inspection, Project Application Materials.

Findings of Fact:

- a) According to the Assessment, a single archaeological site (CA-RIV-063)) was recorded within the bounds of the site during a 1973 survey conducted by Caltrans in conjunction with the realignment of Highway 71. Archaeologists noted that the site seemed very old and that its destruction was certain due to the Highway 71 re-alignment. In 1991, archaeologists inspected the area and found only one small ground stone fragment. The current Assessment included intense scrutiny of the area originally recorded as CA-RIV-0630 and found no cultural resources. There was an abundance of natural basalt that could mistakenly be interpreted as artifacts, but no evidence was observed that indicated a presence of cultural deposit. However, the project has been conditioned that in the event that an inadvertent archaeological find is made, grading shall be halted and procedures for protecting those resources shall be followed (Plot Plan 10. PLANNING. 6) and (Parcel Map 10.PLANNING.5) . This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant from implementation of the Project.
- b) According to the Assessment, the site does not contain any significant archaeological resources and will therefore not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. Please reference Response 8 a), above. Any impacts are considered less than significant from implementation of the Project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) According to the Assessment, the proposed Project does not contain any human remains, including those interred outside of formal cemeteries. The proposed Project is not anticipated to disturb any human remains, including those interred outside of formal cemeteries; however, the proposed Project has been conditioned if human remains are encountered, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98 (Plot Plan 10. PLANNING. 6) and (Parcel Map 10.PLANNING.5) This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Any impacts are considered less than significant from implementation of the Project.
- d) The Project site is not used for religious or sacred purposes and will not restrict religious or sacred uses with the potential impact area. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

9) 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," RCLIS

Findings of Fact:

- a) According to the General Plan the Project site has a high paleontological sensitivity (High A). This is based on geologic formations or mappable rock units that are rocks that contain fossilized body elements and trace fossils such as tracks, nests and eggs. These fossils occur on or below the surface. According to the RCLIS, the General Plan level information has been refined and the site has been determined to have low potential for paleontological resources. Based on this information, the Project is not anticipated to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. However, a condition of approval has been added (Plot Plan 60.PLANNING.4) and (Plot Plan 60.PLANNING.4), requiring monitoring during site grading to ensure that if any fossils are discovered that they will be handled in an appropriate manner. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, any impacts from implementation of the Project are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

GEOLOGY AND SOILS Would the project

10) Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County Land Information System (RCLIS), Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones", "Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California," prepared by LGC Inland, dated December 11, 2007 (Investigation), "Response to Riverside County Review Comments, Proposed Temescal Canyon Business Park, Located Northwest of the Interstate I-15 and Temescal Canyon Road, South Corona Area, County of Riverside, California," prepared by LGC Inland, dated December 3, 2008, Project Application Materials.

Findings of Fact:

- a) According to the Investigation, the nearest known active fault in proximity to the site is the Elsinore/Glen Ivy fault, which is located about 2.2 kilometers to the west/southwest of the site. The Investigation determined that no active or potentially active faults exist on the site and that there is no possibility of surface fault rupture on the site. Therefore, the impact is considered less than significant.
- b) According to the Investigation, the Project site is not located within the Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

11) Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Riverside County Land Information System (RCLIS), "Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California," prepared by LGC Inland, dated December 11, 2007 (Investigation), "Response to Riverside County Review Comments, Proposed Temescal Canyon Business Park, Located Northwest of the Interstate I-15 and Temescal Canyon Road, South Corona Area, County of Riverside, California," prepared by LGC Inland, dated December 3, 2008, 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) According to the Investigation, the Project site is located in an area where the potential for liquefaction is considered to be very low. The Investigation concluded that due to the absence of shallow groundwater, the potential for liquefaction is considered nil; and due to the presence of the relatively dense alluvial soils, liquefaction related damages are expected to be remote. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

12) Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Sources: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," Figures S-13 through S-21 (showing General Ground Shaking Risks), Riverside County Land Information System (RCLIS), "Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California," prepared by LGC Inland, dated December 11, 2007 (Investigation), "Response to Riverside County Review Comments, Proposed Temescal Canyon Business Park, Located Northwest of the Interstate I-15 and Temescal Canyon Road, South Corona Area, County of Riverside, California," prepared by LGC Inland, dated December 3, 2008, Project Application Materials.

Findings of Fact:

a) The Project site is located within an area that is designated as having very high levels of seismic ground shaking seismic. The proposed project site is located within an area that is designated as having very high ground shaking risk. International Building Code (IBC) related to building standards will mitigate this impact to less than significant levels. Building standards are not considered unique mitigation pursuant to CEQA. In addition, recommendations are contained within the Investigation to address any impacts from seismic induced ground shaking. Therefore, any impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

13) Landslide Risk

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

Sources: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Riverside County Land Information System (RCLIS), "Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California," prepared by LGC Inland, dated December 11, 2007 (Investigation), "Response to Riverside County Review Comments, Proposed Temescal Canyon Business Park, Located Northwest of the Interstate I-15 and Temescal Canyon Road, South Corona Area, County of Riverside, California," prepared by LGC Inland, dated December 3, 2008, Project Application Materials.

Findings of Fact:

- a) According to the Investigation, review of geologic literature, aerial photos, and in-field mapping does not indicate the presence of landslides on, or adjacent to the site. The Project site is not located on soil that is unstable, or that would become unstable as a result of the Project. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

14) Ground Subsidence

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

Sources: Riverside County General Plan Figure S-7 "Documented Subsidence Areas," Riverside County Land Information System (RCLIS), "Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California," prepared by LGC Inland, dated December 11, 2007 (Investigation), "Response to Riverside County Review Comments, Proposed Temescal Canyon Business Park, Located Northwest of the Interstate I-15 and Temescal Canyon Road, South Corona Area, County of Riverside, California," prepared by LGC Inland, dated December 3, 2008, Project Application Materials.

Findings of Fact:

- a) According to the Investigation, the Project site not 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 and mitigation measures would be required at that time, when applicable.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

15) Other Geologic Hazards

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Riverside County Land Information System (RCLIS), "Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California," prepared by LGC Inland, dated December 11, 2007 (Investigation), "Response to Riverside County Review Comments, Proposed Temescal Canyon Business Park, Located Northwest of the Interstate I-15 and Temescal Canyon Road, South Corona Area, County of Riverside, California," prepared by LGC Inland, dated December 3, 2008, Project Application Materials.

Findings of Fact:

- a) There are no active volcanoes in Southern California. The Project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County Land Information System (RCLIS), "Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California," prepared by LGC Inland, dated December 11, 2007 (Investigation), "Response to Riverside County Review Comments, Proposed Temescal Canyon Business Park, Located Northwest of the Interstate I-15 and Temescal Canyon Road, South Corona Area, County of Riverside, California," prepared by LGC Inland, dated December 3, 2008, Project Application Materials.

Findings of Fact:

- a) Grading for the Project will generate 125,010 cubic yards of cut and 125,010 cubic yards of fill, resulting in a balance of earthwork on the site. This will result in a reshaping of the topography and ground surface relief features of the site. Site grading will be performed within the parameter permitted under the County of Riverside Standards. Due to this conformity with existing standards, any impacts will be considered less than significant.
- b) The proposed project will not create cut or fill slopes greater than 2:1 or higher than 10 feet and has been conditioned to limit the maximum steepness ration of their slopes to a 2:1 ratio unless

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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otherwise approved (Parcel Map 10. BS GRADE. 7) and (Parcel Map 10. BS GRADE. 7). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

- c) The Project will not result in grading that affects or negates subsurface sewage disposal systems. None are located on-site or proposed as part of the Project. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

17) Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: U.S.D.A. Soil Conservation Service Soil Surveys, "Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California," prepared by LGC Inland, dated December 11, 2007 (Investigation), "Response to Riverside County Review Comments, Proposed Temescal Canyon Business Park, Located Northwest of the Interstate I-15 and Temescal Canyon Road, South Corona Area, County of Riverside, California," prepared by LGC Inland, dated December 3, 2008 (Response), Project Application Materials.

Findings of Fact:

- a) The proposed Project will not result in substantial soil erosion or the loss of topsoil. The topsoil on the Project site shall not be removed and the site will be balanced. Also, the Project is not used for agricultural purposes and is zoned for office uses; therefore, the presence of topsoil on site is not necessary. No impacts are expected from the Project.
- b) The Project will not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property. According to the Investigation and Response, on-site soils are expected to range from very low to low in expansion. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

18) Erosion

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials.

Findings of Fact:

- a) The Project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. The Project has been designed and conditioned in accordance with the County's grading and water quality requirements as discussed in Section 23 of this Environmental Assessment to avoid any impacts to the channel that is located on the southerly portion of the site. The Project has been conditioned prior to any grading or construction permits, to provide the Building and Safety Department evidence of compliance with the National Pollutant Discharge Elimination System (Plot Plan 10. BS GRADE. 20). The Project has also been conditioned to submit Final WQMP plans prior to grading permit issuance for review and approval by the District (Plot Plan 60. FLOOD RI. 9). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA.
- b) The Project will not result in any increase in water erosion either on or off site.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

19) Wind Erosion and Blow Sand from project either on or off site.

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

Sources: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484.

Findings of Fact:

- a) The Project site lies within a moderate area of wind erosion. Development of the Project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Plot Plan 10.BS GRADE. 5) and (Parcel Map 10.BS GRADE. 5). This is a standard condition and therefore is not considered unique mitigation pursuant to CEQA. Therefore, any impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20) Hazards and Hazardous Materials

- a) Create a significant hazard to the public or the

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

Source: "Phase I Environmental Site Assessment of a 13.76 Acre Undeveloped Property (APNs 290-060-024 and 290-060-025) in the Corona area, Riverside County California" prepared by LGC Inland November 6, 2006, Project Application Materials.

Findings of Fact:

- a) The Project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Office type uses would be allowed on the site and it is anticipated that any future development projects at the Project site will be reviewed by the appropriate permitting agencies if they were involved in the routine transport, use, or disposal of hazardous materials. Application of standard requirements and practices from these agencies would ensure that any potential impacts remain less than significant. Any impacts are anticipated to be less than significant.
- b) The Project is not expected to 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. Any impacts are anticipated to be less than significant.
- c) The Project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The roads on the site allow for adequate emergency access via Street "A" from Temescal Canyon Road. No impacts are expected from the Project.
- d) The Project site is not located in close proximity to any schools. The nearest school is approximately 1/2 of a mile away from the Project site. No impacts are expected from the Project.
- e) According to the Phase I Environmental Assessment 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 result or create a significant hazard to the public or the environment. Physical inspection by LGC as reported in the Phase I revealed no hazardous conditions. The project site has been secured either by fence or impassable topography since the Assessment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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took place. No impacts are expected from the Project. Should materials or substances yet known be discovered during excavation Riverside County Hazardous Materials Team will be notified to determine appropriate action.

In the event of discovery of materials or substances on site at anytime Riverside County Hazardous Materials Team will be notified to determine a course of action.

Mitigation: No mitigation measures are required.

Monitoring: No Mitigation Monitoring Required.

GREENHOUSE GAS EMISSIONS Would the project

21) Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: "Greenhouse Gas Impact Analysis, PP 23358 Office Project, Riverside County, California," prepared by Giroux and Associates, dated August 10, 2010 (GHG Analysis).

Findings of Fact:

a-b) The proposed Project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

According to the GHG Analysis, implementation of the proposed project would directly contribute to long-term increases in greenhouse gases (GHGs) as a result of traffic increases (mobile sources) and secondary fuel combustion emissions from space heating, etc. Development occurring as a result of the proposed project would also result in secondary operational increases in GHG emissions as a result of electricity generation to meet project-related increases in energy demand. Electricity generation in California is mainly from natural gas-fired power plants. However, since California imports about 20 to 25 percent of its total electricity (mainly from the northwestern and southwestern states), GHG emissions associated with electricity generation could also occur outside of California. Space or water heating, water delivery, wastewater processing and solid waste disposal also generate GHG emissions. Short-term GHG emissions will also derive from construction activities. Conditions have been placed to comply with Greenhouse Gas Impact Analysis, PP 23358 Office Project, Riverside County, California," prepared by Giroux and Associates, dated August 10, 2010 (GHG Analysis) as noted in (Plot Plan 90.PLANNING.34) and (Parcel Map 90.PLANNING.16).

The General Reporting Protocol (GRP) in the California Climate Action Registry (CCAR) divides project-related operational GHG emissions into three categories. These three sources include the following:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source 1- On-site combustion of fossil fuels (space and water heating, fireplaces, landscape utility equipment, etc.)

Source 2- Consumption of purchased energy (electricity)

Source 3- Indirect emissions (transportation, solid waste disposal, fresh-and wastewater conveyance and treatment)

For general commercial development projects such as the proposed project, Source 3 is typically a much larger contributor to the GHG burden than Sources 1 and 2. For convenience, project-related GHG emissions were aggregated into transportation and non-transportation sources. The transportation component is calculated and reported in the URBEMIS2007 computer model. The non-transportation sources require additional analysis.

Construction Activity GHG Emissions

Project development was assumed to occur in 2010-2011. For each generic construction activity, the URBEMIS2007 computer model predicts that the following activities will generate the following annual CO₂ emissions:

Activity/Year	CO ₂ in Short Tons	CO ₂ in Metric Tons
Grading, Construction 2010	334.9	304.5
Coating and Paving 2011	79.3	79.1

*Output provided in appendix of GHG Analysis

Equipment exhaust also contains small amounts of methane and nitric oxides which are also GHGs. Non-CO₂ GHG emissions represent approximately a one percent increase in CO₂-equivalent emissions from diesel equipment exhaust. For screening purposes, the temporary (one-time) construction activity GHG emissions were compared to the chronic operational emissions in the SCAQMD's interim thresholds. The screening level operational threshold is 3,000 metric tons (MT) of CO₂-equivalent (CO₂(e)) per year. Worst year building construction activities of 305 MT per year are well below this threshold. Construction emissions are a short term issue and will cease after the project is built.

Project Operational GHG Emissions

Transportation-related GHG emissions from project implementation were based upon URBEMIS2007 outputs. Non-transportation sources were calculated by combining established resource consumption factors with the size of the project. The results are summarized in the two tables below - for non-transportation GHG sources and transportation GHG emissions. Annual project-related GHG emissions will be well below the 3,000 MT/year screening threshold. Although the screening thresholds will not be exceeded, reasonably available control measures should be incorporated into project planning to minimize the cumulative impact to global climate change.

Greenhouse Gas Emissions Reduction Measures

GHG reduction options on a project-level basis are similar to those measures designed to reduce criteria air pollutants (those with ambient air quality standards). Measures that reduce

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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trip generation or trip lengths, measures that optimize the transportation efficiency of a region, and measures that promote energy conservation within a development will reduce GHG emissions. Additionally, carbon sequestering can be achieved through urban forestry measures.

For the proposed project the transportation component will comprise approximately 70 percent of the project-related GHG emissions. Reductions in the vehicular contribution are therefore important in achieving the goals of statewide/national GHG minimization programs. However, substantial mobile source trip/VMT reduction or increases in vehicular fuel efficiency are not achievable on a project-specific basis. State or national programs are in place to significantly upgrade fuel efficiencies. Most discretionary actions for GHG reduction must therefore focus on energy conservation. These energy conservation actions have been included as mitigation measures to reduce impacts from GHG emissions.

Non Transportation Consumption/Generation

Office (83,799 ft ²)	Rate	Annual Use
Electricity	12.9 KWH/ft ² /yr	1,081,007 KWH
Natural Gas	24.0 cubic ft/ft ² /yr	2,011,176 cubic ft
Solid Waste	9.4 lb/ft ² /yr	787,711 lb
Water	87.8 gal/ft ² /yr	7,357,553 gal

Project-Related GHG Emissions

Unit	Electricity (MWH)	Nat. Gas (10 ⁶ cu ft)	Solid Waste (tons)	Water (MG)
Total	1,081	2.01	393.9	7.36
Conversion Factor	0.331	54.6	0.42	4.20
Metric CO ₂ (e) tons/yr	357.8	109.8	165.4	30.9

Total Non-Transportation = 664 metric tons/year
Total Transportation
Office Use: (260 days/yr) = 13,226 lbs/day = 1,563 metric tons/yr
Combined tons CO₂(e)/yr= = 2,227 metric tons/year
Transportation Share 70 %

Mitigation: Planning conditions (Plot Plan 90.PLANNING.34) and (Parcel Map 90.PLANNING.16)

Monitoring: Monitoring shall be provided by the County of Riverside Planning and Building and Safety Departments.

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

Sources: Riverside County Land Information System (RCLIS).

Findings of Fact:

- a-c) According to the RCLIS, the Project site is not located within an Airport Influence Area or an Airport Compatibility Zone. Therefore, the Project will not result in an inconsistency with an Airport Master Plan, will not require a review by the Airport Land Use Commission and will not result in a safety hazard for people residing or working in the Project area. No impacts are expected from the Project.
- d) The site of the proposed Project is not within the vicinity of a private air strip. The same conclusions would apply to any future development proposals on the site. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

23) Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Sources: Riverside County Land Information System (RCLIS), Riverside County General Plan Figure S-11 "Wildfire Susceptibility."

Findings of Fact:

- a) The proposed Project is in a high fire area. However, the Project has been conditioned by the Fire Department to include safety features such as fire lanes, sprinkler systems, fire alarms, extinguishers, and hood ducts (Plot Plan 90. FIRE. 1), (Plot Plan 90. FIRE. 2), (Plot Plan 90. FIRE. 3) The Project also allows for proper emergency access to and from the site. Fire standards are not considered unique mitigation pursuant to CEQA. Therefore, any impacts are considered less than significant.

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

Monitoring: No mitigation monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

24) Water Quality Impacts

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

Sources: Project Application Materials, "Conceptual Water Quality Management Plan (WQMP) for Tentative Parcel Map 35309 Temescal Canyon Business Park," prepared by Hunsaker and Associates Irvine, Inc, dated September 30, 2008.

Findings of Fact:

- a) The Project 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 not substantially alter the existing drainage pattern of the site or area, including the channel that traverses the southely portion of the site. No impacts are expected from the Project.
- b) The proposed Project shall not violate any water quality standards or waste discharge requirements. The Project has been conditioned prior to any grading or construction permits, to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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provide the Building and Safety Department evidence of compliance with the National Pollutant Discharge Elimination System (COA. 10. BS GRADE. 20) The Project has also been conditioned to submit Final WQMP plans prior to grading permit issuance for review and approval by the District (COA. 60. FLOOD RI. 9). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Any impacts are considered less than significant.

- 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). No impacts are expected from the Project.
- d) The proposed Project will contribute to runoff water; however it will not exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The Project has been conditioned prior to any grading or construction permits, to provide the Building and Safety Department evidence of compliance with the National Pollutant Discharge Elimination System (COA. 10. BS GRADE. 20). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Any impacts are considered less than significant.
- e) The Project will not place housing within a 100-year flood hazard area, as no housing is proposed. No impacts are expected from the Project.
- f) The Project is will not place structures within a 100-year flood hazard area which would impede or redirect flood flows. No impacts are expected from the Project.
- g) The proposed Project is not anticipated to substantially degrade water quality and has been conditioned to submit Final WQMP plans prior to grading permit issuance and to use erosion control after rough grade (COA 60. FLOOD RI. 9), (COA 60. FLOOD RI. 3). These are standard conditions of approval and are not considered mitigation pursuant to CEQA. Any impacts are considered less than significant.
- h) The Project does not 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 proposed Project has been conditioned to submit a copy of BMP improvement plans prior to grading permit issuance and to use BMP improvement plans prior to building permit issuance (COA 60. FLOOD RI. 2), (COA 80. FLOOD RI. 2). The Project is not anticipated to result in significant environmental effects (e.g. increased vectors and odors). These are standard conditions of approval and are not considered mitigation pursuant to CEQA. Any impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

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

N/A - 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?

b) Changes in absorption rates or the rate and amount of surface runoff?

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)?

d) Changes in the amount of surface water in any water body?

Sources: Riverside County Land Information System (RCLIS), Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones", Figure S-10 "Dam Failure Inundation Zone."

Findings of Fact:

a) The proposed Project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river. The Project site will be paved; however, this is not anticipated to substantially increase the rate or amount of surface runoff in a manner that would result in flooding on - or - off site due to the incorporation of a Water Quality Management Plan. The Project has been conditioned to submit final WQMP plans prior to grading permit issuance (COA 60. FLOOD RI. 9). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, any impacts are considered less than significant.

b) The Project site will be paved, but will include bio swales for water quality and run-off. Therefore, the proposed Project is not anticipated to substantially increase the rate or amount in absorption rates or surface runoff in a manner that would result in flooding on - or - off site due to the incorporation of a Water Quality Management Plan. The Project has been conditioned to submit final WQMP plans prior to grading permit issuance (COA 60. FLOOD RI. 9). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, any impacts are considered less than significant.

26. The Project site is not located in an area that is subject to dam inundation. Therefore, the proposed Project will not 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). Therefore, there is no impact.

27. The will not effect the amount of surface water in any waterbody. No increases beyond historic flows will result from implementation of the Project. Therefore, any impacts are considered less than significant.

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

Monitoring: No mitigation monitoring is required.

LAND USE/PLANNING Would the project

25. Land Use

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

Sources: Riverside County Land Information System (RCLIS), GENERAL PLAN, City of Corona, Project Application Materials.

Findings of Fact:

- a) The Project will not result in a substantial alteration of the present or planned land use of an area site is currently vacant and is surrounded by existing suburban development. The site is currently vacant; however, the General Plan Land Use designation for the Project site is Business Park (BP). The Change of Zone application is being submitted to ensure consistency with the General Plan. The proposed use is permitted, subject to the approval of a Plot Plan. Therefore, no impacts are expected.
- b) The Project is located within the Sphere of Influence for the City of Corona. The proposed Project will serve to implement the County's General Plan and has been Conditionally Consistent with the BP General Plan land use designation. The Project was transmitted to the City during the review process and no comments relative to the proposed use were received from the City. Therefore, the Project does not substantially affect land use within a city sphere of influence and/or within adjacent city or county boundaries and any impacts from the Project are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

26. Planning

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

Sources: Riverside County Land Information System (RCLIS), Riverside County Integrated Plan.

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

- a) The Project will be consistent with the site's existing or proposed zoning. The site is currently vacant; however, the General Plan Land Use designation for the Project site is Business Park (BP). The Change of Zone application is being submitted to ensure consistency with the General Plan. The proposed use is permitted, subject to the approval of a Plot Plan. Therefore, no impacts are expected.
- b) The Project is compatible with existing surrounding zoning. The existing surrounding zoning designations are as follows:

- North - Single Family Residential (R-1).
- East - Interstate 15 and Rural Residential (R-R).
- South - Manufacturing-Service Commercial (M-SC), Specific Plan Zone (SP Zone)
- West - Mobile Home Subdivisions & Mobile Home Parks (R-T).

Change of Zone No. 7650 proposes to change the current zoning from R-1 (One Family Dwellings) to Commercial Office (C-O). According to the General Plan Land Use Designations – Zoning Consistency Guidelines, the MS-C Zoning Designation is Conditionally Consistent with the BP General Plan land use designation. No impacts are expected from the Project.

- c) The Project will be compatible with existing and planned surrounding land uses. The Project is being implemented in accordance with the Goals and Policies of the General Plan, as well as the provisions within Ordinance 460 and Ordinance No. 348. In addition, no modifications or variances are being requested. No impacts are expected from the Project.
- d) The Project is consistent with the requirements, policies, and vision contained in the Riverside County Integrated (General) Plan and the proposed Project is consistent with existing and planned surrounding land uses. No impacts are expected from the Project.
- e) The Project will not disrupt or divide the physical arrangement of an established community. The Project is being developed in accordance with the County's General Plan. No changes are being requested to the General Plan Land Use designation. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

MINERAL RESOURCES Would the project

27. Mineral Resources

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) 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? | <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"/> |

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The proposed Project site is designated MRZ-3a (Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). Since the area has not been used for mining, the Project is not expected to 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. No impacts are expected from the Project.
- b) The Project site has not been used for mining. The final development of the site 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. No impacts are expected from the Project.
- c) The Project site is located adjacent to other suburban land uses and vacant land and is not adjacent to an existing surfaces mine. No impacts are expected from the Project.
- d) The Project is not located adjacent to an existing surface mine and will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

N/A - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

28. Airport Noise

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

N/A A B C D

f) 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?

N/A A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-19 "Airport Locations," Riverside County Airport Land Use Compatibility Plan.

Findings of Fact:

- a) The Project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels. No impacts are expected from the Project.
- b) The site of the proposed Project is not located within the vicinity of a private air strip and will not expose people residing or working to excessive noise levels. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

29. Railroad Noise

N/A A B C D

Sources: Riverside County Land Information System (RCLIS), Riverside County General Plan Figure C-1 "Circulation Plan", On-site Inspection.

Findings of Fact: The Project is not located in proximity to any railroad line or facility. The closest railroad line is approximately twelve (12) miles to the north. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

30. Highway Noise

N/A A B C D

Sources: On-site Inspection, Project Application Materials.

Findings of Fact: The Project is located adjacent Interstate 15 and Temescal Canyon Road. Site development will be exposed to noise generated by vehicle traffic; however, office uses are not typically considered sensitive receptors to noise. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

31. Other Noise

N/A A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Riverside County Land Information System (RCLIS), Project Application Materials.

Findings of Fact: The proposed Project is not anticipated to be affected by other types of noise not listed above. The Project site is surrounded by residential uses and vacant land. I-15 is located to the east, however, any noise generated by the Interstate has been addressed in item 30 above. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

32. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: "County of Riverside Temescal Canyon Business Park Construction and Operational Noise Impact Analysis," prepared by Kunzman Associates, Inc., dated July 13, 2009 (Analysis), Project Application Materials.

Findings of Fact:

a) According to the Analysis, the Project has the potential to cause short-term impacts during the construction phase of the Project. The grading/site preparation is anticipated to be the loudest part of the construction process and is expected to take 30-45 days to complete. The construction noise impacts are considered short-term and will not result in a permanent increase in ambient noise in the Project vicinity above levels without the Project. The short-term impacts and mitigation to construction noise impacts are discussed in 32 b), below. The Analysis also examined the operational impacts from implementation of the Project. The model used in the Analysis assumed a worse-case scenario for the noise sources (without attenuation) during the operational phase of the Project for purposes of an overall impact analysis. It should be noted that this worse-case scenario is not anticipated to occur on-site.

The items expected to generate noise during the operational phase of the Project are idling trucks, mobile vehicles in the parking lots and air conditioning units from each building. The Analysis concluded that the Project will not attract much truck traffic, due to the nature of the office nature of the Project, and that these trucks trips will make periodic deliveries. Parking lot traffic is not anticipated to create noise levels in excess of the County noise standards. The Analysis indicated that the dominant contributor to noise in the Project would be the air conditioning systems. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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addition of idling trucks and parking lot traffic would also raise the noise levels. Lastly, the Analysis stated that other noise could be created by events in the parking lots, including vehicle doors closing, car alarms, talking or even yelling, which could produce brief, maximum noise levels in excess of 70 dBA at nearby sensitive receptors (residential units to the north/northwest and to the west). Mitigation measures are proposed to ensure that any operational/ permanent increases in ambient noise levels in the Project vicinity above levels existing without the Project will be mitigated to a less than significant level. Therefore, any impacts will be less than significant with mitigation incorporated.

- b) The Project will effect or alter the ambient noise levels in the Project vicinity. Please reference the discussion above in Response 33 a). The construction noise impacts are considered short-term and may result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project. Mitigation measures are proposed to ensure that any substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project will be mitigated to a less than significant level. Therefore, any impacts will be less than significant with mitigation incorporated.
- c) The Project may generate noise levels in excess of standards set in the General Plan. Please reference the discussions above in Responses 33 a) and b). Mitigation measures are proposed to ensure that any noise levels in excess of standards set in the General Plan will be mitigated to a less than significant level. Therefore, any impacts will be less than significant with mitigation incorporated.
- d) The Project may expose people to or generate excessive ground-borne vibration or ground-borne noise levels. According to the Analysis, the Project has the potential to cause short-term vibration impacts during the construction phase of the Project. The grading/site preparation is anticipated to be the loudest part of the construction process and is expected to take 30-45 days to complete. The vibration impacts are considered short-term and will not result in an exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels with the incorporation of mitigation measures. Therefore, any impacts will be less than significant with mitigation incorporated.

Mitigation measures have been conditioned as part of (Plot Plan 60.PLANNING.20) and (Parcel Map 60.PLANNING.29) for the above section.

Mitigation: Planning conditions (Plot Plan 60.PLANNING.20) and (Parcel Map 60.PLANNING.29)

Construction mitigation measures for include the following:

- 32-1: The construction equipment staging and storage areas should be located as far away from the residential uses as possible.
- 32-2: All construction equipment should be properly maintained with operating mufflers and intake silencers as effective as those installed by the original manufacturer.
- 32-3: All construction activities should only take place between 7:00 a.m. to 6:00 p.m. in October through May, and 6:00 a.m. to 6:00 p.m. in June through September, as required by Riverside County Ordinance No. 847.
- 32-4: Residents living up to 1,000 feet from the property line should be provided with a construction schedule. A timely notification should accompany any major changes to this schedule.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Construction mitigation measures for Vibration:

32-5: Residents living within 150 feet from the property line should be given at least one week notice when equipment that creates a peak particle velocity of over .009 (in/sec) will be used. These notifications may be given in a single schedule or on a case-by-case basis, as long as adequate notice is given.

Operational mitigation measures for Noise:

32-6: On-site noise should not exceed 65 dBA from the hours of 7:00 a.m. to 10:00 p.m. or 45 dBA from the hours of 10:00 p.m. to 7:00 a.m. utilizing the following methods:

- a) The developer/builder should use screens, shields, or enclosures for all Project HVAC units.
- b) The use of HVAC systems should be limited to the hours of 7:00 a.m. to 10:00 p.m. to protect the residents from nighttime noise. The contact information for Riverside County Department of Health's Office of Industrial Hygiene should be given to nearby residents in case this measure is routinely violated.

Monitoring: Monitoring will be conducted during the Building and Safety Plan Check Process and Grading Process, and by the Planning Department, the Code Enforcement and Riverside County Department of Health's Office of Industrial Hygiene during the operational phase of the Project.

POPULATION AND HOUSING Would the project

33. Housing

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

Sources: Riverside County Land Information System (RCLIS), Project Application Materials, Riverside County Integrated Plan.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The Project site is currently vacant and contains no dwelling units. Consequently, the Project will not displace any existing homes or necessitate the construction or replacement of housing elsewhere. No impacts are expected from the Project.
- b) The Project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The Change of Zone and the Plot Plan reflect land uses that are non-residential in nature. No impacts are expected from the Project.
- c) The Project site is currently vacant and contains no dwelling units; therefore, it will not displace any existing homes or necessitate the construction or replacement of housing elsewhere. No impacts are expected from the Project.
- d) The Project site is not located within a Redevelopment Area. Therefore, the Project will not effect the implementation of the County's Redevelopment Plan. No impacts are expected from the Project.
- e) The Project will not contribute to an exceedence of the official regional and local population projections. The Change of Zone and the Plot Plan reflect land uses that are non-residential in nature. No impacts are expected from the Project.
- f) The Project site will ultimately provide the commercial and service support that may induce additional population growth. However the impact to the amount of growth that may result from this development is expected to be minor and is consistent with the adopted general plan. Any impacts from the Project are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

34. Fire Services

Sources: Riverside County General Plan Safety Element, Ordinance No. 659 (as amended through 659.7).

Findings of Fact: The Project site is serviced by the Riverside County Fire Department. The Project will not alter any existing facilities or result in the need to construct new facilities. The Project area is serviced by the Riverside County Fire Department. According to Ordinance No. 659 (as amended through 659.7), commercial development is required to pay a Fire Facilities component of the Development Impact Fee. Payment of this fee is a standard condition and is not considered mitigation pursuant to CEQA. Sycamore Creek Fire Station #64 is located approximately one mile south of the Project site at 25310 Campbell Ranch Road. No impacts are expected from the Project.

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 mitigation monitoring is required.

35. Sheriff Services

Source: Riverside County Land Information System (RCLIS), Ordinance No. 659 (as amended through 659.7).

Findings of Fact: The Project site is serviced by the Riverside County Sheriff's Department. The Project will not alter any existing facilities or result in the need to construct new facilities. According to Ordinance No. 659 (as amended through 659.7), commercial/office development is required to pay a Public Facilities component of the Development Impact Fee. Payment of this fee is a standard condition and is not considered mitigation pursuant to CEQA. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

36. Schools

Sources: Riverside County Land Information System (RCLIS), Corona-Norco Unified School District Website: <http://www.cnusd.k12.ca.us/cnusd/site/default.asp>

Findings of Fact: The Project is located within the Corona-Norco Unified School District. The Project will not alter any existing facilities or result in the need to construct new facilities. Impacts are considered incremental, but less than significant and will be mitigated by the payment of standard fees to the Corona-Norco Unified School District. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Less than significant impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

37. Libraries

Source: Riverside County Land Information System (RCLIS).

Findings of Fact: The Project site is serviced by the Riverside County Library System. The Project will not alter any existing facilities or result in the need to construct new facilities. Commercial projects, by their nature do not result in impacts to Libraries. According to Ordinance No. 659 (as amended through 659.7), there is no Library Books component of the Development Impact Fee for commercial development. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

38. Health Services

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff Review.

Findings of Fact: The Project will not result in the need to alter any existing facilities or result in the need to construct new facilities. The site is located within the service parameters of County health centers. Any construction of new facilities required by the cumulative effects of this Project and surrounding projects would have to meet all applicable environmental standards. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

RECREATION Would the project

39. 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 C.S.A. 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: Riverside County Land Information System (RCLIS).

Findings of Fact:

- a) The Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Non-residential projects have minimal impacts to these facilities. No impacts are expected from the Project.
- b) 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. Non-residential projects have minimal impacts to these facilities. No impacts are expected from the Project.
- c) The Project site is not located within a C. S. A. or park district and is not subject to the Quimby requirements of Ordinance No. 460 since it is a commercial Project. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

40. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Circulation Element, Riverside County General Plan Figure C-7 "Riverside County Bikeway and Trail System."

Findings of Fact: A 10' wide multi-purpose trail is located on the southerly portion of the site, within the proposed right-of-way for Temescal Canyon Road. With the installation of this multi-purpose trail no impacts to recreational trails are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) 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"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Circulation Element, Riverside County General Plan, Figure C-1 "Circulation Plan," "County of Riverside PP 23358 Traffic Impact Analysis," prepared by Kunzman Associates, dated June 25, 2008 (TIA), Riverside Transit Agency Website System Map :
http://www.riversidetransit.com/downloads/system_map/RTA_SystemMap_v1.pdf

Findings of Fact:

The proposed project will increase vehicular traffic in the project vicinity. According to the TIA, the Project will generate 1,164 daily vehicle trips, 163 of which will occur during the morning peak hour and 172 of which will occur during the evening peak hour. A total of nine (9) intersections

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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were analyzed, per the scoping agreement for the Project. Existing Level of Service (LOS) at these intersections is currently per the County of Riverside General Plan standards. The TIA analyzed the following scenarios: existing plus ambient growth plus Project, existing plus ambient growth plus Project plus cumulative traffic conditions, and existing plus ambient growth plus Project plus cumulative traffic conditions. Under all three of these scenarios, the study area intersections will operate at acceptable LOS, with improvements. The Transportation Department reviewed the TIA for the proposed Project and has conditioned the project to construct street improvements as and payment of fees as mitigation measures for Project impacts. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, any impacts are considered less than significant.

- b) The Project will not result in inadequate parking capacity. The proposed Project will provide 410 parking spaces. As such, the Project meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Therefore, any impacts will be considered less than significant.
- c) The proposed project will not exceed levels of service standard established by the county congestion management agency for designated road or highways with the inclusion of road improvements conditioned by the Transportation Department, therefore, the impact is considered less than significant with mitigation incorporated.
- d) The proposed Project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. No impacts are expected from the Project.
- e) The Project will not alter waterborne, rail or air traffic. Waterborne and rail traffic do not exist in proximity to the Project site. No impacts are expected from the Project.
- f) The proposed Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). To the contrary, roadway improvements to Temescal Canyon Road, as a result of implementation of the Project, will reduce hazards in the area. Therefore, no impacts are expected.
- g) The Project will have an incremental effect the County maintained road system. The site is currently vacant; therefore, no trips are generated to and from the site. During the construction phase of the Project, vehicle trips will increase, but these will result in less than significant impact on the roadway system. Greater, yet still less than significant impacts will arise during the operational phase of the Project. Increase trips will result in an incremental need for maintenance of the roadways. The Project will offset this impact by contributing to the funding mechanism used County-wide for maintenance of roadways. Any impacts are considered less than significant from the Project.
- h) The Project will may effect the operation of the immediate circulation network, as it is adjacent to Temescal Canyon Road. Ant impacts during the construction phase of the Project will be short-term and considered less than significant. Operational impacts will also be considered less than significant, as roadway improvements will be constructed in accordance with the County standards.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- i) The Project will not result in inadequate emergency access or access to nearby uses. Improvements to Temescal Canyon Road and on-site Street "A" will improve emergency access or access to nearby uses. No impacts are expected from the Project.
- j) The Project will not result in any conflicts with any adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). The project supports alternative transportation by providing a bike lane on Temescal Canyon Road (and a multi-purpose trail within the proposed Temescal Canyon Road right-of-way) as well as bike racks on-site for patrons. There is no bus service in the immediate vicinity of the Project site. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

42. Bike Trails

Source: Riverside County General Plan Circulation Element, Riverside County General Plan Figure C-7 "Riverside County Bikeway and Trail System."

Findings of Fact: According to the adopted General Plan, there are no bike trails designated on the property. No impacts are expected from the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water (will serve letter needed)

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

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

Source: Riverside County Integrated Plan.

Findings of Fact:

- a) The Project is not anticipated to 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. No impacts are expected from the Project.
- b) The proposed Project site and is located within the boundaries of the Lee Lake Water District (LLWD). The Project will be serviced by LLWD whom has sufficient water capacity to service the proposed Project. No impacts are expected from the Project.

	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 mitigation monitoring is required.

44. Sewer (will serve letter needed)

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

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

Source: Riverside County Integrated Plan.

Findings of Fact:

- a) The Project is not anticipated to require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. In addition, the site is located with the sewer service area for Lee Lake Water District and is adjacent to an existing sewer line. No impacts are expected from the Project.
- b) The proposed project has adequate wastewater treatment capacity to serve the project site; therefore will not result in an inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

45. Solid Waste

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

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

Source: Riverside County Integrated Plan.

Findings of Fact:

- a) The Project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. The Project was submitted to the Riverside County Waste Management Department during the Project review since the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction and operation of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project. However this project has sufficient permitted capacity to accommodate the Project's solid waste disposal needs. Impacts are considered incremental but less than significant.

- b) The Project complies with federal, state, and local statutes and regulations related to solid wastes (including the County Integrated Waste Management Plan). Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Impacts are considered incremental but less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

46. Utilities

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

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

Source: Riverside County Integrated Plan.

Findings of Fact:

- a-h) Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the Project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

47. Does the project have the potential to substantially degrade the quality of the environment, substantially	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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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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 to eliminate important examples of the major periods of California history or prehistory?

Sources: Staff review, Project Application Materials.

Findings of Fact: Implementation of the proposed project would not 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. Therefore, any impacts are considered less than significant with mitigation incorporated.

48. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Sources: Staff review, Project Application Materials.

Findings of Fact: The Project will not result in the construction of buildings or site improvements. The proposed Project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Any impacts are considered less than significant with mitigation incorporated.

49. Does the project 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 development projects as defined in California Code of Regulations, §15130)?

Sources: Staff review, Project Application Materials.

Findings of Fact: The Project will not have impacts which are individually limited, but cumulatively considerable. Any impacts are considered less than significant.

50. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Staff review, Project Application Materials.

Findings of Fact: The Project will not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Any impacts are considered 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:

1. Western Riverside MSHCP, "County of Riverside Temescal Business Park General Biological Assessment," prepared by Principe and Associates, dated February 2008 (Bio Assessment), "
2. Corps Jurisdictional Impacts Exhibit," prepared by Vandermost Consulting Services, Inc., dated May 7, 2010 (Corps Impacts), "
3. Corps/CDFG Jurisdictional Waters Exhibits," prepared by Vandermost Consulting Services, Inc., dated May 7, 2010 and May 10, 2010 respectively (Jurisdictional Waters)
4. "CDFG Jurisdictional Impacts," prepared by Vandermost Consulting Services, Inc., dated May 10, 2010 (CDFG Impacts)
5. "Determination of Biologically Equivalent or Superior Preservation," prepared by Principe & Associates, Dated August 2009
6. "A Phase I Cultural Resources Assessment of Temescal Canyon Road Office Park, APN 290-060-024, 025," prepared by Jean A. Keller, Ph.D., date March 2007 (Assessment)
7. "Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California," prepared by LGC Inland, dated December 11, 2007 (Investigation)
8. "Response to Riverside County Review Comments, Proposed Temescal Canyon Business Park, Located Northwest of the Interstate I-15 and Temescal Canyon Road, South Corona Area, County of Riverside, California," prepared by LGC Inland, dated December 3, 2008
9. "Greenhouse Gas Impact Analysis, PP 23358 Office Project, Riverside County, California," prepared by Giroux and Associates, dated August 10, 2010 (GHG Analysis)
10. "Phase I Environmental Site Assessment of a 13.76 Acre Undeveloped Property (APNs 290-060-024 and 290-060-025) in the Corona area, Riverside County California" prepared by LGC Inland November 6, 2006

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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11. "Conceptual Water Quality Management Plan (WQMP) for Tentative Parcel Map 35309 Temescal Canyon Business Park," prepared by Hunsaker and Associates Irvine, Inc, dated September 30, 2008.
12. "County of Riverside Temescal Canyon Business Park Construction and Operational Noise Impact Analysis," prepared by Kunzman Associates, Inc., dated July 13, 2009 (Analysis), Project Application Materials.

Revised: 07/13/2011

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PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35309 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35309, Amended No. 2, dated 5/5/11.

APPROVED EXHIBIT X = Property Owners Association, Common Easement and Common Lot Exhibit, dated 5/5/11.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division is a Schedule 'E' subdivision of 14.8 gross acres into three (3) parcels ranging in size from 0.6 to 10.6 acres (2 for open space purposes) and 26 condominium units.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP or FINAL MAP, which action is brought within the time period provided for in California Government Code Section 66499.37; 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 TENTATIVE MAP or FINAL MAP, 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

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - HOLD HARMLESS (cont.) RECOMMND

notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 4 MAP-G1.5 EROS CNTRL PROTECT RECOMMND

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

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.BS GRADE. 5 MAP-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building & Safety Department. Single family dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

10.BS GRADE. 7 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 MAP-G2.6SLOPE STABL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 10 MAP-G2.11DR WAY XING NWC RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 11 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading Engineer - which may include Riverside County flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the District Grading Engineer blocks, concentrates or diverts drainage flows.

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.BS GRADE. 12 MAP-G2.13 FIRE D'S OK ON DR. RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

10.BS GRADE. 14 MAP-G2.24 LU PMT TO GRD SUB RECOMMND

[condition for commercial/industrial parcel maps]...A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 HAZMAT GENERAL COMMENTS RECOMMND

Based on the information provided to the Hazardous Materials Division, no permits are required. The Hazardous

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.E HEALTH. 1 HAZMAT GENERAL COMMENTS (cont.) RECOMMND

Materials Division reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

10.E HEALTH. 2 LEE LAKE WATER AND SEWER SVC RECOMMND

All lots under Parcel Map#35309 are proposing Lee Lake Water District (LLWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service for each lot are met with LLWD as well as all other applicable agencies.

Any existing septic system(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

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

10.FIRE. 2 MAP-#15-POTENTIAL FIRE FLOW RECOMMND

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

10.FIRE. 3 MAP-#14-COM/RES HYD/SPACING RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map 35309 is a proposal to subdivide an approximately 14.8-acre site for a commercial development and 2 open space lots in the Glen Ivy area of Temescal

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

Canyon. The project is located on the north side of Temescal Canyon Road along the west side of Interstate 15 Freeway. Change of Zone 07650, which proposes to change the current zoning of the site from Single Family Dwellings (R-1) to Commercial Office (C-O), and Plot Plan 23358, which proposes to construct a commercial office center, are being processed concurrently with this project.

The central portion of the site is located on a plateau with the northerly two-thirds of the site naturally draining in a northeasterly direction towards freeway culvert(s). The southern third portion of the site naturally drains in a southeasterly direction and into Mayhew Canyon Wash, which has a tributary drainage area of approximately 5 square miles and traverses along the southern boundary of the site as it parallels Temescal Canyon Road. The mining operation for the quarry on the south side of Temescal Canyon Road has significantly changed the historic flow path for Mayhew Canyon Wash. It appears from aerial photos that some low flows have been redirected around the mining pits but these interim drainage ditches do not have the capacity for the larger storm events. While some offsite flows are conveyed along Temescal Canyon Road and enter the site at the southwest corner, all of the tributary flows for Mayhew Canyon Wash will reach the site near the southeast corner via a road culvert under Temescal Canyon Road. This culvert discharges storm runoff in a riprap channel. This riprap channel is located within the project site.

The grading of the development has been designed to perpetuate the existing natural drainage patterns with respect to tributary drainage area and outlet points. A flood plain study of the Mayhew Canyon Wash has been submitted and with the exception of a single arch/clear-span crossing for the driveway in order to obtain access to the development, encroachment into the flood plain has been avoided. This flood plain shall be shown on the environmental constraint sheet along with a note stating, "Except for the road crossing, the flood plain shall be kept free of all buildings and obstructions".

A small watercourse which runs easterly along the north property line conveys runoff from the surrounding residential developments located to the west and north of

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

10. GENERAL CONDITIONS

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

this site. A mechanically stabilized earth (MSE) wall is proposed along the north side of the development. A study shall be prepared to show that the wall does not alter the existing watercourse and push the flows onto the adjacent properties. The study will need to determine flow velocities and scour potential so flows do not undermine the MSE wall.

In order to mitigate the development's impact to water quality, the applicant has submitted a preliminary project specific Water Quality Management Plan (WQMP). A combination of Filterra Bioretention Systems devices and grassy swales are to be utilized for the site's water quality mitigation. This is acceptable to the District. Unless otherwise approved by the District, the grassy swales shall have a 6-foot bottom width with 4:1 sideslopes and a 10-minute contact time. Maintenance access to the swales shall be provided. While increased runoff is a concern, sufficient mitigation should be provided if the flow rates comply with Condition C of the WQMP and no additional mitigation for increased runoff will be required. Unless otherwise approved by the District, the grassy swales shall have a 6-foot bottom width with 4:1 sideslopes and a 10-minute contact time. Maintenance access to the swales shall be provided. It shall also be noted that bacteria and viruses are 303(d) listed pollutants and these pollutants shall be mitigated with a treatment control BMP with a medium to high removal efficiency.

10.FLOOD RI. 2 MAP FILTERRA UNITS RECOMMND

The use of the Filterra Bioretention System devices is acceptable for this project only.

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

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

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN (cont.) RECOMMND

District for review.

10.FLOOD RI. 7 MAP OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within 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.

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

rojects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND

minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 19 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

10.PLANNING. 3 MAP - GEO02033 RECOMMND

County Geologic Report (GEO) No. 2033, submitted for this project (PP23358 & PM35309) was prepared by LGC Inland, Inc. and is entitled: "Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Tentative Tract 34775, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Corona Area of Riverside County, California, Project No. I061591-10" dated December 15, 2006. In addition, LGC Inland, Inc. submitted the following documents:

"Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California, Project No. I061591-10", dated December 11, 2007.

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.PLANNING. 3

MAP - GEO02033 (cont.)

RECOMMND

"Response to the riverside County Review Comments, Proposed Temescal Canyon Business Park, Located Northwest of the interstate I-15 and Temescal Canyon Road, South corona Area, County of Riverside, California", dated December 3, 2008.

GEO02033 concluded:

- 1.The possibility of damage due to ground rupture is considered nil since active faults are not known to cross the site.
- 2.The potential for liquefaction is considered nil.
- 3.Review of geologic literature, aerial photos, and in-field mapping does not indicate the presence of landslides on or adjacent to the site.
- 4.The potential for seiche and/or tsunami is considered to be nil.
- 5.Onsite soils are expected to range from very low to low in expansion.

GEO02033 recommended:

- 1.Compressible soils should be excavated to competent material and replaced with compacted fill soils.

GEO No. 2033 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 2033 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 4

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.PLANNING. 4 GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, 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. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. 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 Planning /Director.

10.PLANNING. 5 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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.

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 Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.PLANNING. 5 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

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.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 6 MAP - MAP ACT COMPLIANCE RECOMMND

his land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule "E", unless modified by the conditions listed herein.

10.PLANNING. 7 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or 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 submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 10 MAP - TRAIL MAINTENANCE RECOMMND

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.

10.PLANNING. 12 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Commercial Office (C-O) Zone.

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

10.PLANNING. 18 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and 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 of 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.

10.PLANNING. 19 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 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 funding 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

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

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.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map 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 map to be resubmitted for further consideration. These 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.

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 4 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 5 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 6 USE - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community defelopment areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Temescal Canyon Road (NS) at:
Lawson Road (EW)

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.TRANS. 6 USE - TS/CONDITIONS (cont.) RECOMMND

Trilogy Parkway (EW)

Project Access (NS) at:
Temescal Canyon Road (EW)

Campbell Rancho Road (NS) at:
Temescal Canyon Road (EW)
Indian Truck Trail (EW)

I-15 Southbound Ramps (NS) at:
Temescal Canyon Road (EW)
Indian Truck Trail (EW)

I-15 Northbound Ramps (NS) at:
Temescal Canyon Road (EW)
Indian Truck Trail (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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three
years after the County of Riverside Board of Supervisors'
original approval date, unless extended as provided by
County Ordinance No. 460. Action on a minor change and/or
revised map request shall not extend the time limits of the
originally approved TENTATIVE MAP. If the TENTATIVE MAP
expires before the recordation of the FINAL MAP, or any
phase thereof, no recordation of the FINAL MAP, or any
phase thereof, shall be permitted.

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1

MAP - CONCEPTUAL PHASE GRADING

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

40.PLANNING. 3

MAP - LOT ACCESS/UNIT PLANS

RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

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

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING RECOMMND

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 District for review and approval.

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT (cont.) RECOMMND

privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

50.FLOOD RI. 11 MAP SHOW FLOODPLAIN ECS RECOMMND

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Except for the road crossing, the flood plain shall kept free of all buildings and obstructions."

PLANNING DEPARTMENT

50.PLANNING. 2 MAP - PREPARE A FINAL MAP RECOMMND

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.

50.PLANNING. 3 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 10 MAP - TRAIL MAINTENANCE RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

50. PRIOR TO MAP RECORDATION

50.PLANNING. 10 MAP - TRAIL MAINTENANCE (cont.) RECOMMND

community trail located along Temescal Canyon Road. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 18 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated April 22, 2008.

50.PLANNING. 22 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint 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."

50.PLANNING. 29 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures for human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 34 MAP - CC&R C/I POA COMMON EASE RECOMMND

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which documents shall be subject to County Counsel approval:

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

50. PRIOR TO MAP RECORDATION

50.PLANNING. 34

MAP - CC&R C/I POA COMMON EASE (cont.)

RECOMMND

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions, and restrictions;
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 for review by County Counsel.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owner's association comprised of the owners of each individual parcel, 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 'landscape area', more particularly described on Exhibit 'X', attached hereto.

The property owners' association shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'landscape area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

50. PRIOR TO MAP RECORDATION

50.PLANNING. 34 MAP - CC&R C/I POA COMMON EASE (cont.) (cont.RECOMMND

of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'landscape area' or any reciprocal easement 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 by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

50.PLANNING. 35 MAP - CC&R C/I POA COMMON LOT RECOMMND

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which documents shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions, and restrictions;
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 for review by County Counsel.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for reciprocal easements for ingress, egress and parking, c) provide for the establishment of a

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

50. PRIOR TO MAP RECORDATION

50.PLANNING. 35

MAP - CC&R C/I POA COMMON LOT (cont.)

RECOMMND

property owner's association comprised of the owners of each individual parcel, d) provide for the ownership of the common area by either the property owner's association or the owners of each individual parcel, and e) 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 on Exhibit 'X', 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 assess the owners of each individual parcel 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. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' or any reciprocal easement 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 by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

50. PRIOR TO MAP RECORDATION

50.PLANNING. 37 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

TRANS DEPARTMENT

50.TRANS. 1 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 2 MAP - EASEMENT/SUR RECOMMND

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.

50.TRANS. 3 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Temescal Canyon Road and so noted on the final map.

50.TRANS. 4 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with PP23358.

50.TRANS. 5 MAP - STRIPING PLAN RECOMMND

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. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 6 MAP - STREET NAME SIGN RECOMMND

The land divider shall install street name sign at the intersection of Temescal Canyon Road and "A" Street in accordance with County Standard No. 816 as directed by the

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - STREET NAME SIGN (cont.) RECOMMND

Transportation Department.

50.TRANS. 7 MAP - INTERSECTION/50' TANGENT RECOMMND

All enterline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 8 MAP - STREET LIGHT PLAN RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 9 MAP - MAP.CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 10 MAP - RIV. TRANSIT AUTHORITY RECOMMND

The land divider shall comply with the Riverside Transit Authority recommendations.

50.TRANS. 11 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - UTILITY PLAN (cont.) RECOMMND

purposes.

50.TRANS. 12 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries 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: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

2. If you do not prepare the improvement plans per the policies and guidelines, it may cause a delay in the processing of your plans.

50.TRANS. 13 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, 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 and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Trails along Temescal Canyon Road.
- (2) Streetlights.
- (3) Traffic signals located on Temescal Canyon Road at intersection of Campbell Ranch Road.
- (4) Street sweeping.
- (5) Bio-swales and/or fossil filters within Temescal Canyon Road and "A" Street.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 14 MAP - DEDICATION RECOMMND

Street "A" is designated as a Local road and shall be improved with 40 foot full-width AC pavement and 6" concrete curb and gutter, and sidewalk within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60')

- NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.
2. The driveway shall be constructed in accordance with County Standard No. 207A.

50.TRANS. 15 MAP - PART-WIDTH RECOMMND

Temescal Canyon Road along project boundary is designated as an Arterial Highway and shall be improved with 64' to 76' part-width AC pavement, (43' to 55' on the project side and 21' to 33' on the opposite side of the centerline), 8" concrete curb and gutter, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 104' to 113 foot (64' to 73' on project side ((73' at bus turnout)) and 40' on the opposite side of the centerline) part-width dedicated right-of-way in accordance with Temescal Canyon Valley Guidelines. (Modified for increased half-width right-of-way from 64' to 73' ((at bus turnout)).)

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - PART-WIDTH (cont.) RECOMMND

- NOTE: 1. A 9' sidewalk (at bus turnout) and a 10' multi-purpose trail shall be constructed within the 21' parkway per Standard No. 814, Temescal Canyon Valley Guidelines, and as approved by the Director of the Transportation Department.
2. Construct transition AC pavement tapering and join existing AC pavement outside to the west and east project boundaries as approved by the Director of the Transportation Department.
3. Cash-in-lieu shall be paid for the future construction of 8" raised curbed landscaped median, at the ultimate location.
4. Construct 12' wide AC pavement for right-turn lane at the intersection of Campbell Ranch Road and Temescal Canyon Road as directed by the Director of the Transportation Department.

50.TRANS. 16 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of a traffic signal(s) at the intersection(s) of:

NONE

50.TRANS. 17 MAP - TS/GEOMETRICS RECOMMND

The intersection of Project Access (NS) at Temescal Canyon Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: one left-turn lane, one through lane

Westbound: one through lane, one right-turn lane

NOTE: The project proponent shall be responsible for the improvements on Temescal Canyon Road per the Striping Plan exhibit dated January 8, 2010 prepared by Hunsaker & Associates.

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - TS/GEOMETRICS (cont.) RECOMMND

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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

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 GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS RECOMMND

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.

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 5 MAP IMPORT/EXPORT RECOMMND

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

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 MAP IMPORT/EXPORT (cont.)

RECOMMND

Transportation Department will be required.

EPD DEPARTMENT

60.EPD. 1 - DBESP MITIGATION

RECOMMND

Prior to Grading

As proposed in the document entitled "Determination of Biologically Equivalent or Superior Preservation," Dated: August 2009, the applicant shall mitigate temporary and permanent impacts to 0.16 acres of Riparian/Riverine habitat, at a 2:1 ratio, through the purchase of 0.32 acres worth of mitigation credits from either the Santa Ana Watershed Association (SAWA) or the Riverside-Corona Resource Conservation District (RCRCD). Grading may not occur, and PM35309 may not be recorded, until the applicant provides documentation of the purchase, to the Environmental Programs Department.

60.EPD. 2 - GRADING PLAN CHECK

RECOMMND

The areas mapped as "Riparian/Riverine Areas (1.143 acres)" on the exhibit labeled "Impact Assessment Map" of the report entitled "Determination of Biologically Equivalent or Superior Preservation" Dated: August 2009, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Avoidance)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

60.EPD. 3 - BIOLOGICAL MONITOR

RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 - BIOLOGICAL MONITOR (cont.) RECOMMND

confirm completion. Please contact EPD for further information.

60.EPD. 4 - CONSERVATION DEDICATION RECOMMND

Open Space Lot 2 and Open Space Lot 3 as mapped on PM35309, Dated: 06/09/09 shall be offered for dedication to a conservation entity approved by the Environmental Programs Department, as County directs or authorizes, and accepted by that entity prior to issuance of any grading permit. Alternatively, these areas may be offered for dedication to the Property Owners Association (POA) with a conservation easement recorded in favor of a conservation entity approved by the Environmental Programs Division, as County directs or authorizes. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

60.EPD. 5 - TEMP FENCING RECOMMND

The areas mapped as "Riparian/Riverine Areas (1.143 acres)" on the exhibit labeled "Impact Assessment Map" of the report entitled "Determination of Biologically Equivalent or Superior Preservation" Dated: August 2009, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses all Riparian/Riverine habitat as it is defined in section 6.1.2 of the MSHCP. The only Riparian/Riverine areas that will not be fenced are those for which impacts have been proposed and accounted for in the document entitled "Determination of Biologically Equivalent or Superior Preservation" Dated: August 2009. The document must be prepared by a biologist who has an MOU with the County of Riverside. In addition, the Environmental Programs Department may also inspect the site prior to grading permit issuance.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 MAP SUBMIT PLANS (cont.) RECOMMND

shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

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

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

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

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PARKS DEPARTMENT

60.PARKS. 1 MAP* - TRAIL PLAN RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail with all topography, cross-sections, grading, fencing, signage, street crossings and all landscaping. If you have questions, Dan Nove can be reached at 951-955-6998.

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 4

MAP - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the approved development plan and 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 standard and Society of Vertebrate Paleontology standards, are as follows:

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B.Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project 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 project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C.If the project paleontologist finds fossil remains,

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

D.If fossil remains are encountered by earthmoving activities when the project paleontologist is not onsite, these activities will be diverted around the fossil site and the project paleontologist called to the site immediately to recover the remains.

E.If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F.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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

G.A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection as described elsewhere in this conditions

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND
set.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly 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.

60.PLANNING. 14 MAP - PALEONTOLOGIST REQUIRED RECOMMND

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

60.PLANNING. 15 MAP - PLANNING DEPT REVIEW RECOMMND

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.

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18

MAP - SECTION 1601/1603 PERMIT

RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 19

MAP - SECTION 404 PERMIT

RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 25

MAP - FEE BALANCE

RECOMMND

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.

60.PLANNING. 26

MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - RTA CLEARANCE LETTER

RECOMMND

A clearance letter from Riverside Transis Agency (RTA) shall be provided to the Riverside County Planning Department verifying compliance with the conditions in their letter dated May 19, 2008.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATER/SEWER WILL SERVE

RECOMMND

A "will-serve" letter from the appropriate water and sewer company/district shall be required to Environmental Health along with the filing fee in effect at the time of submittal.

EPD DEPARTMENT

80.EPD. 1 MAP - PERM FENCING PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as Open Space Lot 2 and Open Space Lot 3 on PM35309 dated: 05/05/11, shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 MAP SUBMIT PLANS (cont.) RECOMMND

must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 28 MAP - FEE BALANCE RECOMMND

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.

90. PRIOR TO BLDG FINAL INSPECTION

EPD DEPARTMENT

90.EPD. 1 MAP - UWIG INSPECTION RECOMMND

The project site will be inspected by the Environmental Programs Department to ensure compliance with Urban Wildland Interface Guidelines. The following elements must be inspected and approved however other issues may also be addressed.

* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. 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

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 1

MAP - UWIG INSPECTION (cont.)

RECOMMND

ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

* Barriers

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 1 MAP - UWIG INSPECTION (cont.) (cont.) RECOMMND

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. 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, e-mail 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.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 MAP IMPLEMENT WQMP (cont.) RECOMMND

within the map prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 2 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

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

90.PLANNING. 12 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside Transit Agency (RTA) shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated May 19, 2008, as follows:

Installation of a standard RTA or County Transportation-designed turnout located along the northbound side of Temescal Canyon, located approximately 100 ft after the "A" Street intersection.

90.PLANNING. 16 MAP - GREEN HOUSE GAS ANALYSIS RECOMMND

Prior to final building inspection, building construction and design shall be in conformance with Greenhouse Gas Impact Analysis, PP 23358 Office Project, Riverside County, California," prepared by Giroux and Associates, dated August 10, 2010 (GHG Analysis).

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

90.TRANS. 2 MAP STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1 Administrator
- 2 Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 3 MAP - E STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets associated with this development where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 4 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

PARCEL MAP Parcel Map #: PM35309

Parcel: 290-060-025

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (1) Trails along Temescal Canyon Road.
- (2) Streetlights.
- (3) Traffic signals located on Temescal Canyon Road at intersection of Campbell Ranch Road.
- (4) Street sweeping.
- (5) Bio-swales and/or fossil filters within Temescal Canyon Road and "A" Street.

90.TRANS. 5 USE - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the design and construction of traffic signals at the intersections of:

NONE

90.TRANS. 6 USE - TS/INTERCONNECT RECOMMND

The traffic signal at Campbell Ranch Road (NS) at Temescal Canyon Road (EW) shall be ultimately interconnected with a future signal at Temescal Canyon Road (NS) and Maitri Road (EW). The project proponent shall install conduit and cable along the entire length of Temescal Canyon Road between Campbell Ranch Road and Maitri Road.

or as approved by the Transportation Department.

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

A commercial office center consisting of nine (9) multi-tenant buildings creating 26 tenant suites. The project totals 83,799 square feet of gross building area. The buildings range in size from 7,363 sq. ft to 10,810 sq. ft.

10. EVERY. 3 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

10. EVERY. 4 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 23358 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 23358, Exhibit A, dated 5/5/11.

APPROVED EXHIBIT B&C = Elevations and Floor Plans, Exhibit B&C, dated 5/5/11.

APPROVED EXHIBIT G = Preliminary Grading Plans, Exhibit G, dated 5/5/11.

APPROVED EXHIBIT L = Preliminary Landscape Plans, Exhibit L, dated 5/5/11.

APPROVED EXHIBIT M = Materials Color Board, Exhibit M, dated 5/5/11.

10. EVERY. 5 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

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

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

10.BS GRADE. 5 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7 USE - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 USE - SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut and 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).

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

Control & Water Conservation District.

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

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

10.BS GRADE. 11 USE - DRAINAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 12 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 13 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

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

10.BS GRADE. 15 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 16 USE - CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.BS GRADE. 16 USE - CRIB/RETAIN'G WALLS (cont.) RECOMMND

standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 17 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

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

10.BS GRADE. 19 USE - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE - NPDES INSPECTIONS RECOMMND

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

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

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.BS GRADE. 20

USE - NPDES INSPECTIONS (cont.)

RECOMMND

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1

HAZMAT GENERAL COMMENTS

RECOMMND

Based on the information provided to the Hazardous Materials Division, no permits are required. The Hazardous Materials Division reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL RECOMMND

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

The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the 2007 CFC. All commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC , 2007 Edition and NFPA 13, 2002 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.FIRE. 4 USE-#23-MIN REQ FIRE FLOW RECOMMND

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 based on type VB construction per the 2007 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 5 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrant(s) (6"x4"x 2-2-1/2"), will 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. The required fire flow shall be available from any adjacent hydrants(s) in the system.

10.FIRE. 6 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. 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 to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 7 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 8 USE-#25-GATE ENTRANCES RECOMMND

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.FIRE. 9

USE-#88A-AUTO/MAN GATES

RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 23358 is a proposal for a commercial development on an approximately 14.8-acre site in the Glen Ivy area of Temescal Canyon. The project is located on the north side of Temescal Canyon Road along the west side of Interstate 15 Freeway. Change of Zone 07650, which proposes to change the current zoning of the site from Single Family Dwellings (R-1) to Commercial Office (C-O), and Parcel Map 35309, which proposes to subdivide the site, are being processed concurrently with this project.

The central portion of the site is located on a plateau with the northerly two-thirds of the site naturally draining in a northeasterly direction towards freeway culvert(s). The southern third portion of the site naturally drains in a southeasterly direction and into Mayhew Canyon Wash, which has a tributary drainage area of approximately 5 square miles and traverses along the southern boundary of the site as it parallels Temescal Canyon Road. The mining operation for the quarry on the south side of Temescal Canyon Road has significantly changed the historic flow path for Mayhew Canyon Wash. It appears from aerial photos that some low flows have been redirected around the mining pits but these interim drainage ditches do not have the capacity for the larger storm events. While some offsite flows are conveyed along Temescal Canyon Road and enter the site at the southwest corner, all of the tributary flows for Mayhew Canyon Wash will reach the site near the southeast corner via a road culvert under Temescal Canyon Road. This culvert discharges storm runoff in a riprap channel. This riprap channel is located within the project site.

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

The grading of the development has been designed to perpetuate the existing natural drainage patterns with respect to tributary drainage area and outlet points. A flood plain study of the Mayhew Canyon Wash has been submitted and with the exception of a single arch/clear-span crossing for the driveway in order to obtain access to the development, encroachment into the flood plain has been avoided. This flood plain shall be shown on the parcel map's environmental constraint sheet along with a note stating, "Except for the road crossing, the flood plain must be kept free of all buildings and obstructions".

A small watercourse which runs easterly along the north property line conveys runoff from the surrounding residential developments located to the west and north of this site. A mechanically stabilized earth (MSE) wall is proposed along the north side of the development. A study shall be prepared to show that the wall does not alter the existing watercourse and push the flows onto the adjacent properties. The study will need to determine flow velocities and scour potential so flows do not undermine the MSE wall.

In order to mitigate the development's impact to water quality, the applicant has submitted a preliminary project specific Water Quality Management Plan (WQMP). A combination of Filterra Bioretention Systems devices, water quality basins and grassy swales are to be utilized for the site's water quality mitigation. This approach with a combination of BMP features is acceptable to the District. While increased runoff is a concern, sufficient mitigation should be provided by the basins so the flow rates comply with Condition C of the WQMP and no additional mitigation for increased runoff will be required. Unless otherwise approved by the District, the grassy swales shall have a 6-foot bottom width with 4:1 sideslopes and a 10-minute contact time. Maintenance access to the swales shall be provided. It shall also be noted that bacteria and viruses are 303(d) listed pollutants and these pollutants shall be mitigated with a treatment control BMP with a medium to high removal efficiency.

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE FILTERRA UNITS RECOMMND

The use of the Filterra Bioretention System devices is acceptable for this project only.

10.FLOOD RI. 6 USE COORDINATE DRAINAGE DESIGN RECOMMND

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

10.FLOOD RI. 13 USE WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 14 USE SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.FLOOD RI. 14

USE SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 16

USE BMP MAINTENANCE & INSPECT

RECOMMND

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.

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 3

USE - LC LANDSCAPE REQUIREMENTS

RECOMMND

The developer/ permit holder shall:

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

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

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 4

USE - GEO02033

RECOMMND

County Geologic Report (GEO) No. 2033, submitted for this project (PP23358 & PM35309) was prepared by LGC Inland, Inc. and is entitled: "Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Tentative Tract 34775, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Corona Area of Riverside County, California, Project No. I061591-10" dated December 15, 2006. In addition, LGC Inland, Inc. submitted the following documents:

"Updated Preliminary Geotechnical Investigation for the Proposed 13.76 Acre Development, Temescal Business Park, Tentative Parcel Map 35309, Located on the Northwest Corner of Temescal Canyon Road and Interstate 15, in the Temescal Valley Area of Riverside County, California, Project No.

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.PLANNING. 4

USE - GEO02033 (cont.)

RECOMMND

I061591-10", dated December 11, 2007.

"Response to the riverside County Review Comments, Proposed Temescal Canyon Business Park, Located Northwest of the interstate I-15 and Temescal Canyon Road, South corona Area, County of Riverside, California", dated December 3, 2008.

GEO02033 concluded:

1.The possibility of damage due to ground rupture is considered nil since active faults are not known to cross the site.

2.The potential for liquefaction is considered nil.

3.Review of geologic literature, aerial photos, and in-field mapping does not indicate the presence of landslides on or adjacent to the site.

4.The potential for seiche and/or tsunami is considered to be nil.

5.Onsite soils are expected to range from very low to low in expansion.

GEO02033 recommended:

1.Compressible soils should be excavated to competent material and replaced with compacted fill soils.

GEO No. 2033 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 2033 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 5

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.PLANNING. 5

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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 the necessary findings as to origin. Further, 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. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. 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 Planning /Director.

10.PLANNING. 6

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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 it sacred or cultural importance.

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 Planning Director to discuss the significance of the find.

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.PLANNING. 6 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

2.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.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 7 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 8 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 9 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 10 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M, dated 5/5/11.

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.PLANNING. 12 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of seven(7) a.m. to eight (8) p.m., Monday through Saturday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 13 USE - BASIS FOR PARKING RECOMMND

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

10.PLANNING. 15 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 20 USE - OAK TREE REMOVAL RECOMMND

Oak trees removed with four (4) inch or larger trunk diameters as measured at breast height may be removed only by approval of the Planning Director and shall be replaced on a variable ratio based on the size of the trees to be removed. Grading and/or landscaping plans shall show the trunk location, trunk diameter, and crown canopy diameter of all trees with driplines within 25 feet of any grading or construction. Replacement trees shall be noted on project's approved landscaping plans.

10.PLANNING. 21 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 25 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.PLANNING. 25 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 26 USE - NOISE MONITORING REPORTS RECOMMND

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

10.PLANNING. 28 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 29 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 31 USE - IND OCCUPANT CHANGE RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.PLANNING. 31 USE - IND OCCUPANT CHANGE (cont.) RECOMMND

the change.

10.PLANNING. 34 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 35 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 39 USE - BUSINESS LICENSING RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations,

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

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. These 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.

10.TRANS. 2 USE - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Temescal Canyon Road (NS) at:
Lawson Road (EW)
Trilogy Parkway (EW)

Project Access (NS) at:
Temescal Canyon Road (EW)

Campbell Ranch Road (NS) at:
Temescal Canyon Road (EW)
Indian Truck Trail (EW)

I-15 Southbound Ramps (NS) at:
Temescal Canyon Road (EW)
Indian Truck Trail (EW)

I-15 Northbound Ramps (NS) at:
Temescal Canyon Road (EW)

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

10. GENERAL CONDITIONS

10.TRANS. 2 USE - TS/CONDITIONS (cont.) RECOMMND

Indian Truck Trail (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.

10.TRANS. 3 USE - COUNTY WEB SITE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

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

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

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require 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.

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

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 GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 6 USE-G2.14OFFSITE GDG ONUS RECOMMND

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.

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 USE-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 8 USE-G2.16REC'D ESMT REQ'D RECOMMND

A recorded easement is required for off site drainage facilities.

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 10 USE IMPORT/EXPORT RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 - DBESP MITIGATION RECOMMND

As proposed in the document entitled "Determination of Biologically Equivalent or Superior Preservation," Dated: August 2009, the applicant shall mitigate temporary and permanent impacts to 0.16 acres of Riparian/Riverine habitat, at a 2:1 ratio, through the purchase of 0.32 acres worth of mitigation credits from either the Santa Ana Watershed Association (SAWA) or the Riverside-Corona Resource Conservation District (RCRCD). Grading may not occur, and PM35309 may not be recorded, until the applicant provides documentation of the purchase, to the Environmental Programs Department.

60.EPD. 2 - GRADING PLAN CHECK RECOMMND

As proposed in the document entitled "Determination of Biologically Equivalent or Superior Preservation," Dated: August 2009, the applicant shall mitigate temporary and permanent impacts to 0.16 acres of Riparian/Riverine habitat, at a 2:1 ratio, through the purchase of 0.32 acres worth of mitigation credits from either the Santa Ana Watershed Association (SAWA) or the Riverside-Corona Resource Conservation District (RCRCD). Grading may not occur, and PM35309 may not be recorded, until the applicant provides documentation of the purchase, to the Environmental Programs Department.

60.EPD. 3 - BIOLOGICAL MONITOR RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 - CONSERVATION DEDICATION

RECOMMND

Open Space Lot 2 and Open Space Lot 3 as mapped on PM35309, Dated: 05/05/11 shall be offered for dedication to a conservation entity approved by the Environmental Programs Department, as County directs or authorizes, and accepted by that entity prior to issuance of any grading permit. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

60.EPD. 5 - TEMP FENCING

RECOMMND

The areas mapped as "Riparian/Riverine Areas (1.143 acres)" on the exhibit labeled "Impact Assessment Map" of the report entitled "Determination of Biologically Equivalent or Superior Preservation" Dated: August 2009, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses all Riparian/Riverine habitat as it is defined in section 6.1.2 of the MSHCP. The only Riparian/Riverine areas that will not be fenced are those for which impacts have been proposed and accounted for in the document entitled "Determination of Biologically Equivalent or Superior Preservation" Dated: August 2009. The document must be prepared by a biologist who has an MOU with the County of Riverside. In addition, the Environmental Programs Department may also inspect the site prior to grading permit issuance.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE EROS CNTRL AFTER RGH GRAD RECOMMND

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

60.FLOOD RI. 4 USE OFFSITE EASE OR REDESIGN RECOMMND

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

60.FLOOD RI. 5 USE WRITTEN PERM FOR GRADING RECOMMND

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

60.FLOOD RI. 9 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 4 USE - PALEO PRIMP & MONITOR RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

B.Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project 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 project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C.If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

D.If fossil remains are encountered by earthmoving activities when the project paleontologist is not onsite, these activities will be diverted around the fossil site and the project paleontologist called to the site immediately to recover the remains.

E.If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for

07/18/11
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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F.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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

G.A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection as described elsewhere in this conditions set.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly 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.

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 23358, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 15 USE - SECTION 1601/1603 PERMIT RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement area, the permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the permit holder shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 16 USE - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement area, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 or the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 20 USE - NOISE IMPACT ANALYSIS RECOMMND

Prior to issuance of a Grading Permit, all recommendations proposed in "County of Riverside Temescal Canyon Business Park Construction and Operational Noise Impact Analysis," prepared by Kunzman Associates, Inc., dated July 13, 2009 (Analysis) shall be implemented through completion of construction.

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE

RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 WATER/SEWER WILL SERVE LETTER

RECOMMND

Applicant must provide an original copy of current "will-serve" letter for water and sewer service from Lee Lake Water District.

EPD DEPARTMENT

80.EPD. 1 MAP - PERM FENCING PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as Open Space Lot 2 and Open Space Lot 3 on PM35309 dated: 05/05/11, shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. The fence shall have a minimum height of three feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of three inches cannot pass through the plane of the fence at any point below the minimum height. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2

USE-#4-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. 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."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2

USE SUBMIT PLANS

RECOMMND

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

80.FLOOD RI. 5

USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 1

USE - LC LNDSCP COMMN AREA MNT

RECOMMND

Prior to the issuance of a building permit, 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

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - LC LNDSCP COMMN AREA MNT (cont.) RECOMMND

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&R's has been submitted to the Planning Department.

80.PLANNING. 2 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County 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 California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the 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 department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 3

USE - LC LANDSCAPE SECURITIES

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

NOTE:

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

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B&C (sheets 1-6), dated 5/5/11.

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B&C (sheets 1-6), dated 5/5/11.

80.PLANNING. 19 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated APRIL 22, 2008, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 20 USE - CNUSD SCHOOL MITIGATION RECOMMND

Impacts to the CORONA-NORCO UNIFIED School District shall be mitigated in accordance with California State law.

80.PLANNING. 21 USE - LIGHTING PLANS RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 23358, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

80.TRANS. 1 USE - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

None

80.TRANS. 2 USE - TS/GEOMETRICS RECOMMND

The intersection of Project Access (NS) at Temescal Canyon Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: one left-turn lane, one through lane

Westbound: one through lane, one right-turn lane

NOTE: The project proponent shall be responsible for the improvements on Temescal Canyon Road per the Striping Plan Exhibit dated January 8, 2010 prepared by Hunsaker & Associates.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

80.TRANS. 3 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Temescal Canyon Road shall be conveyed for public use to provide for a 64' to 73' (at the bus turnout) foot half-width right-of-way

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - R-O-W DEDICATION 1 (cont.) RECOMMND

per County Standard No. 92, Ordinance 461.

Sufficient public street right-of-way along street "A" shall be conveyed for public use to provide for a 60 foot full-width right-of-way per County Standard No. 105, Section "C".

80.TRANS. 4 USE - MAP CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

80.TRANS. 5 USE - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping along Temescal Canyon Road parkway and street "A".
- (2) Trails along Temescal Canyon Road.
- (3) Streetlights.
- (4) Raised median landscaping along Temescal Canyon Road.
- (5) Traffic signals located on Temescal Canyon Road at intersection of Campbell Ranch Road.
- (6) Street sweeping.
- (7) Bio-swailes and/or fossil filters within Temescal Canyon Road and "A" Street.

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

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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

80.TRANS. 6 USE - LIGHTING PLAN RECOMMND

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

80.TRANS. 7 USE-LANDSCAPING/TRAIL COM/IND RECOMMND

Landscaping and 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 Temescal Canyon Road and street "A" and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2002 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail 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.

90.FLOOD RI. 3 USE IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 5 USE BMP MAINTENANCE & INSPECT

RECOMMND

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.

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3 USE - LC LNDSCP INSPECTN DEPOS

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 4 USE - LC COMPLY W/LNDSCP/IRRIG

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 5 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - PALEO MONITORING REPORT (cont.) RECOMMND

into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

90.PLANNING. 7 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the eparment of Enviornmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be requiried to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study.

The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 9 USE - ACCESSIBLE PARKING RECOMMND

A minimum of TEN (10) 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 ___."

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE - ACCESSIBLE PARKING (cont.) RECOMMND

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

90.PLANNING. 15 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of TWENTY (20) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 16 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 17 USE - CURBS ALONG PLANTERS RECOMMND

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

90.PLANNING. 20 USE - TRASH ENCLOSURES RECOMMND

Five (5) trash enclosures which are adequate to enclose a minimum of four (4) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with [masonry block] [chain link fencing] [landscaping screening] and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within,

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 USE - TRASH ENCLOSURES (cont.) RECOMMND

near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 27 USE - RTA CLEARANCE LETTER RECOMMND

A clearance letter from Riverside Transit Agency (RTA) shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated May 19, 2008, as follows:

Installation of a standard RTA or County Transportation-designed turnout located along the northbound side of Temescal Canyon, located approximately 100 ft after the "A" Street intersection.

90.PLANNING. 29 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 31 USE - MITIGATION MONITORING RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 41923. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 32 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of

07/18/11
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 45

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 23358 is calculated to be 13.67 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 33 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 23358 has been calculated to be 13.67 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 34 MAP - GREEN HOUSE GAS ANALYSIS

RECOMMND

Prior to final building inspection, building construction and design shall be in conformance with Greenhouse Gas Impact Analysis, PP 23358 Office Project, Riverside County,

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 34 MAP - GREEN HOUSE GAS ANALYSIS (cont.) RECOMMND

California," prepared by Giroux and Associates, dated August 10, 2010 (GHG Analysis).

TRANS DEPARTMENT

90.TRANS. 1 USE - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

None

90.TRANS. 2 USE - TS/INTERCONNECT RECOMMND

The traffic signal at Campbell Ranch Road (NS) at Temescal Canyon Road (EW) shall be ultimately interconnected with a future signal at Temescal Canyon Road (NS) and Maitri Road (EW). The project proponent shall install conduit and cable along the entire length of Temescal Canyon Road between Campbell Ranch Road and Maitri Road.

or as approved by the Transportation Department.

90.TRANS. 3 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries 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: 1. Before you prepare the street improvement plan(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.

2. If you do not prepare the improvement plans per the policies and guidelines, it may cause a delay in the processing of your plans.

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with PM35309.

90.TRANS. 5 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS. 6 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 7 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 8 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS. 10 USE - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 11 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Temescal Canyon Road parkway and "A" Street.
- (2) Trails along Temescal Canyon Road.

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (3) Streetlights.
- (4) Raised median landscaping along Temescal Canyon Road.
- (5) Traffic signals located on Temescal Canyon Road at intersection of Campbell Ranch Road.
- (6) Street sweeping.
- (7) Bio-swales and/or fossil filters within Temescal Canyon Road.

90.TRANS. 12 USE - DEDICATION RECOMMND

Street "A" is designated as a Local road and shall be improved with 40 foot full-width AC pavement and 6" concrete curb and gutter, and sidewalk within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (40'/60')

- NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.
2. The driveway shall be constructed in accordance with County Standard No. 207A.

90.TRANS. 13 USE - PART-WIDTH RECOMMND

Temescal Canyon Road along project boundary is designated as an Arterial Highway and shall be improved with 64' to 76' part-width AC pavement, (43' to 55' on the project side and 21' to 33' on the opposite side of the centerline), 8" concrete curb and gutter, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within a 104' to 113 foot (64' to 73' on the project side (73' at bus turnout) and 40' on the opposite side of the centerline) part-width dedicated right-of-way in accordance with Temescal Canyon Valley Guidelines. (Modified for increased half-width right-of-way from 64' to 73' ((at bus turnout)).)

- NOTE: 1. A 9' sidewalk (at bus turnout) and a 10' multi-purpose trail shall be constructed within the 21' parkway per Standard No. 814, Temescal Canyon Valley Guidelines, and as approved by the Director

07/18/11
08:31

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 50

PLOT PLAN:TRANSMITTED Case #: PP23358

Parcel: 290-060-025

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 13 USE - PART-WIDTH (cont.) RECOMMND

of the Transportation Department.

2. Construct transition AC pavement tapering and join existing AC pavement outside to the west and east project boundaries as approved by the Director of the Transportation Department.
3. Cash-in-lieu shall be paid for the future construction of 8" raised curbed landscaped median at the ultimate location.
4. Construct 12' wide AC pavement for right-turn lane at the intersection of Campbell Ranch Road and Temescal Canyon Road as directed by the Director of the Transportation Department.

90.TRANS. 14 USE-RIVERSIDE TRANSIT AUTHORITY RECOMMND

The land divider shall comply with the Riverside Transit Authority recommendations.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 8, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Landscape
Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.
CSA 152 c/o EDA

Riv. EDA-Fast Track
Supervisor Buster
Commissioner Roth
City of Corona
Corona-Norco Unified School Dist.
Lee Lake Water Dist.
Verizon
Comcast
Michelle Randall-Trails
Sandy Isom-Supervisor Office
Temescal MAC
SCE
Southern California Gas

FAST TRACK NO. 2007-20, CHANGE OF ZONE NO. 7650, TENTATIVE PARCEL MAP NO. 35309, AND PLOT PLAN NO. 23358

– EA41923 – Applicant: Temescal Office Partners, LP. – Engineer/Representative: Hunsaker & Associates – First Supervisorial District – Glen Ivy Zoning District – Temescal Canyon Area Plan: Community Development: Business Park (CD; BP) (0.25-0.60 floor to area ratio) – Location: Northerly of Temescal Canyon Road and Campbell Ranch Road intersection and Westerly of Interstate 15 – 14.8 gross acres – Zoning: Single Family Dwellings (R-1) – **REQUEST:** The Change of Zone proposes to change the site's current zoning classification from Single Family Dwellings (R-1) to Commercial Office (C-O). The Tentative Parcel Map is a Schedule 'E' parcel map for condominium purposes (one lot proposed). The Plot Plan proposes a commercial office center including nine (9) shell buildings with multiple demising walls (26 tenant suites) totaling 83,799 square feet of building area on 14.8 acres. Building 1 shall be 8,250 sq. ft.; Building 2 shall be 9,190 sq. ft.; Building 3 shall be 9,098 sq. ft.; Building 4 shall be 9,190 sq. ft.; Building 5 shall be 7,363 sq. ft.; Building 6 shall be 9,990 sq. ft.; Building 7 shall be 10,810 sq. ft.; Building 8 shall be 10,810 sq. ft.; and Building 9 shall be 9,098 sq. ft. The project also proposes 386,405 square feet of landscaping (59%), 400 standard parking stalls, and ten (10) stalls for persons with disabilities. - APNs: 290-060-024 and 290-060-025.

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on April 24, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. 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 agencies, please have your comments/conditions to the Planning Department as soon as possible. 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 item, please do not hesitate to contact **Jim Phithayanukarn**, Project Planner, at (951) **955-5133** or email at jphithay@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
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

April 22, 2008

Jim Phithayanukarn, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Plot Plan No. 23358
Proposal: The PP proposes to construct a commercial office center
APN: 290-060-024;-025

Dear Mr. Phithayanukarn:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Temescal Canyon Road and west of Interstate 15, in the Temescal Canyon Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for EACH building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, 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.
2. **Prior to final building inspection for EACH building**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.
3. **Prior to issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the 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. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

4. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
5. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
6. 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.
7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,



Ryan Ross
Planner



Riverside Transit Agency
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968
Phone: (951) 565-5000
Fax: (951) 565-5001

May 19, 2008

Jim Phithayanukarn, Project Planner, Mail Stop 1070
County of Riverside Planning Department
County Building (9th Floor)
P. O. Box 1409
Riverside CA 92502-1409

SUBJECT: Plot Plan 23358: Revised: RTA Request for Bus Turnout

Thank you, Jim, for the opportunity to provide input regarding transit facilities adjacent to the Temescal Canyon Road Office Park project, your Plot Plan number 23358.

Recently we were contacted by the developer and were informed that the best location for the bus turnout should be west (or northbound, along Temescal Canyon) of the intersection with Street "A", not east of it as originally proposed by RTA. Mr Jim Bach of Markham Development indicated that there were some Calif Dept of Fish & Game issues with the originally recommended site. RTA agrees with his suggestion to move the site. The fact that a traffic signal is proposed for the intersection, as Mr Bach indicated, will assist all prospective bus passengers in having safe and convenient access to the proposed bus stop.

Our revised recommendation is as follows: The following bus stop and turnout should be shown on revised plans and should be constructed at the same time as other street and hardscape improvements for this portion of Temescal Canyon Rd:

- Installation of a standard RTA or County Transportation-designed turnout located along the northbound side of Temescal Canyon, located approximately **100 ft after** the "A" Street intersection.

If enough ridership is generated by this bus stop, RTA will install a passenger bench and shelter at a later date, if warranted. The developer is not being asked to place these amenities.

If you need additional clarification or I can be of further assistance, please call me at (951) 565-5164 or contact me at mmccoy@riversidetransit.com.

Sincerely,

A handwritten signature in black ink that reads "Michael McCoy". The signature is written in a cursive, flowing style.

Michael McCoy
Planner



Riverside Transit Agency

1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968
Phone: (951) 565-5000
Fax: (951) 565-5001

April 24, 2008

Jim Phithayanukam, Project Planner, Mail Stop 1070
County of Riverside Planning Department
County Building (9th Floor)
P. O. Box 1409
Riverside CA 92502-1409

SUBJECT: Plot Plan 23358: Riverside Transit Agency (RTA) Request for Turnout

Thank you, Jim, for the opportunity to provide input regarding transit facilities adjacent to the Temescal Canyon Road Office Park project, your Plot Plan number 23358. We appreciate your giving RTA a chance to comment on the project even though it is on Fast Track.

Plot Plan 23358 and related planning cases consist of 84,000 sq ft of commercial, office and industrial buildings located on the north or east side of Temescal Canyon Rd and opposite the terminus of Campbell Ranch Rd. A future RTA transit route along this portion of Temescal Canyon Rd is being studied by RTA staff and is likely to be operating in 3 to 5 years.

RTA would like to improve access to transit from this general neighborhood, including this project, and [REDACTED] and [REDACTED]. It is a logical place for the bus to stop. The following bus stop and turnout should be shown on revised plans and should be constructed at the same time as other street and hardscape improvements for this portion of Temescal Canyon Rd:

- Installation of a standard RTA or County Transportation-designed turnout located along the northbound side of Temescal Canyon, located approximately 100 ft prior to the "A" Street intersection. A sketch has been attached to the hardcopy of this letter.

If enough ridership is generated by this bus stop, RTA will install a passenger bench and shelter at a later date, if warranted. The developer is not being asked to place these amenities.

If you need additional clarification or I can be of further assistance, please call me at (951) 565-5164 or contact me at mmccoy@riversidetransit.com.

Sincerely,

Michael McCoy
Planner



Arnold Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Cathleen Cox
Acting Director

December 14, 2010

Wendell Bugtai
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Subject: Temescal Canyon Business Park
SCH#: 2010111044

Dear Wendell Bugtai:

The enclosed comment (s) on your Mitigated Negative Declaration was (were) received by the State Clearinghouse after the end of the state review period, which closed on December 8, 2010. We are forwarding these comments to you because they provide information or raise issues that should be addressed in your final environmental document.

The California Environmental Quality Act does not require Lead Agencies to respond to late comments. However, we encourage you to incorporate these additional comments into your final environmental document and to consider them prior to taking final action on the proposed project.

Please contact the State Clearinghouse at (916) 445-0613 if you have any questions concerning the environmental review process. If you have a question regarding the above-named project, please refer to the ten-digit State Clearinghouse number (2010111044) when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency



Linda S. Adams
Secretary for
Environmental Protection



Department of Toxic Substances Control

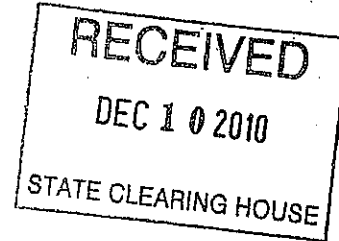
Maziar Movassaghi
Acting Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor

December 1, 2010

*Clear
12/8/10
Loree*



Mr. Wendell Bugtai, Urban Regional Planner III
County of Riverside Planning Department
P.O. Box 1409
Riverside, California 92505-1409

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE TEMESCAL CANYON BUSINESS PARK PROJECT (SCH# 2010111044), RIVERSIDE COUNTY

Dear Mr. Bugtai:

The Department of Toxic Substances Control (DTSC) has received your submitted draft Initial Study (IS) and purposed draft Mitigated Negative Declaration (MND) for the above-mentioned project. The following project description is stated in your document: "The Project consists a Change of Zone (CZ07650) from R-1 (One Family Dwellings) to Commercial Office (C-O), Plot Plan (PP23358) – the construction and operation 83,799 square feet of office uses, and Tentative Parcel Map (PM35309) – the subdivision of an approximately two parcels totaling 14.8 acres (gross)/13.7 acres (net) into three (3) parcels (hereafter "Project"). The site is located on the north side of Temescal Canyon Road, approximately 310 feet west of where Temescal Canyon Road passes under the Interstate 15 (I-15) Freeway, in unincorporated Riverside County, California. I-15 is located to the east of the site. Single-family residential development exists to the north, northeast and west of the Project site. An SCE sub-station is located to the southwest of the Project site. The property immediately to the south of the Project site is vacant. The intersection of Campbell Ranch and Temescal Canyon Roads is within the Project boundary. The Project will be set back approximately 200-275 feet from Temescal Canyon Road due to an existing drainage channel that runs parallel to Temescal Canyon Road on the south side of the Project. The current General Plan Land Use Map land use designation for the Project site is Business Park (BP)".

Based on the review of the submitted document DTSC has the following comments:

- 1) The MND should evaluate whether conditions within the Project area may pose a threat to human health or the environment. Following are the databases of some of the regulatory agencies:
 - National Priorities List (NPL): A list maintained by the United States Environmental Protection Agency (U.S.EPA).
 - Envirostor (formerly CalSites): A Database primarily used by the California Department of Toxic Substances Control, accessible through DTSC's website (see below).
 - Resource Conservation and Recovery Information System (RCRIS): A database of RCRA facilities that is maintained by U.S. EPA.
 - Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS): A database of CERCLA sites that is maintained by U.S.EPA.
 - Solid Waste Information System (SWIS): A database provided by the California Integrated Waste Management Board which consists of both open as well as closed and inactive solid waste disposal facilities and transfer stations.
 - GeoTracker: A List that is maintained by Regional Water Quality Control Boards.
 - Local Counties and Cities maintain lists for hazardous substances cleanup sites and leaking underground storage tanks.
 - The United States Army Corps of Engineers, 911 Wilshire Boulevard, Los Angeles, California; 90017, (213) 452-3908, maintains a list of Formerly Used Defense Sites (FUDS).

- 2) The MND should identify the mechanism to initiate any required investigation and/or remediation for any site within the proposed Project area that may be contaminated, and the government agency to provide appropriate regulatory oversight. If necessary, DTSC would require an oversight agreement in order to review such documents.

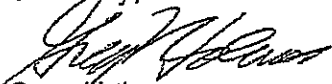
- 3) Any environmental investigations, sampling and/or remediation for a site should be conducted under a Workplan approved and overseen by a regulatory agency that has jurisdiction to oversee hazardous substance cleanup. The findings of any investigations, including any Phase I or II Environmental Site Assessment Investigations should be summarized in the document. All sampling results in which hazardous substances were found above regulatory standards should be clearly summarized in a table. All closure, certification or remediation approval reports by regulatory agencies should be included in the MND.
- 4) If buildings, other structures, asphalt or concrete-paved surface areas are being planned to be demolished, an investigation should also be conducted for the presence of other hazardous chemicals, mercury, and asbestos containing materials (ACMs). If other hazardous chemicals, lead-based paints (LPB) or products, mercury or ACMs are identified, proper precautions should be taken during demolition activities. Additionally, the contaminants should be remediated in compliance with California environmental regulations and policies.
- 5) Future project construction may require soil excavation or filling in certain areas. Sampling may be required. If soil is contaminated, it must be properly disposed and not simply placed in another location onsite. Land Disposal Restrictions (LDRs) may be applicable to such soils. Also, if the project proposes to import soil to backfill the areas excavated, sampling should be conducted to ensure that the imported soil is free of contamination.
- 6) Human health and the environment of sensitive receptors should be protected during any construction or demolition activities. If necessary, a health risk assessment overseen and approved by the appropriate government agency should be conducted by a qualified health risk assessor to determine if there are, have been, or will be, any releases of hazardous materials that may pose a risk to human health or the environment.
- 7) If the site was used for agricultural, livestock or related activities, onsite soils and groundwater might contain pesticides, agricultural chemical, organic waste or other related residue. Proper investigation, and remedial actions, if necessary, should be conducted under the oversight of and approved by a government agency at the site prior to construction of the project.

Mr. Wendell Bugtai
December 1, 2010
Page 4

- 8) If it is determined that hazardous wastes are, or will be, generated by the proposed operations, the wastes must be managed in accordance with the California Hazardous Waste Control Law (California Health and Safety Code, Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (California Code of Regulations, Title 22, Division 4.5). If it is determined that hazardous wastes will be generated, the facility should also obtain a United States Environmental Protection Agency Identification Number by contacting (800) 618-6942. Certain hazardous waste treatment processes or hazardous materials, handling, storage or uses may require authorization from the local Certified Unified Program Agency (CUPA). Information about the requirement for authorization can be obtained by contacting your local CUPA.
- 9) DTSC can provide cleanup oversight through an Environmental Oversight Agreement (EOA) for government agencies that are not responsible parties, or a Voluntary Cleanup Agreement (VCA) for private parties. For additional information on the EOA or VCA, please see www.dtsc.ca.gov/SiteCleanup/Brownfields, or contact Ms. Maryam Tasnif-Abbasi, DTSC's Voluntary Cleanup Coordinator, at (714) 484-5489.
- 10) Also, in future CEQA documents, please provide your e-mail address, so DTSC can send you the comments both electronically and by mail.

If you have any questions regarding this letter, please contact Rafiq Ahmed, Project Manager, at rahmed@dtsc.ca.gov, or by phone at (714) 484-5491.

Sincerely,



Greg Holmes

Unit Chief

Brownfields and Environmental Restoration Program

cc: Governor's Office of Planning and Research
State Clearinghouse
P O. Box 3044
Sacramento, California 95812-3044
state.clearinghouse@opr.ca.gov.

Mr. Wendell Bugtai
December 1, 2010
Page 5

cc: CEQA Tracking Center
Department of Toxic Substances Control
Office of Environmental Planning and Analysis
P.O. Box 806
Sacramento, California 95812
ADelacr1@dtsc.ca.gov

CEQA # 3074



Arnold Schwarzenegger
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Cathleen Cox
Acting Director

December 10, 2010

Wendell Bugtai
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Subject: Temescal Canyon Business Park
SCH#: 2010111044

Dear Wendell Bugtai:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on December 8, 2010, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2010111044
Project Title Temescal Canyon Business Park
Lead Agency Riverside County

Type MND Mitigated Negative Declaration
Description The Project consists a Change of Zone (CZ07650) from R-1 (One Family Dwellings) to Commercial Office (C-O) consistent with General Plan, Plot Plan (PP23358) - the construction and operation 83,700 square feet of office uses, and Tentative Parcel Map (PM35309) - the subdivision of an approximately two parcels totaling 14.8 acres (gross)/13.7 acres (net) into three (3) parcels (thereafter "Project").

Lead Agency Contact

Name Wendell Bugtai
Agency Riverside County Planning Department
Phone (951) 955-2419
email
Address
P.O. Box 1409
City Riverside **State** CA **Zip** 92502-1409
Fax

Project Location

County Riverside
City Corona
Region
Lat / Long 33° 45' 46" N / 117° 28' 32" W
Cross Streets Temescal Canyon Rd. at Campbell Ranch Rd.
Parcel No. 290-060-024, -025
Township 5S **Range** 6W **Section** 2 **Base**

Proximity to:

Highways I-15
Airports No
Railways No
Waterways Temescal Wash
Schools No
Land Use Vacant/R-1 Residential/Bp Business Park

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Landuse; Cumulative Effects; Other Issues

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 6; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 8; Regional Water Quality Control Board, Region 8; Department of Toxic Substances Control; Native American Heritage Commission

Date Received 11/09/2010 **Start of Review** 11/09/2010 **End of Review** 12/08/2010



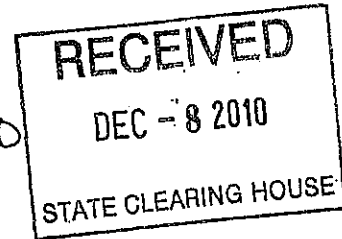
California Natural Resources Agency
DEPARTMENT OF FISH AND GAME
<http://www.dfg.ca.gov>
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-200
Ontario, CA 91764
(909) 484-0167

ARNOLD SCHWARZENEGGER, Governor
JOHN MCCAMMAN, Director



December 8, 2010

Clear
12/08/10
e.



Mr. Wendell Bugtai
County of Riverside Planning Department
P.O. Box 1409
Riverside, CA 92505-2419

Re: Mitigated Negative Declaration for the Temescal Canyon Business Park
Riverside County -- SCH # 2010111044

Dear Mr. Bugtai:

The Department of Fish and Game (Department) appreciates this opportunity to comment on the Mitigated Negative Declaration (MND) for the Temescal Canyon Business Park. The Department is responding as a Trustee Agency for fish and wildlife resources [Fish and Game Code sections 711.7 and 1802 and the California Environmental Quality Act Guidelines (CEQA) section 15386] and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines section 15381), such as a Lake and Streambed Alteration Agreement (Section 1600 *et seq.*) or a California Endangered Species Incidental Take Permit (Fish and Game Code Sections 2080 and 2080.1).

For this project the Department will be acting as a Trustee [and Responsible] Agency. As per Section 15096 of the California Environmental Quality Act statute, as a Responsible Agency the Department is obligated to focus its comments on any shortcomings in the CEQA document, the appropriateness of the CEQA document utilized, and additional alternatives or mitigation measures which the CEQA document should include.

The proposed project consists of the subdivision of two parcels (14.8 acres) into three parcels. Parcels 1 and 2 (0.6 acres and 2.5 acres) are designated as open space and parcel 3 will be developed with nine buildings and twenty-six condominium units. The project includes 83,799 square feet of office uses.

The site is located in the County of Riverside and is bounded on the north by single-family development and I-15, on the south by Temescal Canyon Road and vacant land, on the east by I-15, and on the west by single-family development. Surrounding development consists of single-family development on the north, northeast and west. A Southern California Edison substation is located to the southwest.

The project site is currently vacant and the area north of the streams has been disked. An existing stream channel runs parallel to Temescal Canyon Road on the south side. The channel is protected by a concrete and boulder berm to prevent flooding of Temescal

Canyon Road. There is a wash, a channel and four tributary channels to Temescal Creek on the site. The wash continues east under the I-15, eventually joining with Temescal Creek beyond Mayhew Road. Between the site and the Cleveland National Forest are residential development and a large sand and gravel mining operation. Both the sand and gravel mining operation and the I-15 act to minimize the use of the site for a wildlife corridor.

Multiple Species Habitat Conservation Plan (MSHCP)

The project is located within the boundary of the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) and is subject to the provisions and resource protection policies of that plan. The MSHCP is a Natural Communities Conservation Plan that provides coverage for 146 species and up to 510,000 acres. Participants in the MSHCP are issued take authorization for covered species and do not require Federal or State Endangered Species Act Permits.

The Riparian/Riverine policy in the MSHCP differs from the requirements of the Department's Lake and Streambed Alteration Agreement program (Agreement). The MSHCP policy is habitat based. The Department retains jurisdiction over the bed, bank and channel of any stream, regardless of vegetation. It is possible for a project to have different mitigation requirements for the MSHCP and an Agreement for the same resources.

The site is located within two MSHCP Criteria Cells (Nos. 3245 and 3348) of Cell Group I in the Temescal Canyon Area Plan. Conservation within the Cell Group focuses on Riversidean alluvial fan sage scrub, coastal sage scrub, riparian scrub, woodland and forest habitat. Conservation within this Cell Group concentrates on the northern and eastern portions. The project site is located in the northwest portion of Criteria Cell 3348. The wash and streams are located in the southern part of the site adjacent to Temescal Canyon Road. The County has also processed a Determination of Biologically Equivalent or Superior Preservation (DBESP). Upon review, the administrator of the MSHCP (Resource Conservation Agency) determined that no on-site preservation is required and the project is in conformance with the MSHCP.

Implementation of the project will impact three riparian areas: 1) constructing an arch culvert over a wash and mule fat scrub, 2) impacts from widening and improving Temescal Canyon Road, and, 3) constructing a retaining wall adjacent to a stream that collects flow from a residential development to the north.

Recommendations

Per section 15096 of the CEQA statute, as a Responsible Agency the Department is obligated to focus its comments on any inadequacies of the CEQA document and additional alternatives or mitigation measures which should be included in the CEQA document. As a Responsible Agency the Department will be obligated to consult the final CEQA document to prepare a Lake and Streambed Alteration Agreement or a California Endangered Species Incidental Take Permit. If the final CEQA document fails to identify and adequately mitigate all of the impacts of the proposed project and any alternatives, the project proponents will be required to reinitiate the CEQA process at their expense, or fund

another CEQA process under the direction of the Department to identify and adequately mitigate all impacts associated with any Department discretionary actions.

The Department recommends that the Lead Agency clarify the issues raised below and provide a response to these comments in a subsequent CEQA document.

1. A monitoring and maintenance plan for revegetated areas with Riversidean sage scrub and replacement of impacted riparian vegetation onsite at a 3:1 ratio,
2. Consider a bridge rather than an arched culvert to reduce and avoid streambed habitat impacts; and,
3. Submittal of a 1600 Lake or Streambed Alteration Agreement Notification form for impacts to State jurisdictional waters.

Biological Resources

A biological assessment was conducted in February, 2008 and a CDFG Jurisdictional Impacts report was prepared on May 10, 2010. Focused studies were conducted for San Diego ambrosia and slender-horned spinyflower and for Narrow Endemic plants. None were found.

The site contains 2.0 acres of Riversidean Sage Scrub (RSS), 0.16 acres of Riversidean Alluvial Scrub (RAS), 9.6 acres of non-native grassland, 0.9 acres of mule fat scrub, and 0.2 acres of southern willow scrub. Of the 55 potential plants and animals, the California horned lark was found on-site. Vernal pools or narrow endemic species were found on the site. Habitat for San Diego ambrosia and slender-horned spinyflower are present, but focus surveys did not find these plants. The project is in close proximity to the I-15.

Project impacts to habitats will result in the removal of 2.0 acres of RSS, 0.6 acres of RAS and 9.6 acres of non-native grassland.

Streambed Alteration Agreements and CEQA

The site is located on unnamed channels, tributary to the Temescal Creek. The site contains a wash, channel and four tributary channels. The jurisdictional delineation states that the property supports 0.138 acres of temporary impacts and 0.108 acres of permanent impacts. Temescal Canyon Road widening will result in temporary impacts of .038 acres and permanent impacts of .074 acres. The project will impact 0.065 acres of mule fat scrub along the wash for a culvert to provide site access. Widening of Temescal Canyon Road will impact 0.023 acres of State jurisdictional waters. Finally, the project will impact 0.055 acres of State jurisdictional waters. Indirect effects to the State waters are 0.055 acres, 0.009 acres, and 0.17 acres.

The DBESP states that the project will conserve approximately 90% of the Riparian/Riverine Areas on the site as is. The document states that direct impacts are to be mitigated on a 2:1 ratio. The Department is recommending mitigation at a 3:1 ratio

The CEQA document states that impacts to jurisdictional waters of the state will be mitigated by submitting a 1600 Lake and Streambed Alteration Agreement notification to the

Department. The Department does not believe that this is mitigation as defined in Section 15370 of CEQA.

If the CEQA documents do not fully identify potential impacts to lakes, streams, and associated resources and provide adequate avoidance, mitigation, monitoring, funding sources, a habitat management plan and reporting commitments, additional CEQA documentation will be required prior to execution (signing) of the Agreement. In order to avoid delays or repetition of the CEQA process, potential impacts to a stream or lake, as well as avoidance and mitigation measures need to be discussed within this CEQA document.

The Department opposes the elimination of drainages, lakes and their associated habitats. The Department recommends avoiding the stream and riparian habitat to the greatest extent possible. Any unavoidable impacts need to be compensated with the creation and/or restoration of in-kind habitat either on-site or off-site at a minimum 3:1 replacement-to-impact ratio, depending on the impacts and proposed mitigation. Additional mitigation requirements through the Department's Streambed Alteration Agreement process may be required depending on the quality of habitat impacted, proposed mitigation, project design, and other factors.

We recommend submitting a notification early on, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. To obtain a Streambed Alteration Agreement notification package, please call (562) 430-7924.

The following information will be required for the processing of a Streambed Alteration Agreement and the Department recommends incorporating this information to avoid subsequent CEQA documentation and project delays:

- 1) Delineation of lakes, streams, and associated habitat that will be temporarily and/or permanently impacted by the proposed project (include an estimate of impact to each habitat type);
- 2) Discussion of avoidance measures to reduce project impacts; and,
- 3) Discussion of potential mitigation measures required to reduce the project impacts to a level of insignificance.


Section 15370 of the CEQA guidelines includes a definition of mitigation. It states that mitigation includes:

- 1) Avoiding the impact altogether by not taking a certain action or parts of an action,
- 2) Minimizing impacts by limiting the degree or magnitude of the action and its implementation,
- 3) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment,
- 4) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action,
- 5) Compensating for the impact by replacing or providing substitute resources or environments.

In the absence of specific mitigation measures in the CEQA documents, the Department believes that it cannot fulfill its obligations as a Trustee and Responsible Agency for fish and wildlife resources. Permit negotiations conducted after and outside of the CEQA process deprive the public of its rights to know what project impacts are and how they are being mitigated in violation of CEQA Section 15002. Also, because mitigation to offset the impacts was not identified in the CEQA document, the Department does not believe that the Lead Agency can make the determination that impacts to jurisdictional drainages and/or riparian habitat are "less than significant" without knowing what the specific impacts and mitigation measures are that will reduce those impacts.

Thank you for this opportunity to comment. Please contact Robin Maloney-Rames at (909) 980-3818, if you have any questions regarding this letter.

Sincerely,



Jeff Brandt
Senior Environmental Scientist

cc: USFWS
Anna Milloy, ES
State Clearinghouse

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST 4th STREET, 6th Floor MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-6890

TTY (909) 383-6300

*Flex your power!
Be energy efficient!*

November 17, 2010

Wendell Bugtai
County of Riverside
P.O. Box 1409
Riverside, CA 92505-2419**RECEIVED**
NOV 24 2010ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Temescal Canyon Business Park Initial Study. SCH# 2010111044. Riv-15-PM 31.98

Dear Mr. Bugtai,

We have completed our review for the above noted project which is located on the northwest quadrant of Interstate 15 (I-15) and Temescal Canyon Road underpass. The project consists constructing and operating of 83,799 square feet of office uses.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We have the following comments:

Drainage/Hydrology

All existing tributary areas, area drainage patterns and runoff volumes having an impact to adjacent I-15 drainage facilities must be identified and analyzed in a project **Hydrology Study**. With regard to any on-site detention area proposed, basin calculations should be included to verify that the basin volume is sufficient to detain necessary runoff flows. Thus, please include a Hydrology Study in your next submittal for proper evaluation.

Encroachment Permit

1. Any proposed alterations to existing improvements within State right-of-way may only be performed upon issuance of a valid encroachment permit and must conform to current Caltrans design standards and construction practices.
2. Review and approval of street, grading and drainage construction plans will be necessary prior to permit issuance.

Mr. Bugtai
November 17, 2010
Page 2

Information regarding permit application and submittal requirements may be obtained by contacting:

Office of Encroachment Permits
Department of Transportation
464 West 4th Street, 6th Floor, MS-619
San Bernardino, CA 92401-1400
(909) 383-4526

If this development proposal is later modified in any way, some or all of the above comments may become invalid. Please forward copies of revised plans as necessary so that we may reevaluate all proposed changes.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Joe Shaer at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,



DANIEL KOPULSKY
Office Chief
Community Planning/IGR-CEQA

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CZ07050 DATE SUBMITTED: 3/31/08

APPLICATION INFORMATION

Applicant's Name: Temescal Office Partners, LP E-Mail: rboatman@rsdevco.com

Mailing Address: 3151 Airway Avenue, Suite U-2
Costa Mesa Street CA 92626
City State ZIP

Daytime Phone No: (714) 918-0515 Fax No: (714) 918-0514

Engineer/Representative's Name: Hunsaker & Associates
Irvine, Inc. E-Mail: jwrightman@hunsaker.com

Mailing Address: 3 Hughes
Irvine Street CA 92618
City State ZIP

Daytime Phone No: (949) 458-5410 Fax No: (949) 465-1110

Property Owner's Name: Temescal Office Partners, LP E-Mail: rboatman@rsdevco.com

Mailing Address: 3151 Airway Avenue, Suite U-2
Costa Mesa, Street CA 92626
City State ZIP

Daytime Phone No: (714) 918-0515 Fax No: (714) 918-0514

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

APPLICATION FOR CHANGE OF ZONE

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.

TEMESCAL OFFICE PARTNERS L.P.
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet signed"). Photocopies of signatures are not acceptable.

TEMESCAL OFFICE PARTNERS L.P.
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 290-060-024 & 290-060-025

Section: 2 Township: 5S Range: 6W

Approximate Gross Acreage: 15± Acres

General location (nearby or cross streets): North of Temescal Canyon Road, South of _____, East of Wrangler Way, West of I-15.

Thomas Brothers map, edition year, page number, and coordinates: Page 804, F7
2006 Riverside Co. Ed.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input 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 checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 35309 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Temescal Office Partners, LP E-Mail: rboatman@rsdevco.com

Mailing Address: 3151 Airway Avenue, Suite U-2
Costa Mesa Street CA 92626
City State ZIP

Daytime Phone No: (714) 918-0515 Fax No: (714) 918-0514

Engineer/Representative's Name: Hunsaker & Associates
Irvine, Inc. E-Mail: jwightman@hunsaker.com

Mailing Address: 3 Hughes
Irvine Street CA 92618
City State ZIP

Daytime Phone No: (949) 458-5410 Fax No: (949) 465-1110

Property Owner's Name: Temescal Office Partners, LP E-Mail: rboatman@rsdevco.com

Mailing Address: 3151 Airway Avenue, Suite U-2
Costa Mesa Street CA 92525
City State ZIP

Daytime Phone No: (714) 918-0515 Fax No: (714) 918-0514

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 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.

Riverside Office • 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

Murrieta Office • 39493 Los Alamos Road
Murrieta, California 92563
• Fax (951) 600-6145

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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.

TEMESCAL OFFICE PARTNERS LP [Signature]
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.

TEMESCAL OFFICE PARTNERS LP [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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 owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 290-060-024 & 290-060-025

Section: 2 Township: 5S Range: 6W

Approximate Gross Acreage: 15± Acres

General location (cross streets, etc.): North of Temescal Canyon Road, South of _____, East of Wrangler Way, West of I-15.

Thomas Brothers map, edition year, page number, and coordinates: Page 804, F7
2006 Riverside Co. Ed.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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):

Proposed subdivision of 15± acres to create a 3 lot parcel map for office condominium purposes including 9 buildings, 26 units (83,799 sf) and 3.2 acres of open space. The buildings offer a size range from 7,363-10,810 sf. The buildings will be sprinklered and have 410 parking spaces.

Related cases filed in conjunction with this request:

Change of Zone, Plot Plan

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a copy: _____

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) _____

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: 125,010 CYS

Estimated amount of fill = cubic yards 125,010 CYS

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither X

What is the anticipated source/destination of the import/export?

N/A

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 456,634 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

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River Santa Margarita River San Jacinto River Colorado River

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)  Date 2-14-08

Owner/Representative (2) _____ Date _____

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP23358 DATE SUBMITTED: 3/31/08

APPLICATION INFORMATION

Applicant's Name: Temescal Office Partners, LP E-Mail: rboatman@rsdevco.com

Mailing Address: 3151 Airway Avenue, Suite U-2
Costa Mesa CA 92626
City *State* *ZIP*

Daytime Phone No: (714) 918-0515 Fax No: (714) 918-0514
Hunsaker & Associates

Engineer/Representative's Name: Irvine, Inc. E-Mail: jwrightman@hunsaker.com

Mailing Address: 3 Hughes
Irvine CA 92618
City *State* *ZIP*

Daytime Phone No: (949) 458-5410 Fax No: (949) 465-1110

Property Owner's Name: Temescal Office Partners E-Mail: rboatman@rsdevco.com
LP

Mailing Address: 3151 Airway Avenue, Suite U-2
Costa Mesa CA 92626
City *State* *ZIP*

Daytime Phone No: (714) 918-0515 Fax No: (714) 918-0514

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

APPLICATION FOR LAND USE AND DEVELOPMENT

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.

TEMESCAL OFFICE PARTNERS L.P. [Signature]
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.

TEMESCAL OFFICE PARTNERS L.P. [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 290-060-024 & 290-060-025

Section: 2 Township: 5S Range: 6W

Approximate Gross Acreage: 15± Acres

General location (nearby or cross streets): North of Temescal Canyon Road, South of _____, East of Wrangler Way, West of I-15.

Thomas Brothers map, edition year, page number, and coordinates: Page 804, F7
2006 Riverside Co.Ed.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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):

Proposed Schedule E subdivision to create a 3 lot tentative parcel map for
office condominium purposes and plot plan. Proposed project includes 9
buildings, 26 units (83,799 SF). The buildings offer a size range from 7,363-
10,810 SF. The buildings will be fire sprinklered and have 410 parking spaces.
Related cases filed in conjunction with this request:

Tentative Parcel Map No. 35309 for office condominium purposes, change of zone

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a copy: _____

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) _____

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: 125,010 CYS

Estimated amount of fill = cubic yards 225,010 CYS

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither X

What is the anticipated source/destination of the import/export?

N/A

APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 456,634 sq. ft.

Is the development proposal 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 development project area exceed more than one acre in area? Yes No

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River

Santa Margarita River

San Jacinto River

Colorado River

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)  Date 2-14-08

Owner/Representative (2) _____ Date _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/11/2011.

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

APN (s) or case numbers C207650/Pm35309/PP23358 For

Company or Individual's Name Planning Department.

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.

NAME: Vinnie Nguyen

TITLE GIS Analyst

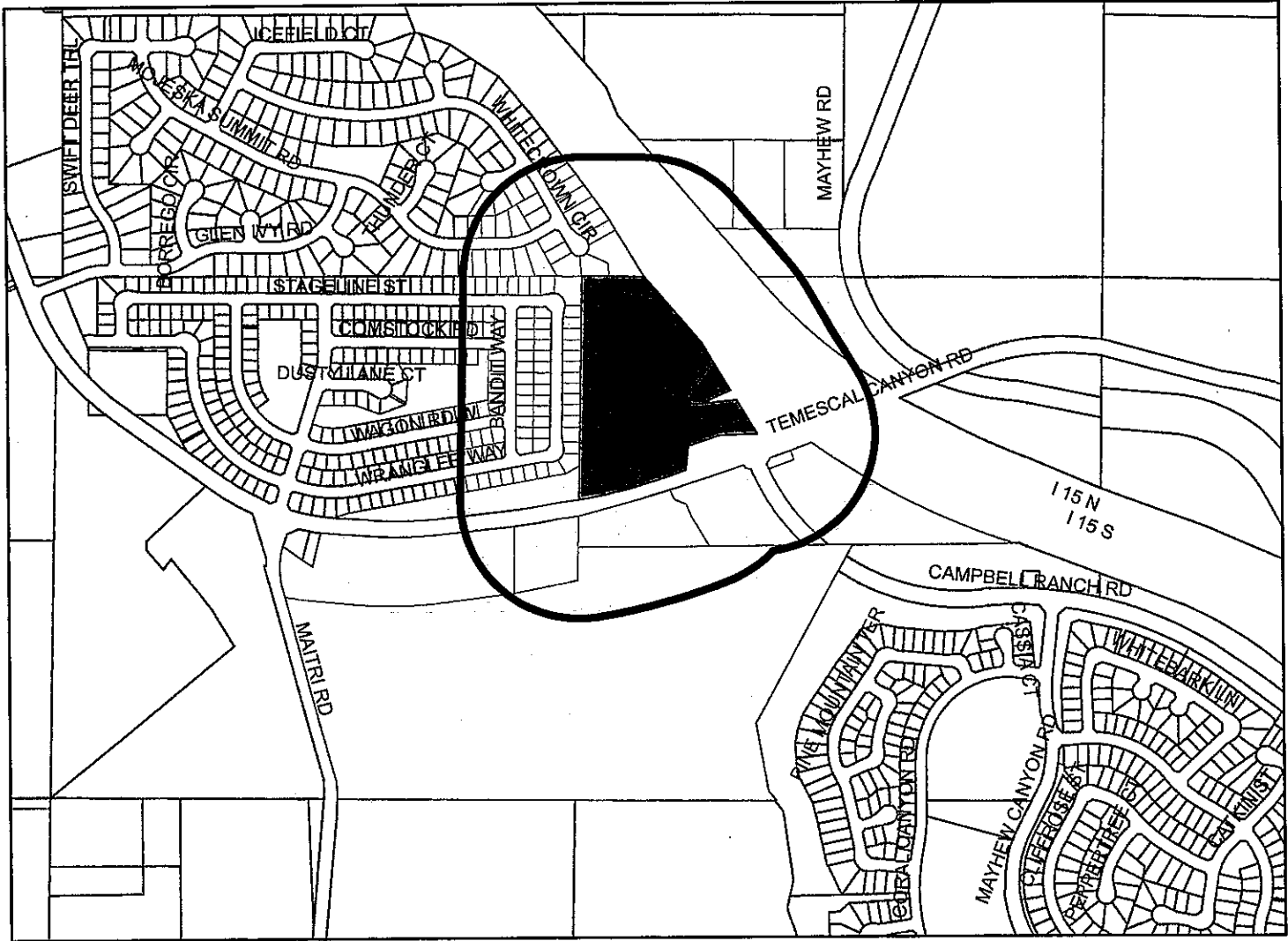
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*✓ 5/12/11 cgm
EYES: 11/11/11*

600 feet buffer



Selected Parcels

290-213-005	290-210-009	290-210-001	290-272-019	290-213-003	290-200-018	290-271-009	290-200-030	290-200-025	290-202-018
290-202-023	290-271-014	290-212-016	290-213-013	290-213-008	290-202-021	290-212-021	290-272-003	290-212-022	290-200-032
290-212-049	290-272-014	290-202-017	290-210-007	290-200-019	290-272-022	290-210-013	290-200-021	290-272-016	290-201-001
290-212-019	290-272-004	290-211-013	290-200-031	290-210-006	290-272-011	290-213-004	290-200-035	290-272-017	290-212-018
290-213-011	290-050-028	290-201-002	290-211-015	290-210-014	290-271-012	290-201-005	290-211-014	290-202-014	290-200-028
290-202-015	290-212-014	290-201-007	290-261-012	290-272-015	290-200-017	290-210-004	290-272-020	290-050-029	290-213-002
290-202-020	290-201-008	290-210-015	290-272-005	290-210-012	290-212-017	290-200-024	290-201-012	290-271-013	290-272-008
290-213-012	290-212-013	290-060-064	290-210-008	290-212-015	290-200-029	290-200-022	290-201-009	290-200-020	290-201-003
290-211-016	290-212-012	290-271-008	290-060-042	290-060-072	290-060-043	290-272-006	290-050-026	290-202-016	290-210-003

rst 90 parcels shown



990 495 0 990 Feet

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

ASMT: 290050026, APN: 290050026
MENDIL ENTERPRISES
C/O GREG D MENEN
21908 NE 198TH ST
WOODINVILLE WA 98077

ASMT: 290060064, APN: 290060064
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 290050028, APN: 290050028
HAROLD DAVIDS, ETAL
PMB 515
23905 CLINTON KEITH RD 114
WILDOMAR CA 92595

ASMT: 290060071, APN: 290060071
PHARRIS GROUP
C/O CHRISTINA HOLLIDAY
2050 MAIN ST STE 250
IRVINE CA 92614

ASMT: 290050029, APN: 290050029
JOIE BURK, ETAL
13544 INDIANA AVE
CORONA CA 92882

ASMT: 290060072, APN: 290060072
MAYHEW AGGREGATES & ETAL
C/O PATRICK BROYLES
P O BOX 77850
CORONA CA 92883

ASMT: 290060025, APN: 290060025
TEMESCAL OFFICE PARTNERS
C/O RS DEV CO
3151 AIRWAY AVE STE U2
COSTA MESA CA 92626

ASMT: 290200016, APN: 290200016
SHIRLEY HECKERMAN
250 S ROSE DR NO 75
PLACENTIA CA 92870

ASMT: 290060034, APN: 290060034
TIM CUTHERS, ETAL
P O BOX 3766
ORANGE CA 92857

ASMT: 290200017, APN: 290200017
JOHN BECKHAM, ETAL
10405 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290060037, APN: 290060037
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770

ASMT: 290200018, APN: 290200018
ANDREW PACHECO
10417 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290060043, APN: 290060043
MAYHEW AGGREGATES & ETAL
P O BOX 295
LOMITA CA 90717

ASMT: 290200019, APN: 290200019
CHAD UNKENHOLZ
10429 WRANGLER WAY
CORONA, CA. 92883



ASMT: 290200020, APN: 290200020
MARIA AYALA
10441 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200029, APN: 290200029
LOUIS INZAURO
10555 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200021, APN: 290200021
CONNIE ZAVALA
10453 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200030, APN: 290200030
ARTURO HERNANDEZ
10569 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200022, APN: 290200022
LUPE LOPEZ
10465 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200031, APN: 290200031
EDDIE SALGADO, ETAL
10583 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200023, APN: 290200023
NARLEP SIHOTA, ETAL
1383 SONNET HILL LN
CORONA CA 92881

ASMT: 290200034, APN: 290200034
WAH TSANG, ETAL
2229 E LIZABETH CT
ANAHEIM CA 92806

ASMT: 290200024, APN: 290200024
JUVENAL HERNANDEZ PINEDA, ETAL
10489 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200035, APN: 290200035
FRANCISCO LOPEZ, ETAL
10511 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290200025, APN: 290200025
AUDREY WALKER
10501 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290201001, APN: 290201001
DAVE RIOS, ETAL
24650 BANDIT WAY
CORONA, CA. 92883

ASMT: 290200028, APN: 290200028
JAIME AVALOS, ETAL
10535 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290201002, APN: 290201002
HARRY HELDRETH, ETAL
24640 BANDIT WAY
CORONA, CA. 92883

ASMT: 290201003, APN: 290201003
MARIA CERVANTES
1119 S SHERIDAN ST
CORONA CA 92882

ASMT: 290201010, APN: 290201010
PAUL HUBBS
10538 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290201004, APN: 290201004
THERESA WREN
24620 BANDIT WAY
CORONA, CA. 92883

ASMT: 290201011, APN: 290201011
ROBERT RAINES, ETAL
10526 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290201005, APN: 290201005
HUMBERTO PENA, ETAL
24610 BANDIT WAY
CORONA, CA. 92883

ASMT: 290201012, APN: 290201012
KATHLEEN MEDBERRY
10510 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290201006, APN: 290201006
STANLEY ROBERTS
2640 COLORADO RIVER RD
BLYTHE CA 92225

ASMT: 290202014, APN: 290202014
IVAN KENT, ETAL
10431 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290201007, APN: 290201007
JAY RAINEY, ETAL
10582 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290202015, APN: 290202015
JAMES TSAI, ETAL
12841 ALCONBURY ST
CERRITOS CA 90703

ASMT: 290201008, APN: 290201008
JOSE PLASENCIA
10568 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290202016, APN: 290202016
MICHAEL HEIDEN, ETAL
10451 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290201009, APN: 290201009
MARGARITA FLORES, ETAL
10554 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290202017, APN: 290202017
CARLOS RODRIGUEZ
10461 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290202018, APN: 290202018
AVONNA BROWN, ETAL
10471 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290210002, APN: 290210002
ROBERT CURET, ETAL
P O BOX 777
NORCO CA 92860

ASMT: 290202019, APN: 290202019
ROY GARGUS
10440 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290210003, APN: 290210003
MICHAEL LEMEN, ETAL
10625 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290202020, APN: 290202020
JOSE GARCIA
10428 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290210004, APN: 290210004
JOHN FILICKO
10639 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290202021, APN: 290202021
BRENT BAILEY, ETAL
10416 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290210005, APN: 290210005
MOLLIE TATUM
10653 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290202022, APN: 290202022
VICTOR GONZALEZ, ETAL
10404 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290210006, APN: 290210006
ELIZABETH SOTO
10667 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290202023, APN: 290202023
BELINDA LEOS, ETAL
10392 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290210007, APN: 290210007
CECILIA QUINTERO
10681 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290210001, APN: 290210001
ALFONSO SABOGAL, ETAL
10597 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290210008, APN: 290210008
LEE LAKE WATER DISTRICT
510 W CHASE DR NO 103
CORONA CA 92882

ASMT: 290210009, APN: 290210009
ALCIDES RIVAS, ETAL
10460 STAGELINE ST
CORONA, CA. 92883

ASMT: 290210016, APN: 290210016
RENE RIDGWAY
10390 STAGELINE ST
CORONA, CA. 92883

ASMT: 290210010, APN: 290210010
PAUL BELFIGLIO
31861 NATIONAL PARK DR
LAGUNA NIGUEL CA 92677

ASMT: 290210017, APN: 290210017
SHIRLEY FIGUEROA
10380 STAGELINE ST
CORONA, CA. 92883

ASMT: 290210011, APN: 290210011
THOMAS VALDEZ, ETAL
10440 STAGELINE ST
CORONA, CA. 92883

ASMT: 290211013, APN: 290211013
DILEEP KAMAT
13434 SAVANNA
TUSTIN CA 92872

ASMT: 290210012, APN: 290210012
JUAN MERCADO, ETAL
10430 STAGELINE ST
CORONA, CA. 92883

ASMT: 290211014, APN: 290211014
IRMA SERRATO, ETAL
10401 STAGELINE ST
CORONA CA 92807

ASMT: 290210013, APN: 290210013
CLAYTON FIGUEROA, ETAL
10420 STAGELINE ST
CORONA, CA. 92883

ASMT: 290211015, APN: 290211015
HARRY YOUNG, ETAL
10411 STAGELINE ST
CORONA, CA. 92883

ASMT: 290210014, APN: 290210014
HELGA RATLIFF
10410 STAGELINE ST
CORONA, CA. 92883

ASMT: 290211016, APN: 290211016
MARIA COBB
10421 STAGELINE ST
CORONA, CA. 92883

ASMT: 290210015, APN: 290210015
JOSE RUIZ, ETAL
10400 STAGELINE ST
CORONA, CA. 92883

ASMT: 290211017, APN: 290211017
PATRICK CHALUT, ETAL
10422 COMSTOCK RD
CORONA, CA. 92883

ASMT: 290211018, APN: 290211018
MICHAEL WRIGHT, ETAL
10412 COMSTOCK RD
CORONA, CA. 92883

ASMT: 290212016, APN: 290212016
BILL KIRBY
24591 BANDIT WAY
CORONA, CA. 92883

ASMT: 290211019, APN: 290211019
RUTH SMITH, ETAL
33622 WINDMILL RD
WILDOMAR CA 92595

ASMT: 290212017, APN: 290212017
JULIO HERNANDEZ, ETAL
24601 BANDIT WAY
CORONA, CA. 92883

ASMT: 290211020, APN: 290211020
STEPHEN SCOLARO, ETAL
254 SOUTH FAIRFIELD LN
ORANGE CA 92869

ASMT: 290212018, APN: 290212018
GARY SCHMIDT, ETAL
24611 BANDIT WAY
CORONA, CA. 92883

ASMT: 290212012, APN: 290212012
MARIA ILSON
10383 COMSTOCK RD
CORONA, CA. 92883

ASMT: 290212019, APN: 290212019
DEBORAH COX
24621 BANDIT WAY
CORONA, CA. 92883

ASMT: 290212013, APN: 290212013
LEE BEAUDOIN, ETAL
10393 COMSTOCK RD
CORONA, CA. 92883

ASMT: 290212020, APN: 290212020
SINE TANG, ETAL
10460 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290212014, APN: 290212014
JAN WALTON
24571 BANDIT WAY
CORONA, CA. 92883

ASMT: 290212021, APN: 290212021
BRENTON NAPOLITANO
28188 MOULTON PKWY 1221
LAGUNA NIGUEL CA 92677

ASMT: 290212015, APN: 290212015
LEONARDO PEREZ, ETAL
24581 BANDIT WAY
CORONA, CA. 92883

ASMT: 290212022, APN: 290212022
BRIAN STIBICH, ETAL
10440 WAGONROAD WEST
CORONA, CA. 92883

ASMT: 290212049, APN: 290212049
BUTTERFIELD ESTATES HOMEOWNERS ASSN
C/O HOLLYWOOD HOMES II
3954 HAMPTON DR
POMONA CA 91766

ASMT: 290213007, APN: 290213007
VICENTE RUIZ, ETAL
24530 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213001, APN: 290213001
RICARDO PEREIRA, ETAL
24590 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213008, APN: 290213008
BRENDA WAGERS
10680 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290213002, APN: 290213002
JOSE CRUZ, ETAL
24580 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213009, APN: 290213009
STEVEN EGNEW, ETAL
10666 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290213003, APN: 290213003
ANDRES MELENDEZ
24570 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213010, APN: 290213010
RICHARD GRAHAM, ETAL
10652 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290213004, APN: 290213004
ERNESTO SERRATO, ETAL
24560 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213011, APN: 290213011
GUILLERMO PALACIOS, ETAL
10638 WRANGLER AVE
CORONA, CA. 92883

ASMT: 290213005, APN: 290213005
ADA DELAO
24550 BANDIT WAY
CORONA, CA. 92883

ASMT: 290213012, APN: 290213012
LAURA EDMISTON
10624 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290213006, APN: 290213006
SECRETARY HOUSING & ETAL
C/O MICHAELSON CONNOR & BOUL
4400 WILL ROGERS PKWY 300
OKLAHOMA CITY OK 73108

ASMT: 290213013, APN: 290213013
BONNIE ARGEANTON
10610 WRANGLER WAY
CORONA, CA. 92883

ASMT: 290213014, APN: 290213014
 PEDRO BARROSO
 10596 WRANGLER WAY
 CORONA, CA. 92883

ASMT: 290271012, APN: 290271012
 HENRY CRUCES, ETAL
 10457 WHITECROWN CIR
 CORONA, CA. 92883

ASMT: 290261012, APN: 290261012
 JEFF HARTON, ETAL
 10432 WHITECROWN CIR
 CORONA, CA. 92883

ASMT: 290271013, APN: 290271013
 KIMBERLEI SMITH
 10434 MOJESKA SUMMIT RD
 CORONA, CA. 92883

ASMT: 290271007, APN: 290271007
 TITO MORENO, ETAL
 10399 BALDY CT
 CORONA, CA. 92883

ASMT: 290271014, APN: 290271014
 BERNARD HALE, ETAL
 391 ETNA CIR
 BREA CA 92823

ASMT: 290271008, APN: 290271008
 MARY CAJIAO, ETAL
 10411 BALDY CT
 CORONA, CA. 92883

ASMT: 290271015, APN: 290271015
 ROGER HILTON, ETAL
 10398 MOJESKA SUMMIT RD
 CORONA, CA. 92883

ASMT: 290271009, APN: 290271009
 ANICETO ROMAN, ETAL
 10423 BALDY CT
 CORONA, CA. 92883

ASMT: 290271016, APN: 290271016
 NANCY RYDER
 4733 TORRANCE BLV NO 527
 TORRANCE CA 90503

ASMT: 290271010, APN: 290271010
 MICHAEL VILLANO, ETAL
 10435 BALDY CT
 CORONA, CA. 92883

ASMT: 290272003, APN: 290272003
 BRIAN ECHAVARRIA, ETAL
 10381 MOJESKA SUMMIT RD
 CORONA, CA. 92883

ASMT: 290271011, APN: 290271011
 MIGUEL LUCERO SALAS, ETAL
 10445 WHITECROWN CIR
 CORONA CA 92880

ASMT: 290272004, APN: 290272004
 DELTON HUGHES, ETAL
 10393 MOJESKA SUMMIT RD
 CORONA, CA. 92883

ASMT: 290272005, APN: 290272005
JOSE RUIZ, ETAL
10405 MOJESKA SUMMIT RD
CORONA, CA. 92883

ASMT: 290272014, APN: 290272014
CAITLIN TA
1750 HERRIN ST
REDONDO BEACH CA 90278

ASMT: 290272006, APN: 290272006
MAZHARUL HAQUE, ETAL
10417 MOJESKA SUMMIT RD
CORONA, CA. 92883

ASMT: 290272015, APN: 290272015
JEREMY HALL, ETAL
10474 WHITECROWN CIR
CORONA, CA. 92883

ASMT: 290272007, APN: 290272007
RICK MORGAN, ETAL
10429 MOJESKA SUMMIT RD
CORONA, CA. 92883

ASMT: 290272016, APN: 290272016
DANNA DYE, ETAL
10468 WHITECROWN CIR
CORONA, CA. 92883

ASMT: 290272008, APN: 290272008
LARRY OTERO, ETAL
10441 MOJESKA SUMMIT RD
CORONA, CA. 92883

ASMT: 290272017, APN: 290272017
GARRICK TEMPLE
10462 WHITECROWN CIR
CORONA, CA. 92883

ASMT: 290272009, APN: 290272009
ROBERT KRUPPE, ETAL
2017 BULLION DR
29 PALMS CA 92278

ASMT: 290272018, APN: 290272018
PATRICIA LOPEZ
10450 WHITECROWN CIR
CORONA, CA. 92883

ASMT: 290272010, APN: 290272010
TOMASO CAPITAL
C/O REAL ESTATE DIVISION
23052 ALICIA PKY NO HM611
MISSION VIEJO CA 92692

ASMT: 290272019, APN: 290272019
ALI BAJWA, ETAL
C/O AHMESH SHAHABUDDIN
3980 VALLEY BLV NO A
WALNUT CA 91789

ASMT: 290272011, APN: 290272011
ERIC MIZER, ETAL
10493 WHITECROWN CIR
CORONA, CA. 92883

ASMT: 290272020, APN: 290272020
JOHN SCHRIMSHER, ETAL
10505 WHITECROWN CIR
CORONA, CA. 92883



ASMT: 290272022, APN: 290272022
CHRISTOPHER COCHRANE, ETAL
10498 WHITECROWN CIR
CORONA, CA. 92883



Applicant/Owner:
Temescal Office Partners, LP
3151 Airway Avenue, Suite U-2
Costa Mesa, CA 92626

Eng-Rep:
Hunsaker & Associates
3 Hughes
Irvine, CA 92618

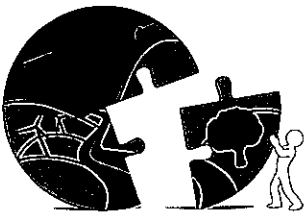
Riverside Transit Agency
Attn: Michael McCoy
1825 Third St.
P.O. Box 59969
Riverside, CA 92517

Governor's Office of Planning & Research
State Clearinhouse
1400 Tenth St.
P.O. Box 3044
Sacramento, CA 95812

Dept. of Toxic Substances Control
Attn: Rafiq Ahmed
5796 Corporate Ave.
Cypress, CA 90630

Department of Fish & Game
Inland Desert Region
3602 Inland Empire Blvd., Suite C-200
Ontario, CA 91764

Department of Transportation
District 8
464 West 4th St., 6th Floor MS 725
San Bernardino, CA 92401



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Chang of Zone No. 7650, Tentative Parcel Map No. 35309, Plot Plan No. 23358

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 and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Wendell Bugtai Title: Project Planner Date: July 1, 2011

Applicant/Project Sponsor: Temescal Office Partners, LP Date Submitted: March 31, 2008

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

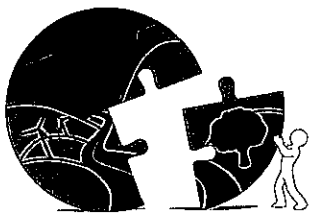
For additional information, please contact Wendell Bugtai at 951-955-2419.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA41923 ZCFG5269

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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.

CZ7650 / PM35309 / PP23358

Project Title/Case Numbers

Wendell Bugtai

County Contact Person

951-955-2419

Phone Number

2010111044

State Clearinghouse Number (if submitted to the State Clearinghouse)

Temescal Office Partners, LP

Project Applicant

3151 Airway Avenue, Ste. U-2, Costa Mesa, CA 92626

Address

The project is northerly of Temescal Canyon Road and Campbell Ranch Road intersection and westerly of Interstate 15.

Project Location

Change of Zone No. 7650 proposes to change the site's current zoning classification from Single Family Dwellings (R-1) to Commercial Office (C-O).

Parcel Map No. 35309 proposes a Schedule 'E' subdivision for 14.8 gross acres into three (3) lots with lot sizes ranging from 0.6 to 10.6 acres.

Plot Plan No. 23358 proposes a commercial office center including nine (9) shell buildings with multiple demising walls (26 tenant suites) totaling 83,799 square feet of gross building area on 14.8 gross acres. Building 1 shall be 8,250 sq. ft.; Building 2 shall be 9,190 sq. ft.; Building 3 shall be 9,098 sq. ft.; Building 4 shall be 9,190 sq. ft.; Building 5 shall be 7,363 sq. ft.; Building 6 shall be 9,990 sq. ft.; Building 7 shall be 10,810 sq. ft.; Building 8 shall be 10,810 sq. ft.; and Building 9 shall be 9,098 sq. ft.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on August 16, 2011, 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 (\$2,044.00 + \$64.00).
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 for the project.

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

Title

July 14, 2011

Date

Date Received for Filing and Posting at OPR: _____

DM/rj

Revised 8/25/2009

Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA41923 ZCFG 5269

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0803234

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: TEMESCAL OFFICE PARTNERS, LP \$64.00
paid by: VI 03153A
CALIFORNIA FISH & GAME FEE FOR EA41923
paid towards: CFG05269 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Mar 31, 2008 15:46
MGARDNER posting date Mar 31, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1104801

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: TEMESCAL OFFICE PARTNERS, LP \$2,044.00
paid by: RC 1348
CALIFORNIA FISH & GAME FEE FOR EA41923
paid towards: CFG05269 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 17, 2011 08:46
AKAMPER posting date May 17, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

Overpayments of less than \$5.00 will not be refunded!