



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

DATE: May 21, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Plot Plan No. 25461 (FTA2013-13)

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|--|---|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (1st Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Addendum to earlier Environmental Document |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

Documents to be sent to County Clerk's Office for Posting within five days:

Notice of Determination
California Department of Fish & Wildlife Receipt (CFG06015)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

FOR JULY 15th BOS

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

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
June 24, 2014

SUBJECT: PLOT PLAN NO. 25461- (FTA 2013-03)- EA42637 - Applicant: John Burroughs, Commerce Construction Co., L.P. – First/First Supervisorial District – Mead Valley Area Plan: Specific Plan (Light Industrial) – Location: Northerly of Cajalco Expressway, southerly of Martin St., easterly of Seaton Ave. and westerly of Harvill Ave. – 57.9 acres – Zoning: Specific Plan (SP) – REQUEST: Permit a 1,191,500 square foot warehouse/logistics center with 182 loading docks, 212 automobile parking spaces and 417 truck and trailer parking spaces. The project includes a 3.4 acre detention basin and will also export approximately 181,100 cubic yards of material to an adjacent property, across Harvill Ave.

RECOMMENDED MOTION: That the Board of Supervisors:

CONSIDER ADDENDUM NO. 1 TO EIR NO. 466, based on the findings incorporated in the initial study and Addendum No. 1 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 and will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 25461, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the attached staff report.

Juan C. Perez, TLMA Director/
Interim Planning Director

Departmental Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Deposit based funds	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- 4/5 Vote
- Positions Added
- Change Order

Prev. Agn. Ref.: 16.1 8/23/05

District: 1/1

Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: PLOT PLAN NO. 25461**

DATE: June 24, 2014

PAGE: Page 2 of 2

BACKGROUND:

Summary

The Majestic Specific Plan was approved in 2005 and permits 6.2 million square feet of light industrial/warehouse space in the Mead Valley area. The proposed project received Fast Track Status in 2013, granted by EDA for the potential job creation potential. The proposed project is implementing the adopted Specific Plan with the proposed 1.2 million square foot warehouse within Planning Area 2. All issues of concern were addressed during the review of the project. The project abuts rural residential property on the west. A landscape buffer was built into the design of the site plan that places 40 feet of landscaping between the project parking and the property line, and an additional 10 feet of landscaping between the sidewalk and the property line along Seaton Ave (over 50 feet total). Seaton Ave. itself provides additional buffer. The trees on the plan have all been conditioned to be a minimum 24" box tree for all landscape areas of the project. In addition, there is a 12 foot high concrete wall proposed at the property line, to be covered in plantings and screened with trees. The EIR required that a minimum distance be required between the project and the neighboring homes to further reduce the noise. The project exceeds these requirements.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review of the plot plan and through review of consistency with the Specific Plan Environmental Impact Report (EIR466) by Staff.

ATTACHMENTS:

- A. Staff Report with Conditions of Approval**

Agenda Item No.:
Area Plan: Mead Valley
Zoning Area: North Perris
Supervisory District: First/First
Project Planner: Matt Straite
Board of Supervisors: July 15, 2014

PLOT PLAN NO. 25461
FAST TRACK NO. 2013-03
Applicant: John Burroughs
Engineer/Representative: James Robertson

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN NO. 25461 proposes a 1,191,500 square foot warehouse/logistics center with 182 loading docks, 212 automobile parking spaces and 417 truck and trailer parking spaces. The project includes a 3.4 acre detention basin and will also export approximately 181,100 cubic yards of material to an adjacent property, across Harvill Ave.

The project is located in the Mead Valley Area Plan, more specifically it is located northerly of Cajalco Expressway, southerly of Martin St., easterly of Seaton Ave. and westerly of Harvill Ave.

ISSUES OF POTENTIAL CONCERN:

Access/ Multi Tenant

The project was submitted with the intent of having either a single user or two tenants. Through the review process the project was revised to be a single user design only. Transportation has added a condition of approval to remove the access shown off of Cajalco Expressway, and Planning has added a condition requiring a revision to the permit before the project can be split into a multi-tenant structure.

Off site grading

The project requires grading stockpiling offsite of the project, across Harvill Road on land owned by the project owner. The fill is intended for another use in the future near the site.

Lot Merger

The site was previously subdivided and a cul-de-sac spans the site. The proposed project will not require the different existing lots and a condition of approval has been added to the project requiring a lot merger so the project will be on just one commercial lot, and Palatium Circle and part of Messenia Lane will be vacated.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Light Industrial (LI) as reflected on the Land Use Plan for Specific Plan No. 341 |
| 2. Surrounding General Plan Land Use (Ex. #5): | Commercial Retail (CR) to the east, Rural Community- Very Low Density Residential (RC-VLDR) and Commercial Retail (CR) to the west, Light Industrial (LI) to the south and north. |
| 3. Existing Zoning (Ex. #2): | Specific Plan |
| 4. Surrounding Zoning (Ex. #2): | Rural Residential- ½ Acre Minimum (R-R-1/2) and Light Agricultural- 1 acre Minimum (A-1-1) to the west and south west, Manufacturing- Service Commercial (M-SC) and Industrial Park (I-P) to the north, south, east and west. |
| 5. Existing Land Use (Ex. #1): | Vacant |

- | | |
|-----------------------------------|--|
| 6. Surrounding Land Use (Ex. #1): | Single Family dwellings to the west, storage and vacant land to the north, commercial and vacant land to the east. |
| 7. Project Data: | Total Acreage: 57.9 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

THE PLANNING DEPARTMENT RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

CONSIDERATION of **ADDENDUM NO. 1 TO EIR NO. 466**, based on the findings incorporated in the initial study and Addendum No. 1 concluding that the project will not trigger any aspect of CEQA Guidelines Section 15164 will not have a significant effect on the environment; and,

APPROVAL of **PLOT PLAN NO. 25461**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the attached staff report.

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 Light Industrial (LI) within Planning Area Number 2 on the Land Use Plan for Specific Plan No. 341, the Majestic Freeway Business Center in the Mead Valley Area Plan.
2. The proposed use, commercial, is a consistent use in the Light Industrial (LI) designation.
3. The project site is surrounded by properties which are designated Commercial Retail (CR) to the east, Rural Community- Very Low Density Residential (RC-VLDR) and Commercial Retail (CR) to the west, Light Industrial (LI) to the south and north.
4. The project is consistent with the Design Guidelines within Specific Plan No. 341, and all other aspects of the Specific Plan.
5. The zoning for the subject site is Specific Plan.
6. The proposed use, logistics and warehouse, is a permitted use, subject to approval of a plot plan in the Specific Plan zone.
7. The proposed project is consistent with the development standards set forth in the Specific Plan zone.
8. The project site is surrounded by properties which are zoned Rural Residential- ½ Acre Minimum (R-R-1/2) and Light Agricultural- 1 acre Minimum (A-1-1) to the west and south west, Manufacturing- Service Commercial (M-SC) and Industrial Park (I-P) to the north, south, east and west.
9. Similar uses have been constructed and are operating in the project vicinity.

10. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
11. Environmental Impact Report No. 466 was previously prepared for the Majestic Business Park Specific Plan (SP341).
12. The proposed project is consistent with the environmental review contained in the previous EIR for the Specific Plan, as reflected in the attached Addendum No. 1 to EIR No. 466. The attached Environmental Assessment (Addendum) contains a detailed analysis of the projects consistency with the previous CEQA documentation. The implementing project will not result in an increase in impacts not already reviewed in the previous EIR (see attached EA).
13. Pursuant to the CEQA guidelines section 15162, based on substantial evidence in the record (see attached EA), the project:
 - a. Does not propose any changes to the development envisioned in the Specific Plan. The project is a light industrial project.
 - b. As explained in the attached EA, there are no substantial changes that have occurred under which the project will undertake, including air quality.
 - c. There is no new information available, including air quality and greenhouse gases, that was not known at the time the EIR was composed. See the attached EA for more detail.

CONCLUSIONS:

1. The proposed project is in conformance with the Light Industrial (LI) Land Use Designation, as reflected in the Specific Plan, and with all other elements of the Specific Plan and the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The project does not trigger any of the requirements in CEQA guidelines section 15162. An Addendum to the EIR was prepared to analyze the changes to the project as reviewed in the EIR (the detailed project specifics, submitted as part of the Plot Plan, are the changes analyzed in the Addendum).
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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. An MSHCP Criterion Cell;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area; or,
 - c. The Stephens Kangaroo Rat Core Reserve Area.

3. The project site is located within:
 - a. The city of Perris sphere of influence;
 - b. An area of low to moderate liquefaction;
 - c. The boundaries of Community service District No. 89; and,
 - d. And the Stephens Kangaroo Rat Fee Area.

4. The subject site is currently designated as Assessor's Parcel Numbers: 317-100-010 – 028, and 317-110020

ms

Y:\Planning Case Files-Riverside office\PP25461\BOS Hearings\PP25461 Staff Report.docx

Date Prepared: 01/01/01

Date Revised: 06/18/14



FAST TRACK AUTHORIZATION

Supervisorial District: 1 **Supervisor:** Kevin Jeffries **FTA No.** 2013-03

Company/Developer: Majestic Realty Company **Contact Name:** John Semcken

Address: 13191 Crossroads Pkwy N., 6th floor, City of Industry, CA 97146

Office Phone: 562.948.4306 **Mobile Phone:** 213.247.1221 **Email:** JSemcken@MajesticRealty.com

Consulting Firm: Commerce Construction Company., L.P. **Contact Name:** John Burroughs

Firm Address: 13191 Crossroads Pkwy N., 6th floor, City of Industry, CA 91746

Office Phone: 562-948-4380 **Mobile Phone:** 562-833-4966 **Email:** jburroughs@commercelp.com

Project Type: Industrial Commercial Childcare Workforce Housing
 Renewable Energy Other

Project Description: 1.2 million square foot industrial building for footwear/general merchandise logistics.

Economic Impact (estimated) Capital Investment: \$40,000,000 **Full-Time Jobs:** 150

Taxable Sales: N/A **Full-Time Wages per Hour:** \$12-15 **Construction Jobs:** 350

Land Use Application(s): Plot Plan Conditional Use Permit Change of Zone
 Parcel Map General Plan Amendment Other: Public Use Permit

Site Information Assessor's Parcel Number(s): Parcels 317-100-010 through 028 (19 parcels total)

Cross Streets/Address: NEC of Seaton Ave. and Cajalco Expressway **Site Acreage:** 58

Land Use Designation: Light Industrial **Zoning:** M-SC/IP **Building Size (sq. ft.):** 1,200,248

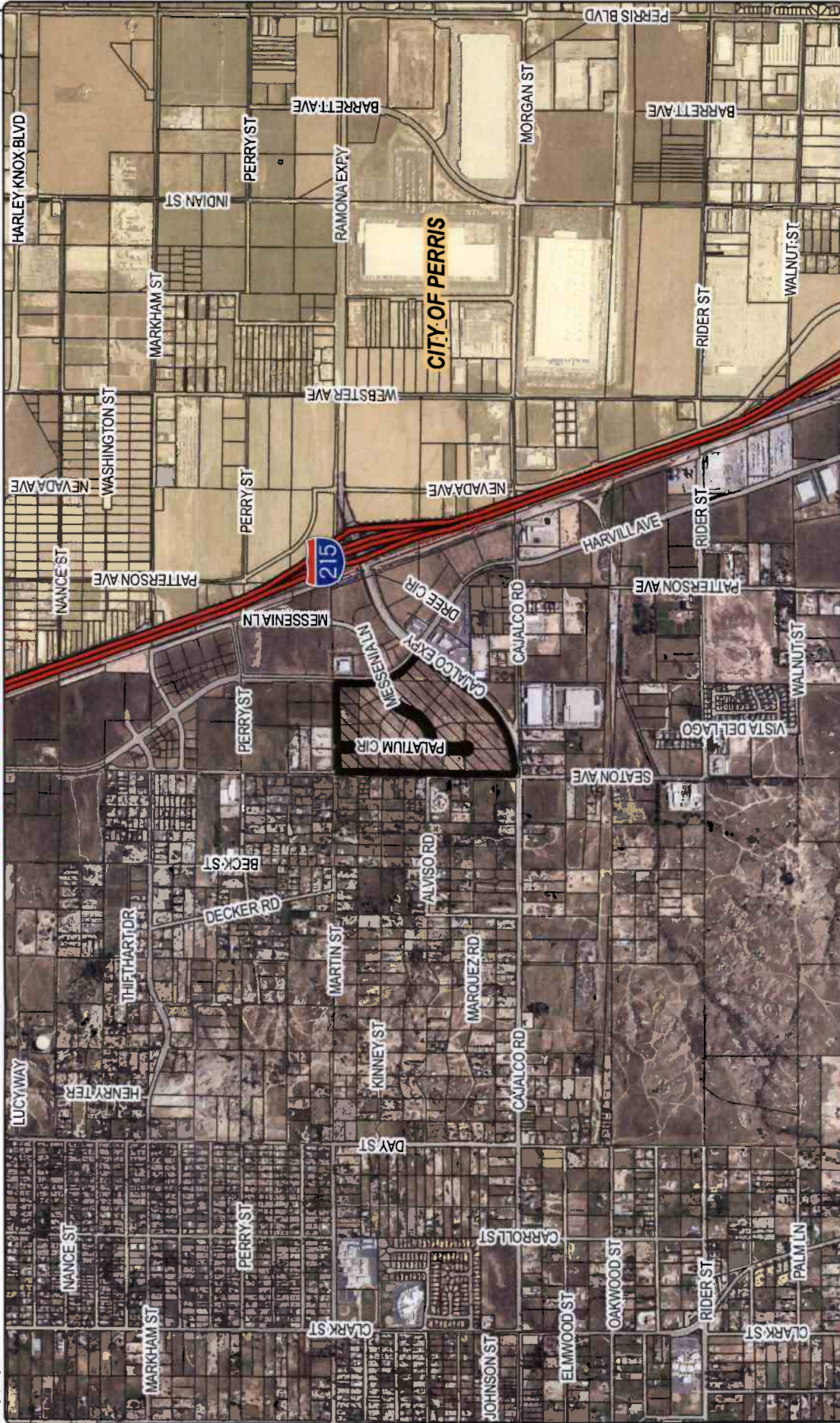
The Economic Development Agency acknowledges that the above referenced project merits special consideration of its land use and permit processing by the County of Riverside. County agencies are encouraged to immediately institute "Fast Track" procedures in accordance with Board Fast Track Policy A-32. This authorization contains preliminary project information and serves as a basis for determining "Fast Track" eligibility. During the County's development review process, the proposed project size and configuration may be altered.

Lisa Brandl 7/23/13 Rob Moran 7/22/13
Lisa Brandl, Managing Director of EDA Date Rob Moran, EDA Development Manager Date

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP25461
VICINITY/POLICY AREAS

Supervisor Jeffries
 District 1

Date Drawn: 5/20/2014
 Vicinity Map



Assessors Bk. Pg. 317-100
 Thomas Bros. Pg. 777 C2
 Edition 2014

Zoning Area: North Perris
 Township/Range: T4SR4W
 Section: 12

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) 863-8277 (Eastern County) or website at <http://www.fina.ca.gov/riverside.ca.us/index.html>



Feet

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25461

LAND USE

Supervisor Jeffries
District 1

Date Drawn: 5/20/2014
Exhibit 1



Zoning Area: North Perris
Township/Range: T4SR4W
Section: 12

Assessors Bk. Pg. 317-100
Thomas Bros. Pg. 777 C2
Edition 2014



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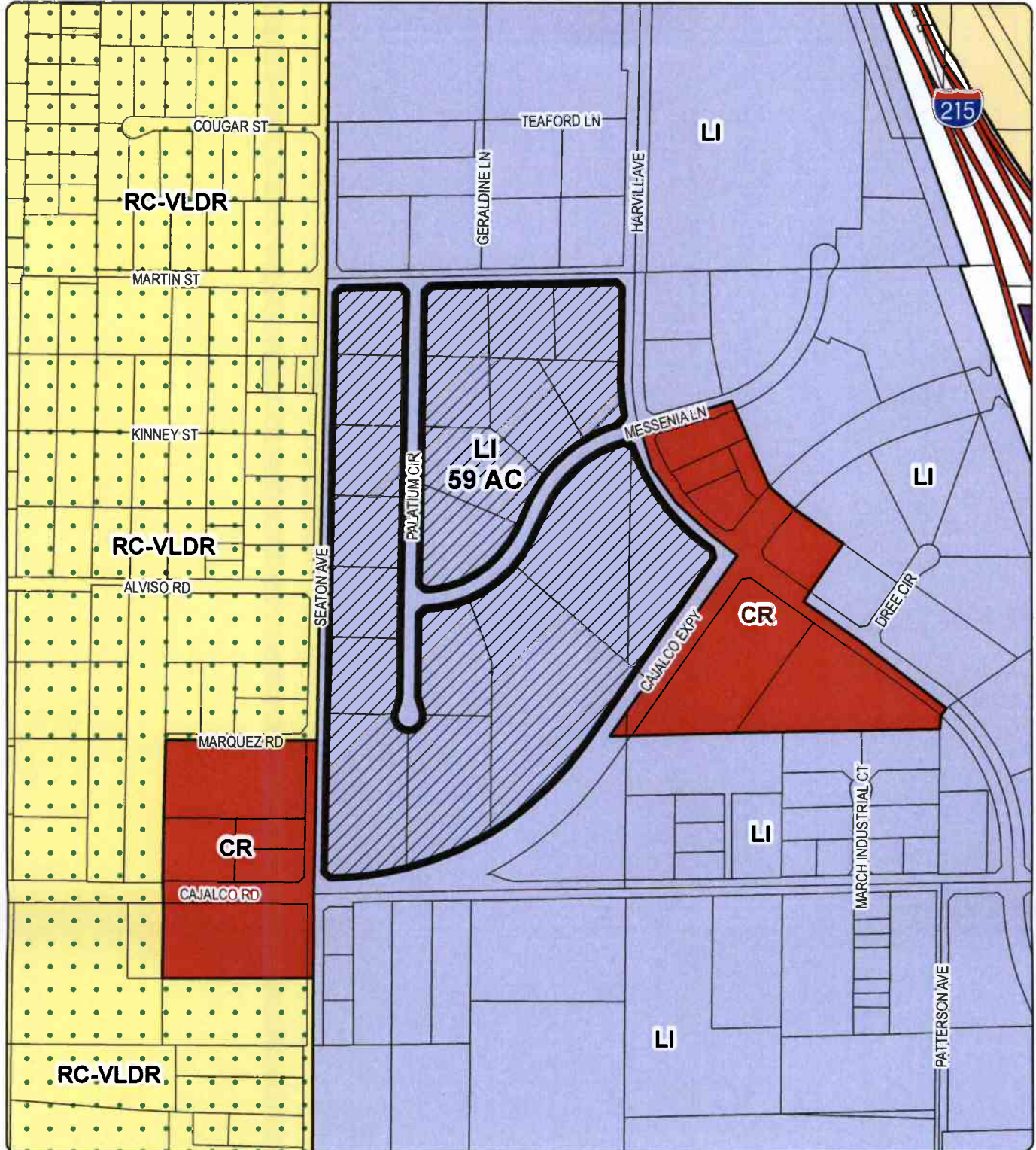
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25461

EXISTING GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 5/20/2014
Exhibit 5



Zoning Area: North Perris
Township/Range: T4SR4W
Section: 12

Assessors Bk. Pg. 317-100
Thomas Bros. Pg. 777 C2
Edition 2014



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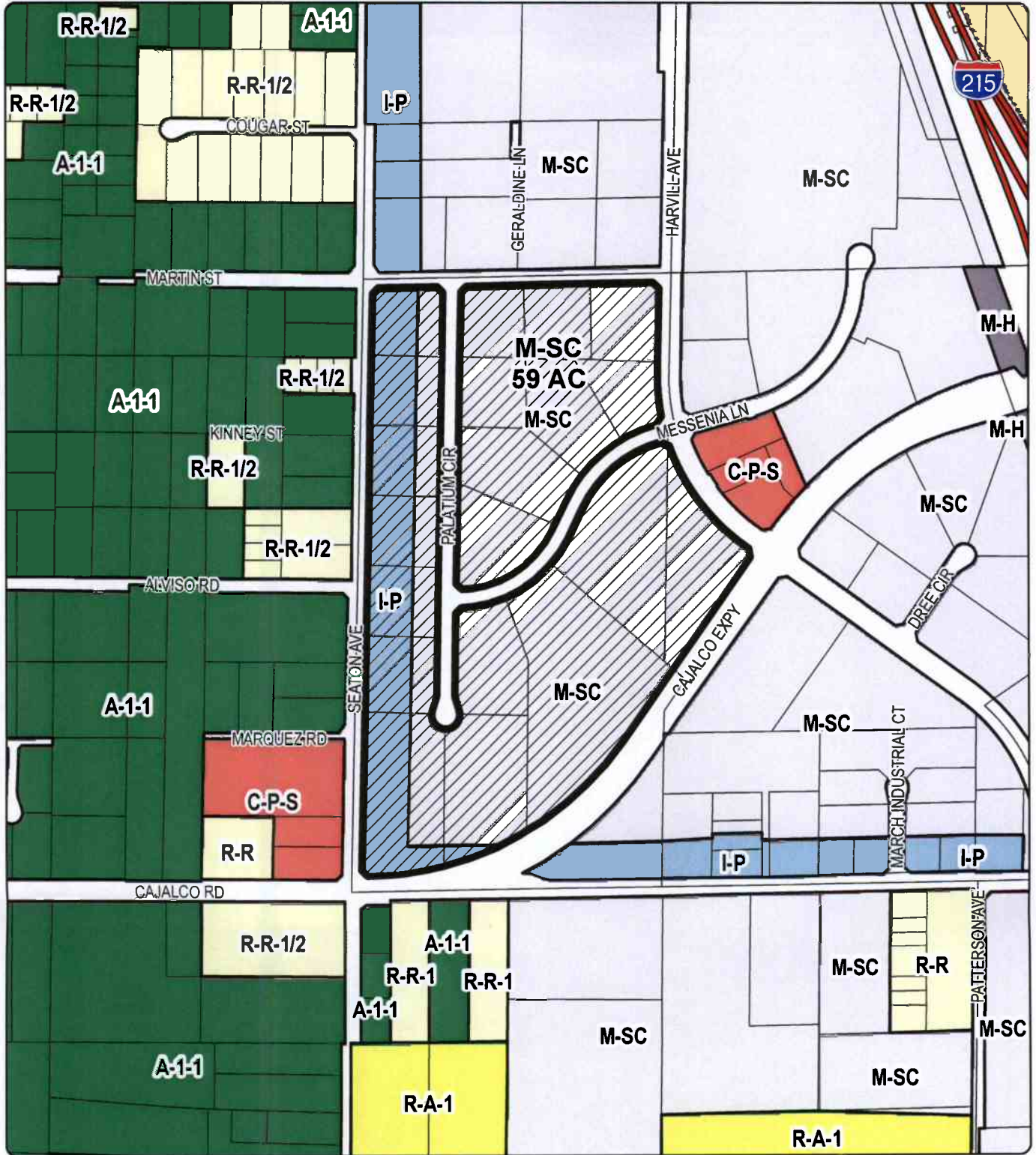
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25461

EXISTING ZONING

Supervisor Jeffries
District 1

Date Drawn: 5/20/2014
Exhibit 2

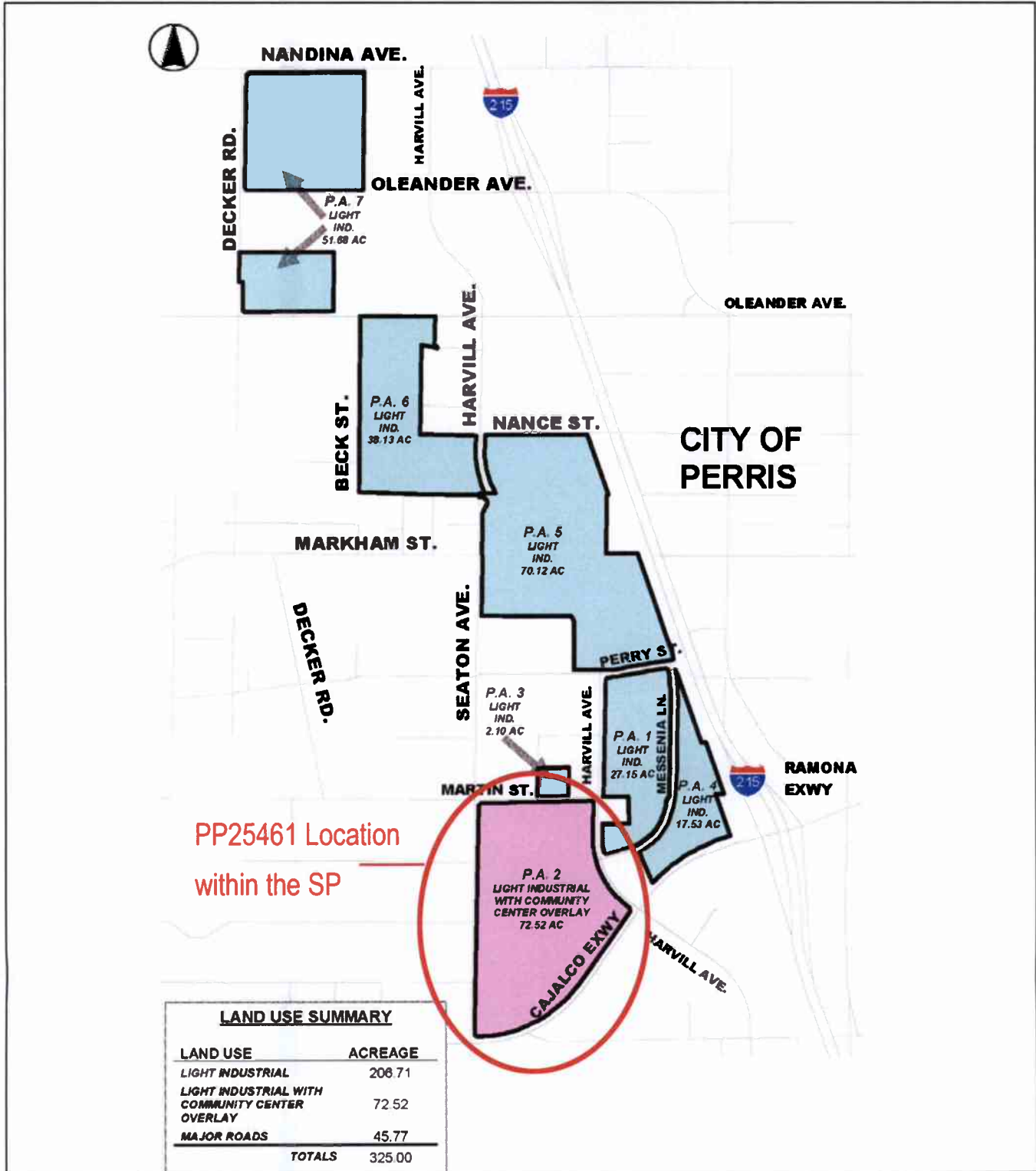


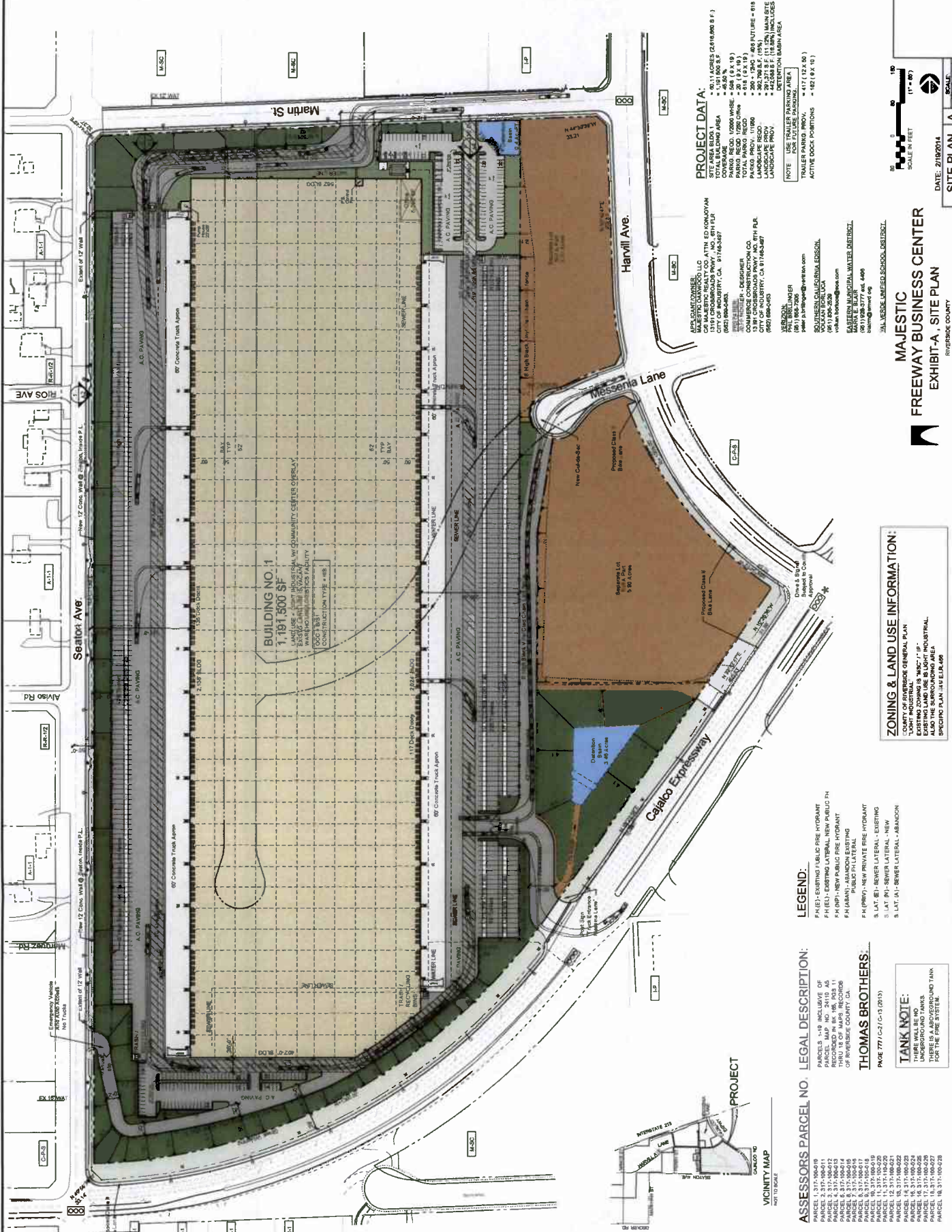
Zoning Area: North Perris
Township/Range: T4SR4W
Section: 12

Assessors Bk. Pg. 317-100
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Edition 2014



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NO.	DATE	BY	REVISIONS

SITE PLAN
BUILDING 1
MAJESTIC FREEMWAY BUSINESS CENTER
 RIVERSIDE, CA
 LOMA NO. 72302
 COMMERCE CONSTRUCTION CO. L.P.
 12191 OCEAN BLVD. FURNACE, CA 92520
 TEL: 951.796.6427

PROJECT DATA:
 SITE AREA: 12.11 ACRES (2,616,000 S.F.)
 COVERABLE AREA: 1,000,000 S.F.
 PARCELS: 10
 TOTAL PARKING: 1,000
 TOTAL PARKING: 1,000
 TOTAL PARKING: 1,000
 LANDSCAPE PROV.: 200 - 1500 + 400 FUTURE = 619
 LANDSCAPE PROV.: 200 - 1500 + 400 FUTURE = 619
 LANDSCAPE PROV.: 200 - 1500 + 400 FUTURE = 619

APPLICANTS:
 MAJESTIC FREEMWAY BUSINESS CENTER
 13110 CROSSROADS PWAY, NO. 8TH FLOOR
 RIVERSIDE, CA 92504-3467

DESIGNER:
 THOMAS BROTHERS
 13110 CROSSROADS PWAY, NO. 8TH FLOOR
 RIVERSIDE, CA 92504-3467

PROJECT INFORMATION:
 PROJECT NO. 19-001
 SHEET NO. A1
 DATE: 2/19/2014
 SCALE: 1" = 60'
 PROJECT: MAJESTIC FREEMWAY BUSINESS CENTER
 EXHIBIT-A, SITE PLAN

MAJESTIC FREEMWAY BUSINESS CENTER
 EXHIBIT-A, SITE PLAN
 RIVERSIDE COUNTY

ZONING & LAND USE INFORMATION:
 COUNTY OF RIVERSIDE GENERAL PLAN
 EXISTING ZONING IS "M-3C", "P-1", "P-2"
 EXISTING LAND USE IS BLDG./INDUSTRIAL
 SPECIFIC PLAN (11) (I.R. 499)

LEGEND:
 FH (ET) - EXISTING PUBLIC FIRE HYDRANT
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 FH (OP) - NEW PUBLIC FIRE HYDRANT
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 L (OP) - NEW PUBLIC FIRE HYDRANT
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THOMAS BROTHERS:
 PAGE 777 / 1217 (11) (I.R. 499)
 THERE WILL BE NO ABOVEGROUND TANK FOR THE FIRE SYSTEM.

ASSASSORS PARCEL NO. LEGAL DESCRIPTION:
 PARCEL 11-11-001-019
 PARCEL 11-11-001-020
 PARCEL 11-11-001-021
 PARCEL 11-11-001-022
 PARCEL 11-11-001-023
 PARCEL 11-11-001-024
 PARCEL 11-11-001-025
 PARCEL 11-11-001-026
 PARCEL 11-11-001-027
 PARCEL 11-11-001-028

VICINITY MAP
 NOT TO SCALE

TANK NOTE:
 THERE WILL BE NO ABOVEGROUND TANK FOR THE FIRE SYSTEM.

PROJECT
 VICTINITY MAP
 NOT TO SCALE

LEGEND:
 FH (ET) - EXISTING PUBLIC FIRE HYDRANT
 FH (ET) - EXISTING LATERAL NEW PUBLIC FH
 FH (OP) - NEW PUBLIC FIRE HYDRANT
 FH (OP) - EXISTING LATERAL NEW PUBLIC FIRE HYDRANT
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 L (OP) - EXISTING LATERAL NEW PUBLIC FIRE HYDRANT
 L (OP) - NEW PUBLIC FIRE HYDRANT

THOMAS BROTHERS:
 PAGE 777 / 1217 (11) (I.R. 499)
 THERE WILL BE NO ABOVEGROUND TANK FOR THE FIRE SYSTEM.

ASSASSORS PARCEL NO. LEGAL DESCRIPTION:
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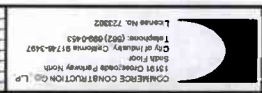
VICINITY MAP
 NOT TO SCALE

TANK NOTE:
 THERE WILL BE NO ABOVEGROUND TANK FOR THE FIRE SYSTEM.

1. Check for compliance with all applicable codes and regulations.
 2. Verify that the project description and drawings are consistent.
 3. Confirm that the project is within the jurisdiction of the City of Industry.
 4. Verify that the project is within the boundaries of the City of Industry.
 5. Verify that the project is within the boundaries of the City of Industry.
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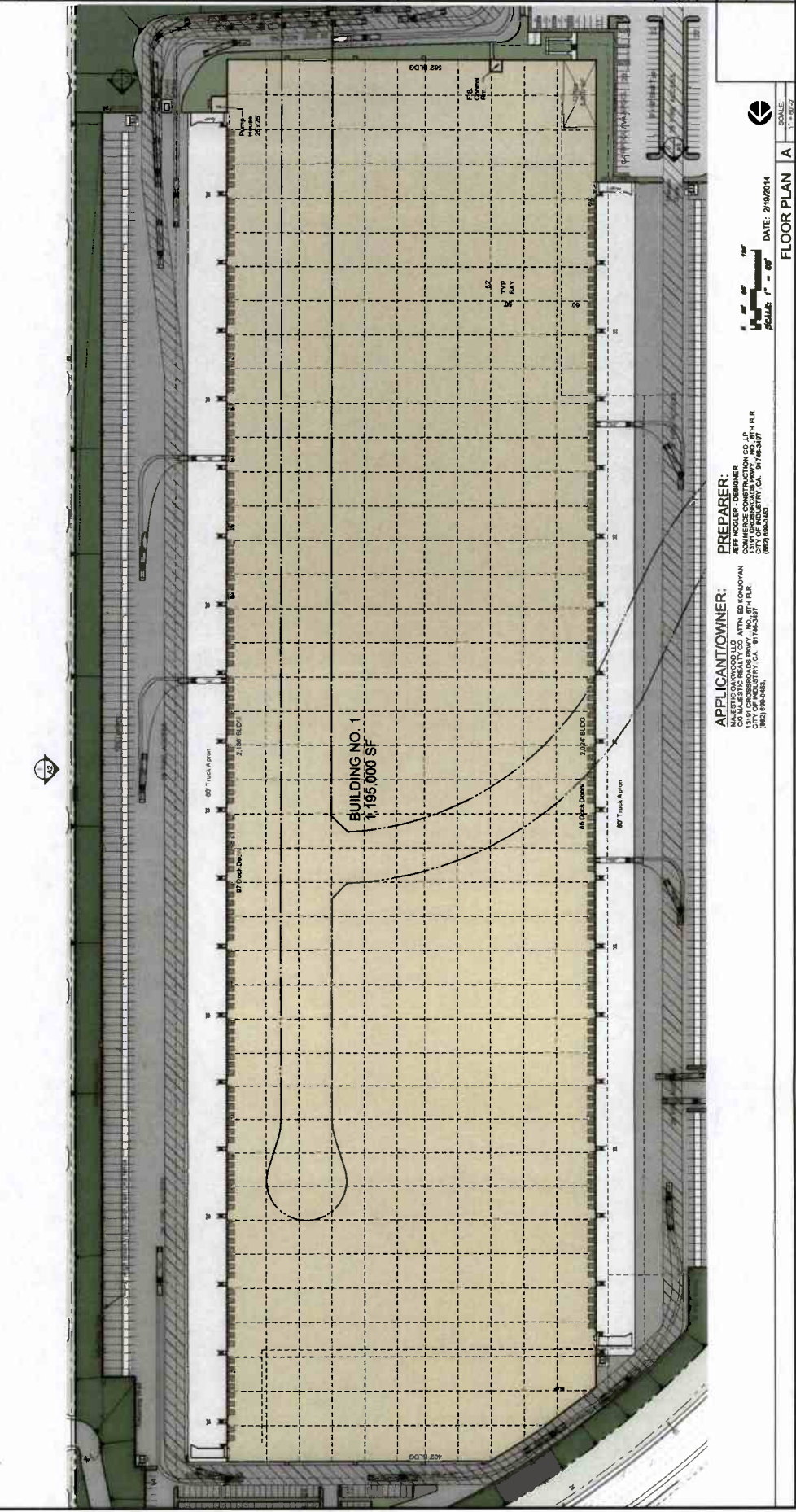
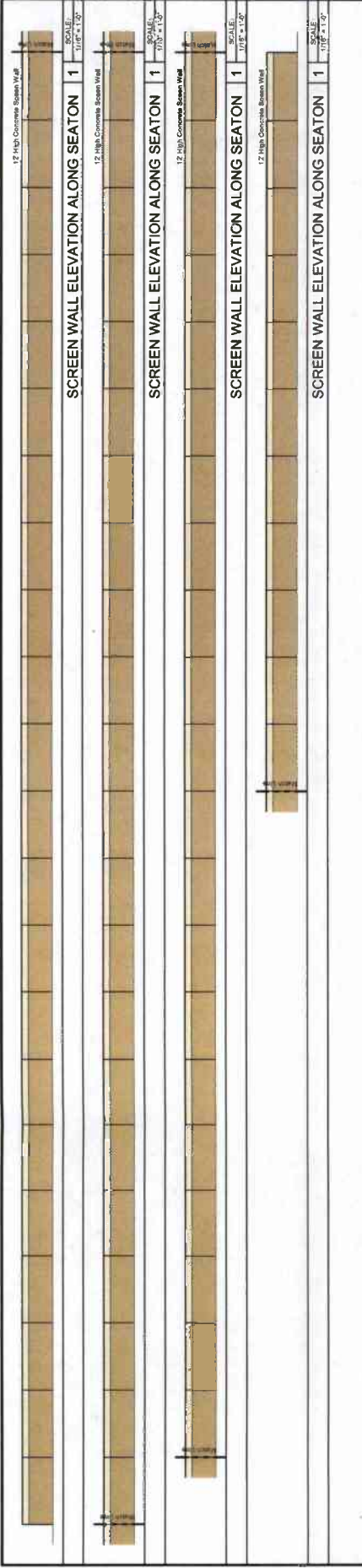
REV	DATE	BY	REVISIONS

COMMERCE CONSTRUCTION CO., LP
 15151 ORANGEWOOD PARKWAY, SUITE 100
 IRVINE, CALIFORNIA 92614-3497
 LICENSE NO. 723022



FLOOR PLAN
 BUILDING 1
 MAJESTIC FREEWAY BUSINESS CENTER
 RIVERSIDE, CA

CCD: 208 NO
 6683
 SHEET NO
 A2



APPLICANT/OWNER:
 MAJESTIC FREEWAY LLC
 1318 CROSSROADS PKWY, NO. 871 P.L.R.
 SUITE 100
 RIVERSIDE, CA 92504-3497
 (951) 506-0400

PREPARER:
 JEFF MOGLER, LICENSED ARCHITECT
 COMMERCIAL ARCHITECTURE
 1318 CROSSROADS PKWY, NO. 871 P.L.R.
 SUITE 100
 RIVERSIDE, CA 92504-3497
 (951) 506-0400

DATE: 2/10/2014
 SCALE: 1" = 8'-0"

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

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

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NO.	DATE	REVISIONS

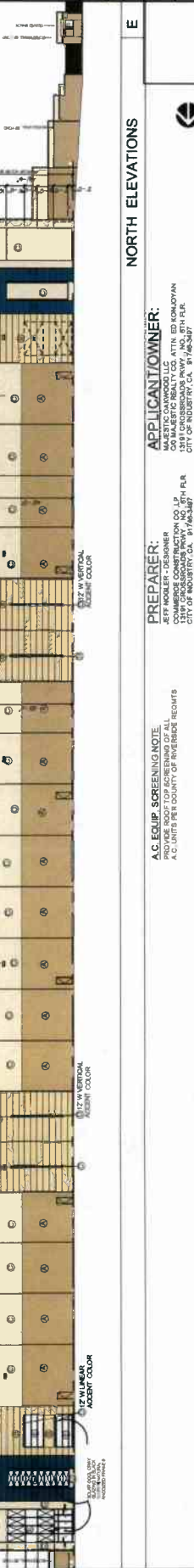
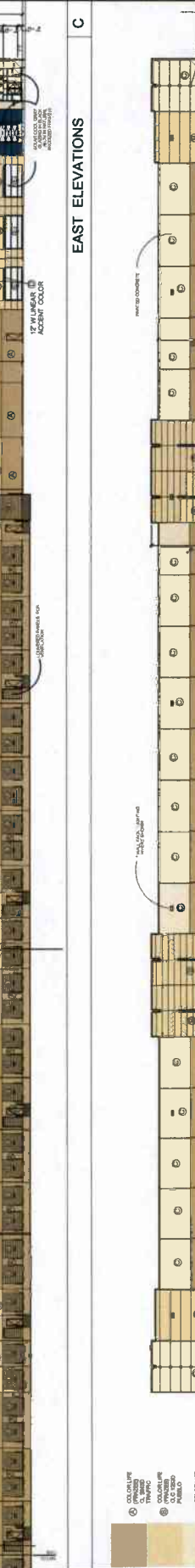
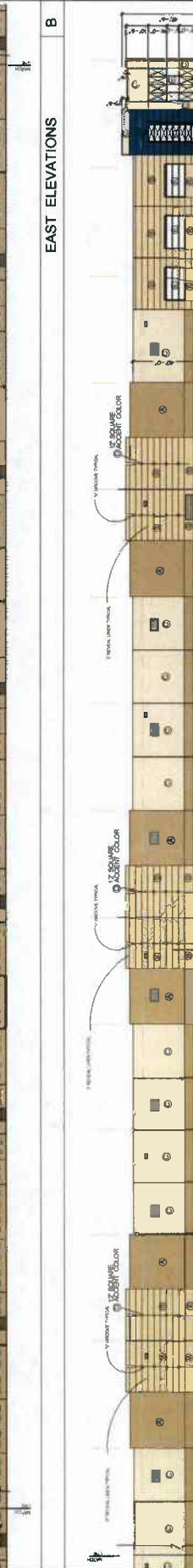
NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS



ELEVATIONS PLAN B

APPLICANT/OWNER:
 MAJESTIC GAMWOOD LLC
 1530 CHANDLER PARKWAY NORTH
 SUITE 100
 CHANDLER, ARIZONA 85224

PREPARER:
 JEFF MOHLER - DESIGNER
 COMMERCIAL CONSTRUCTION CO. LP
 1530 CHANDLER PARKWAY NORTH
 SUITE 100
 CHANDLER, ARIZONA 85224

AC EQUIP SCREENING NOTE:
 PROVIDE PHOTO SCREENING OF ALL
 AC UNITS PER COUNTY OF RIVERSIDE RIGHTS

PROJECT:
 MAJESTIC FREEMAN BUSINESS CENTER
 RIVERSIDE, CA

PROJECT NO.: 22002

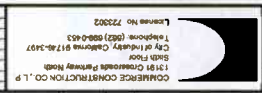
DATE: 11/15/22

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SHEET NO.: A3

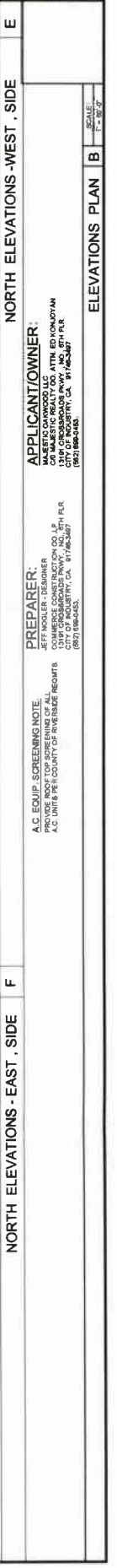
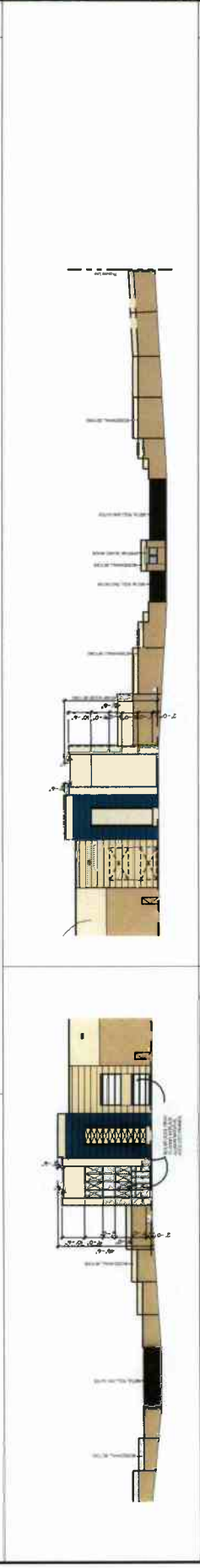
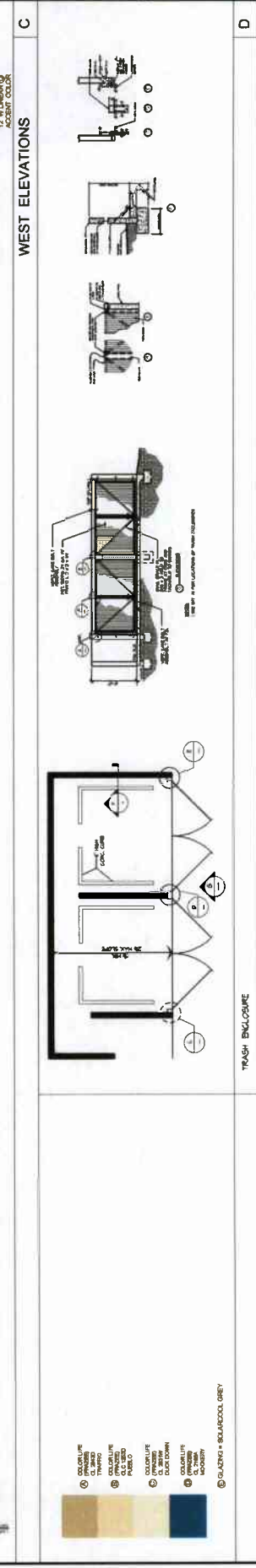
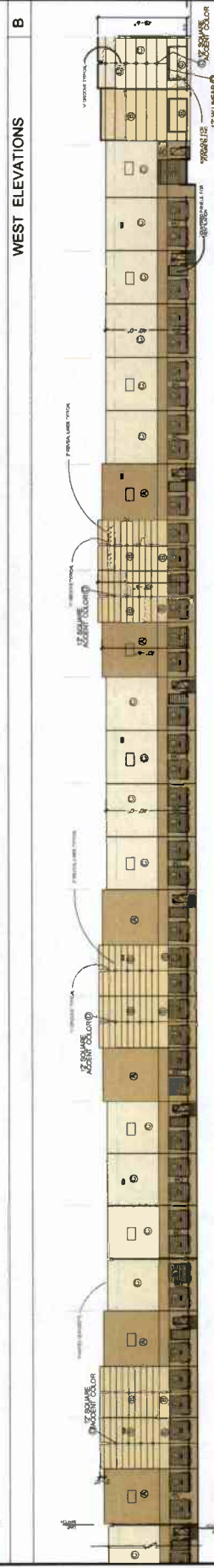
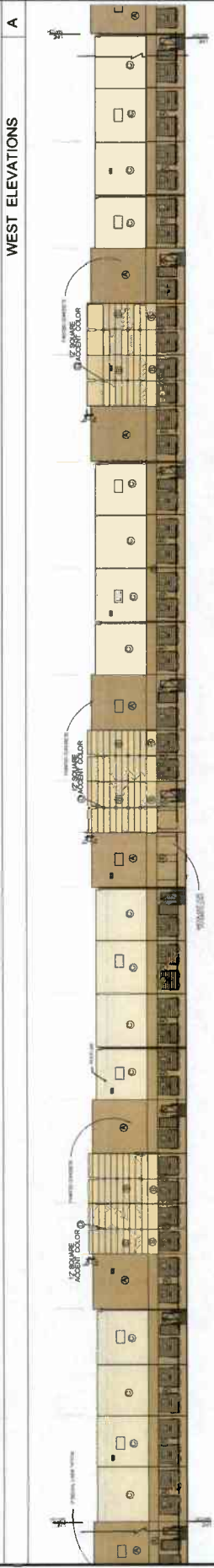
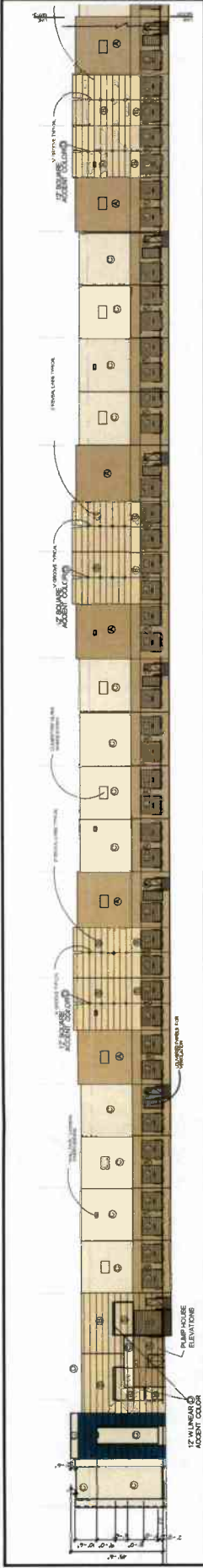
REV	DATE	BY	DATE	REVISIONS

COMMERCE CONSTRUCTION CO. L.P.
 12190 CRENSHAW PARKWAY, SUITE 100
 BEVERLY HILLS, CALIFORNIA 91702-1002
 PHONE: (310) 949-4433
 FAX: (310) 949-4433
 LICENSE NO. 223002



MAJESTIC FREEMAN BUSINESS CENTER
 BUILDING 1
 RIVERSIDE, CA

PROJECT NO.	6683
SHEET NO.	A4



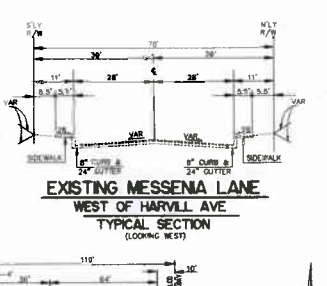
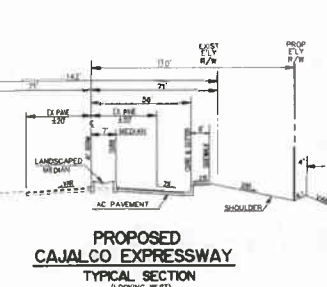
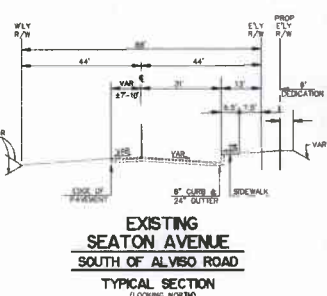
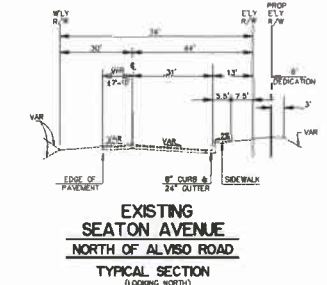
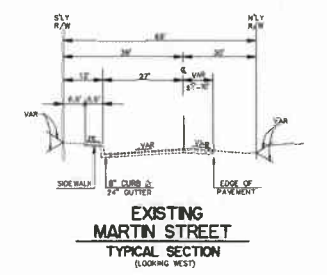
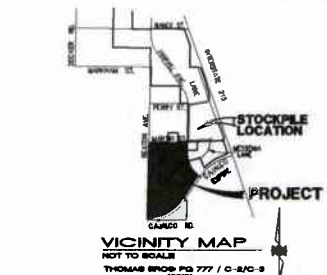
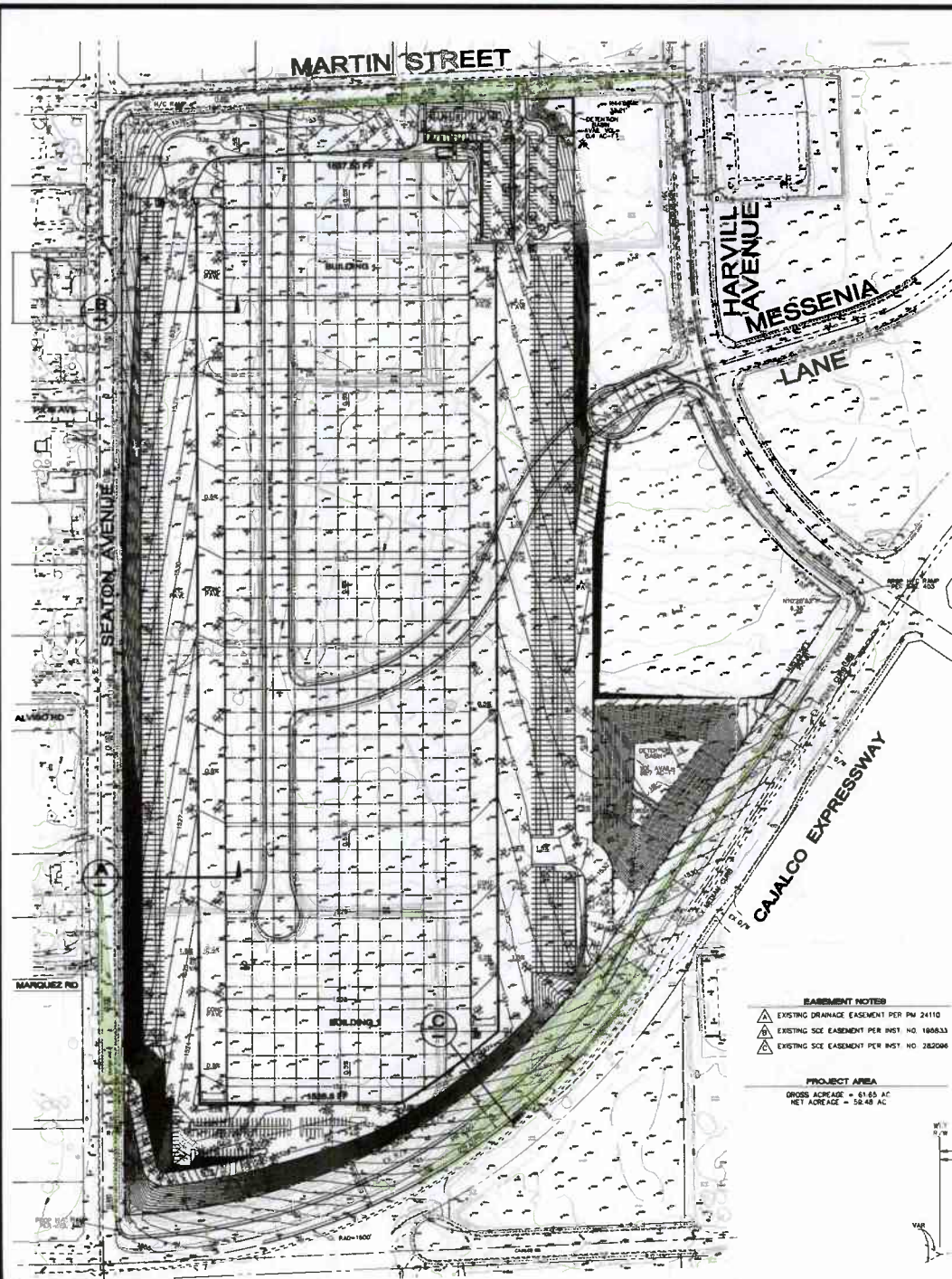
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3	TRASH ENCLOSURE
4	TRASH ENCLOSURE
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99	TRASH ENCLOSURE
100	TRASH ENCLOSURE

APPLICANT/TOWNER:
 MAJESTIC FREEMAN BUSINESS CENTER
 COMMERCE REALTY CO. WITH ED VONKOVAN
 CITY OF RIVERSIDE, CA 92507
 (951) 955-3465

PREPARER:
 A.C. EQUIP. SCREENING NOTE
 A.C. UNIT PER COUNTY OF RIVERSIDE REGS &
 COMMERCE CONSTRUCTION CO. L.P.
 CITY OF RIVERSIDE, CA 92507
 (951) 955-3465

ELEVATIONS PLAN | B

SCALE
 1" = 8'-0"



BASEMENT NOTES
 ▲ EXISTING DRAINAGE EASEMENT PER PM 24110
 ▲ EXISTING SCE EASEMENT PER INST NO 188633
 ▲ EXISTING SCE EASEMENT PER INST NO 282206

PROJECT AREA
 GROSS ACRES = 61.65 AC
 NET ACRES = 58.48 AC

CAJALCO EXPRESSWAY IMPROVEMENT QUANTITIES

DESCRIPTION	QUANTITY
DRIVEWAY APPROACH	1,848 SF
3.5" / 6" H.D. PAVEMENT	131,425 SF
STREET LIGHTS	1 EA
HANDICAP RAMP	1 EA

SEATON AVENUE IMPROVEMENT QUANTITIES

DESCRIPTION	QUANTITY
8" CURB & GUTTER	0 LF
DRIVEWAY APPROACH	187 SF
3.5" / 6" H.D. PAVEMENT	132 SF
SEAWALL	254 SF
STREET LIGHTS	0 EA

MARTIN AVENUE IMPROVEMENT QUANTITIES

DESCRIPTION	QUANTITY
8" CURB & GUTTER	124 LF
DRIVEWAY APPROACH	1,848 SF
3.5" / 6" H.D. PAVEMENT	278 SF
SEAWALL	630 SF
STREET LIGHTS	1 EA

MESSINA CUL-DE-SAC IMPROVEMENT QUANTITIES

DESCRIPTION	QUANTITY
8" CURB & GUTTER	415 LF
DRIVEWAY APPROACH	381 SF
3.5" / 6" H.D. PAVEMENT	13,640 SF
SEAWALL	2,072 SF
STREET LIGHTS	2 EA

HARVILL AVENUE IMPROVEMENT QUANTITIES

DESCRIPTION	QUANTITY
8" CURB & GUTTER	650 LF
3.5" / 6" H.D. PAVEMENT	7,222 SF
SEAWALL	2,225 SF
STREET LIGHTS	1 EA

OVERALL DEMOLITION QUANTITIES

DESCRIPTION	QUANTITY
CURB & GUTTER	6,040 LF
AC PAVEMENT	460,960 SF
SEAWALL	36,290 SF
36" STORM DRAIN	1,660 LF
18" STORM DRAIN	28 LF
8" SEWER	3,027 LF
12" WATER	3,028 LF
FIRE HYDRANT	2 EA
STREET LIGHT	2 EA
SEATON SCREEN WALL	2,500 LF

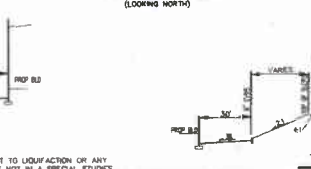
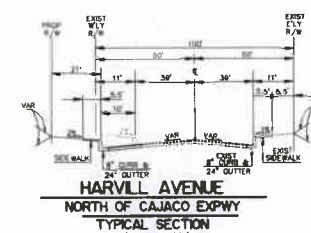
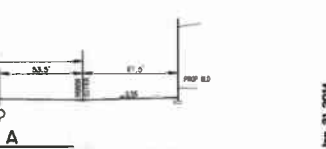
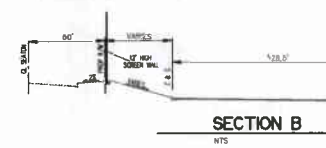
OVERALL SITE NETWORK QUANTITIES

DESCRIPTION	QUANTITY
CURB	9,830 LF
CURB & GUTTER	1,782 LF
LF OF CURB	1,074 LF
PERIMETER GUTTER	1,301 LF
4" / 6" H.D. PAVEMENT	633,882 SF
3" / 6" H.D. PAVEMENT	80,182 SF
RETAINING WALLS	2,437 SF
1" / 10" INTERCEPTOR GUTCH	2,437 LF

OVERALL SITE EARTHWORK QUANTITIES

DESCRIPTION	CUT	FILL
RAW VOLUME (FS)	385,065	282,393
CLEAR & GRUB LOSS (4")	34,848	
B.D. OVEREX (1")	130,388	136,368
PARKING OVEREX (2")	51,396	51,396
6" SLAB	22,072	
6" D' APRON	4,568	
NO DRAINING (18")	2,874	
LD PAVING (10")	424	
10% SHRINKAGE		43,810
TOTAL	636,486	483,106
EXPORT	153,376	

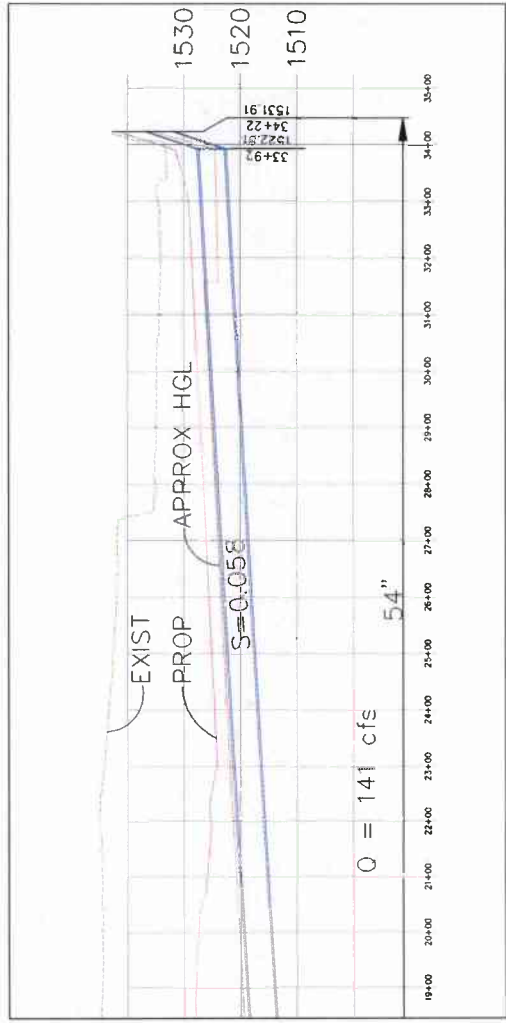
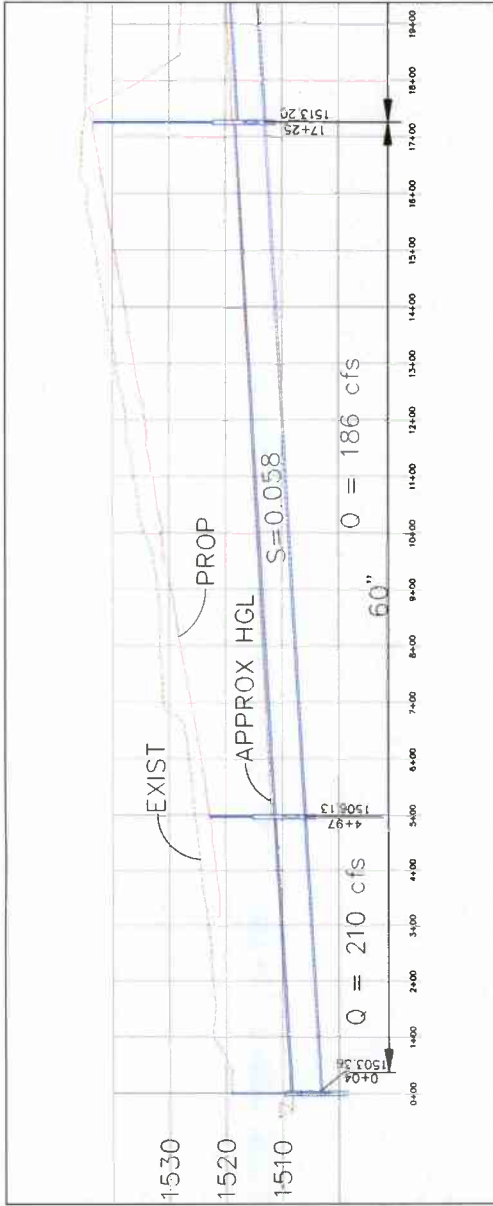
RIGHT DISTANCE TRIANGLES PER COUNTY STANDARD 601

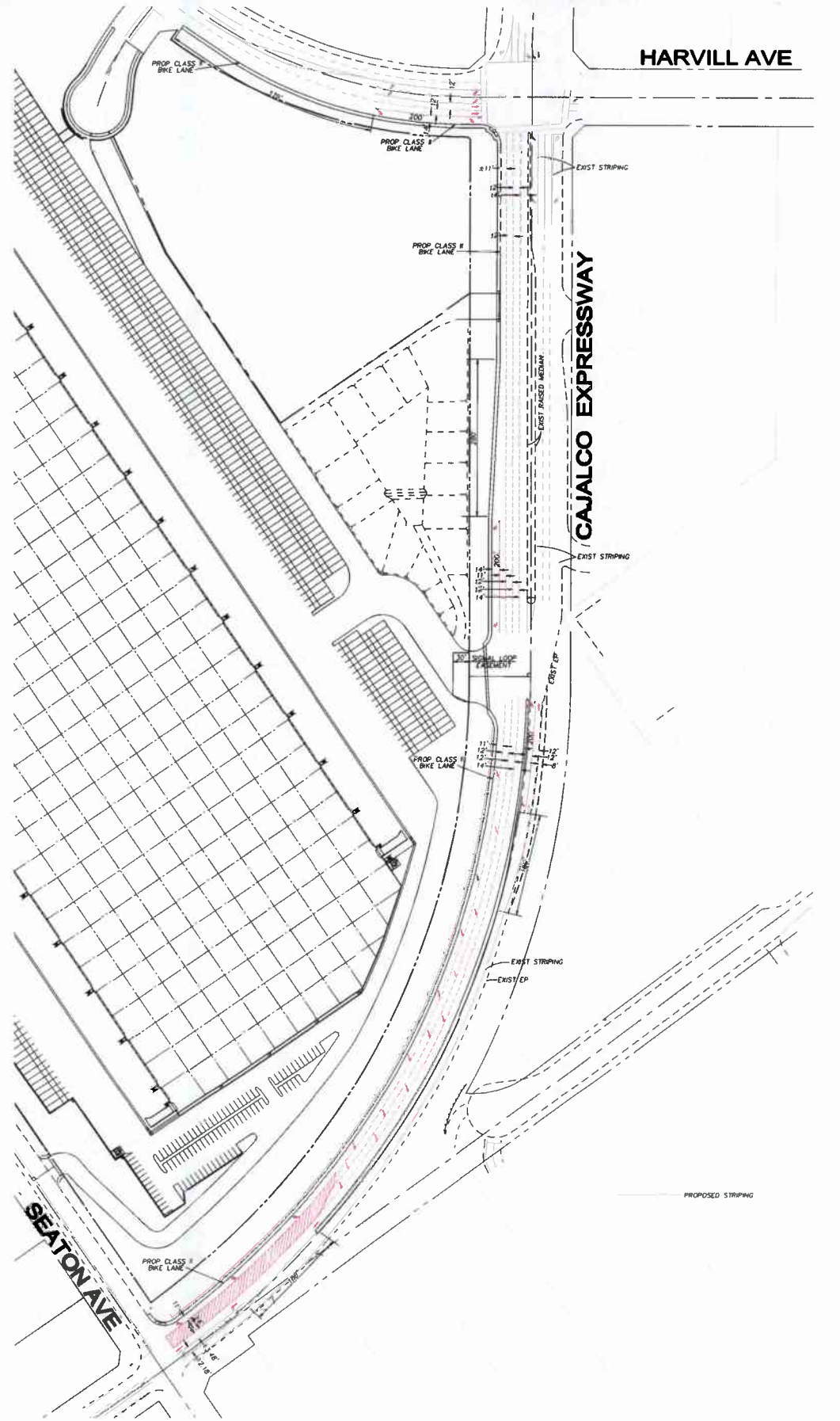


NOTE: SITE IS NOT SUBJECT TO LIQUIDATION OF ANY OTHER GEOLOGIC HAZARDS, IS NOT IN A SPECIAL STUDIES ZONE, AND IS NOT SUBJECT TO FLOOD INUNDATION.

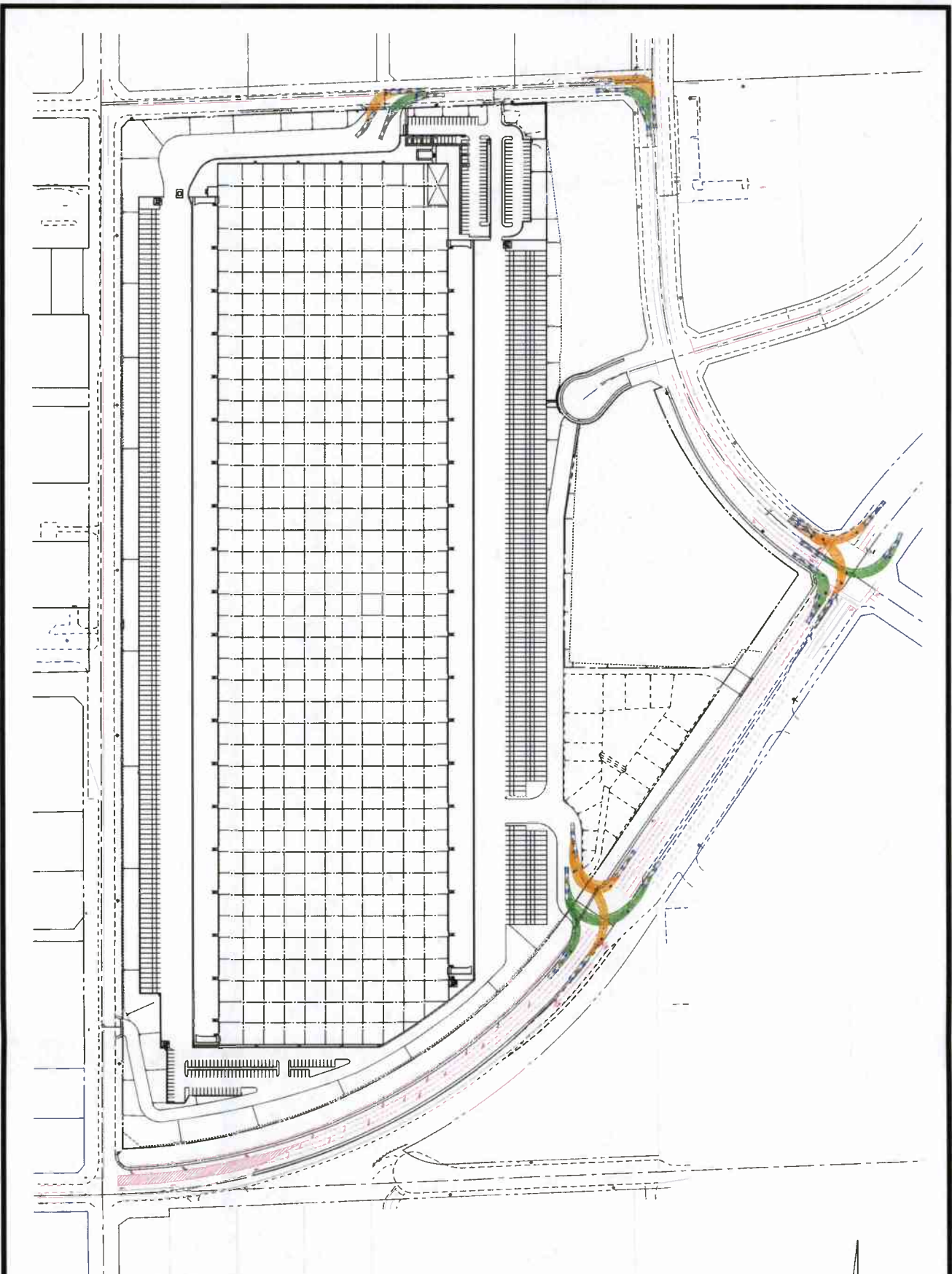
TOPOGRAPHY DATE: 8-7-08

LEGAL DESCRIPTION PARCELS 1-9 INCLUSIVE, PARCEL MAP NO. 24110 AS RECORDED IN BK. 145, PGS. 11 THRU 18 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CA.	ADDRESSOR'S PARCEL NUMBER 317-100-10 THRU 28	CONCEPT GRADING PLAN MFC-BUILDING 1	
PREPARED BY: COMMERCE CONSTRUCTION CO., LP 10000 Commerce Parkway Suite 100 P.O. Box 10000 Riverside, CA 92506 Phone: 951-511-5150 Fax: 951-511-5151	PREPARED BY: PELLA ENGINEERING, INC. Professional Engineering & Surveying 2700 Orange Blvd., Ste. 200 Orange, CA 92667 951-761-1111 951-761-1112 951-761-1113 951-761-1114	DATE: 1-27-14	BY: SCL
		REVISION: Sixth release	WO 100-29
		DATE: 9-5-13	BY: SCL
		REVISION: Fifth release	
		DATE: 7-9-13	BY: SCL
		REVISION: Fourth release	
			PK 1 of 1

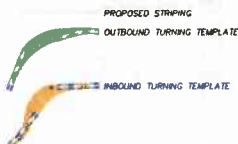




APR 10 2014 	LEGAL DESCRIPTION PARCELS 4-13 INCLUSIVE OF PARCEL SHIP NO. 24110 AS RECORDED IN SH 185, PDS 11 THRU 18 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CA.		ASSESSOR'S PARCEL NUMBERS 317-100-10 THRU 28		CONCEPT STRIPING PLAN MFC-BUILDING 1		WO 100-29
	PREPARED FOR: COMMERCE CONSTRUCTION CO. LP <small>1000 Jansswood Parkway Suite 400 San Jose, CA 95128 Telephone: (408) 998-9993 License No. 72206</small>	PREPARED BY: PBLA ENGINEERING, INC. <small>Professional Engineering & Surveying 4780 BRIDGE BLVD., STE 104-104 FOLSOM, CALIF. 95630 (916) 796-9642 / (708) 998-9991 FAX</small>		DATE 8-10-14 1-27-14	BY SDL SDL	REVISION 2nd Release First Release	SH 1 of 1



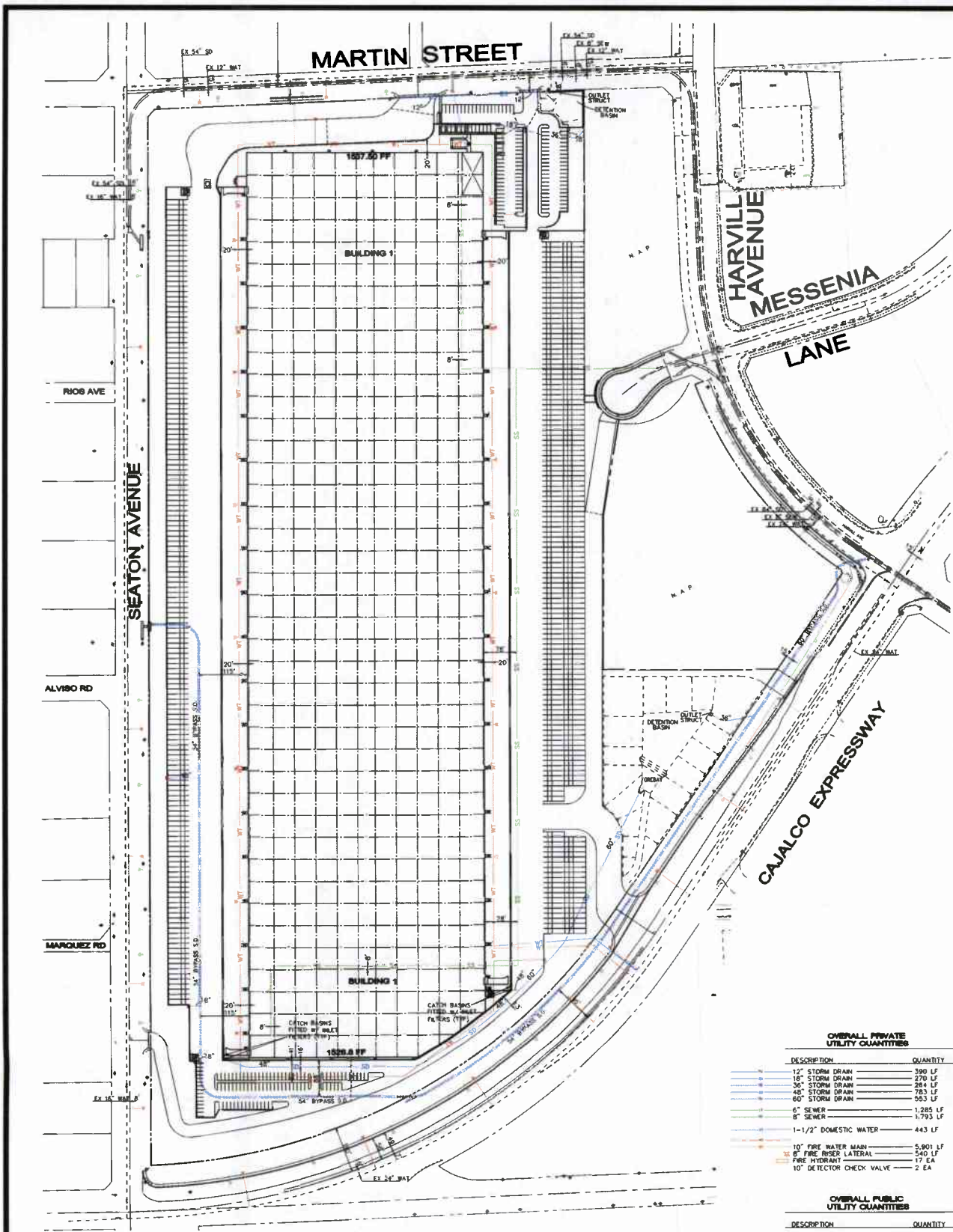
LEGAL DESCRIPTION



PREPARED FOR COMMERCE CONSTRUCTION CO., LP <small>1201 Commercial Parkway South City of Industry, California 91746-3407 Telephone: (949) 899-8923 Licenses No. 703202</small>		PREPARED BY: PBLA ENGINEERING, INC. <small>Planning • Engineering • Surveying 4750 Stone Blvd., Ste 100-102 Irvine, Calif. 92618 949 751-9522 • 974-0000-9191 FAX</small>		DATE	BY	REVISION	WO 100-29 SHE 1 of 1
		1-27-14	SDL	First release			

**TRUCK TURNING EXHIBIT
MFC-BUILDING 1**

Jan 31 2014

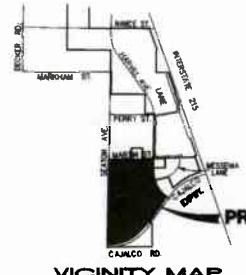


OVERALL PRIVATE UTILITY QUANTITIES

DESCRIPTION	QUANTITY
12" STORM DRAIN	390 LF
18" STORM DRAIN	270 LF
36" STORM DRAIN	284 LF
48" STORM DRAIN	783 LF
60" STORM DRAIN	553 LF
6" SEWER	1,285 LF
8" SEWER	1,793 LF
1-1/2" DOMESTIC WATER	443 LF
10" FIRE WATER MAIN	5,901 LF
8" FIRE RISER LATERAL	540 LF
FIRE HYDRANT	17 EA
10" DETECTOR CHECK VALVE	2 EA

OVERALL PUBLIC UTILITY QUANTITIES

DESCRIPTION	QUANTITY
48" STORM DRAIN BYPASS	3,320 LF
FIRE HYDRANT	18 EA
STREET LIGHTS	24 EA



LEGAL DESCRIPTION PARCELS 1-18 INCLUDES OF PARCEL MAP NO. 24112 AS RECORDED IN BH 185, PGS 11 THRU 18 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CA		ASSESSOR'S PARCEL NUMBERS 317-110-10 Thru 28	
PREPARED FOR: COMMERCIAL CONSTRUCTION CO., LP 1700 Riverside Parkway North City of Industry, California 91744-3407 Telephone: (909) 998-9951 FAX: (909) 998-9952		PREPARED BY: PBLA ENGINEERING, INC. Planning & Engineering • Surveying 4770 BRIDGE BLVD., STE 100-100 IRVINE, CALIF. 92618 8000 714-8664 • (714) 866-0881 FAX	
DATE	BY	REVISION	WO
1-27-14	SDL	Sixth release	100-29
9-5-13	SDL	Fifth release	
7-9-13	SDL	Fourth release	

CONCEPT UTILITY PLAN MFBC-BUILDING 1			WO 100-29
			SH 1 OF 1

Jun 27 2014

TREE LEGEND

SYMBOL	COMMON NAME	HEIGHT	SPACING
(Symbol)	Castleton / Desert Mariposa / Thomas Pine North	30' to 40'	14'
(Symbol)	Upright Juniper / Upright Juniper	24' to 30'	6'
(Symbol)	Prickly Pear / Prickly Pear	15' to 20'	17'
(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	7'
(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	8'
(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	9'
(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	10'
(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	11'
(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	12'
(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	13'
(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	14'
(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	15'
(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	16'
(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	17'
(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	18'
(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	19'
(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	20'

CONCEPT PLANT SCHEDULE

SYMBOL	COMMON NAME	HEIGHT	SPACING
(Symbol)	Castleton / Desert Mariposa / Thomas Pine North	30' to 40'	14'
(Symbol)	Upright Juniper / Upright Juniper	24' to 30'	6'
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CONCEPT PLANT SCHEDULE

SYMBOL	COMMON NAME	HEIGHT	SPACING
(Symbol)	Castleton / Desert Mariposa / Thomas Pine North	30' to 40'	14'
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CONCEPT PLANT SCHEDULE

SYMBOL	COMMON NAME	HEIGHT	SPACING
(Symbol)	Castleton / Desert Mariposa / Thomas Pine North	30' to 40'	14'
(Symbol)	Upright Juniper / Upright Juniper	24' to 30'	6'
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(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	9'
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(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	15'
(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	16'
(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	17'
(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	18'
(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	19'
(Symbol)	Prickly Pear / Prickly Pear	24' to 30'	20'

NOTES

1. ALL TREES SHOWN ON THIS PLAN SHALL BE 100% CONCEPTUAL. THE CONTRACTOR SHALL VERIFY THE SPECIES, SIZE, AND LOCATION OF ALL TREES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND SHALL RE-PLANT ANY TREES REMOVED OR DAMAGED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND SHALL RE-PLANT ANY TREES REMOVED OR DAMAGED DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND SHALL RE-PLANT ANY TREES REMOVED OR DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND SHALL RE-PLANT ANY TREES REMOVED OR DAMAGED DURING CONSTRUCTION.

SHREDDED MULCH NOTE

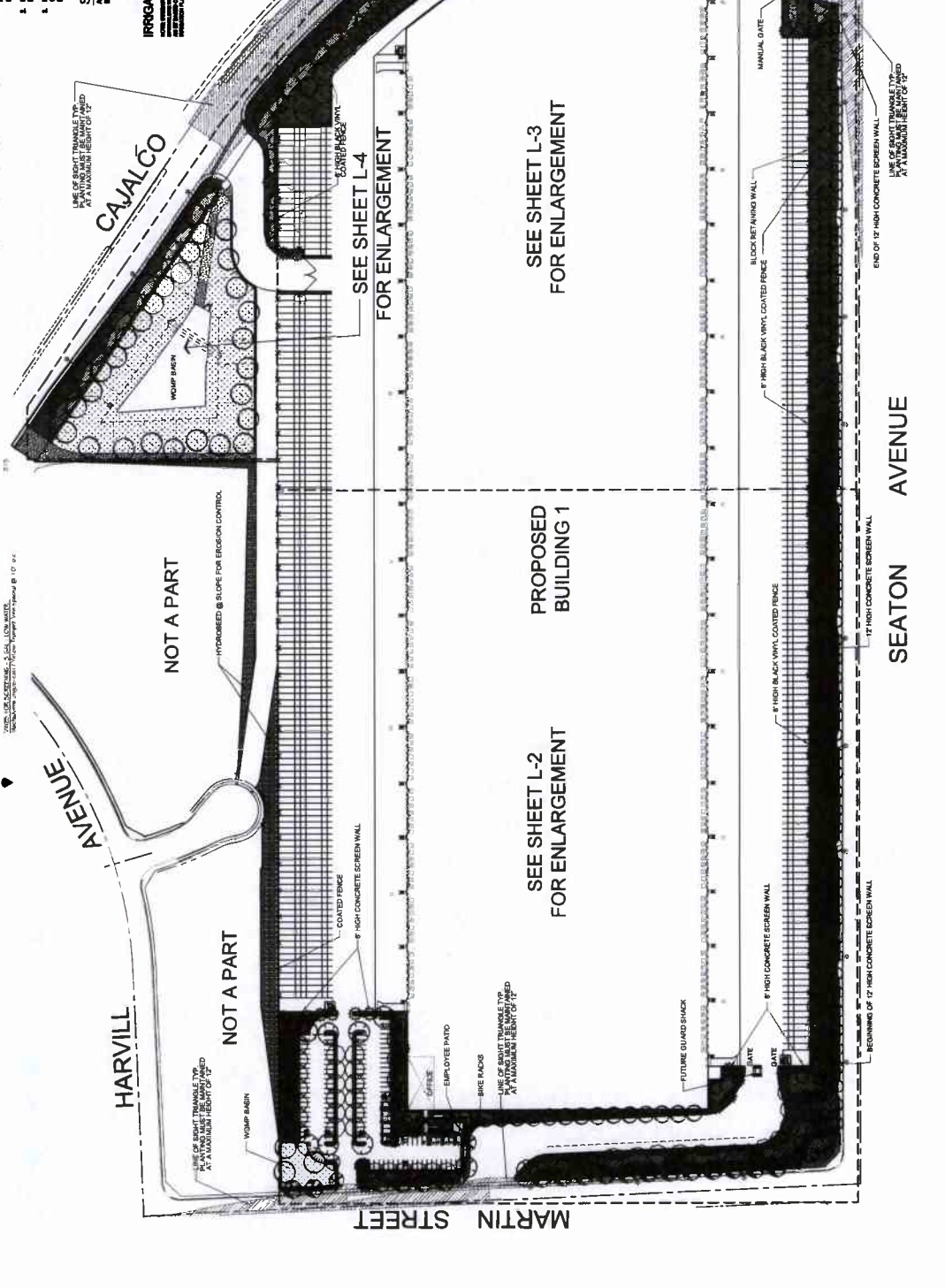
SHREDDED MULCH SHALL BE APPLIED TO ALL AREAS WHERE TREES ARE PLANTED.

IRRIGATION CONCEPT STATEMENT

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN THE TREES AND PLANTS SHOWN ON THIS PLAN. THE CONTRACTOR SHALL PROVIDE A DETAILED IRRIGATION PLAN TO THE ARCHITECT FOR REVIEW.

SHADE TABULATION

Parking area = 43,160 s.f.
Shade provided = 23,201 s.f.
Percentage of parking area shaded by trees = 54%



PRELIMINARY LANDSCAPE PLAN
 PROJECT NO. 211114
 SHEET NO. L-1
 OF 2 SHEETS

FLYTRONS
 1317 Commercial Property Blvd
 City of Industry, California 91748-3407
 Telephone: (626) 942-1200
 Fax: (626) 942-1201
 www.flytrons.com

CONCRETE CONSTRUCTION CO., L.P.
 1317 Commercial Property Blvd
 City of Industry, California 91748-3407
 Telephone: (626) 942-1200
 Fax: (626) 942-1201
 www.concreteconstruction.com

MAJESTIC FREEWAY BUSINESS CENTER
 PROJECT NO. 211114
 SHEET NO. L-1
 OF 2 SHEETS

CONCEPT PLANT SCHEDULE

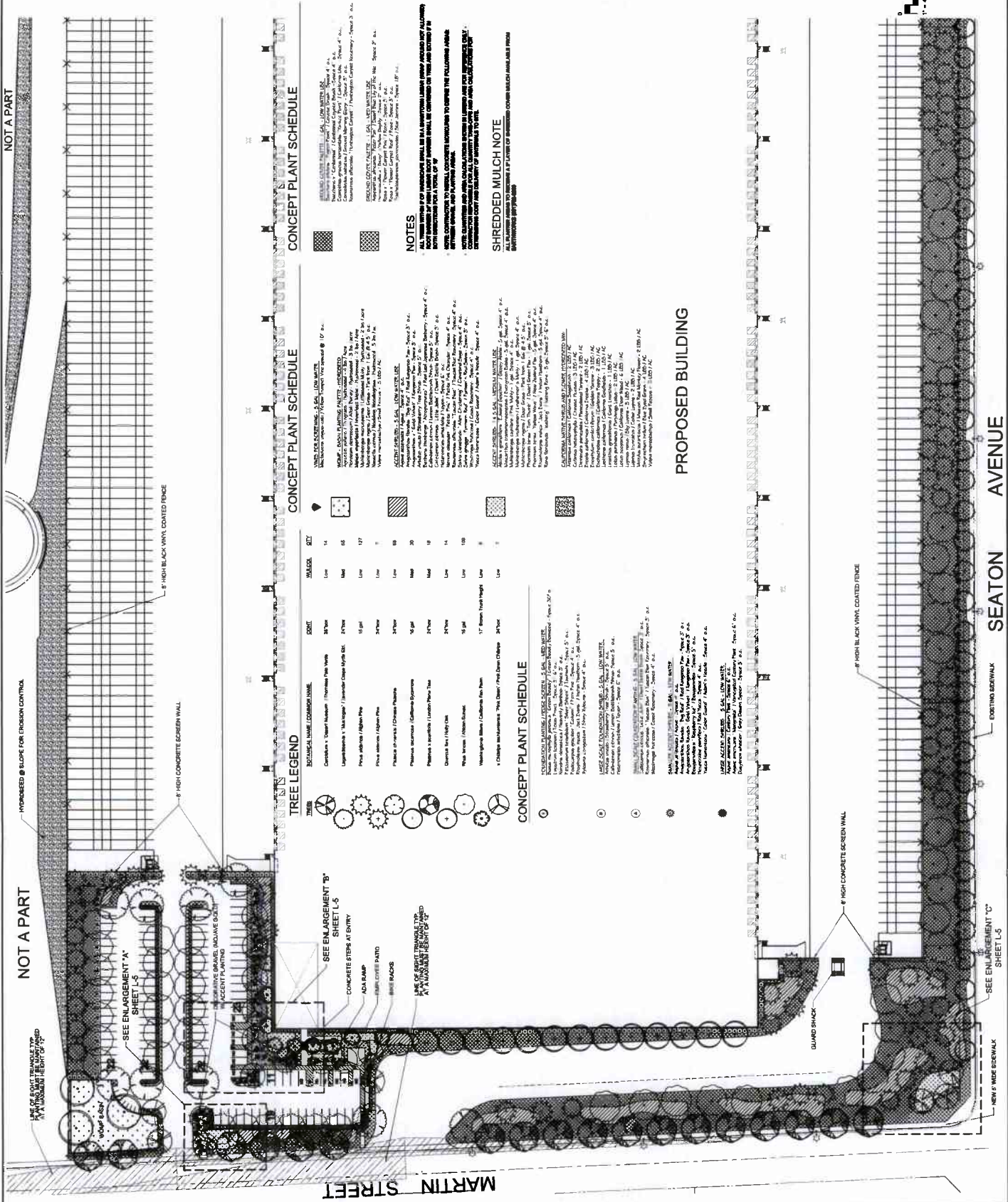
NOTES

SHREDDED MULCH NOTE

IRRIGATION CONCEPT STATEMENT

SHADE TABULATION

MAJESTIC FREEWAY BUSINESS CENTER



CONCEPT PLANT SCHEDULE

SYMBOL	DESCRIPTION	QTY
[Symbol]	Small tree	14
[Symbol]	Medium tree	65
[Symbol]	Large tree	177
[Symbol]	Shrub	8
[Symbol]	Plant	88
[Symbol]	Plant	36
[Symbol]	Plant	18
[Symbol]	Plant	14
[Symbol]	Plant	100
[Symbol]	Plant	8

NOTES:
 ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.
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PROPOSED BUILDING

SYMBOL	DESCRIPTION	QTY
[Symbol]	Small tree	14
[Symbol]	Medium tree	65
[Symbol]	Large tree	177
[Symbol]	Shrub	8
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TREE LEGEND

SYMBOL	DESCRIPTION	QTY
[Symbol]	Small tree	14
[Symbol]	Medium tree	65
[Symbol]	Large tree	177
[Symbol]	Shrub	8
[Symbol]	Plant	88
[Symbol]	Plant	36
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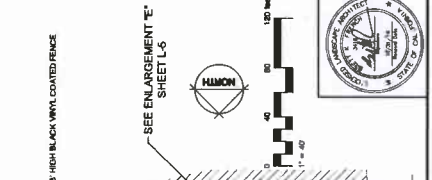
SHREDDED MULCH NOTE
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CONCEPT PLANT SCHEDULE

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[Symbol]	Small tree	14
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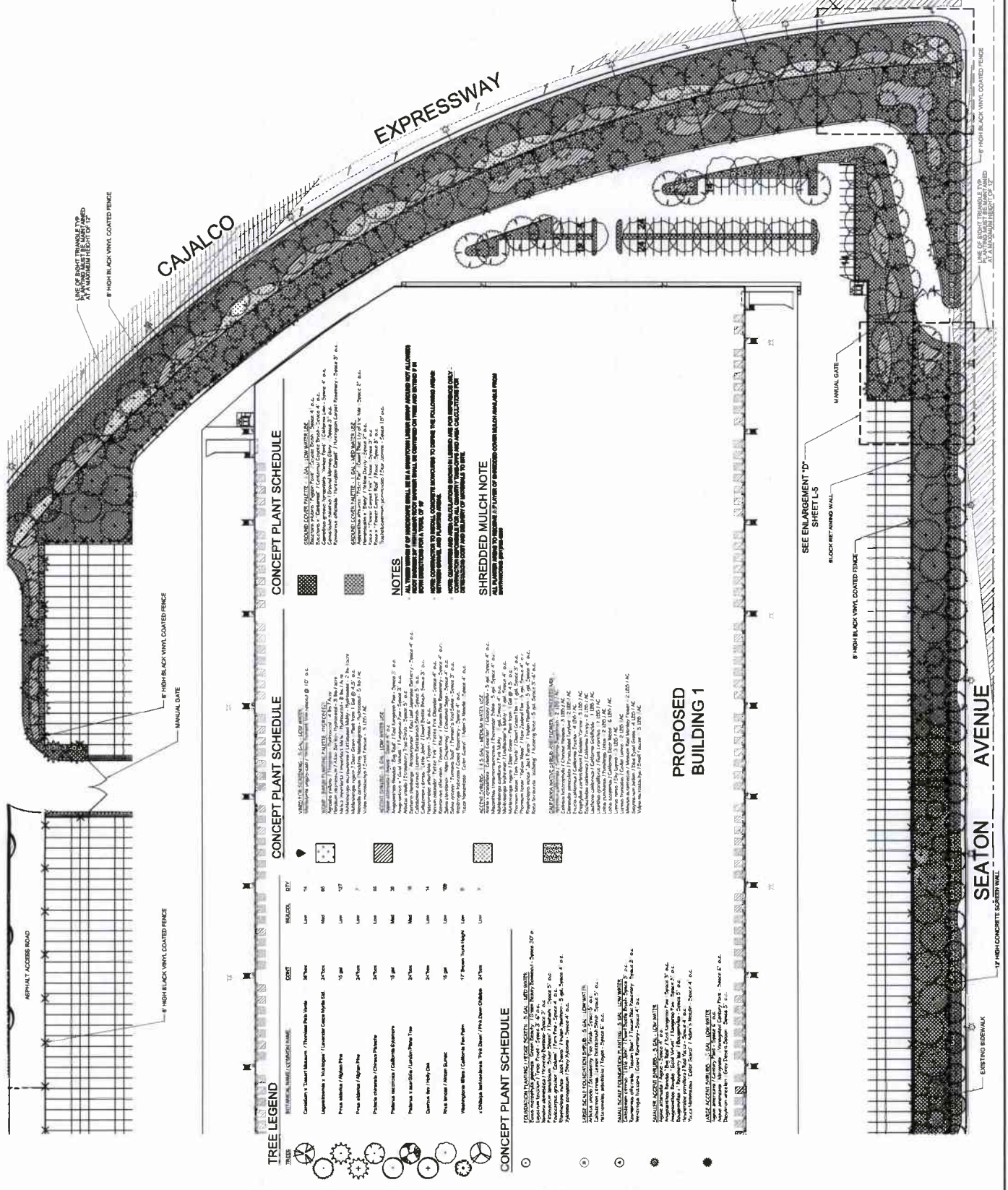
SHREDDED MULCH NOTE
 ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.



ENVITONS
 INC.
 1300 S. SEATON AVENUE
 CAJALCO, CA 91702
 TEL: 951.261.1111
 WWW.ENVITONS.COM

GOVERNOR CONSTRUCTION CO., LP.
 1300 S. SEATON AVENUE
 CAJALCO, CA 91702
 TEL: 951.261.1111
 WWW.GOVCON.COM

DATE: 08/11/14
 SHEET NO. L-3
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]



CONCEPT PLANT SCHEDULE

SYMBOL	DESCRIPTION	SIZE
[Symbol]	SMALL SCALE PLANTING (TROPICAL SPECIES) - 5 GAL. LETT WATERS	20" H
[Symbol]	LARGE SCALE PLANTING (TROPICAL SPECIES) - 5 GAL. LETT WATERS	24" H
[Symbol]	SMALL SCALE PLANTING (TROPICAL SPECIES) - 5 GAL. LETT WATERS	20" H
[Symbol]	LARGE SCALE PLANTING (TROPICAL SPECIES) - 5 GAL. LETT WATERS	24" H

CONCEPT PLANT SCHEDULE

SYMBOL	DESCRIPTION	SIZE
[Symbol]	SMALL SCALE PLANTING (TROPICAL SPECIES) - 5 GAL. LETT WATERS	20" H
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CONCEPT PLANT SCHEDULE

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[Symbol]	LARGE SCALE PLANTING (TROPICAL SPECIES) - 5 GAL. LETT WATERS	24" H

NOTES

- ALL TREES SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS UNLESS OTHERWISE NOTED.
- ALL TREES SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS UNLESS OTHERWISE NOTED.
- ALL TREES SHALL BE PLANTED WITHIN THE SPECIFIED PLANTING AREAS UNLESS OTHERWISE NOTED.

SHREDDED MULCH NOTE

ALL MULCH SHALL BE SHREDDED MULCH WITH A MAXIMUM PARTICLE SIZE OF 1/2\"/>

PROPOSED BUILDING 1

8' HIGH BLACK VINYL COATED FENCE

8' HIGH BLACK VINYL COATED FENCE

8' HIGH BLACK VINYL COATED FENCE

8' HIGH BLACK VINYL COATED FENCE

8' HIGH BLACK VINYL COATED FENCE

8' HIGH BLACK VINYL COATED FENCE

8' HIGH BLACK VINYL COATED FENCE

8' HIGH BLACK VINYL COATED FENCE

8' HIGH BLACK VINYL COATED FENCE

2. PLANNING AREA 2: LIGHT INDUSTRIAL WITH OPTIONAL COMMUNITY CENTER OVERLAY

a) Descriptive Summary

Planning Area 2, as depicted in *Figure III-17, Planning Area 2*, provides for the development of approximately 72.52 acres with either light industrial and warehouse/distribution land uses or commercial retail and office uses on that portion of the MAJESTIC FREEWAY BUSINESS CENTER located south of Martin Street, west of Harvill Avenue, north of Cajalco Expressway and east of Seaton Avenue. Approximately 1,660,500 square feet of light industrial and warehouse/distribution land uses will be built in Planning Area 2 at an estimated FAR of 0.53. Approximately 680,000 square feet of commercial/retail and office uses may be constructed within Planning Area 2 in lieu of the light industrial and warehouse/distribution uses at an estimated FAR of 0.22. (See *Figure III-18, Conceptual Commercial Site Plan* for a conceptual commercial design for Planning Area 2.)

b) Land Use and Development Standards

For permitted land uses and development standards such as setbacks, maximum building heights, and landscaping requirements, refer to Riverside County Ordinance No. 348, 10.1 (I-P Zone) and 11.1 (M-SC Zone). (See *Figure III-16, Existing Zoning*.)

c) Planning Standards

- 1) Access to Planning Area 2 shall be provided from Seaton Avenue, Martin Street, Harvill Avenue, Cajalco Expressway and Messenia Lane.
- 2) As may be necessitated by the design of implementing development projects, portions of Messenia Lane and all of Platinum Circle may be vacated consistent with the street circulation set forth on *Figure III-18, Conceptual Commercial Site Plan*.
- 3) A minimum 50-foot setback shall be placed along the western edge of Planning Area 2, as shown on *Figure III-17, Planning Area 2*. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may also be used.
- 4) Please refer to Section III.D for specific Design Guidelines and other related design criteria and to Section III.E for specific Landscaping Guidelines.

- 5) Please refer to Section III.B for the following Development Plans and Standards that apply site-wide:

III.B.1: Comprehensive Land Use Plan
III.B.2: Circulation Plan
III.B.3: Drainage Plan
III.B.4: Conceptual Landscaping Plan
III.B.5: Conceptual Water and Sewer Plan

III.B.6: Grading Plan
III.B.7: Public Facilities and Phasing Requirements
III.B.8: Comprehensive Maintenance Plan
III.B.9: Airport Zones



PLANNING AREA 2

LIGHT INDUSTRIAL WITH COMMUNITY
 CENTER OVERLAY
 72.52 ACRES
 1,660,500 Square Feet Light Industrial or
 680,000 Square Feet Commercial/Retail

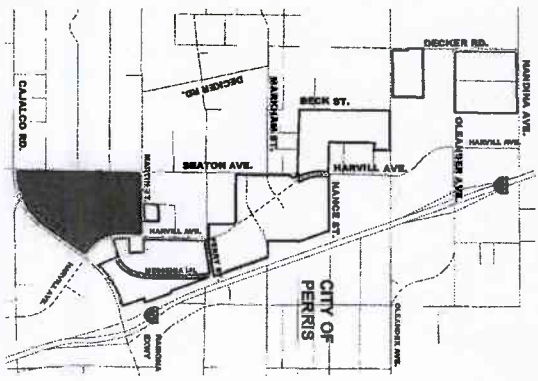
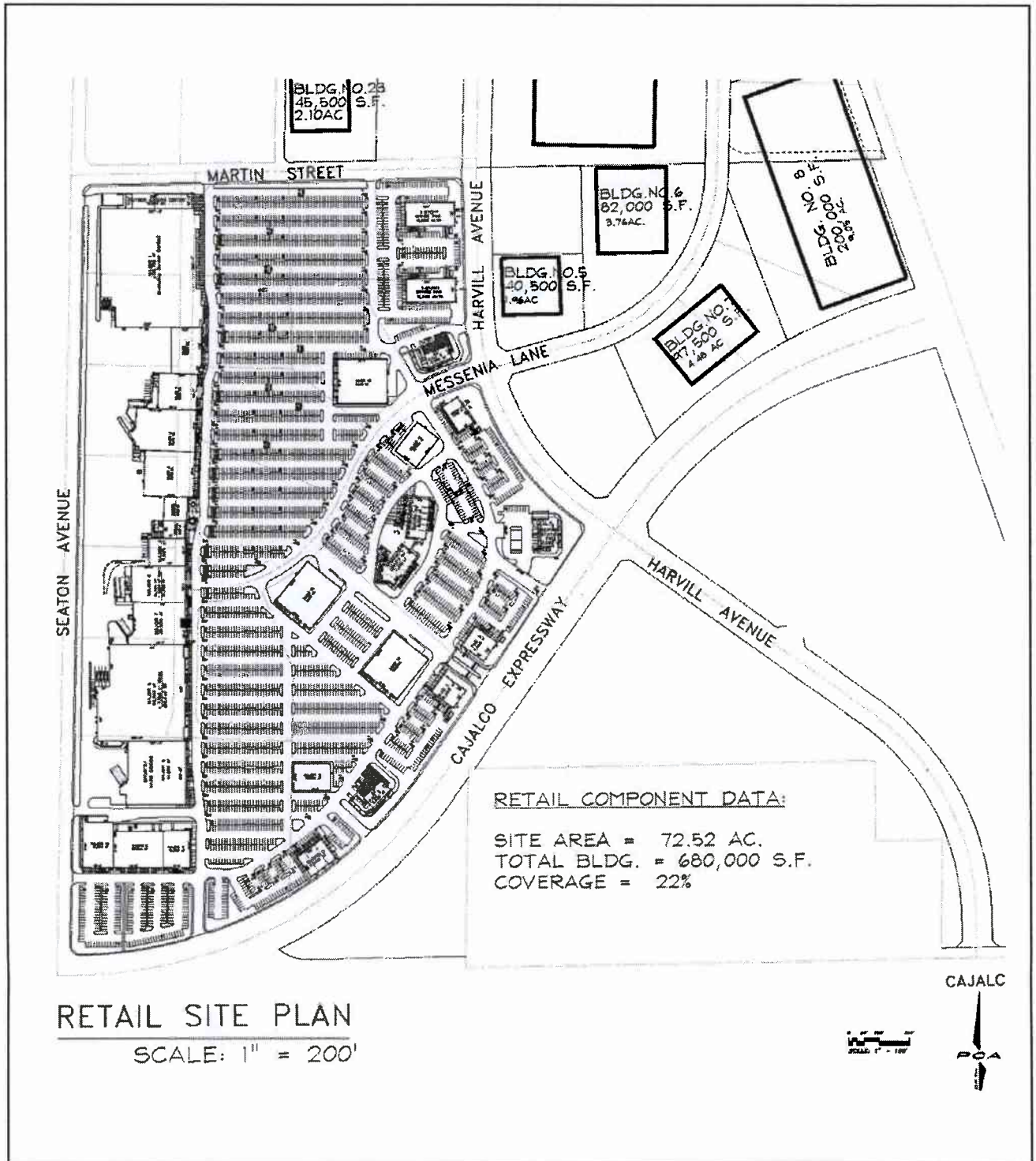


Figure III-17
Planning Area 2
Majestic Freeway Business Center



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

Environmental Assessment (E.A.) Number: EA42637
 Project Case Type (s) and Number(s): Plot Plan No. 25461
 Lead Agency Name: County of Riverside, Planning Department
 Address: P.O. Box 1409, Riverside, CA 92502-1409
 Contact Person: Matt Straite, Planner
 Telephone Number: (951) 955-8631
 Applicant's Name: Commerce Construction CO., L.P.
 Applicant's Address: 13191 Crossroads Parkway, No. 6th Floor, Industry, CA 91746

I. PROJECT INFORMATION

A. Project Description: Construction of a high-cube distribution center for Majestic Freeway Business Center, which consists of a 1,191,500 square foot building, with 5,000 square feet designated for office use, and the remaining 1,186,500 square feet designated for warehousing. The building proposes 252 dock doors. Additionally, the proposed Project proposes a total of 212 auto parking spaces and 417 trailer parking spaces, which will surround the entire building. The proposed Project proposes to revise Messenia Lane by constructing a cul-de-sac south of the proposed development footprint. Lastly, the proposed Project proposes to eliminate Palatum Circle. Palatum Circle traverses in a southerly direction through the center of the planning area and currently intersects with Messenia Lane to the east. As a result, the parcels will be adjoined requiring a Lot Line Adjustment. The project includes a 3.4 acre detention basin and will also export approximately 181,100 cubic yards of material to an adjacent property, across Harvill Ave.¹

B. Type of Project:

Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 57.968 acres (2,525, 117 s.f.)

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 5,000	Lots:	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 10
Industrial Acres: 27	Lots: 1	Sq. Ft. of Bldg. Area: 1,186,500	Est. No. of Employees: 595.75
Other: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	

¹ The EIR was designed to have all grading earthwork balance on site. This project represents a small portion of the entire Specific Plan. While the Plot Plan is proposing to export fill from the Plot Plan site, the export will remain on the site of the Specific Plan, and be used for purposes of balancing the earthwork on the remainder of the Specific Plan site.

- D. Assessor's Parcel No(s): 317-100-010 through -028, 317-110-020
- E. **Street References: Sec.** The proposed Project site is located south of Martin Street, north of Cajalco Expressway, east of Seaton Avenue, and west of Harvill Avenue.
- F. **Section, Township & Range Description or reference/attach a Legal Description:** Section 12 of Township 4 South Range 4 West.
- G. **Brief Description of the existing environmental setting of the project site and its surroundings:** The proposed Project site is vacant, undeveloped, covered by light vegetation, and was previously graded to create 18 relatively flat terraced lots of land. The project has maximum elevation difference of 20 feet. Adjacent roads are paved, with curbs and sidewalks. Two asphalt concrete paved roads, Paladium Circle and Messenia Lane, traverse within the project site. Surrounding land uses consist of single family residences and vacant lots to the west, residential, commercial, industrial and vacant to the south and east, and vacant and industrial to the north. The project is located in Planning Area 2 of Specific Plan No. 341. SP 341 was reviewed under Environmental Impact Report No. 466.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed Project meets the requirements of the Light Industrial (LI) designation as reflected in SP341 approved Land Use Plan. The proposed Project meets all other applicable land use policies.
2. **Circulation:** The proposed Project has been reviewed by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the Project. The proposed Project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of the Project. The proposed Project meets all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The characteristics of the soils and the anticipated groundwater level within the proposed Project indicate that the Project site soils have a very low level potential for liquefaction. To add, the proposed Project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone etc). The closest zoned fault to the site is the San Jacinto fault zone, which is located approximately 10 miles northeast of the site. The proposed project has allowed for sufficient provision of emergency response, with access to Cajalco Expressway and Martin Street, four (4) driveways that will allow for full turning movements and regional access to the Project site will be provided by I-215 Freeway via Cajalco Expressway to the current and future uses of the Project through project design and payment of development impact fees. The proposed Project meets all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation measures against any foreseeable noise impacts have been incorporated into the design of the Project. The proposed Project meets all other applicable Noise Element policies.
6. **Housing:** The proposed Project is in conformance with the Housing Element of the General Plan.
7. **Air Quality:** The proposed Project has been conditioned to control any fugitive dust during grading and construction activities. The proposed Project is in conformance with the Air Quality Element of the General Plan.

- B. General Plan Area Plan(s):** Mead Valley
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Light Industrial as reflected in the Specific Plan No. 341 Land Use Plan
- E. Overlay(s), if any:** Community Center
- F. Policy Area(s), if any:** None
- G. Adjacent and Surrounding:**
 - 1. Area Plan(s):** Mead Valley
 - 2. Foundation Component(s):** To the north: Community Development, to the south: Community Development, to the west: Rural, to the east: Community Development
 - 3. Land Use Designation(s):** To the north: Light Industrial (LI), Rural Community-Very Low Density Residential (RC-VLDR); to the south: Light Industrial (LI), Rural Community-Very Low Density Residential (RC-VLDR); to the west: Rural Community-Very Low Density Residential (RC-VLDR), Commercial Retail (CR); to the east: Light Industrial (LI), Commercial Retail (CR)
 - 4. Overlay(s), if any:** to the east, southeast and northeast Community Center
 - 5. Policy Area(s), if any:** None
- H. Adopted Specific Plan Information**
 - 1. Name and Number of Specific Plan, if any:** Specific Plan (SP)
 - 2. Specific Plan Planning Area, and Policies, if any:** Planning Area No. 2
- I. Existing Zoning:** Specific Plan (SP)
- J. Proposed Zoning, if any:** None proposed
- K. Adjacent and Surrounding Zoning:** To the west: A-1-1, C-P-S and I-P; to the east: SP, to the south: I-P, M-SC, R-A-1, R-R, R-R-1, R-R-1/2; to the north: SP, M-SC, I-P and R-R-1/2

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," "Less than Significant with Mitigation Incorporated," or "Less than Significant with Mitigation Included in EIR No. 466" as indicated by the checklist on the following pages.

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

IV. DETERMINATION

On the basis of this initial evaluation:

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

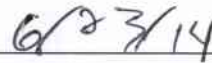
<p>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</p> <p><input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the 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.</p> <p><input checked="" type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.</p> <p><input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a 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.</p> <p><input type="checkbox"/> 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</p>

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

Matt Straite, Contract Planner



Date

Juan C. Perez, Interim Planning Director

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

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 implementation of the Project. An Initial Study (Environmental Assessment) is normally 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, in accordance with California Code of Regulations, Section 15063. The purpose of this Initial Study is to inform the decision-makers, effected agencies and the public of potential environmental impacts associated with the implementation of the proposed Project. The Initial Study presented in the following analysis classifies impacts in one of four ways:

- Potentially Significant New Impact — This category is for any potentially significant impact that was not analyzed in EIR No.466.
- Less than Significant New Impact with Mitigation Incorporated — This category is for any impacts which were not analyzed or found in EIR No.466, but are nonetheless found to be less than significant with new mitigation incorporated.
- Less than Significant New Impact — This category is for any impacts which were not analyzed or found in EIR No.466, but which are nonetheless less than significant.
- No New Impact — This category is for impacts which are equal to or less than the impacts found and analyzed in EIR No.466.

AESTHETICS

Would the project:

1. Scenic Resources

a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466, Riverside County General Plan, Figure C-7, "Scenic Highways"

Findings of Fact: The certified EIR No. 466 determined the Specific Plan would have a less than significant impact to aesthetics. The proposed Project is implementing the approved land use plan for Planning Area No. 2 and has been determined to be consistent with the adopted Specific Plan.

a) As discussed in Specific Plan No. 341, the project Site is not located within a scenic highway corridor. The nearest State designated Scenic Highway is Highway 243, which is located approximately 20 miles east of the Project site. Therefore, no new impacts are anticipated.

b) As stated previously, the proposed Project site is vacant, undeveloped, covered by light vegetation, and was previously graded to create 18 relatively flat terraced lots of land. Therefore, there are no trees, outcroppings, rocks or unique landmark features within the Project that would make the site a scenic resource. The Project complies with the Specific Plan No. 341 Design Guidelines for Light Industrial development in order to address

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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potential visual impacts such as minimum building setbacks when adjacent to residential uses, minimum landscape buffers and the use of screening materials. Therefore, no new impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

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

Sources: EIR No. 466, GIS Database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact: As analyzed in the certified EIR No. 466, the Specific Plan would have a less than significant impact from lighting. The proposed project is implementing the approved land use plan for Planning Area No. 2, and has been determined to be consistent with the adopted Specific Plan.

a) As analyzed in the certified EIR No. 466, the proposed Project is located with Zone B of the Mt. Palomar Nighttime Lighting Policy Area, approximately 40 miles from the Mt. Palomar Observatory. The proposed Project is conditioned to submit lighting plans consistent with the requirements of Zone B development standards in the Riverside County Ordinance No. 655. The lighting associated with the Project will be fully shielded to control the amount of light directed upwards into the sky and reduce the light pollution emissions interfering with adjacent residential uses. The proposed Project will not create a glare that would impede the vision of aircraft from March Air Reserve Base Airport, located in the nearby vicinity northeast of the Project site. The proposed buildings have few windows and the paint scheme is primarily subdued in earth tones which will lessen the possibility of glare affecting air traffic. Therefore, no new impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

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

Findings of Fact: As analyzed in the certified EIR No. 466 the Specific Plan would have a less than significant impacts to lighting. The proposed project is implementing the approved land use plan for Planning Area No. 2, and has been determined to be consistent with the adopted Specific Plan.

a & b) The proposed Project will introduce new sources of light and daytime glare. Nevertheless, the potential impacts created by the Project are considered less than significant due to the Project's design and associated conditions of approval. The proposed Project is conditioned to submit lighting plans consistent with the requirements of Zone B development standards in the Riverside County Ordinance No. 655. The lighting associated with the project will be fully shielded to control the amount of light directed upwards into the sky and reduce the light pollution emissions interfering with adjacent residential uses. The proposed Project will not

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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create glare that would impede the vision of aircraft from March Air Reserve Base Airport, located in the nearby vicinity northeast of the Project site. The proposed buildings have few windows and the paint scheme is primarily subdued in earth tones which will lessen the possibility of glare affecting air traffic and surrounding residential properties. Therefore, no new impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURAL & FORESTRY RESOURCES

Would the project:

4. Agriculture

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

Sources: EIR No. 466, Riverside County General Plan figure OS-2, "Agricultural Resources," and GIS database

Findings of Fact: As analyzed in the certified EIR No. 466 (Initial Study) implementation of the Specific Plan would have a less than significant impact on Agriculture Resources. The proposed project is implementing the approved land use plan for Planning Area No. 2, and has been determined to be consistent with the adopted Specific Plan.

a) The proposed Project site is identified as "Farmland of Local Importance". The proposed Project will not convert Prime Farmland, Unique Farmland, or Statewide Farmland into a non-agricultural land use. Therefore, no new impacts are anticipated.

b) The proposed Project site is not under a Williamson Act contract. Further, the site and surrounding area is not zoned for agricultural use and is not located within an agricultural reserve. Therefore, no new impacts are anticipated.

c) Some properties located to the west of Seaton Ave. are agriculturally zoned as A-1-1 (Light Agriculture with a one acre minimum lot size). Therefore, the Project is required to comply with the Riverside County Ordinance No. 625 (Right to Farm). With compliance with Ordinance No. 625, no new impacts are anticipated.

d) The proposed Project site is not zoned for agricultural use, does not currently contain these uses, and is not classified as Farmland. The Project does not include off-site improvements that would affect existing agricultural uses. As a result, the proposed Project would not involve any other changes resulting in the conversion of farmland or forest land. Therefore, no new impacts are anticipated.

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

Monitoring: No monitoring measures are required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Sources: EIR No. 466, Riverside County General Plan Figure OS-3, "Parks, Forests and Recreation Areas," and Project application materials.

Findings of Fact: The Project site and surrounding properties are not zoned forest land nor contain forest land or timberland. The proposed project is implementing the approved land use plan for Planning Area No. 2, and has been determined to be consistent with the adopted Specific Plan.

a) The proposed Project site is not zoned for and does not contain forest land or timberland. The proposed Project will not conflict with any forest land zoning. Therefore, no new impacts are anticipated.

b) The proposed Project site is not zoned for and does not contain forest land. Thus, the proposed Project will not convert forest land to non-forest land use. Therefore, no new impacts are anticipated.

c) The proposed Project site is not zoned for forest land use, does not contain either of this use nor do the surrounding areas. As a result, the proposed Project would not involve any other changes resulting in the conversion forest land. Therefore, no new impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY

Would the Project:

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c) Result in a cumulatively considerable net increase of

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

Sources: EIR No. 466, SCAQMD CEQA Air Quality Handbook, Table 6-2., Res 2005-461

Findings of Fact: The Certified EIR No. 466 found that construction/short-term emissions thresholds would be exceeded for VOC, NOx and CO and that operational or long-term emissions thresholds would be exceeded for VOC, Nox, CO and PM-10. The Project was also found to result in cumulatively significant impacts to air quality with respect to ozone, CO, and PM-10. The Project was found to result in significant health risk impacts from diesel exhaust. Therefore, impacts related to violation of SCAQMD standards, resulting in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment, and exposing sensitive receptors to diesel exhaust, were determined to be potentially significant. Along with Certification of EIR No. 466 the County adopted Resolution 2005-461 outlining the County's determination that the project's benefits outweighed the adverse environmental effects.

a) The Certified EIR No. 466 determined that the Project will not conflict with or obstruct the AQMP, and thus, there would be no impact. The Project is consistent with SP 341 and EIR 466, therefore implementation of the Project as analyzed in EIR No. 466, will not conflict with or obstruct the AQMP. Therefore, no new impacts are anticipated.

b-e) All impacts related to air quality have been adequately addressed in EIR No. 466. The Certified EIR No. 466 found that the original project would exceed SCAQMD recommended daily thresholds for volatile organic compounds (VOC) and Nitrogen Oxides (NOx) in all years for all development scenarios, and Carbon Monoxide (CO) in all years under the light industrial only and warehouse/distribution only scenarios, but would have exceeded only in Years 2, 6, and 7 of the light industrial plus commercial and warehouse/distribution plus commercial scenarios. Nevertheless, emissions of Sulfur Dioxide (SO2) and particulate matter (PM-10) for all scenarios for all years would be below the SCAQMD thresholds. Daily operations of the original project would exceed the daily thresholds set by SCAQMD for all the criteria pollutants except SO2. In the warehouse/distribution only, and the warehouse/distribution plus commercial scenarios, the cancer risk due to diesel exhaust would exceed the threshold of ten excess cancer cases per million set by SCAQMD and is thereby considered significant. However, the threshold would not be exceeded in the light industrial only and the light industrial plus commercial scenarios. Although the Certified EIR No. 466 found the potential project-related and cumulative impacts to Air Quality to be significant and could not be mitigated to below significance, even with implementation of identified mitigation measures, the Board of Supervisors on August 22, 2005, approved the project and determined that project's benefits outweighed the adverse environmental effects (Project Resolution 2005-461). The proposed Project is implementing the approved land use for Planning Area No. 2, and is consistent with development standards of the approved Specific Plan. The proposed Project is required to implement the mitigation measures **MM Air 1 through MM Air 9** as outlined in EIR No. 466 and no new mitigation measures are required, therefore impacts are within the scope of impacts identified in EIR No. 466.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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f) EIR No. 466 found that the project presents the potential for generation of objectionable odors from diesel equipment operation during construction and operation and paving and architectural coating applications during construction. Recognizing the prevailing wind conditions, short term duration and quantity of emissions in the project area, the Project will not expose a substantial number of people to objectionable odors and impacts from odors were found to be less than significant. The Project is consistent with Specific Plan 341 and analysis contained in EIR No. 466. The Project will not result in objectionable odors affecting a substantial number of people and thus, will not result in new impacts.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

BIOLOGICAL RESOURCES

Would the Project:

7. Wildlife & Vegetation

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

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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Sources: EIR No. 466, AMEC a, AMEC b

Findings of Fact: The certified EIR No. 466 determined the Specific Plan would have a less than significant impacts to biological resources, subject to implementation of mitigation measures. Those mitigation measures have been incorporated in the project's recommended conditions of approval.

a) According to EIR No. 466, the proposed Project is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP); however, it is not within a Criteria Cell and as a result is not subject to WRCMSHCP's Habitat Acquisition Negotiation Strategy (HANS). Additionally, the Project site is characterized as a previously graded site, in which pads were created for the potential Oakwood Business Park, which was never built. An analysis and report was completed for the entire specific plan project site in March 2005 by AMEC. No inconsistencies were reported. However, potential nesting refugia (e.g., small mammal burrows, debris) for the western burrowing owl (BUOW) was seen to occur. In addition, there was a sign of the Stephens' kangaroo rat observed on the specific plan project site during biological surveys conducted by AMEC. One burrowing owl was found to occur on and adjacent to the specific plan project site. Because there is a potential for nesting and foraging habitat for BUOW present. The proposed Project site could be occupied by BUOW at any time of the year and due to the presence of a BUOW on the specific plan project site a pre-construction survey complying with MSHCP guidelines is required. Preconstruction surveys will reduce potential impacts to BUOW that may occupy the proposed Project site prior to ground disturbing activities. To ensure compliance with the MSHCP, mitigation measures **MM Bio 1** and **MM Bio 2** identified in EIR No. 466 shall be implemented. Mitigation measure **MM Bio 1** and **MM Bio 2** as outlined in EIR No. 466 would ensure direct impacts to these special-status mammals and birds' nests are reduced to less than significant levels. Therefore, the Project will not result in new impacts related to conflicts with an adopted HCP and no new mitigation measures are required, therefore impacts are within the scope of impacts identified in EIR No. 466.

b-c) EIR No. 466 found that with compliance with the MSHCP and Riverside County Ordinance No. 810 potential impacts to sensitive species and their habitats are reduced to less than significant levels. The Project is required to implement the mitigation measures outlined in EIR No. 466, MM Bio 1 and MM Bio 2 outlined below, and will not result in new impacts.

d) The proposed Project site features no water bodies or waterways that would affect fish migration. In addition, the Project site is not located within or adjacent to a MSHCP corridor or linkage. Therefore, no impact is anticipated.

e) According to EIR No. 466, the proposed Project site has been pre disturbed for many of years and has thus been converted to a nonnative grassland. Much of the vegetation is weedy with nonnative grasses. No sensitive plant communities, including riparian habitat, occur on the project site. Therefore, no new impacts are anticipated

f) In addition to Section 6.1.2 of the MSHCP, riparian/wetland habitats are considered sensitive by resource conservation agencies. Drainages, streambed, and creeks are potentially considered "waters of the United States" subject to jurisdiction by the United States Army Corps of Engineers (USACE). In addition, a 1600 agreement with CDFG would be required prior to any disturbances upon stream-associated habitats. Under Section 404 of the Federal Clean Water Act, the USACE regulates fill material discharged into "waters of the U.S.," including wetlands. Waters of the U.S. include streams, rivers, lakes, and tributaries thereof. Wetlands are defined through a "three-parameter test" involving wetland hydrology, wetland vegetation, and hydric soils. USACE jurisdiction extends to the ordinary high water mark (Q2.5 event) or to the edge of the wetland. If a project is determined to need a permit from the USACE, then the Regional Water Quality Control Board (RWQCB) reviews the action and may issue a Section 401 certification. Section 1600 of the CDFW Code authorizes the

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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CDFW to regulate impacts to streambeds. CDFW considers most drainages to be “streambeds” unless they are demonstrated to be otherwise. A stream is defined as a body of water that flows at least periodically or intermittently through a bed or channel having banks and that supports fish or other aquatic life.

As outlined in EIR No. 466, the United States Geological Survey (USGS) 7.5-minute Steele Peak, California quadrangle map shows two intermittent “blue-line” streams crossing portions of the project site. For this reason a jurisdictional delineation was conducted to determine the presence and extent of jurisdictional wetlands and/or nonwetland waters of the U.S. on the Project site. Initial surveys conducted as part of the jurisdictional delineation failed to locate areas that appeared to meet typical criteria for jurisdictional wetlands. Soil test pits excavated failed the typical three parameter test (presence of hydrophytic vegetation, hydric soils and wetland hydrology). As a result, the proposed Project does not contain wetlands afforded protection under Section 404 of the Federal Clean Water Act. Per the 2005 jurisdictional delineation the Project site does contain a drainage that is an ephemeral wash deemed non-wetland waters of the US, and if filled would require permits from the US Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife. By complying with regulatory requirements, including compensatory mitigation that is identified in the permits, the project will have less than significant impacts to waters under federal and state jurisdiction. The Project is consistent with SP 341 and EIR 466. Therefore, no new impacts are anticipated.

g) As the Project is required to comply with the MSHCP and Ordinance No. 810 the Project will not conflict with local policies or ordinances protecting sensitive biological resources.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

CULTURAL RESOURCES

Would the Project:

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466, CRM Tech a, CRM Tech b, EIR No. 466

Findings of Fact: The certified EIR No. 466 determined the Specific Plan No. 341 would have a less than significant impact to historical resources.

a) As analyzed in EIR. No. 466 a Historical/Archaeological Resources Survey Report was prepared by CRM Tech for the Project site in June 2004 as well as a archaeological testing and evaluation program (Phase II Archaeological Survey) on pre-historic archeological sites within the site, consisting entirely of bedrock milling features. No sites were identified in the project site. Therefore, no new impacts are anticipated.

b) As analyzed in EIR No. 466, a substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. As a result of the cultural study prepared by CRM Tech, it was concluded that no historical resources exist within or adjacent to the Project site. Therefore, no new impacts are anticipated.

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

Monitoring: No new monitoring measures are required

9. Archaeological Resources

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

Sources: EIR No. 466, CRM Tech, EIR No. 466.

Findings of Fact: The Certified EIR No. 466 determined the Specific Plan would have a less than significant impact to archaeological resources, subject to implementation of the mitigation measures identified in the EIR. Those mitigation measures have been incorporated in the Project's recommended conditions of approval.

a & b) According to EIR No. 465 and CRM Tech's resources survey report and testing and site evaluations report, 14 archaeological sites were identified. These sites were prehistoric resources consisting entirely of bedrock milling features. The milling surfaces were identified solely as shallow grinding slicks. To add, no artifacts were observed on the surface of these sites. Although the Project has the potential to alter or destroy these sites, the sites are considered to have been adequately documented by the Historical/Archaeological Survey Report and the Archaeological Testing and Site Evaluations conducted by CRM Tech. Nonetheless, the proposed Project site has already been substantially disturbed due to grading activities, and thus no new impacts are anticipated.

c) According to EIR No. 466 and CRM Tech's cultural resources report dated June 2004, no human remains were identified. As previously stated, the proposed Project is pre disturbed and has been previously graded. As a result, the proposed Project is not expected to disturb any human remains, including those interred outside of formal cemeteries. Due to the lack of formal cemeteries and known informal family burial plots within the Project area, the Project is not expected to have an impact on human remains. However, if buried cultural materials are discovered during project construction, all work will be halted until a qualified archaeologist can evaluate the natural and significance of the discovery. Therefore, impacts from the proposed Project are within the scope of impacts identified in the previous EIR and no new impacts are anticipated.

d) There are no known or documented existing religious or sacred uses within the proposed Project site. Therefore no impact is anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: EIR No. 466, Riverside County General Plan Figure OS-8, "Paleontological Sensitivity"

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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Findings of Fact: The certified EIR No. 466 determined the Specific Plan would have a less than significant impact to paleontological resources.

a) According to Riverside County's General Plan Paleontological Sensitivity map and GIS database, the eastern portion of proposed Project is located in a High Potential for Sensitivity B area for finding paleontological resources and the western portion of the project is located in a Low Potential for Sensitivity area. High Sensitivity B areas, indicate that resources are likely to be encountered at or below four feet of depth and may be impacted during excavation by earth moving activities. Standard Riverside County conditions of approval require consultation with a qualified Paleontologist that will monitor for paleontological resources during grading. Therefore, impacts from the proposed Project are within the scope of impacts identified in the previous EIR, and no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

GEOLOGY AND SOILS

Would the Project:

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

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

Sources: EIR No. 466 Riverside County General Plan Figure S-2, "Earthquake Fault Study Zones," GIS database, KWI

Findings of Fact: The Certified EIR No. 466 determined that potential impacts from the Project associated with exposing people or structures to adverse effects and being subject to rupture of a known earthquake fault to be less than significant with Incorporation of standard UBC and County requirements for construction, and recommendations from each building's geotechnical report.

a & b) According to Riverside County's GIS database, there are no mapped faults or fault zones within the immediate vicinity of the proposed Project site and it is not located in an Alquist Priolo earthquake fault zone or County fault hazard zone. According to the Geotechnical Study prepared by Kleinfelder West, Inc. on July 16, 2013, no portion of the Project site is located within a State of California-Special Studies Zone/Alquist-Priolo Earthquake Fault Zone. The closest zoned fault to the site is the San Jacinto fault zone, which is located approximately 10 miles northeast of the Project site. Incorporation of current standard building code and County requirements for construction and recommendations outlined in the geotechnical report are conditioned as part of the project and will minimize impacts during an earthquake event. The proposed project will not expose people or structures to the risk of loss, injury, or death as it is not located on or near a State of California-Special Studies Zone or any other known fault. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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12. Liquefaction Potential Zone

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

Sources: EIR No. 466, Riverside County General Plan Figure S-3, "Generalized Liquefaction", KWI

Findings of Fact: Certified EIR No. 466 found that potential impacts associated with seismic-related ground failure, including liquefaction, with incorporation of standard building code and County requirements for construction, and recommendations from each building's geotechnical report the Project will have less than significant impacts.

a) Liquefaction occurs when saturated, loose, coarse-grained or silty soils are subjected to strong shaking resulting from earthquake motions. According to the Geotechnical Study prepared July 16, 2013 by Kleinfelder, the characteristics of the soils and the anticipated groundwater level of the proposed Project site is identified as having a very low potential for liquefaction. As the Project will be required to comply with standard conditions of approval and recommendations of the geotechnical study, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

13. Ground-shaking Zone

- a) Be subject to strong seismic ground shaking?

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

Findings of Fact: Certified EIR No. 466 identified that given the project's location in Southern California, and the common occurrence of earthquake faults in the region, the Project may experience strong seismic ground shaking from a local or regional earthquake of large magnitude. However, with implementation of current building code and County requirements for construction, and recommendations from each building's geotechnical report the Project was found to have no new impacts associated with strong seismic ground shaking.

a) According to the Geotechnical study prepared by Kleinfelder West, Inc dated July 16, 2013, the proposed Project site can be expected to be subject to strong seismic shaking during its design life, but the Project site is not located within close proximity to a State of California-Special Studies Zone/Alquist-Priolo Earthquake Fault Zone or any other fault. As a result, the project is not required to investigate the potential for and setback from ground rupture hazards. Nevertheless, incorporation of standard building code and County requirements for construction and recommendations as outlined in the geotechnical study are conditioned as part of the Project and will minimize impacts during strong seismic ground shaking. Therefore, the Project was found to have no new impacts.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

14. Landslide Risk

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

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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Sources: EIR No. 466, Riverside County General Plan, Figure S-5, "Regions Underlain by Steep Slope"

Findings of Fact: Certified EIR No. 466 found that there are no known or mapped geologic units or soils that are unstable or could become unstable as a result of the project. The project site does contain steep slopes (greater than 15%), nor does the site contain an unstable slope (potential for rockslides or landslides). Therefore, the Project was found to have no new impacts associated with potential landslides.

a) The Riverside County's General Plan Safety Element identifies no known or mapped geologic units that could potential result in or off-site landslides, lateral spreading, and collapse or rockfall hazards. According to the Geotechnical study prepared by Kleinfelder West, Inc. dated July 16, 2013, the proposed Project site is not located within a State or county designated landslide hazard zone. To add, the site is relatively flat and the risk at the site from landslides and other forms of mass wasting is low. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

15. Ground Subsidence

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

Sources: EIR No. 466 County Board of Supervisors Resolution No. 94-125, KWI

Findings of Fact: Certified EIR No. 466 found that there are no known geologic units or soils that are or would become unstable and result in subsidence because of this project. However, the RCIP General Plan's Safety Element indicates that the eastern portion of the project site is at the edge of a susceptible ground subsidence area. As required by standard County procedures the Project prepared a site-specific geotechnical report, by Kleinfelder West, Inc. (KWI) dated July 16, 2013, in order to identify if any specific requirements will be necessary to ameliorate potential unstable soil hazards. The KWI site-specific geotechnical report did not identify ground subsidence to be an issue and did not outline specific recommendations to address subsidence. However, the Project will follow engineering and design parameters in accordance with the most recent edition of the building code and/or Structural Engineers Association of California parameters as well as the site-specific requirements set forth in the KWI site-specific geotechnical report. Therefore, potential impacts associated with unstable soils are less than significant.

a) The KWI site-specific geotechnical report did not identify ground subsidence to be an issue and did not outline specific recommendations to address subsidence. However, the Project will follow engineering and design parameters in accordance with the most recent edition of the building code and/or Structural Engineers Association of California parameters as well as the site-specific requirements set forth in the KWI site-specific geotechnical report. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

16. Other Geologic Hazards

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

Sources: EIR No. 466

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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Findings of Fact: The Certified EIR No. 466 found that the nearest large inland water body is Lake Perris located east of the project site, which would not pose a threat to the proposed project in the event of a large earthquake, that would potentially induce a seiche in the lake. There are no volcanoes in the proposed project site vicinity. Since there are no steep slopes (as discussed above), impacts from other geologic hazards are not expected.

a) The closest large inland body of water is Lake Perris, which is located east of the Project site. Lake Perris would not pose a threat to the proposed Project in the event of a large seismic earthquake, that would potentially induce a seiche in the lake. There are no volcanoes in the proposed Project site vicinity. Lastly, the proposed Project is relatively flat. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

17. Slopes

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

Sources: EIR No. 466 Project application materials, KWI

Findings of Fact: The Certified EIR NO. 466 found that the proposed Project site is essentially level. Limited grading may be required during project construction to establish finished grades. The scale of activity will be consistent with that for ongoing construction in the area. Changes to topography will not be significant. The proposed project site development will not involve the formation of cut or fill slopes greater than 2:1 or higher than 10 feet. Septic systems are not located on the project site. Therefore, potential impacts are less than significant.

a) According to the Geotechnical study prepared by Kleinfelder West, Inc. dated July 16, 2013, the proposed Project site generally slopes towards the east and north; slope heights between the lots are generally less than 5 feet with one slope on the north portion of the site being 12 feet high. Nevertheless, the scale of grading activity will be consistent with County requirements and ongoing construction in the Project area. Therefore, impacts are considered less than significant.

b) According to the Geotechnical study prepared by Kleinfelder West, Inc. dated July 16, 2013, the proposed Project site development will involve the formation of cut or fill to an approximate maximum height of 34 feet. Currently, the slope does not meet the County of Riverside requirements for surficial slope stability. However, based upon Specific Plan No. 341, these slopes will be removed or regraded as part of site development. Therefore, impacts are considered less than significant.

c) According to Specific Plan No. 341, a system of sewer lines was constructed on the project site by the Community Facilities District No. 88-8 in the early 1990's. To add, there are no septic systems located on the project site nor is it proposed. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: EIR No. 466, KWI

Findings of Fact: The Certified EIR No. 466 found the site to be on mapped soils that have a low to moderate potential for erosion. The proposed project will be required to reduce or eliminate soil erosion sedimentation during construction activities by obtaining coverage under the State Water Resources Control Board NPDES permit for construction. The permit requires that Best Management Practices (BMPs) will be used on-site to ensure that soil erosion due to wind or water does not occur during the construction phase. The project site is not located on expansive soils. Therefore, potential impacts are less than significant.

a) Construction activities have the potential to result in soil erosion or the loss of topsoil. However, erosion will be addressed through the implementation of the existing erosion control standards and policies of the County. Nevertheless, the Project site has already been graded and as a result already filed a Notice of Intent with the Santa-Ana Regional Water Quality Control Board (RWQCB) indicating that the proposed Project's construction activities would be in compliance with the "conditions" of the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002). The primary condition of the Construction Activities General Permit would consist of a Storm Water Pollution Prevention Plan (SWPPP) which would include Best Management Practices (BMPs) to address soil erosion. Once the project has been constructed it will largely be covered with hardscape and structures or landscaping. Therefore, the site improvements will stabilize the soil once construction is complete. Upon compliance with these standard regulatory requirements, the project is not anticipated to result in substantial soil erosion or the loss of topsoil. Therefore, impacts are considered less than significant.

b) Building code requirements pertaining all structures will mitigate any potential impacts to less than significant. According to the Geotechnical study prepared by Kleinfelder West, Inc, expansive soils are not anticipated to adversely impact the design and construction of the proposed Project. Therefore, impacts are considered less than significant.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: EIR No. 466, U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

c) There are no septic tanks proposed as part of this Project. The Project will connect to existing sewer lines for the disposal of waste water. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
19. Erosion				
a) Change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466, U.S.D.A. Soil conservation Service Soil Surveys, PBLA

Findings of Fact: The Certified EIR No. 466 found that storm water runoff from the Project site will drain into an existing storm drain system that will discharge into the Perris Valley Storm Drain (open channel, concrete lined) that terminates at the San Jacinto River. Since the project is located on a site that has existing infrastructure, and the appurtenant storm drain system was designed to adequately capture, convey and discharge flows into the San Jacinto River, impacts are considered less than significant. It also found that by following the standards pursuant to the NPDES Permit for construction activities, the Project is expected to have less than significant impacts to water erosion either on or off-site.

a) There are no streams or waters on or near the Project site. The Project will not have a direct impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. With implementation of the County required Water Quality Management Plan the potential for water erosion during operation is addressed. Therefore, no new impacts are anticipated.

b) The proposed Project is not anticipated to result in any increase in water erosion either on or off site. Compliance with the NPDES General Permit for Stormwater Discharge Associated with Construction Activity and implementation of a Water Quality Management Plan will reduce the loss of topsoil, substantial erosion, or discharge of polluted runoff. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

20. Wind Erosion and Blowsand from project either on or off site.				
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466, Riverside County General Plan Figure S-8, "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 and Ord. 484

Findings of Fact: The Certified EIR No. 466 found that project site has moderate potential for wind erosion, similar to most of Riverside County. However, the site is not located within the boundaries of Riverside County's Agricultural Dust Control Area as established by Ordinance No. 484. Therefore, impacts from wind erosion and blow sand on- and off-site are considered less than significant with compliance with the NPDES construction permit.

a) According to Riverside County General Plan Figure S-8 the Project site lies within a moderate area of wind erosion. The proposed Project is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties are less than significant and impacts from wind erosion and blow sand on- and off-site are considered less than significant with compliance with the NPDES construction permit. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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GREENHOUSE GAS EMISSIONS

Would the Project:

21. Greenhouse Gas Emissions

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

Sources: EIR No. 466

Findings of Fact: The Certified EIR No. 466 did not include analysis of these threshold questions for Greenhouse Gas (GHG) emissions. This is because when the EIR was prepared the County's environmental assessment form and the California Environmental Quality Act (CEQA) Guidelines did not include these threshold questions specifically related to GHG.

- a) The proposed Project is consistent with Specific Plan No. 341. Planning Area 2 of Specific Plan No. 341 provides for the development of approximately 72.52 acres with either light industrial and warehouse/distribution land uses or commercial retail and office uses on that portion of the Majestic Freeway Business Center located south of Martin Street, west of Harvill Avenue, north of Cajalco Expressway and east of Seaton Avenue. Approximately 1,660,500 square feet of light industrial and warehouse/distribution land uses will be built in Planning Area 2 at an estimated FAR of 0.53. The proposed Project includes construction of a high-cube distribution center for Majestic Freeway Business Center, which consists of a 1,191,500 square foot building, with 5,000 square feet designated for office use, and the remaining 1,186,500 square feet designated for warehousing within Planning Area 2 of Specific Plan No. 341.

EIR No. 466 evaluated the potential environmental impacts resulting from development of Specific Plan No. 341. As the proposed Project is consistent with Planning Area 2 of Specific Plan No. 341, the proposed Project is also consistent with EIR No. 466.

As outlined under Section 6. Air Quality Impacts above, EIR No. 466 evaluated the potential impacts to air quality from development of Specific Plan No. 341, including construction of approximately 1,660,500 square feet of light industrial and warehouse/distribution land uses in Planning Area 2. Emissions were calculated using methodology approved by the South Coast Air Quality Management District and based on information contained in the traffic study prepared for the specific plan. EIR No. 466 found that construction/short-term emissions thresholds would be exceeded for VOC, NOx and CO and that operational or long-term emissions thresholds would be exceeded for VOC, NOx, CO and PM-10. The Project was also found to result in cumulatively significant impacts to air quality with respect to ozone, CO, and PM-10. The Project was found to result in significant health risk impacts from diesel exhaust. Therefore, impacts related to violation of SCAQMD standards, resulting in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment, and exposing sensitive receptors to diesel exhaust, were determined to be potentially significant. Along with Certification of EIR No. 466 the County adopted Resolution 2005-461 outlining the County's determination that the project's benefits outweighed the adverse environmental effects.

As identified in recent case law, the adoption of guidelines or regulations for evaluating GHG emissions does not constitute new significant information requiring additional CEQA review if the information regarding the underlying issue was known or should have been known at the time the original analysis was conducted and the prior EIR certified. In *Concerned Dublin Citizens v City of Dublin* (2013) 214 Cal.App.4th 1301, the court found that the adoption of new guidelines for the evaluation of GHG emissions was not significant new information requiring further review under CEQA since that information could have

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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been addressed in connection with the certification of the original EIR. The court makes clear that a change in significance thresholds alone does not qualify as "significant new information" and the change in regulations or guidelines is not demonstrative of an actual physical environmental impact that the project may have on the environment. See also *Citizens for Responsible Equitable Environmental Development (CREED) v City of San Diego* (2011) 196 Cal.App.4th 515.

As detailed above, the proposed Project is consistent with Specific Plan No. 341 and the prior certified EIR No. 466. EIR No. 466 provided detailed air quality analysis for an industrial facility similar in scope and scale to the proposed Project. At the time EIR No. 466 was certified, the importance of GHG emissions was known and lead agencies were beginning to include this analysis within CEQA documents. As stated by the court in *CREED*, the potential effects of GHG emissions and climate change have been documented since 1978. In 1988, the United Nations and the World Meteorological Organization established the Intergovernmental Panel on Climate Change and in 1994 the United States joined a number of countries throughout the world in signing the United Nations Framework Convention on Climate Change, helping lead to the Kyoto Protocol on February 16, 2005.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required.

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

Findings of Fact: The Certified EIR No. 466 did not include analysis of these threshold questions for Greenhouse Gas (GHG) emissions. This is because when the EIR was prepared the County's environmental assessment form and the California Environmental Quality Act (CEQA) Guidelines did not include these threshold questions specifically related to GHG.

b) See response to 21. a) above.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

22. Hazards and Hazardous Materials

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

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
school?				
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466, Project application materials.

Findings of Fact: As stated in the Project Description the proposed Project will involve the construction of a warehouse facility, and detention basins. As outlined in Certified EIR No. 466 the Project will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies etc. The proposed Project is to be used for Light Industrial and warehouse/distribution under the existing Manufacturing-Service Commercial (MS-C) and Industrial Park (I-P) zoning. These zones permit for certain land uses which might use hazardous materials. To add, construction and subsequent maintenance of the Project site will require the short term use of petroleum based fuels, lubricants, pesticides, and other similar materials. During construction, petroleum based fuels may be stored at the Project site for the specific purpose of fueling construction equipment. The potential for the Project to create a significant hazard to the public or the environment was found to be less than significant.

a) Any hazardous materials used for the proposed Project construction or maintenance will be used in accordance with standard safety measures and regulations. Such measures and regulations are under the jurisdiction of numerous federal, state, and local agencies. At the federal level, such agencies and legislation include Environmental Protection Agency; Occupational Safety and Health Administration; Resource Conservation and Recovery Act; Hazardous Materials Transportation Act; Hazardous and Solid Waste Amendments Act; Comprehensive Environmental Response, Compensation, and Liability Act; Superfund Amendments and Reauthorization Act; Emergency Planning and Community Right-to-Know; and Code of Federal Regulations titles 10, 29, 40, and 49. At the state level, such agencies and legislations include, but are not necessarily limited to: state Occupational Safety and Health Administration; California Environmental Protection Agency; Department of Fish and Game; Department of Transportation; Department of Toxic Substances Control; Air Resources Board; Regional Water Quality Control Board; Office of Emergency Services; State Office of Environmental Health Hazard Assessment; Hazardous Material Management Act; Hazardous Waste Control Law; Emergency Services Act; Hazardous Materials Storage and Emergency Response; Safe Drinking Water and Toxic Enforcement Act of 1986; and the California Code of Regulations. Lastly, at the local level there is the Riverside County Hazardous Waste Management Plan. As the Project is required to comply with all federal, state, and local jurisdictional regulations, no new impacts are anticipated.

b) As discussed in the response a) above, Project construction and operation will comply with applicable federal, state, and local laws and regulations regarding the use and storage of hazardous materials. Therefore no new impacts are anticipated.

c) The proposed Project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The proposed Project has allowed for sufficient provision of emergency response, with access to Cajlco Expressway and Martin Street, four driveways that will allow for full turning movements and regional access to the Project site will be provided by I-215 Freeway via Ramona Expressway through project design and payment of development impact fees. Therefore, no new impacts are anticipated.

d) The Project boundary is within the Val Verde School District. There are no existing or proposed schools within one-quarter mile of the Project site or in the project vicinity. Additionally, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, no new impacts are anticipated.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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e) According to the California Department of Toxic Substances Control's Environstor database, there are no listed hazardous sites located in close proximity to the Project site. The closest site is non-operating and is approximately a half mile to the south located at 19991 Seaton Avenue in Perris and was historically used for manufacturing polyester resin. Nevertheless, the proposed Project is not in close proximity to the site mentioned above and is not located on a site hazardous waste site. Therefore, no impact is anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

23. Airports

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

Sources: EIR No. 466

Findings of Fact: The Certified EIR No. 466 found that the site is located within the March Air Reserve Base Airport Influence Policy Area as identified in the RCIP Mead Valley Area Plan. The applicable documents for determining land use compatibility around March Air Reserve Base are the March 1998 AICUZ Study, the 1984 ALUP and the 1986 Airport Influence Area Map. The Specific Plan is consistent with the Area II compatibility guidelines set forth in those documents and no new impacts are anticipated.

a) According to the Riverside General Plan and County GIS Database, the proposed Project is located within the Safety Zone (Airport Area) II of the March Air Reserve Base Airport Influence Area. However, the proposed Project consists of a warehouse/distribution center and does not propose the construction of homes, therefore, it is considered acceptable in the Safety Zone II. Therefore, impacts are considered less than significant.

b) According to the Riverside General Plan and County GIS Database, the proposed Project is located within the Safety Zone (Airport Area) II of the March Air Reserve Base Airport Influence Area. Nevertheless, the proposed use of the Project is consistent with that zone and does not require review by the Airport Land Use Commission. Therefore, no new impacts are anticipated.

c & d) The proposed Project would not result in a safety hazard for people residing or working in the Project area. The proposed Project is located within the Safety Zone (Airport Area) II of the March Air Reserve Base Airport Influence Area and is considered acceptable in that zone. The proposed warehouse/distribution center is considered a consistent use under the County General Plan and will not result in a safety hazard due to its proximity to the March Air Reserve Airport. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

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

Sources: EIR No. 466

Findings of Fact: Certified EIR No. 466 found that the Project is not located within a designated hazardous fire area.

a) The proposed Project is not located within a high fire area. Figure S-11 of the Riverside County General Plan designates this area as "low" in regards to fire susceptibility. Therefore, this Project will not have an impact nor expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

HYDROLOGY AND WATER QUALITY

Would the Project:

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

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

Sources: EIR No. 466, Riverside County Flood Control District Flood Hazard Report/Condition, PBLA

Findings of Fact: Certified EIR No. 466 found that potential impacts associated with altering the existing drainage pattern of the site, contributing runoff water that would exceed capacity or provide new sources of polluted runoff, violate water quality standards, or otherwise degrade water quality were found to be less than significant with compliance with the NPDES General Permit for Construction Activities and for Industrial Activities as well as Project Specific Water Quality Management Plans for each individual project proponent within the SP. The project's domestic water will be provided by Eastern Municipal Water District and was determined not to have a potential to deplete ground water supplies. The Project site is not located within a 100-year flood hazard area. Certified EIR No. 466 included mitigation measures that required compliance with these regulations as well as to construct their fair share of on-site storm water infrastructure or demonstrate that existing on-site facilities can effectively accommodate 100-year event flows.

a) The proposed Project site was previously graded to create 18 relatively flat terraced lots of land. The Project site has been designed to follow the existing flow patterns throughout the site and maintain the same area of flow post-construction by including structural and treatment BMPs, which includes 110,436 s.f. of self treating landscaped areas and two detention/filtration basins located in the north and south areas of the proposed Project. Additionally, prior to issuance of grading permits, the proposed Project is required to prepare a SWPPP pursuant to the statement General Construction Permit NPDES No. CAS000002, Waste Discharge Requirements Order No. 2012-0006-DWQ that incorporates BMPs to minimize the potential for construction related runoff and erosion. As a result, the proposed Project will not substantially alter an existing drainage pattern, including alteration of the course of a stream or river, in a manner resulting in substantial erosion or siltation on- or of the course. Therefore, no new impacts are anticipated.

b) The Project site currently has approximately 206,260 s.f. of existing imperviously surfaces and at buildout the proposed Project proposes as estimated 2,211,661 s.f. of impervious surfaces to be within the the Project limits. By increasing the percentage of impervious surfaces on the site, less water will percolate into the ground and more surface runoff will be generated. Paved areas and streets will collect dust, soil and other impurities that would then be assimilated into surface runoff during rainfall events. Potential pollutants such as sediment/turbidity, nutrients, trash and debris, oxygen demanding substances, bacteria and viruses, oil and grease, and pesticides are expected as a result of industrial development.

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

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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However, potential water quality impacts related to construction of the proposed Project are limited as a result of the nature of the proposed land uses and established regulatory mechanisms which govern the construction phase of the Project as follows:

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

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

c) The domestic and irrigation water will be supplied to the project site by Eastern Municipal Water District. As outlined in Eastern Municipal Water Districts 2010 Urban Water Management Plan (UWMP) the UWMP, in addition to being prepared in compliance with Water Code Section 10620(a) of the Urban Water Management Act and the Water Conservation Act, it will be used by EMWD to support water supply assessments. To insure that planning efforts for future growth are comprehensive, EMWD incorporates regional projections in its UWMP. The Riverside County Center for Demographic Research 2010 Projection is used to calculate future population for the UWMP. RCCDR considers land use and land agency information to develop projections. The project site is currently designated as light industrial as reflected in the Riverside County GIS database and the proposed project is consistent. Therefore, the development of this site as light industrial was considered in developing the UWMP.

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

d) By increasing the percentage of impervious surfaces on the Project site, less water would percolate into the ground, thereby generating more surface runoff. Thus, the proposed Project may potentially exceed storm water drainage system capacity. Paved areas and streets would collect dust, soil and other impurities that would then be assimilated into surface runoff during rainfall events. Pollutants such as trash and debris, oil and grease, sediment, metals, and pesticides are expected to be present in surface water runoff once Project development occurs, which may potentially result in negative impacts to surface water quality; thus, potentially contributing to

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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additional sources of polluted runoff. However, as discussed above in, two basins are proposed in the project boundary to ensure storm water runoff will not exceed existing conditions. In addition, the Project would be required to comply with NPDES requirements, implementing a project-specific SWPPP and implementing BMPs from the project-specific WQMP for post-construction, as identified above. Compliance with these standards will minimize the project’s increased runoff and additional sources of polluted runoff. Therefore, no new impacts are anticipated.

e & f) According to the Riverside County GIS database the Project area is not located within a mapped 100-year flood plain or flood hazard area. Therefore no structures will be placed in a 100-year flood hazard area and no new impacts are anticipated.

g) Please refer to 25b) above.

h) The Project site has been designed to minimize drainage infrastructure. A WQMP has been prepared by PBLA Engineering, Inc. dated September 5, 2013 includes BMPS that allow for the design and construction of two detention basins. These BMP’s are designed to treat low flows and would not create any operating impacts such as standing water or vector issues. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

Sources: EIR No. 466, Riverside County General Plan Figure S-9 “100- and 500-Year Flood Hazard Zones.” Figure S-10 “Dam Failure Inundation Zone.” Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact: Certified EIR No. 466 found the Project to have less than significant impacts related to result in on- or off-site flooding, change in absorption rates, location in an inundation area or change the amount of surface water in any water body.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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a) The proposed Project will be developed on a property that has an existing storm drain system, roads, sidewalks, and appurtenant infrastructure. Development will not alter the course of a stream or river (since the overall contribution of runoff to the San Jacinto River is insignificant). Although development of the project will reduce the area of permeability on the project site, the increased runoff will be captured by and carried through existing storm drain systems which was designed to accommodate the ultimate storm water flows expected at Project built-out. This storm drain system prevents the increased runoff from creating on-site or off-site flooding. Additionally, current drainage pattern effectively directs runoff to the intersection of Messenia Lane and Harvill Avenue; however, the proposed Project proposes to redirect the majority of the drainage from the north to the south. As a result, the proposed Project proposes to construct two detention basins in the south and northeast portion of the Project, which will treat storm water runoff before leaving the site. Lastly, the proposed Project is not located in a 100-year flood zone. Therefore, no new impacts are anticipated.

b) Upon Completion of the proposed Project, the run-off coefficient will be increased because of the increase in impervious surfaces that restrict infiltration. The rate of run-off was included in the design for the existing storm drain system as well as Project WQMP. Therefore, no new impacts are anticipated.

c) The nearest dam to the proposed Project is the Perris Dam located approximately 4.5 miles east of the Project. Although the dam faces in the direction of the proposed Project, the Project is not located within a dam inundation area. Therefore, no new impacts are anticipated.

d) As the Project includes impervious surfaces the amount of storm water run-off will increase from these areas. However, through the utilization of existing storm water facilities and the construction of BMPs as outlined in the WQMP, including two detention basins the development will not cause a significant increase in the amount of surface runoff. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

LAND USE PLANNING

Would the Project:

27. Land Use

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

Sources: EIR No. 466, RCIP, GIS database, Project application materials

Findings of Fact: The Certified EIR found the Project would not result in a substantial alteration of planned use for the area. The Project was found to be consistent with the planned uses in the City of Perris' sphere of influence. Therefore, potential impacts are less than significant.

a) The proposed Project proposes a 1,191,500 square foot warehouse/distribution center on 57 gross acres. The proposed Project is consistent with the Light Industrial (LI) land use designation, as reflected in the adopted Specific Plan No. 341 approved Land Use Plan, and with all other policies of the County General Plan, and the Specific Plan. Therefore, no new impacts are anticipated.

b) The proposed Project is located within the City of Perris Sphere of Influence. Nevertheless the proposed Project does not adversely affect land use within the City of Perris Sphere of Influence. Therefore, no new impacts are anticipated.

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

Monitoring: No new monitoring measures are required

28. Planning

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

Sources: EIR No. 466, Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact: Certified EIR No. 466 found that Project impacts related to existing and surrounding zoning, existing and planned surrounding land uses, or from dividing an established community to be less than significant.

a) The proposed Project includes a warehouse/distribution center and thus is a permitted use and is consistent with the development standards for the existing zoning of Manufacturing-Service Commercial (MS-C) and Industrial Park (I-P). Therefore, no new impacts are anticipated.

b) The site is surrounded by properties zoned as Manufacturing-Service Commercial (MS-C), Industrial Park (I-P), and Rural Residential (R-R-1). The City of Perris is located to the east of the Project on the opposite side of the I-215 Freeway. Although there are some residential uses and zoning south and west of the Project, these are mitigated by lower impact zones such as Industrial Park (I-P) acting as a buffer to the residences are physically separated by Cajalco Road and Seaton Road. The remaining surrounding properties are similarly zoned Manufacturing-Service Commercial. Therefore, no new impacts are anticipated.

c) The proposed Project is surrounded by single family residences to the northwest; other vacant land that is under the Majestic Freeway Business Center Specific Plan No. 341 to the northeast; buildings and vacant land that is zoned for industrial uses to the south. The proposed Project is consistent with Specific Plan No. 341 in the configuration of potential industrial uses east of Harvill Avenue as properties north and south of the project are designated for industrial type uses. Seaton Avenue acts as a natural buffer separating the existing residential uses from the proposed Project. Therefore, no new impacts are anticipated.

d) The Project proposes a 1,191,500 square foot warehouse/distribution center on 57 gross acres. The project is consistent with the Light Industrial (LI) land use designation, as reflected in the adopted Specific Plan No. 341's approved Land Use Plan, and with all other policies of the General Plan. Therefore, no new impacts are anticipated.

e) The proposed Project will not disrupt or divide the physical arrangement of an established community. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

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

Would the Project:

29. Mineral Resources

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

Sources: EIR No. 466

Findings of Fact: The Certified EIR No. 466 found that the Project is not located within a site that is known for mineral resources. The Project was found to have no impact or less than significant impacts related to mineral resources.

a) According to the County's General Plan Multipurpose Open Space Element, the proposed Project site is located within Mineral Resources Zone No. 3 (MRZ-3). MRZ-3 zone is defined as areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. The Project site contains no known mineral resources. Therefore, no new impacts are anticipated.

b) There are no identified mineral resource sites within proximity of the Project site. Therefore, no new impacts are anticipated.

c) The proposed Project site will not be an incompatible land use to a State classified or designated area existing surface mine. There are no mines or mineral resource areas located near the Project site. Therefore, no new impacts are anticipated.

d) The proposed Project site is not located in an area of proposed, existing or abandoned quarries or mines; therefore, project development would not expose people or property in the Project area to these hazards. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

NOISE

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: EIR No. 466, Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Ord No. 348

Findings of Fact: Certified EIR No. 466 found that the Project site noise exposure is mainly controlled by the adjacent Interstate 215.

a) The proposed Project is not located within an airport land use plan or within 2 miles of a public airport or public use airport. Nevertheless, the Project is located within proximity of March Air Reserve Base and is within Safety Zone II of the March Air Reserve Base Airport Influence Policy Area. However, according to EIR No. 466 the proposed Project's land use are permitted within Area II as described in the 1984 ALUP and the proposed Project is consistent with the Area II guidelines set forth. Additionally EIR No. 466 states, the Federal Aviation Regulation Part 77 states that the established airfield elevation at MARB is 1,538 feet above mean sea level and thus any structure on the project site would have to exceed an elevation of 1,688 feet, which is a building height range between 88 and 188 feet, above mean sea level before it encroaches into the Part 77 surfaces for the MARB runways. Nonetheless, EIR No. 466 states, pursuant to the Riverside County Ordinance No. 348, the height of the proposed project buildings shall not exceed 75 feet. Therefore, no new impacts are anticipated.

b) The proposed Project is not within the vicinity of a private airstrip. Therefore, no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

Definitions for Noise Acceptability Ratings

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

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

31. Railroad Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Sources: EIR No. 466, Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: Certified EIR No. 466 found that the Project site noise exposure is mainly controlled by the adjacent Interstate 215 (I-215).

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

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less than Significant New Impact	No New Impact
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Definitions for Noise Acceptability Ratings

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

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

32. Highway Noise

NA A B C D

Sources: EIR No. 466, On-site inspection, Project application materials.

Findings of Fact: Certified EIR No. 466 found that "Normally Compatible" noise levels for proposed light industrial and warehouse/distribution uses extend up to 75 dBA CNEL and "Conditionally Acceptable" noise levels extend up to 80 dBA. The off-site source of noise that has a potential to generate a noise impact to the Majestic Freeway Business Center is traffic noise from I-215 and the roads located immediately adjacent to the proposed project. Noise levels affecting the Project site will range from 55.6 to 74.9 dBA CNEL. Based upon Riverside County General Plan standards, the Project will be compatible with existing and projected noise levels and no new impacts are anticipated.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

Definitions for Noise Acceptability Ratings

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

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

33. Other Noise

NA A B C D

Sources: EIR No. 466, Project application materials, GIS database.

Findings of Fact: The Certified EIR No. 466 found there are no other known sources of noise in the area that would be considered an impact to the Project site. Therefore, no new impacts are anticipated.

There are no new sources of noise in the Project area.

Mitigation: No new mitigation measures are required.

Monitoring: No new monitoring measures are required

34. Noise Effects on or by the Project

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