

FORM APPROVED COUNTY COUNSEL
 BY: Anita C. Willis 10-22-15
 ANITA C. WILLIS DATE

Departmental Concurrence

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
 September 9, 2015

SUBJECT: RESOLUTION NO. 2015-229, PLOT PLAN NO. 25183, TENTATIVE PARCEL MAP NO. 33691R1 – Intent to Certify EIR NO. 539 (Fast Track No. 2012-03) – Applicant: Joe Poon, French Valley Airport Center, LLC – Engineer/Representative: Stan Heaton, Temecula Engineering Consultants – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Light Industrial (LI) (0.25-0.60 FAR) as reflected on the Specific Plan Land Use Plan – Location: Northerly of Jolyn, southerly of Auld, easterly of Sky Canyon, and westerly of Leon Avenue – 34.38 Acres – Zoning: Specific Plan (SP) **REQUEST:** Plot Plan No. 25183, a proposal for the development of a business/industrial park for single-story light industrial office buildings, comprised of 57 units and ranging from 3,000 to 30,000 square feet and with a combined gross floor area of 331,003 square feet. As shown in Exhibit A, parcel 2 is proposing 15 single-story light industrial structures between 3,000 and 30,000 square feet, consisting of 33 individual units, 6 basins, parking, trash enclosures and access drive isles.

Steve Weiss
 Steve Weiss, AICP
 Planning Director

(Continued on next page)

Juan C. Perez
 Juan C. Perez
 TLMA Director

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

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

C.E.O. RECOMMENDATION:
 APPROVE
 BY: Tina Grande
 Tina Grande
 County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: | District: 3 | Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: RESOLUTION NO. 2015-229, PLOT PLAN NO. 25183, TENTATIVE PARCEL MAP NO.
33691R1**

DATE: September 9, 2015

PAGE: Page 2 of 3

SUBJECT (continued from previous page)

Parcels 4 and 5 (the east side of the of the project), the applicant is proposing 10 single-story light industrial structures between 3,000 and 30,000 square feet, consisting of 26 individual units, 4 basins, parking, trash enclosures and access drive isles. Tentative Parcel Map NO. 33691R1, as conjunctive with the Plot Plan, proposes a Schedule G subdivision to divide 82.74 acres into 11 parcels for office/business and resides within Planning Area (PA) No. 2 of the Borel Airpark Center Specific Plan (SP265A1). The map has two phases, one phase is a condominium map, the second phase is fee simple. The APN location for the Plot Plan and Parcel Map: 963-080-002.

RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT RESOLUTION NO. 2015-229 certifying Environmental Impact Report No. 539 based upon the findings and conclusions in the resolution and incorporated in the staff report; and,

APPROVE PLOT PLAN NO. 25183, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 33691R1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

There are two primary reasons for the request to consider the new Plot Plan. First, the French Valley Airport Land Use Compatibility Plan (ALUCP) has been revised due to the elimination of the second runway at this airport. The consequence of this change in the ALUCP is that additional property owned by the developer of the French Valley Airport Center is available for development because the boundaries of the Airport Compatibility Zones have been modified to allow development on Parcel 2 of Planning Area 2 for the development of 15 additional single-story light industrial buildings, which was not previously available for development.

The second reason for this is to obtain modifications to the conditions of approval regarding offsite circulation system improvements. The Parcel Map was approved with Transportation conditions that required specific off site improvements at different project milestones. The applicant has requested to pay for all required offsite intersection improvements at one time rather than be responsible for construction at different milestones. Such a change required modifications to the conditions of approval.

This proposed project is eligible for Fast Track Authorization as the additional 15 buildings constitutes a sizable capital investment which also providing needed full-time jobs to the region.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the preparation of an Environmental Impact Report, public review, and public hearing process by Planning staff and the Planning Commission.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: RESOLUTION NO. 2015-229, PLOT PLAN NO. 25183, TENTATIVE PARCEL MAP NO.
33691R1**

DATE: September 9, 2015

PAGE: Page 3 of 3

ATTACHMENTS (if needed, in this order):

- A. STAFF REPORT**
- B. RESOLUTION NO. 2015-229**



OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

October 19, 2015

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

E-MAIL: legals@pe.com
FAX: (951) 368-9018

RE: NOTICE OF PUBLIC HEARING: FAST TRACK PLOT PLAN NO. 25183; TPM
33691R1 EIR

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Thursday, October 22, 2015.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PEC Legals Master <legalsmaster@pe.com>
Sent: Monday, October 19, 2015 8:19 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: PP 25183 TPM 33691R1 EIR

Received for publication on Oct. 22. Proof with cost to follow.

Thank You.

Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com

Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. **Additional days required for larger ad sizes**

****Employees of The Press-Enterprise are not able to give legal advice of any kind****

The Press-Enterprise PE.COM / UNIDOS

A Freedom News Group Company

From: Gil, Cecilia <CCGIL@rcbos.org>
Sent: Monday, October 19, 2015 7:43 AM
To: PEC Legals Master
Subject: FOR PUBLICATION: PP 25183 TPM 33691R1 EIR

Good morning! Attached is a Notice of Public Hearing, for publication on Thursday, Oct. 22, 2015. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A FAST TRACK PLOT PLAN AND A TENTATIVE PARCEL MAP IN THE RANCHO CALIFORNIA – SOUTHWEST AREA PLAN, THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, November 3, 2015 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Joe Poon, French Valley Airport Center, LLC – Stan Heaton, Temecula Engineering Consultants, on **Fast Track Plot Plan No. 25183 (FTA 2012-03)**, which proposes to develop a business/industrial park for single-story light industrial office buildings, comprised of 57 units and ranging from 3,000 to 30,000 square feet and with a combined gross floor area of 331,003 square feet; and **Tentative Parcel Map No. 33691R1**, Schedule G, which proposes to subdivide 82.74 acres into 11 parcels for office/business and resides within Planning Area (PA) No. 2 of the Borel Airpark Center Specific Plan (SP265A1) (“the project”). The project is located northerly of Jolyn, southerly of Auld, easterly of Sky Canyon, and westerly of Leon Avenue in the Rancho California – Southwest Area Plan, Third Supervisorial District.

The Planning Department approved the project, found that the environmental effects have been addressed and recommended the certification of **Environmental Impact Report No. 539**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT MATT STRAITE, PROJECT PLANNER, AT (951) 955-8631 OR EMAIL mstrait@rctlma.org.

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

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: October 19, 2015

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on October 19, 2015, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

PLOT PLAN NO. 25183 TPM 33691R1

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: November 3, 2015 @ 10:30 A.M.

SIGNATURE: *Cecilia Gil* DATE: October 19, 2015
Cecilia Gil

Gil, Cecilia

From: Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Sent: Monday, October 19, 2015 7:56 AM
To: Gil, Cecilia; Buie, Tammie; Kennemer, Bonnie
Subject: RE: FOR POSTING: PP 25183 TPM 33691R1 EIR

Received and will be posted

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Monday, October 19, 2015 7:44 AM
To: Buie, Tammie; Kennemer, Bonnie; Meyer, Mary Ann
Subject: FOR POSTING: PP 25183 TPM 33691R1 EIR

Good morning! Attached is a Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant

Clerk of the Board of Supervisors

(951) 955-8464

MS# 1010

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify
that I am not a party to the within action or proceeding; that on October 19, 2015,
I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

PLOT PLAN NO. 25183 TPM 33691R1

to the parties listed in the attached labels, by depositing said copy with postage thereon
fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California,
92501.

Board Agenda Date: November 3, 2015 @ 10:30 AM

SIGNATURE: *Cecilia Gil* DATE: October 19, 2015
Cecilia Gil

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/11/2015,

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

APN (s) or case numbers Pm 33691R1/PP25183 For

Company or Individual's Name Planning Department,

Distance buffered 1600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

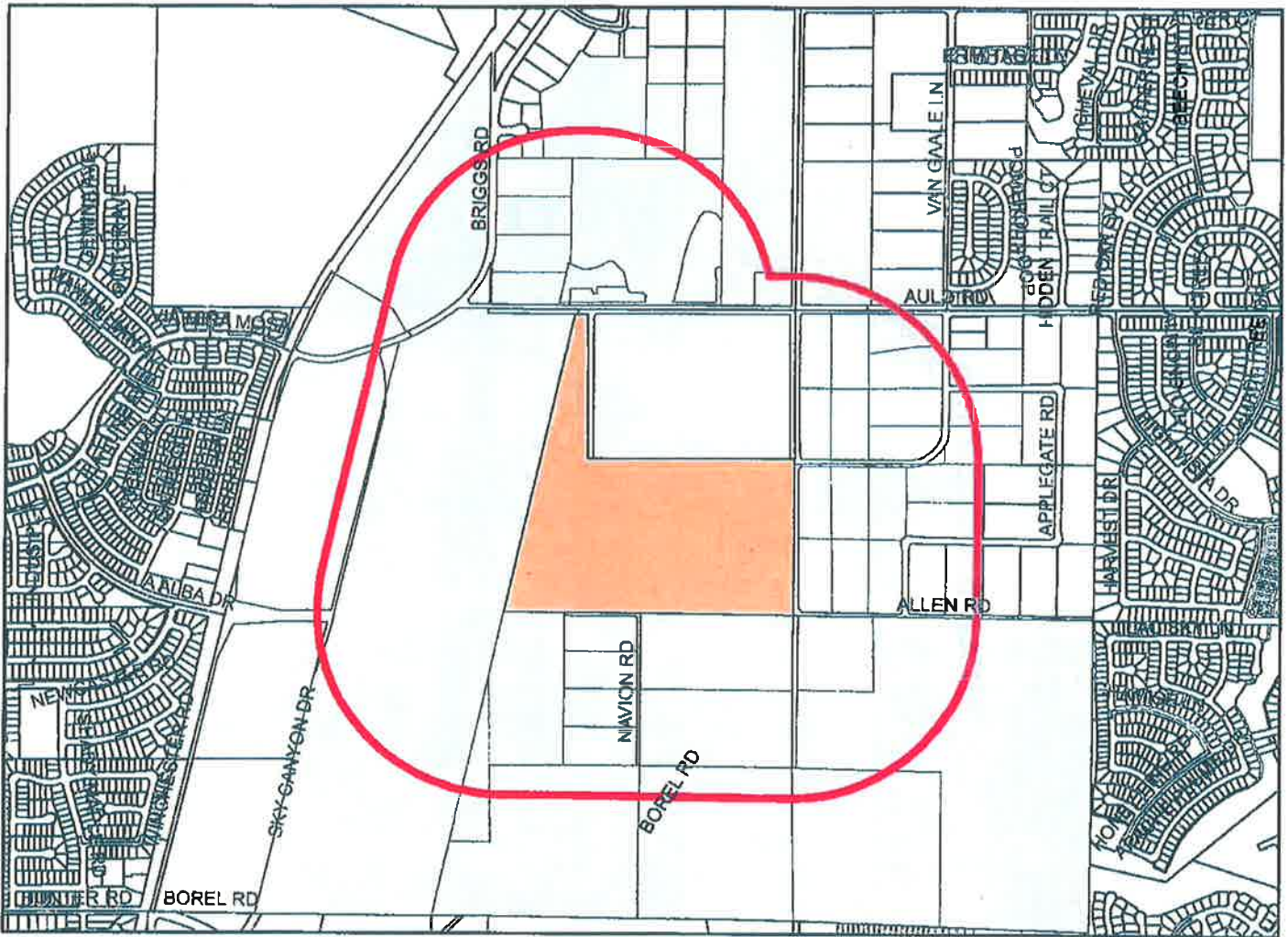
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PM33691R1/PP25183 (1600 feet buffer)



Selected Parcels

963-080-009 963-070-017 963-080-012 964-080-002 964-080-003 963-030-006 964-080-001 963-070-033 963-030-003 963-080-004
 963-080-005 963-080-006 963-080-007 963-040-013 963-040-004 963-030-010 963-070-022 963-070-029 963-070-030 963-070-035
 963-070-038 963-070-039 963-070-042 963-070-044 963-070-045 963-080-013 963-040-017 963-040-006 963-050-005 963-020-005
 963-070-025 963-080-010 963-080-011 963-080-002 963-040-014 963-050-014 963-040-016 963-040-002 963-050-004 963-040-015
 963-040-001 963-030-005 963-040-003 963-080-003 963-040-011 963-040-012 963-080-008 963-050-012 963-070-005 963-070-006
 963-050-015 963-070-023 963-050-013 963-070-024 963-050-001 963-070-031 963-010-005 963-050-002 963-050-016 963-030-004
 963-050-003



1,250 625 0 1,250 Feet

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

ASMT: 963010005, APN: 963010005
SOUTH LEON
P O BOX 1175
SAN JUAN CAPO CA 92693

ASMT: 963040006, APN: 963040006
LISA MCCAMENT, ETAL
2633 DANIEL GLEN
ESCONDIDO CA 92027

ASMT: 963030004, APN: 963030004
WAL MART STORES INC
C/O WAL MART PROP TAX DEPT MS 0555
1301 SE 10TH ST
BENTONVILLE AR 72716

ASMT: 963040011, APN: 963040011
MARY LANSSENS, ETAL
37150 VAN GAALE LN
MURRIETA, CA. 92563

ASMT: 963030005, APN: 963030005
MELISSA LIPPERT
39865 CALLE MEDUSA
TEMECULA CA 92591

ASMT: 963040012, APN: 963040012
PENFOLD LADD L ESTATE OF
C/O DEBORAH GRAJCYK
P O BOX 999
TEMECULA CA 92593

ASMT: 963030010, APN: 963030010
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
PO BOX 130878
CARLSBAD CA 92013

ASMT: 963040014, APN: 963040014
GLADYS UHRICH
37161 VAN GAALE LN
MURRIETA, CA. 92563

ASMT: 963040001, APN: 963040001
JUSTICE CENTER PLAZA
6040 S DURANGO DR STE 105
LAS VEGAS NV 89113

ASMT: 963040015, APN: 963040015
JOYCE DAINS
11401 ISLAND MANOR ST
PEARLAND TX 77584

ASMT: 963040003, APN: 963040003
KATHRYN MCNEEL, ETAL
37105 VAN GAALE LN
MURRIETA, CA. 92563

ASMT: 963040016, APN: 963040016
SUSAN CAMERON, ETAL
15935 MT JACKSON
FOUNTAIN VALLEY CA 92708

ASMT: 963040004, APN: 963040004
EVELYN YOCHIM, ETAL
37205 VAN GAALE LN
MURRIETA, CA. 92563

ASMT: 963040017, APN: 963040017
LISA HAAGSMA, ETAL
5021 E BEAR MOUNTAIN BLV
BAKERSFIELD CA 93307



ASMT: 963070024, APN: 963070024
SHIRLEY SABA, ETAL
41309 AVENIDA BIONA
TEMECULA CA 92591

ASMT: 963080007, APN: 963080007
CATHY HARNEY, ETAL
3167 VISTA DEL RIO
FALLBROOK CA 92028

ASMT: 963070025, APN: 963070025
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

ASMT: 963080008, APN: 963080008
KARL HESPER, ETAL
P O BOX 667
WOODLAND HILLS CA 91365

ASMT: 963070031, APN: 963070031
SILVER HILLS INTERNATIONAL
P O BOX 455
VAN VLECK TX 77482

ASMT: 963080009, APN: 963080009
20 ACRES FRENCH VALLEY
27431 W ENTERPRISE CIR
TEMECULA CA 92590

ASMT: 963070033, APN: 963070033
A BOREL, ETAL
36371 BRIGGS RD
MURRIETA CA 92563

ASMT: 963080011, APN: 963080011
FLEMING FRENCH VALLEY
C/O FRED FLEMING
16782 OAK VIEW DR
ENCINO CA 91436

ASMT: 963070045, APN: 963070045
COUNTY OF RIVERSIDE
RIVERSIDE COUNTY EDA C/O AVIATION DIVISI
3403 10TH STREET STE 400
RIVERSIDE CA 92501

ASMT: 963080012, APN: 963080012
ALEXANDER BOREL
37760 BOREL ST
MURRIETA CA 92563

ASMT: 963080002, APN: 963080002
FRENCH VALLEY AIRPORT CENTER
C/O EDWARD PROPERTIES
515 S FIGUEROA ST NO 1028
LOS ANGELES CA 90071

ASMT: 963080013, APN: 963080013
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 963080003, APN: 963080003
H FLYNN, ETAL
P O BOX 982
RANCHO SANTA FE CA 92067

ASMT: 964080001, APN: 964080001
RAY BOREL, ETAL
17775 LONG HOLLOW RD
CORNING CA 96021



ATTN: Patrick Richardson, Director of
Planning & Development
City of Temecula
41000 Main St.
Temecula, CA 92590

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Waste Resources Management,
Riverside County
Mail Stop 5950

ATTN: General Manager
French Valley Airport
37552 Winchester Rd.
Murrieta, CA 92563

Verizon
9 South 4th St.
Redlands, CA 92373

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Jeff Kubel
Sheriff's Department, Riverside County
30755-A Auld Road
Murrieta, CA 92563

Ray Johnson
26785 Camino Seco
Temecula CA 92590





RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: September 9, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Parcel Map No.33691, Revised No.1 and Plot Plan No. 25183
(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 | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (3rd Dist) Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Environmental Impact Report |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions, Ordinances, PNC) | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input checked="" type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |

Designate Newspaper used by Planning Department for Notice of Hearing:
(3rd Dist) Press Enterprise

ALREADY SCHEULED FOR NOV 3rd

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"



Fast Track Authorization

Case No.: PP25183; TPM33691R1

FTA No. 2012-03

SUPERVISOR Jeff Stone

SUPERVISORIAL DISTRICT: 3

Company/Developer: French Valley Airport Center, LLC

Contact: Joe Poon

Address: 515 S. Figueroa Street, Suite 1028, Los Angeles, CA 90071

Phone: (213) 891-1928

Fax: (213) 891-9029

Email: joe@edwardproperties.com

Architectural Firm: Architects Orange

Contact: David Boddy

Address: 144 N. Orange Street, Orange, CA 92866

Phone: (714) 639-9860

Fax: (714) 639-5286

Email: david@architectsorange.com

Engineering Firm: Temecula Engineering Consultants, Inc.

Contact: Stan Heaton

Address: 29377 Rancho California Road, Suite 202, Temecula, CA 92591

Phone: (951) 676-1018

Fax: (951) 676-2294

Email: stan.heaton@verizon.net

Land Use Application(s): General Plan Amendment Conditional Use Permit Change of Zone

Plot Plan Parcel Map Other _____

Site Information:

Assessor's Parcel Number(s) 963-080-002

Cross Streets/Address West of Leon Road & South of Auld Road in French Valley Site Acreage 82

Land Use Designation Specific Plan 265 Zoning Light Industrial

Redevelopment Project Area/Sub-Area: N/A

Unincorporated Community French Valley

Project Information (Estimate Amounts):

Eligibility Criteria Full Time Jobs Capital Investment Annual Taxable Sales Board of Supervisors Child Care
 Workforce Housing Other _____

Permanent Full-Time Jobs 1886 Wages per Hour \$10-25 Construction Jobs 1850

Capital Investment \$91,000,000 Taxable Sales \$0 Bldg Size: 754,000

Project Type Commercial Industrial Office Residential Other Mixed-Use Industrial Park

Industrial Classification Mixed-Used Industrial Park

Other _____

Commercial Classification N/A

Other _____

Project Description:

Business Park for manufacturing and warehouse distribution consisting of 66 buildings totaling 754,000 S.F.

The Economic Development Agency (EDA) hereby acknowledges that the above referenced development warrants special consideration relative to the permit processing as required by the County of Riverside, and encourages the affected County agencies to immediately institute "FAST TRACK" procedures to enable the project to proceed as soon as possible, 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
Lisa Brandl, Managing Director of EDA

11/21/12
Date

Robert Moran
Robert Moran, EDA Development Manager

11/15/12
Date

2 **RESOLUTION NO. 2015-229**
3 **CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 539**
4 **AND APPROVING PLOT PLAN NO. 25183 AND**
5 **TENTATIVE PARCEL MAP NO. 33691 (REVISION NO. 1)**

6 **WHEREAS**, pursuant to the provisions of Riverside County Ordinance Nos. 348 and 460 , a
7 public hearing was held before the Riverside County Board of Supervisors in Riverside, California
8 November 3, 2015, to consider Plot Plan No. 25183 and Tentative Parcel Map No. 33691 (Revision No.
9 1); and,

10 **WHEREAS**, all provisions of the California Environmental Quality Act (CEQA) and Riverside
11 County CEQA implementing procedures have been satisfied, and Environmental Impact Report (EIR)
12 No. 539, prepared in connection with Plot Plan No. 25183 and Tentative Parcel Map No. 33691 (Revision
13 No. 1) (referred to alternatively herein as “the Project”), is sufficiently detailed so that all of the
14 potentially significant effects of the Project on the environment and measures necessary to avoid or
15 substantially lessen such effects have been evaluated in accordance with CEQA and associated
16 procedures; and,

17 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
18 public and affected government agencies; now, therefore,

19 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
20 of the County of Riverside, in regular session assembled on November 3, 2015, that:

- 21 A. Tentative Parcel Map No. 33691 (Revision No. 1) proposes 11 parcels for building sites
- 22 (approximately 62.9 acres), four lots for road improvements (approximately 8.86 acres), 1
- 23 lot for a sewer lift station (0.32 acres), 3 lots (approximately 10.96 acres) for open space
- 24 conservation, and 2 lots for an easement for Metropolitan Water District’s San Diego
- 25 Pipelines 1 and 2 (7.89 acres).
- 26 B. Plot Plan No. 25183 proposes the development of a business/industrial park for single-
- 27 story light industrial office buildings, comprised of 57 units and ranging from 3,000 to
- 28 30,000 square feet and with a combined gross floor area of 331,003 square feet. Parcel 2 is

FORM APPROVED COUNTY COUNSEL
BY: MICHELLE CLACK
DATE: 11/21/15

1 proposing 15 single-story light industrial structures between 3,000 and 30,000 square feet,
2 consisting of 33 individual units, 6 basins, parking, trash enclosures and access drive isles.
3 On Parcels 4 and 5 (the east side of the of the project), the applicant is proposing 10 single-
4 story light industrial structures between 3,000 and 30,000 square feet, consisting of 26
5 individual units, 4 basins, parking, trash enclosures and access drive isles.

6 C. Tentative Parcel Map No. 33691 (Revision No. 1) and Plot Plan No. 25183 were
7 considered concurrently at the public hearing before the Board of Supervisors.

8 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
9 impacts associated with the Project are potentially significant unless otherwise indicated, but each of these
10 impacts will be avoided or substantially reduced to a level that is less-than-significant with the
11 implementation of conditions of approvals, proposed design features; mandatory compliance with federal,
12 state, and local regulations; and by the identified mitigation measures. Cumulative impacts were analyzed
13 for the proposed Project through a “summary of projections” approach, based on information contained in
14 long-range planning documents for the Project vicinity.

15 A. Aesthetics

16 1. Impacts.

17 *Would the Project have a substantial effect upon a scenic highway corridor*
18 *within which it is located?*

19 The Project site is located southerly of Auld Road, east of French Valley
20 Airport and west of Leon Road. The RCIP indicates that the Project site is
21 not located within a designated scenic corridor. Therefore, the Project has
22 no potential to have any adverse impact on a scenic highway corridor.

23 *Would the Project substantially damage scenic resources, including, but not*
24 *limited to, trees, rock outcroppings and unique or landmark features;*
25 *obstruct any prominent scenic vista or view open to the public; or result in*
26 *the creation of an aesthetically offensive site open to public view?*

27 The Project site is bounded on the west by French Valley Airport and on the
28 north by the County’s Southwest Justice Center. The site has been mass

1 graded and does not contain any onsite scenic resources of any kind. The
2 proposed Project will not obstruct any prominent scenic vistas.
3 Additionally, by implementing design requirements consistent with County
4 design requirements the future structures will create a new visual setting
5 consistent with the surrounding land uses. Thus, the visual setting on the
6 Project site will be modified, but it will not result in the creation of an
7 aesthetically offensive site open to public view. The change in the existing
8 visual setting is considered to be a less than significant impact to the
9 aesthetics of the Project area.

10 *Would the Project interfere with the nighttime use of the Mt. Palomar*
11 *Observatory, as protected through Riverside County Ordinance No. 655?*

12 The Project site is located approximately 20 miles from the Mt. Palomar
13 Observatory. This location falls within the designated 45-mile (Zone B)
14 Special Lighting Area that surrounds the Observatory. County Ordinance
15 No. 655 contains approved materials and methods of installation, definition,
16 general requirements, requirements for lamp source and shielding,
17 prohibition and exceptions. With the incorporation of Project lighting
18 requirements of Riverside County Ordinance No. 655 into the proposed
19 Project future lighting design, the potential for conflict with night time use
20 of the Observatory can be minimized to a less than significant impact level.
21 Since Ordinance No. 655 establishes minimum performance thresholds for
22 outdoor lighting, there is no need for additional mitigation, as this ordinance
23 is self-implementing.

24 *Would the Project create a new source of substantial light or glare which*
25 *would adversely affect day or nighttime views in the area?*

26 The proposed Project is a mix of light industrial and business park uses.
27 Given the County's control over exterior lighting under Ordinance No. 655
28 and design requirements to control lighting within structures, this Project

1 has no potential to create a new source of substantial light or glare that
2 would adversely affect night time or day time views.

3 *Would the Project expose residential property to unacceptable light levels?*

4 There are suburban residential uses located east of the Project site. This
5 proximity combined with the new lighting associated with the Project
6 creates a potential to expose nearby residential property to unacceptable
7 light levels. However, the Project will require that exterior lighting have
8 hoods and to direct new sources of light away from neighboring properties.
9 Mitigation has been identified to establish minimum lighting design
10 requirements that reduce the potential light levels from the Project to an
11 acceptable light level at the nearest residences. Thus, the Project's potential
12 impact to residential property will be a less than significant impact.

13 2. Mitigation and/or Conditions.

14 The Project has been modified to mitigate or avoid the potentially
15 significant impacts by the following condition of approval:

- 16 a. 10.Planning.59- All lighting shall be hooded and directionally
17 focused so it does not spill off the property onto adjacent light
18 sensitive uses. Maximum offsite light adjacent to light sensitive
19 uses from new lights shall not exceed 3 foot-candles.

20 B. Agricultural Resources

21 1. Impacts.

22 *Would the Project convert Prime Farmland, Unique Farmland, or*
23 *Farmland of Statewide Importance (Farmland) as shown on the maps*
24 *prepared pursuant to the Farmland Mapping and Monitoring Program of*
25 *the California Resources Agency, to non-agricultural use?*

26 Although the Project site is located within the boundaries of land designated
27 as Farmland of Local Importance, the property has been previously
28 approved for light industrial and business park uses and it has been mass

1 graded for development. Implementation of the proposed Project will not
2 result in the conversion to non-agricultural use as it is already in use for
3 non-agricultural uses. Thus, the proposed Project has no impact to
4 agricultural land.

5 *Conflict with existing agricultural zoning, agricultural use or with land*
6 *subject to a Williamson Act contract or land within a Riverside County*
7 *Agricultural Preserve?*

8 Since the Project site is mass graded and approved for light industrial and
9 business park uses, the Project has no potential to conflict with any
10 agricultural values, including zoning use, Williamson Act contract or a
11 County Agricultural Preserve.

12 *Cause development of non-agricultural uses within 300 feet of*
13 *agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?*

14 The Project site is located within 300 feet of land zoned for agricultural land
15 use. To reduce the potential for conflict with nearby agriculturally
16 designated land to a less than significant impact, the proposed Project will
17 be conditioned to notify all initial and future purchasers of individual
18 buildings and/or units with the proposed Project that existing agricultural
19 uses are located within 300 feet of the Project and this property retains the
20 right to farm. The mitigation measure identified is feasible and would avoid
21 or substantially lessen the potentially significant impacts associated with
22 agricultural resources to a level of less than significant and no unavoidable
23 adverse impacts would occur.

24 *Involve other changes in the existing environment which, due to their*
25 *location or nature, could result in conversion of Farmland, to non-*
26 *agricultural use?*

27 The proposed Project does not involve any other changes in the existing
28 environment which, due to their location or nature, would result in

1 conversion of Farmland to non-agricultural use.

2 *Would the Project Conflict with existing zoning for, or cause rezoning of,*
3 *forest land (as defined in Public Resources Code section 122220(g)),*
4 *timberland (as defined by Public Resources Code section 4526), or*
5 *timberland zoned Timberland Production (as defined by Govt. Code section*
6 *51104(g)); Result in the loss of forest land or conversion of forest land to*
7 *non-forest use; or, involve other changes in the existing environment which,*
8 *due to their location or nature, could result in conversion of forest land to*
9 *non-forest use?*

10 The Project site is presently graded and does not contain any vegetation
11 other than invasive weed species. According to General Plan Figure OS-3,
12 the Project site is not located within any “Parks, Forest and Recreation
13 Areas.” Therefore, implementing the proposed Project has no potential to
14 adversely impact any forest resources or forested land.

15 2. Mitigation and/or Conditions.

16 The Project has been modified to mitigate or avoid the potentially
17 significant impacts by the following condition of approval:

- 18 a. 10.Planning.60- Where any industrial or business operations are
19 allowed within 300 feet of existing agricultural operations, the
20 developer or the property title shall notify all initial and future
21 purchasers of individual buildings and/or units that existing
22 agricultural uses are located within 300 feet of the Project and this
23 agricultural property retains the right to farm.

24 C. Air Quality

25 1. Impacts.

26 *Would the Project conflict with or obstruct implementation of the*
27 *applicable air quality plan; violate any air quality standard or contribute*
28 *substantially to an existing or projected air quality violation; or, result in a*

1 *cumulatively considerable net increase of any criteria pollutant for which*
2 *the project region is non-attainment under an applicable federal or state*
3 *ambient air quality standard (including releasing emissions which exceed*
4 *quantitative thresholds for ozone precursor?)*

5 The Project-specific evaluation of emissions presented in the FEIR analysis
6 demonstrates that after implementation of the recommended mitigation
7 measures, construction of the proposed Project would not result in
8 exceedances of regional air quality thresholds. Thus, construction activity
9 is not projected to result in unavoidable significant adverse impacts.

10 *Would the Project expose sensitive receptors which are located within*
11 *1 mile of the project site to project substantial point source emissions; or,*
12 *involve the construction of a sensitive receptor located within one mile of*
13 *an existing substantial point source emitter?*

14 The proposed Project consists of business-park and industrial uses that are
15 not sensitive to air pollutant emissions and based on a review of
16 surrounding land uses, there are no substantial point source emitters located
17 within one mile of the Project site. Therefore, the Project does not include
18 any sensitive receptors and it will not be exposed to any significant local
19 sources of pollution.

20 *Would the Project create objectionable odors affecting a substantial*
21 *number of people?*

22 During construction activities the proposed Project will generate odors
23 associated with equipment and materials such as diesel fuel odors from
24 construction equipment. These odors are normally not considered so
25 offensive as to cause sensitive receptors to complain and they will be short-
26 term. Over the long-term a portion of the future vehicles will also generate
27 diesel fuel odors, but there are no permanent receptors in the immediate
28 area that will be exposed to such odors and such vehicles are common

1 components of the overall traffic on arterial roadways and highways that do
2 not create offensive odors. No significant odor impacts are forecast to
3 result from implementing the proposed Project.

4 Regarding cumulative impacts, The Project area is designated as an extreme
5 non-attainment area for ozone and a non-attainment area for PM10 and
6 PM2.5. The Project-specific evaluation of emissions and analysis presented
7 in Chapter 4.2 of this EIR demonstrates that after implementation of the
8 recommended mitigation measures, construction of the proposed Project
9 would not result in exceedances of regional air quality thresholds. Thus,
10 construction activity is projected to result in a less than significant
11 cumulative impact. Operation of Phase 1 (2016) of the proposed Project
12 would cause VOC emissions that exceed applicable SCAQMD regional
13 thresholds. Operation of Phase 2 (2019) of the proposed Project would
14 cause VOC and NOx emissions that exceed applicable SCAQMD regional
15 thresholds. This is a significant and unavoidable impact of the Project that
16 for the useful life of the Project would result in a cumulatively considerable
17 net increase for the pollutants VOCs and NOx (which are ozone precursors)
18 within the encompassing ozone non-attainment area. Therefore, based on
19 the operational activity emission forecasts provided in Subchapter 4.2 Air
20 Quality of this EIR, the County finds that the potential long-term air quality
21 impacts may result in a cumulative adverse air quality impact.

22 2. Mitigation.

23 The Project has been modified to mitigate or avoid the potentially
24 significant impacts by the following mitigation measures:

- 25 a. MM4.2-1: The following measures shall be incorporated into Project
26 plans and specifications for implementation:
- 27 • All clearing, grading, earth-moving, or excavation activities shall
28 cease when winds exceed 25 mph per SCAQMD guidelines in

1 order to limit fugitive dust emissions.

- 2 • The contractor shall ensure that all disturbed unpaved roads and
- 3 disturbed areas within the Project are watered at least three (3)
- 4 times daily during dry weather. Watering, with complete coverage
- 5 of disturbed areas, shall occur at least three times a day, preferably
- 6 in the mid-morning, afternoon, and after work is done for the day.
- 7 • The contractor shall ensure that traffic speeds on unpaved roads
- 8 and Project site areas are reduced to 15 miles per hour or less.

9 b. MM4.2-2: Plans, specifications and contract documents shall direct

10 that a sign must be posted on-site stating that construction workers

11 shall not idle diesel engines in excess of five minutes.

12 c. MM4.2-3: During grading activity, total horsepower-hours per day

13 for all equipment shall not exceed 9,224 horsepower-hours per day

14 and the maximum disturbance (actively graded) area shall not

15 exceed four acres per day.

16 d. MM4.2-4: Only “Zero-Volatile Organic Compounds” paints (no

17 more than 150 gram/liter of VOC) and/or High Pressure Low

18 Volume (HPLV) applications consistent with South Coast Air

19 Quality Management District Rule 1113 shall be used.

20 D. Biological Resources

21 1. Impacts.

22 *Would the Project conflict with the provisions of an adopted Habitat*

23 *Conservation Plan, Natural Conservation Community Plan, or other*

24 *approved local, regional, or state conservation plan?*

25 The Project site is located within Criteria Cell No. 5879 of the Multiple

26 Species Habitat Conservation Plan (MSHCP). Accordingly, per Section 6.2

27 of the MSHCP, the proposed Project underwent the Habitat Acquisition

28 Negotiation Strategy (HANS) process and Joint Project Review (JPR)

1 review process. As a result of these review procedures, the property owner
2 was required to conserve 8.3 acres of the Project site. This acreage has been
3 set aside and the property was dedicated to the County under the MSHCP
4 process. Under the 2008 approval, the Project site has been mass graded
5 and there are no remaining natural habitat values on the property. Thus,
6 under the current site conditions the proposed Project cannot have any
7 conflicts with the MSHCP or any other habitat or natural community
8 conservation plan.

9 *Would the Project have a substantial adverse effect, either directly or*
10 *through habitat modifications, on any endangered, or threatened species, as*
11 *listed in Title 14 of the California Code of Regulations (Sections 670.2 or*
12 *670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or*
13 *17.12)?*

14 No special status species, endangered or threatened or otherwise protected,
15 were identified on the Project site prior to the original project approval in
16 2008. Since the 2008 approval, the site has been mass graded and the
17 sensitive habitat (a riparian stream through the property) has been preserved
18 for conservation purposes. The area proposed for development has no
19 natural habitat and therefore cannot support special status species. No
20 potential exists to adversely impact special status species.

21 *Would the Project have a substantial adverse effect, either directly or*
22 *through habitat modifications, on any species identified as a candidate,*
23 *sensitive, or special status species in local or regional plans, policies, or*
24 *regulations, or by the California Department of Fish and Game or U.S.*
25 *Wildlife Service?*

26 The sensitive habitat within the Project site has been preserved and
27 transferred to the County for long-term management. The remainder of the
28 site has been mass graded and contains no habitat that could support any

1 sensitive species.

2 *Would the Project interfere substantially with the movement of any native*
3 *resident or migratory fish or wildlife species or with established native*
4 *resident migratory wildlife corridors, or impede the use of native wildlife*
5 *nursery sites?*

6 The stream channel on the Project site that could support wildlife movement
7 has been preserved. The remainder of the site has been mass graded and
8 does not support wildlife movement. Thus, approval of the proposed
9 Project has no potential to adversely impact wildlife movement through the
10 Project area.

11 *Would the Project have a substantial adverse effect on any riparian habitat*
12 *or other sensitive natural community identified in local or regional plans,*
13 *policies or regulations, or by the California Department of Fish and Game*
14 *or U.S. Fish and Wildlife Service?*

15 The riparian habitat onsite was preserved through the HANS process. No
16 other riparian habitat exists on this mass graded site. Therefore, the
17 proposed Project has no potential to adversely impact any riparian habitat or
18 other sensitive natural community.

19 *Would the Project have a substantial adverse effect on federally protected*
20 *wetlands as defined by Section 404 of the Clean Water Act (including, but*
21 *not limited to, marsh, vernal pool, coastal, etc.) through direct removal,*
22 *filling, hydrological interruption, or other means?*

23 All wetlands subject to jurisdiction have been preserved on the property,
24 and the remainder of the site has been mass graded. The proposed Project
25 has no potential exists to adversely impact such resources.

26 *Would the Project conflict with any local policies or ordinances protecting*
27 *biological resources, such as a tree preservation policy or ordinance?*

28 With the exception of the stream channel preserved onsite, the site has been

1 mass graded and no biological resources subject to local policies or
2 ordinances exist onsite. Therefore, no potential for conflict with such
3 policies can occur through approval of the proposed Project.

4 2. Mitigation.

5 No mitigation is required for direct Project impacts, and no mitigation is
6 required for cumulative impacts related to biological resources.

7 E. Cultural Resources

8 1. Impacts.

9 *Would the Project alter or destroy an historic site?*

10 Prior to grading the site, an Archaeological Assessment was completed for
11 the Project site and no historical resources were found on the property.
12 Following the original approvals for the site, it was mass graded. No
13 historical resources were encountered during grading. Based on the current
14 status of the property, no potential exists to alter or destroy a historic site.

15 *Would the Project cause a substantial adverse change in the significance of*
16 *a historical resource as defined in California Code of Regulations, Section*
17 *15064.5?*

18 Since the site has been mass graded and no historical resources were
19 identified on the site prior to grading, the proposed Project has no potential
20 to cause a substantial adverse change in the significance of a historical
21 resource.

22 *Would the Project alter or destroy an archaeological site?*

23 Prior to grading the site, an Archaeological Assessment was completed for
24 the Project site and no archaeological resources were found on the property.
25 Following the original approvals for the site, it was mass graded. No
26 archaeological resources were encountered during grading. Based on the
27 current status of the property, no potential exists to alter or destroy an
28 archaeological site.

1 *Would the Project cause a substantial adverse change in the significance of*
2 *an archaeological resource pursuant to California Code of Regulations,*
3 *Section 15064.5?*

4 Since the site has been mass graded and no archaeological resources were
5 identified on the site prior to grading, the proposed Project has no potential
6 to cause a substantial adverse change in the significance of an
7 archaeological resource.

8 *Would the Project disturb any human remains, including those interred*
9 *outside of formal cemeteries?*

10 Since the site has been mass graded and no human remains were discovered
11 at the site during grading, the proposed Project has no potential to disturb
12 human remains.

13 *Would the Project restrict existing religious or sacred uses within the*
14 *potential impact area?*

15 No religious or sacred uses were identified within the potential impact area.
16 Since grading of the site has been complete, no potential exists to restrict
17 religious or sacred uses of this site.

18 *Would the Project directly or indirectly destroy a unique paleontological*
19 *resource, or site, or unique geologic feature?*

20 Mitigation monitoring was required of the original project for
21 paleontological resources. Mass grading was completed without any
22 adverse effects on paleontological resources and future development under
23 the proposed Project has no potential to cause new or additional adverse
24 impacts as all future construction activities will occur within engineered fill.
25 Thus, no potential exists to destroy a unique paleontological resource, site
26 or unique geologic feature.

27 2. Mitigation.

28 No mitigation is required for direct Project impacts, and no mitigation is

1 required for cumulative impacts related to cultural resources.

2 F. Geology and Soils

3 1. Impacts.

4 *Would the Project expose people or structures to potential substantial*
5 *adverse effects, including the risk of loss, injury, or death; or, be subject to*
6 *rupture of a known earthquake fault, as delineated on the most recent*
7 *Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist*
8 *for the area or based on other substantial evidence of a known fault?*

9 The Project site is not located on an active fault, but it is exposed to
10 regionally significant seismic ground shaking. Strong seismic shaking is
11 likely to occur over the life of the proposed development. The County will
12 require the future structures to be constructed in accordance with building
13 standards that will be protective of human safety and life. These building
14 code standards, whether they are State or International, minimize the
15 potential for substantial adverse effects from regional ground shaking
16 hazards. Based on implementing these mandatory seismic design
17 requirements, the proposed Project will not expose people or structures to
18 substantial adverse effects from regional seismic events and related ground
19 shaking.

20 *Would the Project be subject to seismic-related ground failure, including*
21 *liquefaction?*

22 Based on the generalized liquefaction map in Figure S-3, the Project site is
23 subject to low potential for liquefaction hazards. The geotechnical report
24 for the Project site was utilized to carry out the mass grading. No evidence
25 of liquefaction was identified. Therefore, the proposed Project will not be
26 exposed to significant seismic-related liquefaction ground failure.

27 *Would the Project be subject to strong seismic ground shaking?*

28 The site is relatively flat and there is minimal potential for slope instability

1 as a result of strong seismic ground shaking. The site will be subject to
2 strong seismic ground shaking in the future, but County seismic design
3 requirements are considered sufficient to prevent significant adverse
4 impacts from this hazard.

5 *Would the Project be located on a geologic unit or soil that is unstable, or*
6 *that would become unstable as a result of the project, and potentially result*
7 *in on- or off-site landslide, lateral spreading, collapse, or rock fall*
8 *hazards?* The Project site has been mass graded in accordance with the
9 grading plan approved by Riverside County. As a result, the Project site is
10 not subject to any instability, including on- or off-site landslide, lateral
11 spreading, collapse, or rock fall hazards.

12 *Would the Project be located on a geologic unit or soil that is unstable, or*
13 *that would become unstable as a result of the project, and potentially result*
14 *in ground subsidence?*

15 The Project site is located in an area identified as susceptible to subsidence,
16 but not within an area with documented subsidence. The Project site was
17 mass graded in accordance with County geotechnical requirements and
18 based on this authorized grading, the site is no longer considered
19 susceptible to ground subsidence.

20 *Would the Project be subject to geologic hazards, such as seiche, mudflow,*
21 *or volcanic hazard?*

22 The Project site is not located in an area subject to any other known
23 geologic hazards that could cause significant adverse impacts to humans or
24 structures.

25 *Would the Project change topography or ground surface relief features;*
26 *create cut or fill slopes greater than 2:1 or higher than 10 feet; or, result in*
27 *grading that affects or negates subsurface sewage disposal systems?*

28 The Project site is presently mass graded and there will be no further major

1 changes in topography, creation of new cut or fill slopes, or any effects on
2 non-existent subsurface sewage disposal systems.

3 *Would the Project result in substantial soil erosion or the loss of topsoil?*

4 The Project site has been mass graded and does not contain any residual
5 natural soils. Due to the size of the mass graded area, detailed best
6 management practices have been implemented in accordance with the
7 Stormwater Pollution Prevention Plan (SWPPP) developed for the Project
8 site. The approval of the proposed Project will result in implementation of
9 long-term best management practices which should further minimize soil
10 erosion.

11 *Would the Project be located on expansive soil, as defined in Section*
12 *1802.3.2 of the California Building Code (2007), creating substantial risks*
13 *to life or property?*

14 The site has been mass graded and no expansive soils exist on the Project
15 site that could create a substantial risk to life or property.

16 *Would the Project change deposition, siltation, or erosion that may modify*
17 *the channel of a river or stream or the bed of a lake; or, result in any*
18 *increase in water erosion either on or off site?*

19 The Project site is mass graded and erosion is presently controlled by best
20 management practices under an approved SWPPP. Approval of the
21 proposed Project has no potential to negatively alter the existing erosion
22 controls in place at the Project site and with development of the site
23 additional long-term best management practices will be implemented. No
24 increase in water erosion on- or off-site will result from approval of the
25 proposed Project.

26 *Would the Project be impacted by or result in an increase in wind erosion*
27 *and blow sand, either on or off site?*

28 There are no blow sand areas in the vicinity of the Project that can adversely

1 impact the Project site. Onsite best management practices control wind
2 erosion on the mass graded site. No potential for any adverse impact to
3 sensitive receptors on- or off-site exists under the current mass graded
4 status.

5 2. Mitigation and/or Conditions.

6 No mitigation is required for direct Project impacts, and no mitigation is
7 available for cumulative impacts related to geology and soils resources.
8 Standard conditions shall apply to the Project and any impacts will remain
9 less than significant.

10 G. Greenhouse Gas Emissions

11 1. Impacts.

12 *Generate greenhouse gas emissions, either directly or indirectly, that may*
13 *have a significant impact on the environment? Conflict with an applicable*
14 *plan, policy or regulation adopted for the purpose of reducing the emissions*
15 *of greenhouse gases?*

16 The proposed Project may contribute to global climate change by its
17 incremental contribution of greenhouse gasses. With implementation of the
18 recommended mitigation measures 4.2-1 through 4.2-9, the proposed
19 Project would generate fewer GHG emissions than would have occurred if
20 the previously approved land use plan described and analyzed in EIR No.
21 433 were built. Further, the proposed Project, with identified mitigation
22 measures, would reduce GHG emissions by ~30% from BAU. Thus, the
23 proposed Project would not result in new significant GHG impacts nor
24 would it result in a substantial increase in the severity of GHG impacts with
25 implementation of mitigation measures 4.2-1 through 4.2-9. Project-related
26 GHG emissions are not considered to be significant or adverse and would
27 not result in an unavoidable significant adverse impact on global climate
28 change.

1 Regarding cumulative impacts, as described in Subchapter 4.3 Greenhouse
2 Gases (GHG), GHG emissions are assumed to be cumulative. Most
3 individual projects, such as the proposed Project, cannot generate enough
4 greenhouse gas emissions to effect a discernible change in global climate.
5 However, the proposed Project may contribute to global climate change by
6 its incremental contribution of greenhouse gasses. With implementation of
7 the recommended mitigation measures 4.2-1 through 4.2-9, the proposed
8 Project would generate fewer GHG emissions than would have occurred if
9 the previously approved land use plan described and analyzed in EIR No.
10 433 were built. Further, the proposed Project, with identified mitigation
11 measures, would reduce GHG emissions by ~30% from Business As Usual
12 (BAU). Thus, the proposed Project would not result in new significant GHG
13 impacts nor would it result in a substantial increase in the severity of GHG
14 impacts with implementation of mitigation measures 4.2-1 through 4.2-9.
15 Project-related GHG emissions are not considered to be cumulatively
16 considerable and would not result in a significant impact on global climate
17 change.

18 2. Mitigation.

19 The Project has been modified to mitigate or avoid the potentially
20 significant impacts by the following mitigation measure:

- 21 a. MM4.2-5: Prior to the issuance of building permits, the Project
22 proponent shall submit energy usage calculations to the Planning
23 Division showing that the Project is designed to achieve 20%
24 efficiency beyond the 2008 California Building Code Title 24
25 requirements (in the aggregate). Example of measures that reduce
26 energy consumption include, but are not limited to, the following (it
27 being understood that the items listed below are not all required and
28 merely present examples; the list is not all-inclusive and other

1 features that reduce energy consumption also are acceptable):

- 2 • Increase in insulation such that heat transfer and thermal
- 3 bridging is minimized;
- 4 • Limit air leakage through the structure and/or within the heating
- 5 and cooling distribution system;
- 6 • Use of energy-efficient space heating and cooling equipment;
- 7 • Installation of electrical hook-ups at loading dock areas;
- 8 • Installation of dual-paned or other energy efficient windows;
- 9 • Use of interior and exterior energy efficient lighting that exceeds
- 10 the 2008 California Title 24 Energy Efficiency performance
- 11 standards;
- 12 • Installation of automatic devices to turn off lights where they are
- 13 not needed;
- 14 • Application of a paint and surface color palette that emphasizes
- 15 light and off-white colors that reflect heat away from buildings;
- 16 • Design of buildings with “cool roofs” using products certified by
- 17 the Cool Roof Rating Council, and/or exposed roof surfaces
- 18 using light and off-white colors; and
- 19 • Design of buildings to accommodate photo-voltaic solar
- 20 electricity systems or the installation of photo-voltaic solar
- 21 electricity systems.

22 b. MM4.2-6: To reduce energy consumption, the Project shall install

23 Energy Star-rated appliances.

24 c. MM4.2-7: To reduce energy demand associated with potable water

25 conveyance, the Project shall implement U.S. EPA Certified

26 WaterSense labeled or equivalent faucets, high-efficiency toilets

27 (HETs), and water-conserving shower heads.

28 d. MM4.2-8: In order to reduce vehicle reliance for short trips, the

1 Project shall include a master-planned design that creates an urban
2 center setting, enhancing walkability and connectivity as well as
3 incorporating bicycle lanes and paths, and improving the on-site
4 pedestrian network and connecting off-site.

5 e. MM4.2-9: The Project will reduce vehicle miles traveled and
6 emissions associated with trucks and vehicles by implementing the
7 following measure: Inform future building owners and recommend
8 that they implement a trip reduction program, for which all
9 employees shall be eligible to participate.

10 f. MM4.2-10: The Project will designate one parking space per
11 building for a future EV charging station and provide an EV
12 charging circuit conduit to this space.

13 g. MM4.2-11: The Project will provide natural gas lines in the public
14 streets inside PM33691R1 to facilitate installation of future natural
15 gas fueling stations at individual buildings.

16 h. MM4.2-12: The developer will strengthen the roofs of all structures
17 to support installation of future solar panels by future building
18 owners.

19 H. Hazards and Hazardous Materials

20 1. Impacts.

21 *Would the Project create a significant hazard to the public or the*
22 *environment through the routine transport, use, or disposal of hazardous*
23 *materials; or, create a significant hazard to the public or the environment*
24 *through reasonably foreseeable upset and accident conditions involving the*
25 *release of hazardous materials into the environment?*

26 The proposed Project consists of business park and light industrial land uses
27 adjacent to the French Valley Airport. The storage or use of large quantities
28 of hazardous materials at these types of facilities is not anticipated, but

1 delivery and use of hazardous materials and generation of hazardous waste
2 may occur within this type of development. Where transport, use or
3 disposal of hazardous materials will occur, the potential to create a
4 significant hazard to the public is considered to be less than significant.
5 This is based on the elaborate hazardous material management program that
6 has been established at all government levels. These established procedures
7 ensure “cradle to grave” care and responsibility for hazardous materials.
8 Although accidents can occur, such accidents are random events that do not
9 pose a significant impact and society has established a comprehensive
10 response program to address the accidental release of hazardous materials to
11 protect public health and safety. Given these existing hazardous material
12 management programs, the proposed Project can be implemented without
13 causing a significant adverse impact on the public or the environment
14 without any mitigation.

15 *Would the project impair implementation of or physically interfere with an*
16 *adopted emergency response plan or an emergency evacuation plan?* The
17 issue of adequate emergency access both on- and off-site was reviewed and
18 determined to be adequate. The proposed Project will not alter access to the
19 Project site. The mass grading that has been completed was designed to
20 accommodate the emergency access to the Project site. Therefore, the
21 proposed Project has no potential to impair implementation of or physically
22 interfere with any emergency response or evacuation plan. No mitigation is
23 required.

24 *Would the Project emit hazardous emissions or handle hazardous or*
25 *acutely hazardous materials, substances, or waste within one-quarter mile*
26 *of an existing or proposed school?*

27 The Project site is not located within one-quarter mile of an existing or
28 proposed school. Therefore, the proposed Project has no potential to handle

1 acutely hazardous materials or emit hazardous emissions that could
2 adversely impact people at a school.

3 *Would the Project be located on a site which is included on a list of*
4 *hazardous materials sites compiled pursuant to Government Code Section*
5 *65962.5 and, as a result, would it create a significant hazard to the public*
6 *or the environment?*

7 The Project site was not located on a known contaminated location, and it
8 has now been mass graded and no discolored soils were encountered that
9 would indicate previous contamination. No potential exists for the
10 proposed Project to create a significant hazard to the public or the
11 environment.

12 *Would the Project result in an inconsistency with an Airport Master Plan;*
13 *require review by the Airport Land Use Commission; or, (for a project*
14 *located within an airport land use plan or, where such a plan has not been*
15 *adopted, within two miles of a public airport or public use airport), result in*
16 *a safety hazard for people residing or working in the Project area?*

17 In 2011 the Airport Land Use Commission (ALUC) proposed amendments
18 to the adopted French Valley Airport Land Use Compatibility Plan
19 (FVALUCP). The ALUC approved the Amendment which affected the
20 boundaries of the Compatibility zones as a result of the removal and
21 deletion of a previously planned (but never built) secondary runway from
22 the Airport Master Plan. These changes make it possible to develop Parcel 2
23 of the proposed Project with light industrial and business uses. The
24 following text of the Initial Study summarizes this conclusion (page 11,
25 Initial Study, October 11, 2011): *As defined, the proposed 2011*
26 *Amendment to the 2008 FVALUCP does not create any new potential to*
27 *displace development that would otherwise occur within the AIA. As noted*
28 *above, the proposed amendment would result in less restrictive development*

1 *criteria being applicable to a number of properties; therefore, the proposed*
2 *amendment would not result in any increased potential for displacement as*
3 *compared to the 2008 FVALUCP.* The proposed Project falls within the
4 less restrictive development criteria under Compatibility Zone B2. On
5 January 10, 2013 the Riverside County ALUC found the Project
6 “conditionally consistent” with the 2008 FVALUCP as amended in 2011.
7 This would allow development within Parcel 2 of the proposed Project to be
8 developed as proposed. Thus, this Project is deemed consistent with the
9 adopted FVALUCP; it has been reviewed by the County ALUC; and the air
10 safety hazards within the proposed Project are considered a less than
11 significant potential adverse impact.

12 *Would the Project (for a project within the vicinity of a private airstrip, or*
13 *heliport) result in a safety hazard for people residing or working in the*
14 *Project area?*

15 The Project site is not located in the vicinity of a private airport. Therefore,
16 no safety hazards associated with such an airport can result from Project
17 implementation.

18 *Would the Project expose people or structures to a significant risk of loss,*
19 *injury or death involving wildland fires, including where wildlands are*
20 *adjacent to urbanized areas or where residences are intermixed with*
21 *wildlands?*

22 The proposed Project site is not located within a hazardous fire area. In
23 addition, the Project site has been mass graded and does not contain any
24 vegetation at a density that would support a wildfire. Thus, the proposed
25 Project has no potential to expose people or structures to a significant risk
26 of loss, injury or death involving wildland fires.

27 2. Mitigation and/or Conditions.

28 No mitigation is required for direct Project impacts, and no mitigation is

1 required for cumulative impacts related to hazards and hazardous materials
2 resources. Standard conditions shall apply to the Project and any impacts
3 will remain less than significant.

4 I. Hydrology and Water Quality

5 1. Impacts.

6 *Would the Project substantially alter the existing drainage pattern of the*
7 *site or area, including the alteration of the course of a stream or river, in a*
8 *manner that would result in substantial erosion or siltation on- or off-site?*

9 Three water courses originally traversed the Project site. Two water courses
10 enter the site from the east and one enters from the north. The southeastern
11 water course has a tributary drainage area of approximately 80 acres and
12 traverses the southeast corner of the site before exiting to the south. This
13 channel area has been permanently conserved as part of the HANS
14 agreement. It was not disturbed during the mass grading of the site. The
15 other eastern channel, which has a tributary drainage of approximately 150
16 acres, enters the site at the northeastern corner and traverses the middle of
17 the site. This channel converges with the third water course, which bisects
18 the site as it enters from the north and has a tributary drainage area of
19 approximately 30 acres. Both water courses leave the site to the south. The
20 southeastern channel merges with the other two watercourses just
21 downstream of the Project site. The western portion of the site drains to
22 French Valley Airport. The developer has mass graded the site and retained
23 the primary water courses onsite as permanent habitat in accordance with
24 the HANS agreement. The onsite stormwater runoff will be conveyed to
25 proposed storm drains; treated in the proposed basins and future Porous
26 Landscaped Detention Areas (PLDs); then released into the two natural
27 watercourse channels with respect to the existing tributary drainage without
28 concentrating runoff onto downstream property owners. Thus, the drainage

1 pattern remains the same, although the intervening property has been mass
2 graded and will be developed with business park and light industrial uses if
3 the proposed Project is approved. Impacts are considered less than
4 significant based on already implemented best management practices at the
5 Project site.

6 *Would the Project violate any water quality standards or waste discharge*
7 *requirements?*

8 The Project site has been mass graded and during the site construction
9 activities, best management practices (BMPs), defined in the Project
10 Stormwater Pollution Prevention Plan (SWPPP), were implemented without
11 any substantial degradation of water quality. Permanent onsite BMPs have
12 been installed to manage runoff from the mass graded site and future
13 development. These BMPs have been successful in controlling water
14 quality degradation of the current site discharges into the channels located
15 on the property. The existing and future onsite runoff will be collected in
16 the detention basins and the Porous Landscaped Detention areas (PLDs) for
17 mitigation to future runoff on the Project site. Based on the implementation
18 of the construction and permanent BMPs, the potential for violating water
19 quality standards is considered a less than significant impact.

20 *Would the Project substantially deplete groundwater supplies or interfere*
21 *substantially with groundwater recharge such that there would be a net*
22 *deficit in aquifer volume or a lowering of the local groundwater table level*
23 *(e.g., the production rate of pre-existing nearby wells would drop to a level*
24 *which would not support existing land uses or planned uses for which*
25 *permits have been granted)?*

26 Because of the onsite retention, the proposed Project will not substantially
27 interfere with groundwater recharge that may have occurred on the site
28 historically. Recharge will be maintained through the Project

1 implementation. Otherwise this Project has been issued a Will Serve letter
2 by Eastern Municipal Water District and falls within the scope of supply
3 identified within the District's most current Urban Water Management Plan.
4 Therefore, this Project will not contribute to a depletion of regional
5 groundwater supplies and will cause a less than significant impact on
6 groundwater resources.

7 *Would the Project create or contribute runoff water that would exceed the*
8 *capacity of existing or planned stormwater drainage systems or provide*
9 *substantial additional sources of polluted runoff?*

10 Due to the Project increasing the amount of impervious surface on the
11 Project site, onsite runoff will be increased. However through a
12 combination of detention basins and PLDs on the Project site, the volume of
13 runoff and rate of discharge will not be substantially increased and the
14 proposed Project will not exceed the capacity of the downstream drainage
15 system.

16 *Would the Project place housing within a 100-year flood hazard area, as*
17 *mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map*
18 *or other flood hazard delineation map?*

19 The Project does not involve any housing. Therefore, it has no potential to
20 place housing within a 100-year flood hazard boundary. No impact will
21 occur under this issue.

22 *Would the Project place within a 100-year flood hazard area structures*
23 *which would impede or redirect flood flows?*

24 The three channels currently traverse the Project site. A HEC-RAS analysis
25 has been performed to determine the existing 100-year floodplain limits for
26 the natural channels in order to delineate the appropriate onsite floodplain
27 boundaries. The 100-year floodplain limits were protected during the mass
28 grading of the site, and with the exception of a single culvert for interior

1 Street "B" they remain natural. No other alterations or improvements are
2 proposed within the 100-year floodplain limits. All grading occurred
3 outside of the 100-year flood hazard area.

4 *Would the Project otherwise substantially degrade water quality?*

5 No other potential sources of water quality degradation have been identified
6 in conjunction with the proposed Project.

7 *Would the Project include new or retrofitted stormwater Treatment Control*
8 *Best Management Practices (BMPs) (e.g. water quality treatment basins,*
9 *constructed treatment wetlands), the operation of which could result in*
10 *significant environmental effects (e.g. increased vectors and odors)?*

11 The Project does include new onsite treatment facilities that could adversely
12 impact other environmental resource issues, such as odors and vectors. The
13 County (Flood Control) imposes a standard condition of approval that
14 provides funding to maintain the Water Quality Management Plan
15 permanent water quality BMP facilities to ensure future maintenance and
16 control of the BMPs, which includes maintenance to control these
17 secondary adverse environmental impacts. The mitigation measure will be
18 implemented to ensure that long-term funding and maintenance activities
19 will be implemented by the Project developer or its successors.

20 *Would the Project substantially alter the existing drainage pattern of the*
21 *site or area, including through the alteration of the course of a stream or*
22 *river, or substantially increase the rate or amount of surface runoff in a*
23 *manner that would result in flooding on- or off-site?*

24 The onsite drainage has been altered to allow surface runoff to be delivered
25 to onsite detention basins and PLDs that will prevent future on- or off-site
26 flood hazards. Thus, even though the onsite drainage has been altered,
27 based on the Project design, it will not cause a substantial increase in flood
28 hazards.

1 *Would the Project result in changes in absorption rates or the rate and*
2 *amount of surface runoff?*

3 The onsite absorption rates have been modified by the mass grading that has
4 been conducted on the property. The increased surface runoff is managed
5 by existing and proposed surface runoff control facilities that will detain the
6 onsite increase in runoff in these facilities before controlled release
7 downstream. These facilities control the potential for adverse impact to a
8 less than significant impact level.

9 *Would the Project expose people or structures to a significant risk of loss,*
10 *injury or death involving flooding, including flooding as a result of the*
11 *failure of a levee or dam (Dam Inundation Area)?*

12 The proposed Project will not be exposed to normal surface runoff flood
13 hazards. However, the Project site is located within the potential dam
14 inundation area of Lake Skinner. The Project has been conditioned to
15 notify all potential future purchasers that their property is located within a
16 potential dam inundation area. This is the standard condition of approval
17 for all projects located within a dam inundation area and is considered
18 mitigation pursuant to CEQA.

19 *Would the Project expose people or structures to a significant risk of loss,*
20 *injury or death involving flooding, including flooding as a result of the*
21 *failure of a levee or dam (Dam Inundation Area)?*

22 Based on the site design to detain storm runoff on the Project site, the
23 proposed Project will not change the amount of surface water in any
24 existing water body, including the existing channels on the property.

25 2. Mitigation and/or Conditions.

26 Standard conditions shall apply to the Project and any impacts will remain
27 less than significant. The Project has been modified to mitigate or avoid the
28 potentially significant impacts by the following conditions of approval:

- 1 a. 10.Planning.61- The developer has submitted a Preliminary Project
2 Specific WQMP. To ensure the long-term BMPs in the final
3 approved WQMP will be maintained, the Developer shall provide an
4 acceptable financial mechanism to the Flood Control District that
5 will provide for maintenance of the long-term BMPs in perpetuity.
- 6 b. 10.Planning.62- The developer shall notify all potential future
7 purchasers that the property purchased or leased is located within a
8 potential dam inundation area. This will allow the future property
9 owners or lessees to plan for emergency response in the event of a
10 dam failure.

11 J. Land Use and Planning

12 1. Impacts.

13 *Would the Project result in a substantial alteration of the present or*
14 *planned land use of an area?*

15 The Project site has been mass graded under the original development
16 approval for this Project. Given the previous approval and the consistent
17 land use designation (Light Industrial), the proposed Project will not cause a
18 substantial alteration of the present or planned land uses on the property.

19 *Would the Project affect land use within a city sphere of influence and/or*
20 *within adjacent city or county boundaries?*

21 The Project site is located within the City of Temecula Sphere of Influence.
22 Therefore, County forwarded the proposed Project to the City for comment.
23 The City did not comment on the Project proposal and the proposed Project
24 is consistent with the land use designation assigned to the Project site by the
25 City of Temecula. No potential for substantial conflict with the City will
26 result if the proposed Project is developed as envisioned.

27 *Would the Project be consistent with the site's existing or proposed zoning?*

28 The proposed Project is consistent with the Borel Airpark Center Specific

1 Plan (No. 265, Planning Area No. 2) which allows industrial uses. Thus,
2 the Project is consistent with the site's existing planning land use
3 designation and no adverse planning impacts can occur.

4 *Would the Project be compatible with existing surrounding zoning?*

5 The Project site is surrounded by land designated on Specific Plan No. 265
6 as manufacturing and light industrial designations. Light Agricultural (A-1-
7 5 and A-1-10) designations are located to the north and east. The industrial
8 land uses can function without conflict with any adjacent agricultural land
9 uses and therefore, the proposed Project will not conflict with any existing
10 or future agricultural land uses. No potential for significant adverse impact
11 will result from Project implementation.

12 *Would the Project be compatible with existing and planned surrounding*
13 *land uses?*

14 The Project is consistent with adjacent land uses, which include French
15 Valley Airport and the Southwest Justice Center on the west and north.
16 Land uses on the south and east include vacant land and rural residences.
17 The proposed Project creates a reasonable land use buffer between these
18 uses and the French Valley Airport.

19 *Would the Project be consistent with the land use designations and policies*
20 *of the Comprehensive General Plan (including those of any applicable*
21 *Specific Plan)?*

22 The Project is consistent with the Borel Airpark Center Specific Plan and
23 the land use designation, light industrial, assigned to this Project site, and
24 the policies for development of light industrial uses on this property. No
25 adverse effect or potential conflict exists between these uses.

26 *Would the Project disrupt or divide the physical arrangement of an*
27 *established community (including a low-income or minority community)?*

28 There is no community to divide at the Project location. The Southwest

1 Justice Center and the French Valley Airport represent institutional uses
2 that will be buffered from surrounding low density residential and
3 agricultural uses by the proposed light industrial and business park uses at
4 this site.

5 2. Mitigation.

6 No mitigation is required for direct Project impacts, and no mitigation is
7 required for cumulative impacts related land use and planning resources.

8 K. Mineral Resources

9 1. Impacts.

10 *Would the Project result in the loss of availability of a known mineral*
11 *resource in an area classified or designated by the State that would be of*
12 *value to the region or the residents of the State; result in the loss of*
13 *availability of a locally-important mineral resource recovery site delineated*
14 *on a local general plan, specific plan or other land use plan; be an*
15 *incompatible land use located adjacent to a State classified or designated*
16 *area or existing surface mine; or, expose people or property to hazards*
17 *from proposed, existing or abandoned quarries or mines?*

18 The Project site is located within an area designated as MRZ-3, which is
19 defined as an area where the available geologic information indicates that
20 mineral deposits are likely to exist; however, the significance of the deposit
21 is undetermined. In 2008 the County approved the original project for
22 development and the site developer proceeded to mass grade the property.
23 Even though the site may be located in a potential mineral resource zone,
24 the property has been committed to light industrial and business park uses.
25 Development of the Project site with industrial and business uses removes
26 the property from any immediate use for any mineral exploitation, but any
27 such resources remain undeveloped and available in the future if society
28 places a high enough value on them. There are no aggregate mining