

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
February 3, 2016

**SUBJECT:** RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE VARIANCE NO. 1893 – Applicant: HHI Riverside, LLC – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly Cajalco Expressway, southerly Messenia Lane, easterly Harvill Avenue, westerly I-215 Freeway – 5.06 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: Receive and file the Notice of Decision by the Planning Director on February 3, 2016 to approve a sign variance request to exceed the surface area and the number of permitted signs allowed per Section 19.4.a. of Ordinance No. 348 due to the location and surroundings of the project site. The variance would allow one (1) 75 ft. high sign with a total display area of 540 sq. ft., resulting in a 490 sq. ft. increase from 50 sq. ft. allowed display area. The variance will also allow an additional free-standing sign at the project site. The variance is associated with a plot plan application that proposed the development a retail shopping center with four (4) commercial buildings totaling 19,558 sq. ft. with one (1) 75 ft. high free-standing pylon sign, two (2) 6 ft. high monument signs, 146 parking spaces, and eight (8) accessible parking spaces. Deposit based funds 100%

Departmental Concurrence

(Continued on next page)

  
Steve Weiss, AICP  
Planning Director

(Continued on next page)

  
Juan C. Perez  
TLMA Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
<b>SOURCE OF FUNDS:</b> Deposit based funds				<b>Budget Adjustment:</b> N/A	
				<b>For Fiscal Year:</b> N/A	

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
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: 1**

**Agenda Number:**

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

**FORM 11: VARIANCE NO. 1893**

**DATE:** February 3, 2016

**PAGE:** Page 2 of 3

**RECOMMENDED MOTION:** That the Board of Supervisors:

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Director on February 3, 2016.

**The Planning Department recommended Approval; and,  
THE PLANNING DIRECTOR:**

**ADOPTED** a **MITIGATED DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42741**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVED VARIANCE NO. 1893**, subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report.

**BACKGROUND:**

**Summary**

Variance No. 1893 (VAR1893) is a request to exceed the surface area and the number of permitted signs allowed per Section 19.4.a. of Ordinance No. 348 due to the location and surroundings of the project site. The variance would allow one (1) 75 ft. high sign with a total display area of 540 sq. ft., resulting in a 490 sq. ft. increase from 50 sq. ft. allowed display area. Section 19.4.a. of Ordinance No. 348 allows two (2) free-standing signs. The variance is also requesting to install a third (3) free-standing sign at the project site. Variance No. 1814 (VAR1814) was approved at the Board of Supervisors on March 11, 2008. VAR1814 allowed a 75-foot-tall pylon sign and a site plan that is similar to the current project proposal and none of the conditions have changed since 2008.

VAR1893 is associated with Plot Plan No. 25699 (PP25699). PP25699 proposed the development a retail shopping center with four (4) commercial buildings totaling 19,558 sq. ft. with one (1) 75 ft. high free-standing pylon sign, two (2) 6 ft. high monument signs, 146 parking spaces, and eight (8) accessible parking spaces. Building A will be a 3,252 sq. ft. drive-thru restaurant for Farmer Boys Restaurant. Building B will be a 3,434 sq. ft. drive-thru restaurant for a future tenant. Building C, totaling 3,980 sq. ft., consists of three units and includes a drive-thru for a future tenant. Building D totaling 8,892 sq. ft., consists of seven retail units. The project will be developed in four (4) phases. Phase I includes Building B and associated site improvements; Phase II includes Building A; and Phases III and IV include Buildings C and D, respectively. The final approval body for Plot Plans is the Planning Director. The PP25699 was heard and approved at the February 3, 2016 Planning Director's Hearing.

The project site is located at a lower elevation than the I-215 freeway and adjacent properties. A sign study prepared by ADS Companies and dated March 18, 2015 (PP25699, Exhibit S, dated 6/24/15 of the staff report) analyzed the sightline constraints from I-215 and Cajalco Expressway to the project site. The study showed that the construction of the approved Majestic Freeway Business Center would block signage sightlines from the Cajalco Expressway and the I-215 freeway. The rendering indicates that only the top portion of the proposed pylon sign would be visible due to constraints resulting from building height and massing from the Majestic Freeway Business Center. Allowing the display area to increase from 50 sq. ft. to 540 sq. ft. will allow the sign to be visible from I-215 and Cajalco Expressway. While the pylon sign provides visibility from the I-215 and Cajalco Expressway, the third (3) free-standing sign will ensure visibility from Harvill Avenue and Messenia Lane.

The Planning Director heard VAR1893 on February 3, 2016. At the February 3, 2016 public hearing, the Planning Director heard public testimony, discussed and approved the project.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: VARIANCE NO. 1893**

**DATE:** February 3, 2016

**PAGE:** Page 3 of 3

**Board Action**

The Planning Director's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files a complete appeal application within 10 days of this notice appearing on the Board's agenda.

**Impact on Citizens and Businesses**


The impacts of this project have been evaluated through the environmental review and public hearing process by Planning Department and at the Planning Director's Hearing.

**ATTACHMENTS:**

**A. PLANNING DIRECTOR STAFF REPORT**

Agenda Item No.:  
Area Plan: Mead Valley  
Zoning Area: North Perris  
Supervisorial District: First  
Project Planner: Roger Arroyo  
Director's Hearing: February 3, 2016

PLOT PLAN NO. 25699  
VARIANCE NO. 1893  
Environmental Assessment No. 42741  
Applicant: HHI Riverside LLC  
Engineer/Representative: Thatcher Eng.



Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Plot Plan No. 25699** is a proposal to develop a retail shopping center with four (4) commercial buildings totaling 19,558 sq. ft. with one (1) 75 ft. high free-standing pylon sign, two (2) 6 ft. high monument signs, 146 parking spaces, and eight (8) accessible parking spaces. Building A will be a 3,252 sq. ft. drive-thru restaurant for Farmer Boys Restaurant. Building B will be a 3,434 sq. ft. drive-thru restaurant for a future tenant. Building C, totaling 3,980 sq. ft., consists of three units and includes a drive-thru for a future tenant. Building D totaling 8,892 sq. ft., consists of seven retail units. The project will be developed in four (4) phases. Phase I includes Building B and associated site improvements; Phase II includes Building A; and Phases III and IV include Buildings C and D, respectively.

**Variance No. 1893** is a request to exceed the surface area and the number of permitted signs allowed per Section 19.4.a. of Ordinance No. 348 due to the location and surroundings of the project site. The variance would allow one (1) 75 ft. high sign with a total display area of 540 sq. ft., resulting in a 490 sq. ft. increase from 50 sq. ft. allowed display area. Section 19.4.a. of Ordinance No. 348 allows two (2) free-standing signs. The variance is also requesting to install a third (3) free-standing sign at the project site.

This project is located within the Mead Valley Area Plan of Western Riverside County. More specifically, this project is located north of Cajalco Expressway, south of Messenia Lane, east of Harvill Avenue and west of the I-215 freeway.

### BACKGROUND:

Conditional Use Permit No. 3315 (CUP3315) was approved by the Board of Supervisors on July 25, 2000. CUP3315 allowed a gas station, a convenience store, a carwash, and three restaurants on the subject site. This entitlement expired on July 25, 2002.

Conditional Use Permit No. 3468 (CUP3468), Change of Zone No. 7320 (CZ7320), and Variance No. 1814 (VAR1814) were approved at the Board of Supervisors on March 11, 2008. CZ7320 changed the zoning on the subject site from Manufacturing-Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). CUP3468 allowed the development of a 3.42-acre commercial center, including two (2) retail buildings totaling 19,100 square-feet, two (2) drive-thru restaurants, and a drive-thru coffee

shop. CUP3468 expired on March 11, 2010. VAR1814 allowed a 75-foot-tall pylon sign and a site plan that is similar to the current project proposal and none of the conditions have changed since 2008.

**ISSUES OF POTENTIAL CONCERN:**

**Visibility from Interstate 215 (I-215) and Cajalco Expressway**

The project is requesting a variance for the proposed pylon sign due to special circumstances that exist on the subject property which deprives the project of visibility privileges enjoyed by other properties in the vicinity. The proposed sign for the project includes one (1) 75-foot-tall sign with a total display area of 540 sq. ft., representing a 490 sq. ft. increase in allowed display area as well as two (2) monument signs on the project site for a total of three (2) free-standing signs at the project site.

The project site is located at a lower elevation than the I-215 freeway and adjacent properties. A sign study prepared by ADS Companies and dated March 18, 2015 (PP25699, Exhibit S, dated 6/24/15 of the staff report) analyzed the sightline constraints from I-215 and Cajalco Expressway to the project site. The study showed that the construction of the approved Majestic Freeway Business Center would block signage sightlines from the Cajalco Expressway and the I-215 freeway. The rendering indicates that only the top portion of the proposed pylon sign would be visible due to constraints resulting from building height and massing from the Majestic Freeway Business Center. Allowing the display area to increase from 50 sq. ft. to 540 sq. ft. will allow the sign to be visible from I-215 and Cajalco Expressway. While the pylon sign provides visibility from the I-215 and Cajalco Expressway, the third (3) free-standing sign will ensure visibility from Harvill Avenue and Messenia Lane.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Community Development – Community Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio)  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development – Light Industrial (CD: LI) (0.25 - .60 Floor Area Ratio) to the east, west, and north. Community Development – Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) to the south. |
| 3. Existing Zoning (Ex. #2):                   | Scenic Highway Commercial (C-P-S)   |
| 4. Surrounding Zoning (Ex. #2):                | Manufacturing Service Commercial (M-SC) to the east, west, north, and south   |
| 5. Existing Land Use (Ex. #1):                 | Vacant  |
| 6. Surrounding Land Use (Ex. #1):              | Manufacturing and vacant land to the north and east<br>Gas stations and vacant land to the south and west   |
| 7. Project Data:                               | Total Acreage: 5.06 gross/3.42 net<br>Parking provided: 146<br>Total No. Buildings: 4<br>Total Building area: 19,558 sq. ft.<br>Total Landscape area: 56,563 sq. ft. (38%)<br>Max Building Height: 28.5 feet  |
| 8. Environmental Concerns:                     | See attached environmental assessment   |

**RECOMMENDATIONS:**

**ADOPT** a **MITIGATED DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42741**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE PLOT PLAN NO. 25699**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVE VARIANCE NO. 1893**, subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) on the Mead Valley Area Plan.
2. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as professional office and tourist-oriented commercial uses. The project is proposing a Farmer Boys drive-thru restaurant and three (3) other retail/commercial buildings.
3. The project is located in a designated Commercial Center Overlay (CCO) within the Mead Valley Area Plan. The intent of the CCO is to achieve community focal points, promote multi-modal transit options, connectivity between job centers and related retail services, and achieve a more efficient use of land.

The CCO offers the potential for development of a unique mix of employment, commercial and public uses. The project proposal is consistent with design considerations that promote connectivity among existing and future land uses. Walkability has been maximized with 6 foot sidewalks and landscaped setbacks that reduce the scale of the project to walkable proportions. The construction of bike paths and bike racks will promote a mix of activities and create a transit friendly environment. The project is consistent with all other applicable polices in the Mead Valley Area Plan.

4. The project site is surrounded by properties designated as Community Development: Light Industrial (CD: LI) (0.25-0.60 Floor Area Ratio) to the north, east, and west, and Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) to the south.
5. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
6. The proposed eating establishments and retail commercial uses would fall under permitted uses in the Scenic Highway Commercial (C-P-S) zone provided a plot plan has been approved as set forth in Section 9.50. Subsection a. of Ord. No. 348. The proposed eating establishments fall under Use No. 74 - "Restaurants and other eating establishments" listed in Section 9.50 subsection a. while the retail commercial uses could be any of the listed permitted uses.

7. Except for the pylon sign and the third (3) free-standing sign, the project design is consistent with the development standards as set forth in the Scenic Highway Commercial (C-P-S) zone, Section 9.53 of Ordinance No. 348. As set forth in the development standards, no building or structure shall exceed fifty (50') feet in height, unless variance greater height is approved pursuant to Section 18.34. of Ordinance No. 348 and shall not exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of Ordinance No. 348. According to Exhibit B of the project materials, Building "A" will be twenty-four (24') feet in height, Building "B" will be twenty-three (23') feet in height, Building "C" will be twenty-four feet and ten inches (24'10") in height, and Building "D" will be twenty-eight feet and six inches (28'6") in height. The pylon sign will be seventy-five (75') feet in height. There are no yard requirements for buildings which do not exceed thirty-five (35') feet in height. Additionally, Exhibit B of the project materials demonstrates that any roof mounted mechanical equipment will be screened completely through the incorporated parapet design.
8. As proposed, the project meets parking requirements for restaurants and retail uses as set forth in Section 18.12 of Ordinance No. 348. The parking requirements are 1 space for every 45 square-feet of serving area for restaurants with drive-thru aisles and 1 space for every 200 square-feet of gross floor area for general retail uses and 1 space for every two employees.
9. The project site is surrounded to the north, south, east, and west by properties zoned as Manufacturing-Service Commercial (M-SC).
10. The project is located within the March Air Reserve Base Airport Influence Area and, thus, required review by the Airport Land Use Commission ("ALUC"). File No. ZAP1111MA15 was submitted to ALUC for review and on April 9, 2015 the ALUC determined that the proposed project is conditionally consistent with Airport Compatibility Zone C2, in which the project site is located.
11. The project is not located within a Criteria Cell Unit of the Riverside County Multiple Species Habitat Conservation Plan.
12. The project is located within the City of Perris Sphere of Influence. No correspondence from the City of Perris has been received since the application was filed.
13. As set forth in Section 19.4 (On-site Advertising Structures and Signs) of Ordinance No. 348, advertising signs have a maximum display area of 50 square-feet and a maximum of two (2) free-standing signs for shopping centers fronting two (2) streets. The proposed project, however, includes one (1) 75-foot-tall sign with a total display area of 540 sq. ft., representing a 490 sq. ft. increase in allowed display area; as well as two (2) monument signs on the project site.
14. The project is requesting a variance for increase of the display area for the proposed pylon sign and a third (3) free-standing sign due to special circumstances that exist on the subject property which deprives the project of visibility privileges enjoyed by other properties in the vicinity. Section 18.27 (Variances) of Ordinance No. 348 states: "Variances from the terms of this ordinance may be granted when, because of special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification."

The project site is located at a lower elevation than the freeway and adjacent properties. A strict application of Ordinance No. 348 deprives the project a privilege of freeway visibility enjoyed by other similar uses in the vicinity. The approved Majestic Freeway Business Center which includes approximately 279 acres and 6.2 million sq. ft. of light industrial buildings is located adjacent to this project. The construction of the Majestic Freeway Business Center would block this project from view both from I-215 and Cajalco Expressway. A sign study prepared by ADS Companies and dated March 18, 2015 (PP25699, Exhibit S, dated 6/24/15 of the staff report) specially analyzed the sightline constraints from I-215 and Cajalco Expressway to the project site. The study showed that the construction of the approved Majestic Freeway Business Center would block sightlines from the Cajalco Expressway and the I-215 freeway. Photo simulations indicate that only the top portion of the proposed pylon sign would be visible due to sightline constraints resulting from building height and massing from the Majestic Freeway Business Center. Allowing the display area to increase from 50 sq. ft. to 540 sq. ft. will allow the sign to be noticeable from I-215 and Cajalco Expressway. While the pylon sign provides visibility from the I-215 and Cajalco Expressway, the third (3) free-standing sign will ensure visibility from Harvill Avenue and Messina Lane.

15. Environmental Assessment No. 42741 identified the following potentially significant impacts:
- a. Transportation/Traffic

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

#### **CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Commercial Retail Land Use Designation (CD: CR) (0.20-0.35 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed variance is consistent with the variance provisions of Ordinance No. 348.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the Mead Valley area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

#### **INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.



**Plot Plan No. 25699**

**Variance No. 1893**

**Director's Hearing Staff Report: February 8, 2016**

**Page 6 of 6**

---

2. The project site is not located within:
  - a. A Fault Zone;
  - b. A FEMA Flood Plain;
  - c. A High Fire Area; or,
  - d. An Agriculture Preserve.
  
3. The project site is located within:
  - a. A Community Center Overlay Area;
  - b. An area of low liquefaction potential;
  - c. The City of Perris Sphere of Influence;
  - d. The March Air Reserve Base Airport Influence Area;
  - e. The Stephen's Kangaroo Rat Fee Area;
  - f. The Val Verde Unified School District;
  - g. A High Paleontological Sensitivity Area (High B); or,
  - h. An area susceptible to subsidence.
  
4. The subject site is currently designated as Assessor's Parcel Numbers 317-110-070, 317-110-071, 317-110-057, and 317-110-058.

RA:aa/da

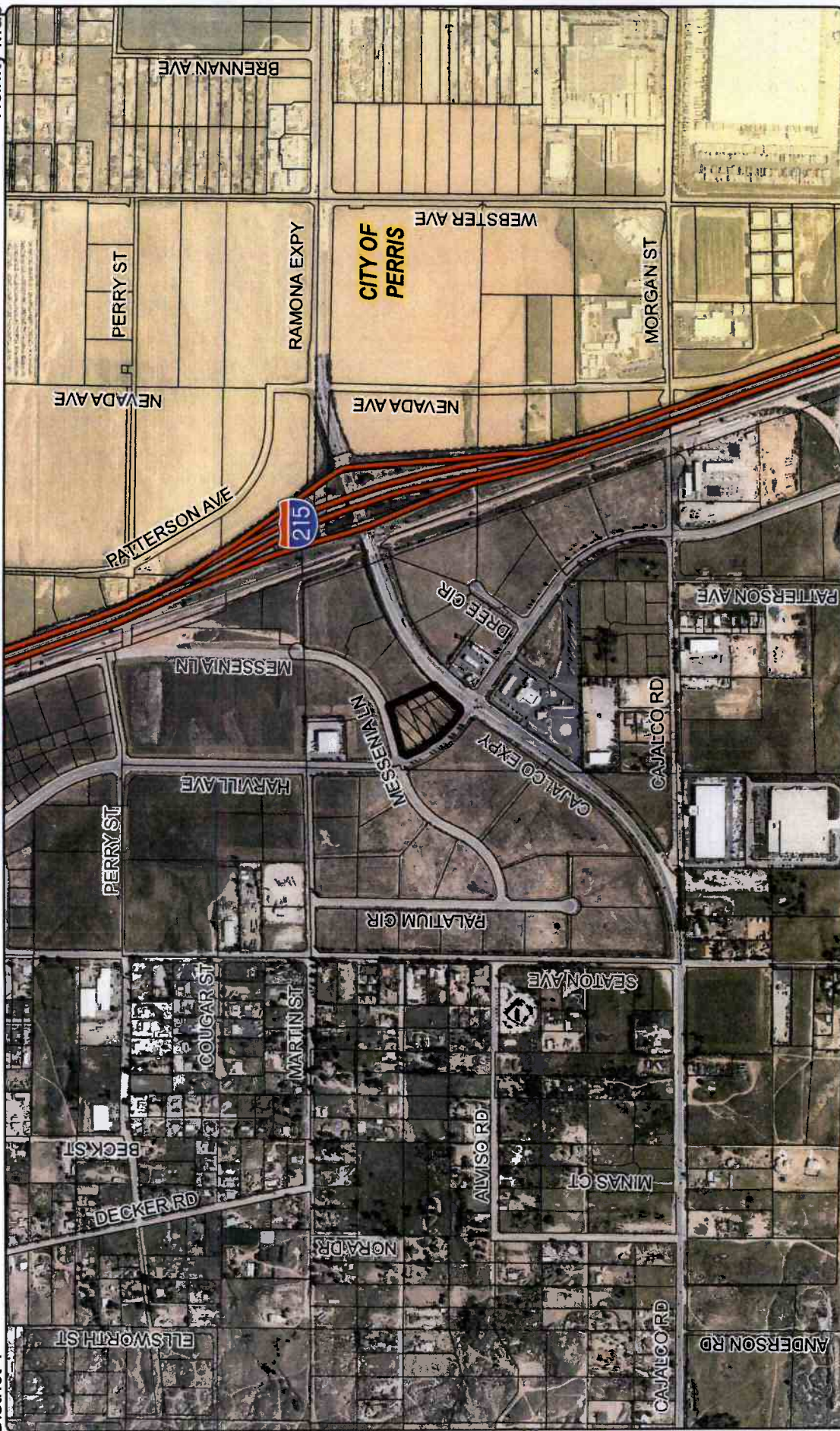
Y:\Planning Case Files-Riverside office\PP25699\DH-PC-BOS Hearings\DH-PC\PP25699 SR 2\_08\_16 DH.docx

Date Revised: 01/27/16

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
PP25699 VAR01893  
VICINITY/POLICY AREAS**

Supervisor: Jeffries  
District 1

Date Drawn: 12/14/2015  
Vicinity Map



Author: Vinnie Nguyen



Zoning Area: North Perris

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing aerial imagery. The County of Riverside is not responsible for any errors or omissions in this map. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Perris at (951)955-5277 (Eastern County) or Website: <http://www.riversidecounty.com>

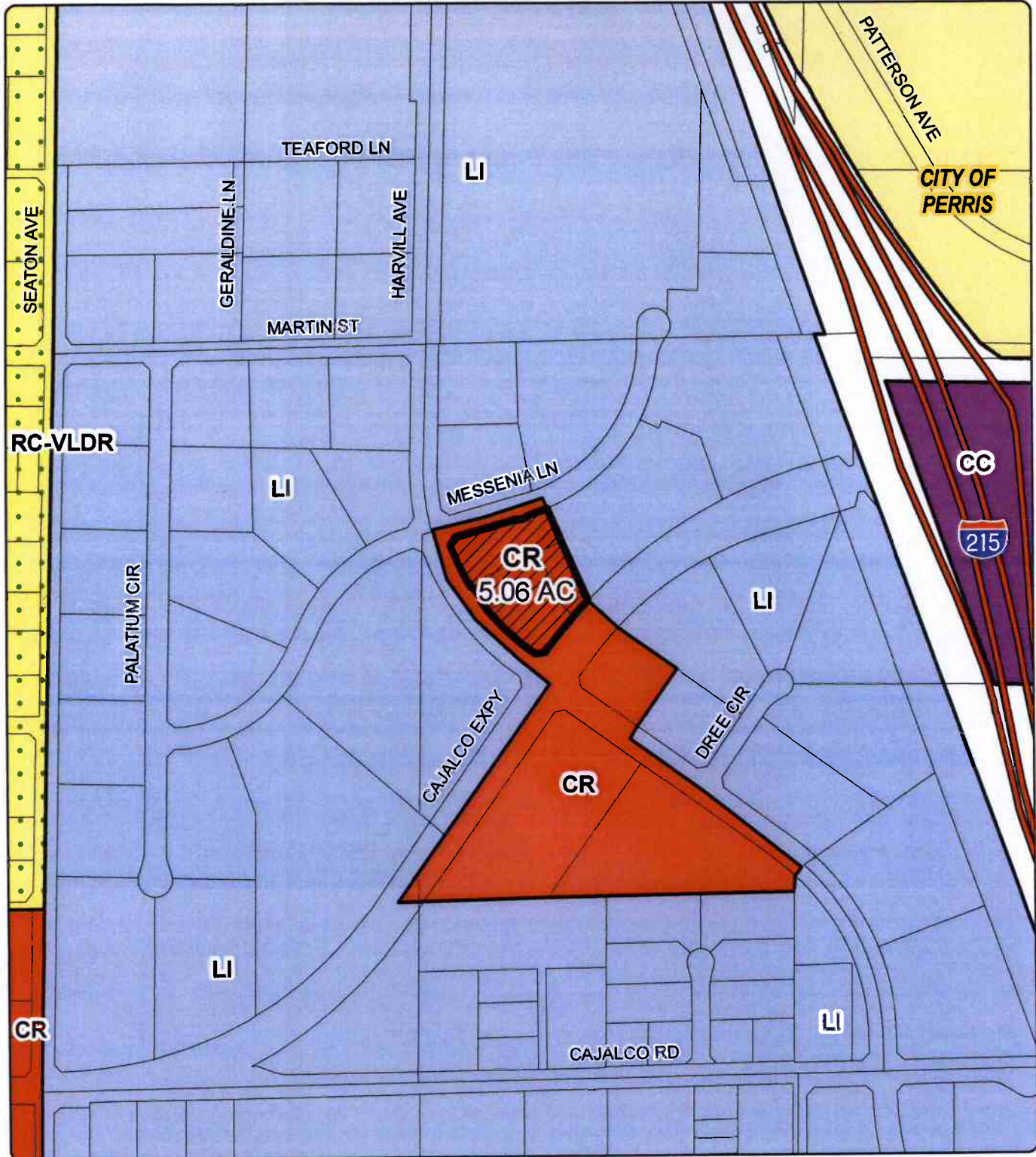
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP25699 VAR01893

EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 12/14/2015  
Exhibit 5



Zoning Area: North Perris

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

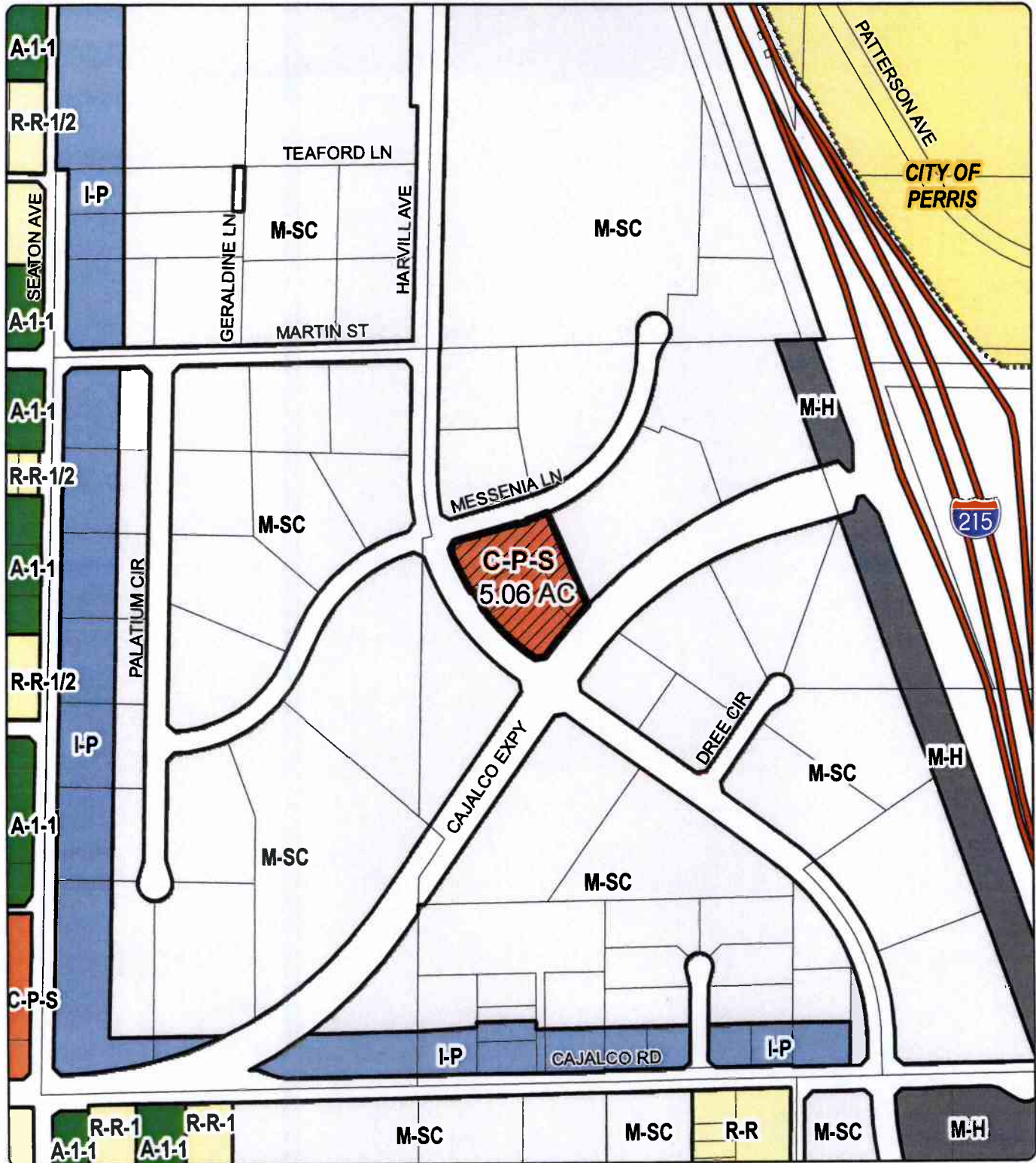
PP25699 VAR01893

Supervisor: Jeffries  
District 1

Date Drawn: 12/14/2015

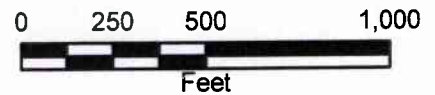
Exhibit 2

EXISTING ZONING



Zoning Area: North Perris

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT  
PP25699 VAR01893

Supervisor: Jeffries  
District 1

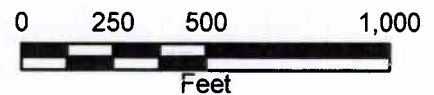
Date Drawn: 10/24/13  
Exhibit 1

LAND USE



Zoning Area: North Perris

Author: Vinnie Nguyen



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





CASE: PP25699, AMD.#2  
 EXHIBIT: B (Sheets 1-8)  
 DATE: 6/24/15  
 PLANNER: R. Arroyo

SHEET NUMBER  
**A2.0A**

PROJECT NAME  
**EXHIBIT B - ELEVATIONS**  
 BUILDING #A  
 CALIFORNIA EXPRESSWAY & MARVEL AVENUE  
 PERRIS, CA

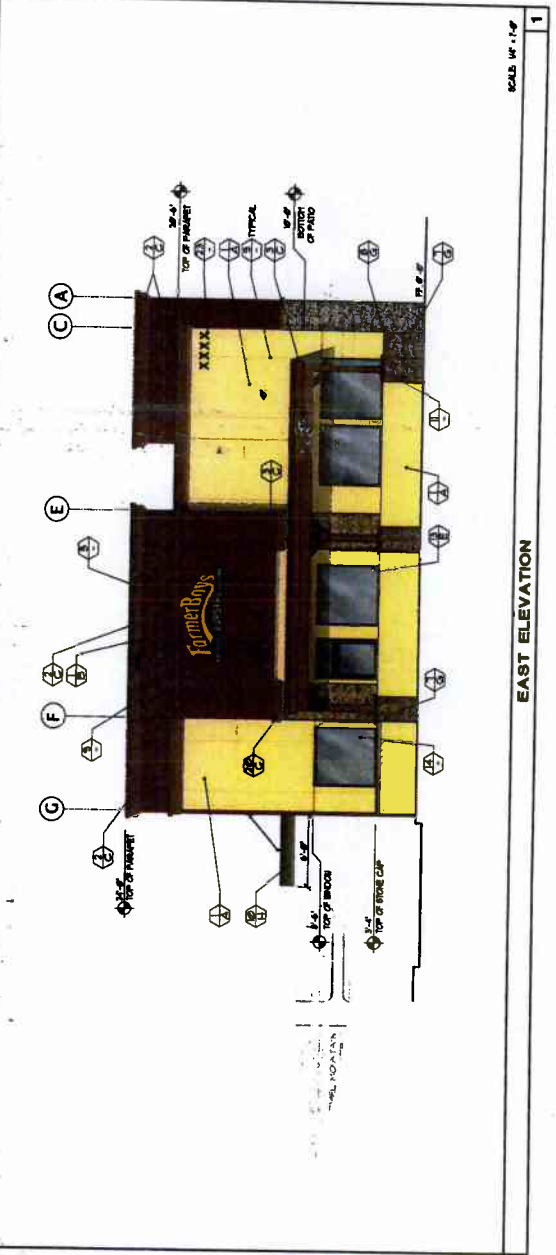
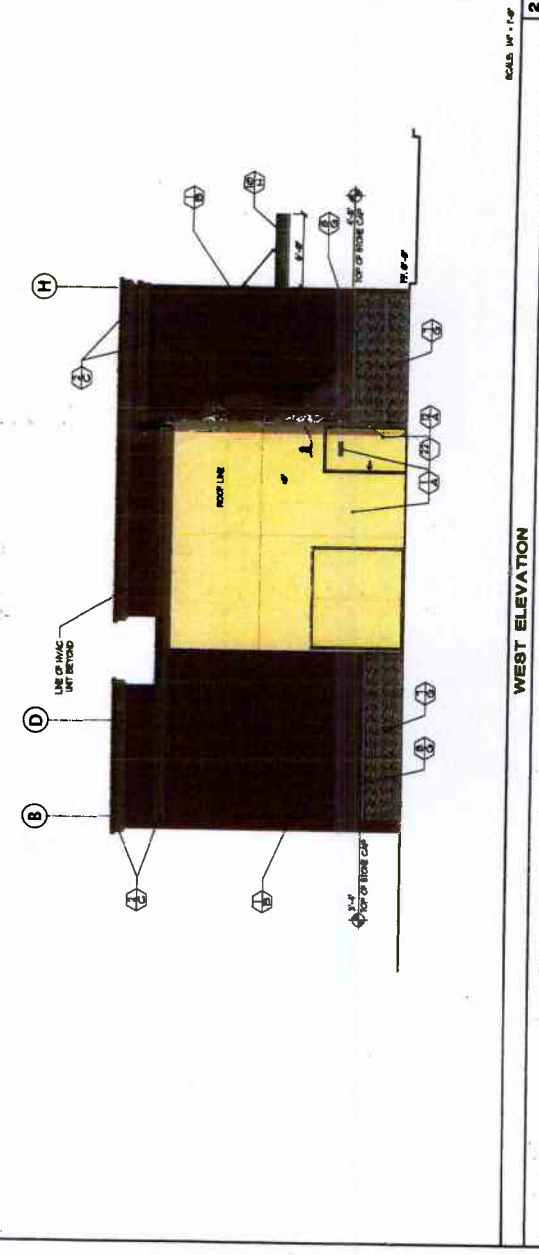
PROJECT ARCHITECT  
**ALB BERRERA, L.A.**  
 CALIFORNIA LICENSE #14878  
 1000 GARDEN STREET, SUITE 200  
 PERRIS, CA 92570-1200  
 PHONE: (951) 791-2200

PROJECT ENGINEER  
**REYNOLDS PEREZ/ARCH**  
 1000 GARDEN STREET, SUITE 200  
 PERRIS, CA 92570-1200  
 PHONE: (951) 791-2200

PROJECT ARCHITECT  
**ALB BERRERA, L.A.**  
 CALIFORNIA LICENSE #14878  
 1000 GARDEN STREET, SUITE 200  
 PERRIS, CA 92570-1200  
 PHONE: (951) 791-2200

**NOTICE**  
 THE DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF ARCHITECT ALB BERRERA, L.A. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARCHITECT ALB BERRERA, L.A. THE DRAWING SHALL BE RETURNED TO THE OWNER UPON DEMAND.

- KEY NOTES**
- LEGEND**
- ① MATERIAL
  - ② FINISH
- MATERIALS**
- ① PAINT OVER 1/2" STUCCO INTERMEDIATE SANDED FINISH
  - ② PAINT OVER CORNICE FOAM TRIM
  - ③ HOOD CANOPY FRAMING
  - ④ CANVAS AWNING BY SANSIBELLA OR EQ.
  - ⑤ PARKER BOYS SIGNAGE, SEPARATE SIGNAGE WITH SIGN APPLICATION REQUIRED.
  - ⑥ DECORATIVE UPDOWN MALL SIGNAGE WHITE PPS MODEL 14608-S
  - ⑦ STACK STONE VENEER MANSICOT
  - ⑧ STONE SILLWATER TABLE
  - ⑨ GALVANIZED METAL EXPANSION JOINT WITH 1/2" OPENING
  - ⑩ CANTILEVER METAL AWNING
  - ⑪ PRECAST CONCRETE CAP
  - ⑫ METAL DOOR
  - ⑬ STONEFRONT ALUMINUM FRAMES
  - ⑭ CLEAR HIDDEN GLAZING
  - ⑮ PASS-THRU WINDOW WITH STAINLESS STEEL SIEVE
  - ⑯ STAINLESS SEAM METAL ROOF
  - ⑰ GARDEN MALL TRELLIS
  - ⑱ NOT USED
  - ⑲ DECORATIVE CORNELLUM SIGNAGE WHITE PPS MODEL 14610-20
  - ⑳ ARCHITECTURAL FOAM TRIM
  - ㉑ 2X HOOD FASCIA
  - ㉒ 4" HIGH VINYL MATERIALS
  - ㉓ 12" HIGH 1/2" BRONZE FINISH METAL ILLUMINATED ADDRESS SIGN SHALL COMPLY BY SECTION 5-204 OF PERMITS CODE, SEE PAGE 10 OF 23
- FINISHES**
- ① BRONZE HILLIAMS STREET COMPATIBLE CREAM
  - ② SHERRILL HILLIAMS 94 7589 SANDED PAINT
  - ③ SHERRILL HILLIAMS 94 7589 SANDED PAINT
  - ④ SANSIBELLA 4481 (PERRY)
  - ⑤ DARK BRONZE ANODIZED
  - ⑥ BRONZE CEMENTitious TERRAZZO GREEN
  - ⑦ SANDY TERRAZZO TERRAZZO GREEN WITH MANSICOT CAP CHANGES MATCHING TABLE BILL IN BROWNSTONE
  - ⑧ BRONZE HILLIAMS BRONZE STATUS
- ELEVATION NOTES:**
1. CALLOUTS AND KEY NOTES ARE NOT APPLICABLE FOR ALL ELEVATIONS. TYPICAL CALLOUTS ARE SHOWN ON THE EAST ELEVATION.
  2. BUILDING ADDRESS SHALL BE LOCATED ON THE BUILDING IN SUCH A POSITION AS TO BE VIEWABLE FROM THE STREET FRONTING THE BUILDING. ALTERNATE ADDRESS MARKERS OF ILLUMINATED AND CONTRACTORS.







**NOTICE**  
 THE DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECTS AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.

**ARCHITECTS**  
 D & H ARCHITECTS  
 1000 UNIVERSITY AVENUE  
 SUITE 100  
 BERKELEY, CA 94702  
 TEL: 415.841.1111  
 FAX: 415.841.1112

**ENGINEER**  
 M. B. BROWN, L.L.C.  
 200 MARSH STREET, SUITE 200  
 BERKELEY, CA 94702  
 TEL: 415.841.1111  
 FAX: 415.841.1112

**PROJECT OWNER**  
 CALIFORNIA LABOR PAPER  
 1000 UNIVERSITY AVENUE  
 SUITE 100  
 BERKELEY, CA 94702  
 TEL: 415.841.1111  
 FAX: 415.841.1112

**EXHIBIT "B" - ELEVATIONS**  
 ANA 07-10-058  
 CALIFORNIA LABOR PAPER  
 1000 UNIVERSITY AVENUE  
 SUITE 100  
 BERKELEY, CA 94702  
 TEL: 415.841.1111  
 FAX: 415.841.1112

**SCALE**  
 1/8" = 1'-0"

**DATE**  
 10/10/07

**PROJECT NAME**  
 BUILDING "B" - ELEVATIONS

**KEY NOTES**

**LEGEND**

MATERIAL  
 FINISH

**MATERIALS**

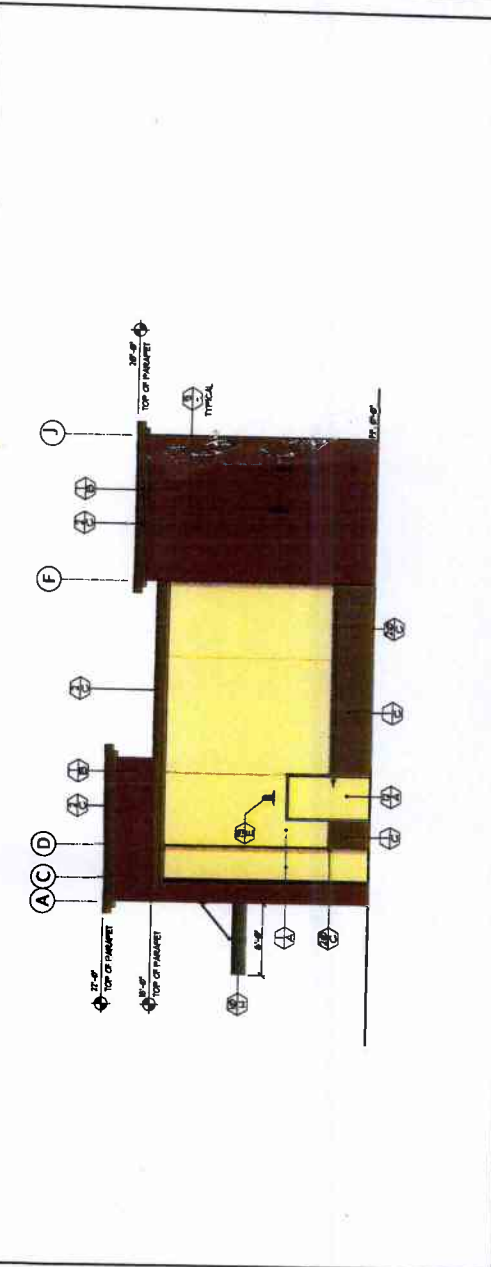
1. PART-LOWER STUCCO HANDSCOT SANDED FINISH  
 2. PAINT: OVER CORNICE POINTE TRIM  
 3. HOOD CANOPY FRAMING  
 4. CANVAS AWNING BY SANDELLA OR  
 5. FABRIC BOYS BUSINESS APPROPRIATE  
 6. DESIGN REVIEW APPLICATION  
 7. DECORATIVE UPDOWN HALL SCIENCE  
 8. H-LITE HPS MODEL H-1000-S  
 9. STAKE STONE VIBRANT HANDSCOT  
 10. STONE SILL-WATER TABLE  
 11. SANITIZED METAL EXPANSION JOINT  
 12. WITH 1/2" CRINGS  
 13. CANTILEVER METAL AWNING  
 14. PRECAST CONCRETE CAP  
 15. METAL DOOR  
 16. STONEFRONT ALUMINUM FRAMES  
 17. CLEAR WINDOW GLAZING  
 18. PASS-TRU WINDOW WITH STAINLESS  
 19. STEEL SHELL  
 20. STANDING SEAM METAL ROOF  
 21. SANDELL HALL TRELLIS  
 22. NOT USED  
 23. DECORATIVE DOWN-LIGHT SCIENCE  
 24. H-LITE HPS MODEL H-1000-S  
 25. ARCHITECTURAL POINTE TRIM  
 26. 2X HOOD FACIA  
 27. 4" HIGH VINYL MINERALS  
 28. 12" HIGH X 1/2" STROKE INTERNALLY  
 29. ILLUMINATED ADDRESS SIGN SHALL  
 30. BE PROVIDED AS SHOWN ON SHEET  
 31. CORNICHANCE NO. 1003 PAGE 10 OF 22

**FINISHES**

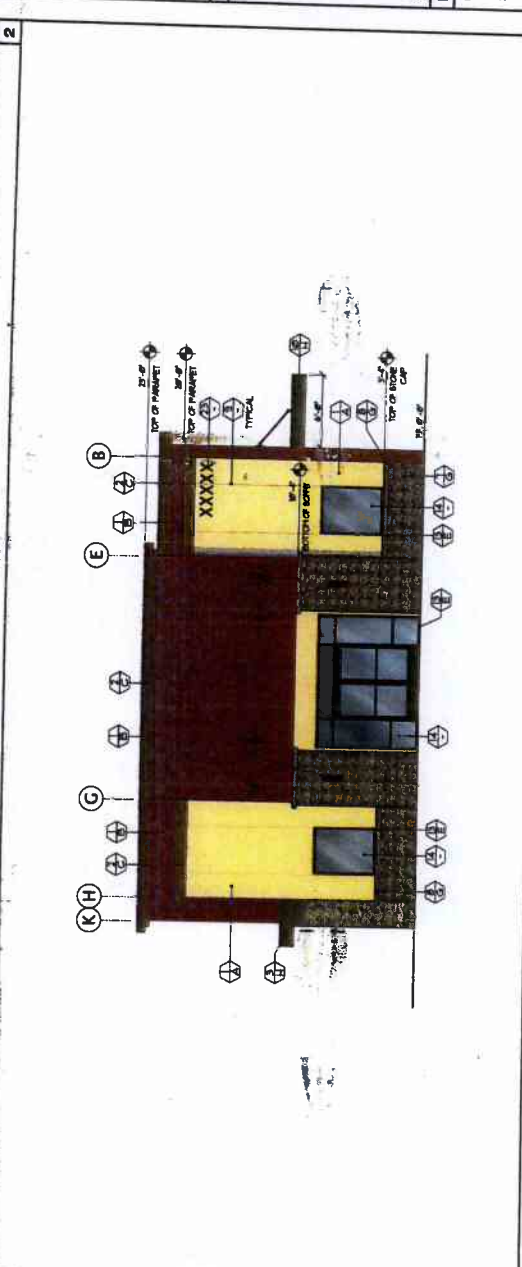
1. BROWN WELLS SHOOT COMPATIBLE  
 2. GREEN  
 3. BROWN WELLS SH 7895 SANDRED  
 4. SANDRED  
 5. BROWN WELLS SH 7895 SANDRED  
 6. PAPER  
 7. SANDELLA HALL (HPS)  
 8. DARK BRONZE ANODIZED  
 9. BROWN GREEN  
 10. EDWARDS GREEN-LACK, RED-LOCK GREEN  
 11. STONEFRONT ALUMINUM  
 12. STAKE STONE VIBRANT HANDSCOT  
 13. SANDELL HALL IN BROWNSTONE  
 14. BROWN WELLS SH 7895 SANDRED

**ELEVATION NOTES:**

1. CALLOUTS AND ALL NOTES ARE NOT  
 REPEATED FOR ALL NOTES ARE NOT  
 2. TYPICAL ELEMENTS ARE CALLED OUT.  
 3. BUILDING ADDRESS SHALL BE PROVIDED  
 4. TO BE PLAINLY VISIBLE AND LEGIBLE  
 5. FROM ALL DIRECTIONS.  
 6. PRESENT ADDRESS MONITORING THE  
 7. ILLUMINATED ADDRESS SIGN SHALL  
 8. BE PROVIDED AS SHOWN ON SHEET  
 9. ILLUMINATED AND CONTRASTING



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



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

A2.1B

SHEET NUMBER

DATE: 11-05-14  
SCALE: 1/4" = 1'-0"  
PROJECT: EXHIBIT B - ELEVATIONS

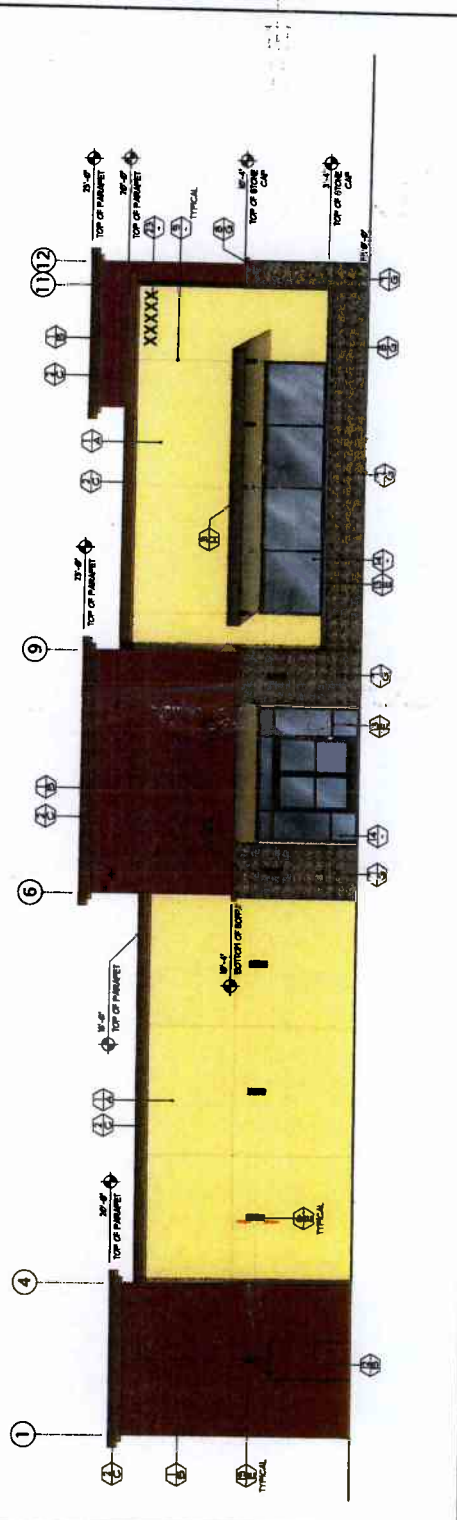
EXHIBIT B - ELEVATIONS  
CALICO EXPANSION & HANVILL AVENUE  
IRVINE, CA 92614  
C/O H&B GROUP, LLC  
3000 CHURCH STREET, SUITE 200  
IRVINE, CA 92614  
PHONE: (949) 761-2200

PROPOSED BY: H&B GROUP, LLC  
3000 CHURCH STREET, SUITE 200  
IRVINE, CA 92614  
PHONE: (949) 761-2200

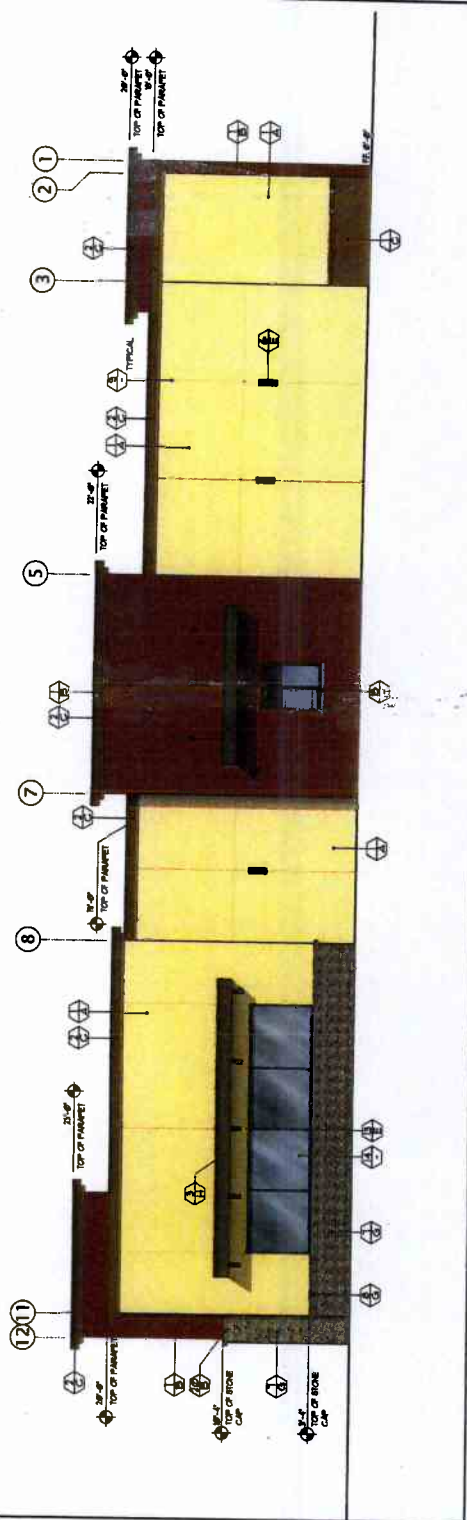
ARCHITECTS: H&B GROUP, LLC  
3000 CHURCH STREET, SUITE 200  
IRVINE, CA 92614  
PHONE: (949) 761-2200

NOTICE  
THE DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF H&B GROUP, LLC AND SHALL NOT BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF H&B GROUP, LLC. ANY UNAUTHORIZED USE OF THIS DRAWING SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO H&B GROUP, LLC.

WEST ELEVATION



EAST ELEVATION



**NOTICE**  
 THE ARCHITECT'S DESIGN SHALL BE CONSIDERED COMPLETE ONLY AS SHOWN ON THESE PLANS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF ALL MATERIALS AND METHODS OF CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF ANY MATERIALS OR METHODS OF CONSTRUCTION NOT SHOWN ON THESE PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF ANY MATERIALS OR METHODS OF CONSTRUCTION NOT SHOWN ON THESE PLANS.

**ARCHITECTS**  
 H. H. H. ARCHITECTS  
 1000 S. GARDEN ST.  
 ANAHEIM, CA 92805  
 PHONE: (714) 771-1111  
 FAX: (714) 771-1112

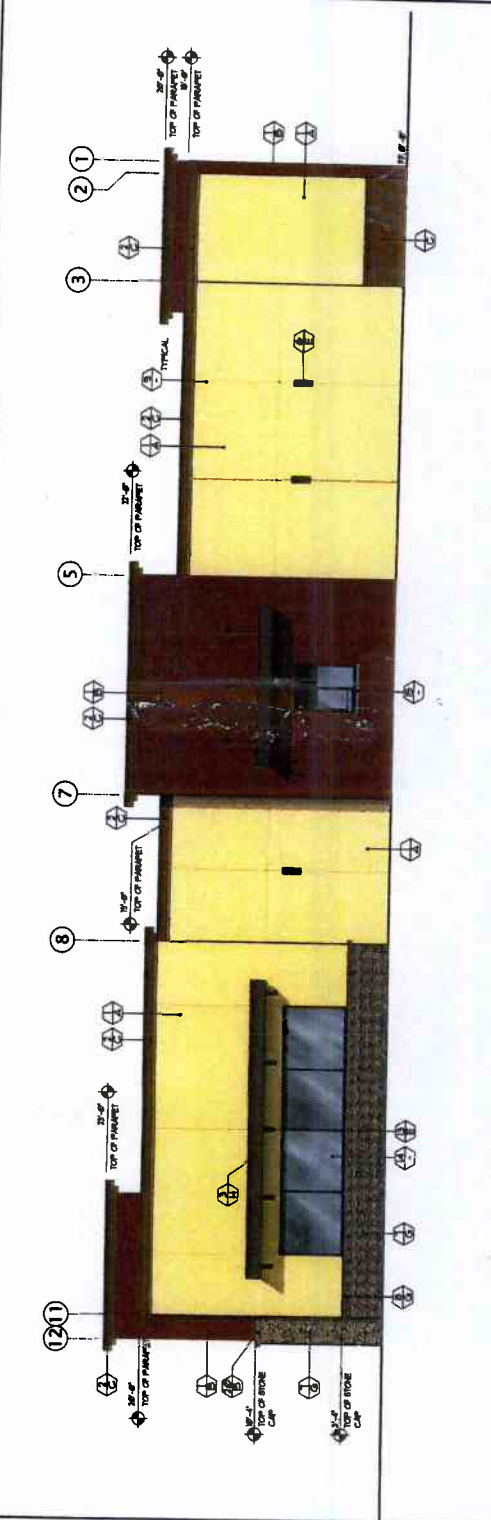
**GENERAL CONTRACTOR**  
 H. H. H. GENERAL CONTRACTORS  
 1000 S. GARDEN ST.  
 ANAHEIM, CA 92805  
 PHONE: (714) 771-1111  
 FAX: (714) 771-1112

**REGISTERED ENGINEER**  
 H. H. H. REGISTERED ENGINEERS  
 1000 S. GARDEN ST.  
 ANAHEIM, CA 92805  
 PHONE: (714) 771-1111  
 FAX: (714) 771-1112

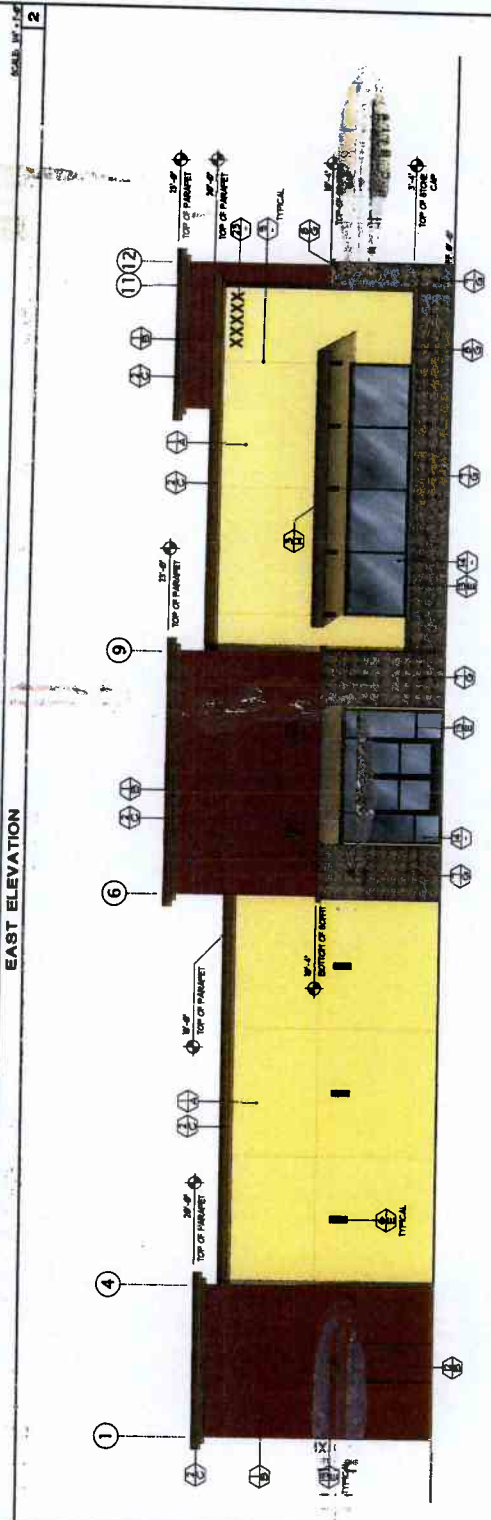
**EXHIBIT B - ELEVATIONS**  
 ANA 57-10-05B  
 CALICO DEVELOPMENT & ANNEXILL AVENUE  
 FERRIS, CA 95926  
 SHEET NO. 1001  
 DATE: 11/14/03  
 SCALE: 1/4" = 1'-0"

**PROJECT NO.**  
 ANA 57-10-05B  
 SHEET NO. 1001  
 DATE: 11/14/03  
 SCALE: 1/4" = 1'-0"

**EXHIBIT B - ELEVATIONS**  
 SHEET NUMBER: **A2.1B**



**EAST ELEVATION**



**WEST ELEVATION**

**NOTICE**

THE DRAWING AND ALL INFORMATION HEREON IS THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

**ARCHITECTS**

DAVID L. HARRIS ARCHITECTS  
 1000 S. GARDEN AVENUE, SUITE 100  
 ANAHEIM, CA 92805  
 PHONE: (714) 771-1100  
 FAX: (714) 771-1101  
 WWW: WWW.DLHARCHITECTS.COM

**EXHIBIT B - ELEVATIONS**

APR. 2010-01  
 1000 S. GARDEN AVENUE  
 ANAHEIM, CA 92805

**A2.0C**

PROJECT NUMBER

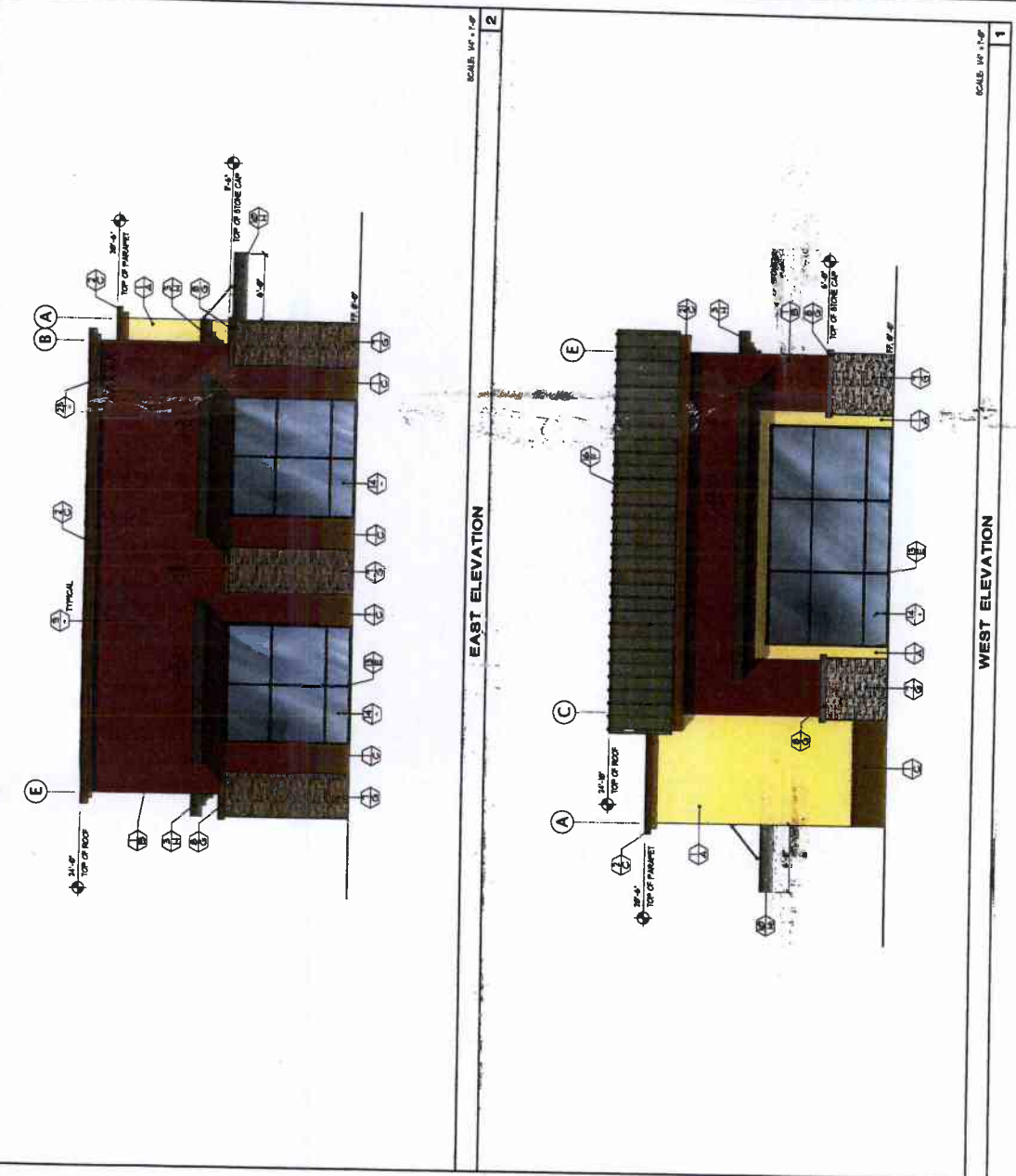
DATE: 1/1/2010

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

DATE: 1/1/2010

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

- KEY NOTES**
- LEGEND**
- ① MATERIAL
- ② FINISH
- MATERIALS**
- ① PAINT, OVER STUCCO HARDENED SANDED FINISH
  - ② PAINT, OVER CORRUGATED POINTE TRIM
  - ③ HOOD CASITY FRAMING
  - ④ CANVAS AWNING BY SANDELLA OR FARMER BOYS FABRICATIONS, APPLICABLE DESIGNER FINISH APPLICATION
  - ⑤ DECORATIVE UPDOWN HALL SOUNDRITE HITE HITE MODEL H-1000-S
  - ⑥ STONE STORE VIBER MARSCOT
  - ⑦ STONE SILLWATER TABLE
  - ⑧ GALVANIZED METAL EXPANSION JOINT WITH 1" GUTTERS
  - ⑨ GANTLEVER METAL AWNING
  - ⑩ PRECAST CONCRETE CAP
  - ⑪ METAL DOOR
  - ⑫ STOREFRONT ALUMINUM FRAMES
  - ⑬ CLEAR WINDOW GLAZING
  - ⑭ PASS-TRU WINDOW WITH STAINLESS STEEL SHELF
  - ⑮ STANDING SEAM METAL ROOF
  - ⑯ GARDEN HALL TRELLIS
  - ⑰ NOT USED
  - ⑱ DECORATIVE DOWN-LIGHT SOUNDRITE HITE HITE MODEL H-1000-S
  - ⑲ ARCHITECTURAL POINTE TRIM
  - ⑳ 2X4 HOOD FASCIA
  - ㉑ HIGH VINYL MATERIALS
  - ㉒ 12" HOLLOW STUCCO INTERNALLY ILLUMINATED ADDRESS SIGN SHALL BE MOUNTED ON EXTERIOR WALLS AT A HEIGHT OF 4'-0" TO 4'-6" ABOVE FINISH GRADE IN ACCORDANCE WITH LOCAL CODES.
- FINISHES**
- ① SHEPPEN HILLIAMS SHEET COMPATIBLE GREEN
  - ② SHEPPEN HILLIAMS SH TRIMS SANDRED
  - ③ SHEPPEN HILLIAMS SH TRIMS SANDRED PAPEL
  - ④ SHEPPEN HILLIAMS SH TRIMS SANDRED PAPEL
  - ⑤ SANDELLA SHIRT (TRIM)
  - ⑥ DARK BRONZE ANODIZED
  - ⑦ BRONZE CE-LOCK UNLOCK GREEN
  - ⑧ SAND CRISTACK IN CANVAS AWNING WITH MARSCOT CAP CHARBLED MANTON
  - ⑨ SHEPPEN HILLIAMS BRONZE STATUS BRONZE
- ELEVATION NOTES**
1. CALLOUTS AND NOTATIONS ARE NOT REPEATED FOR ALL ELEVATIONS. TYPICAL ELEMENTS ARE CALLED OUT.
  2. SIGNAGE ADDRESS SHALL BE PROVIDED TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. PROVIDING THE PROJECT ADDRESS MOUNTING THE SIGNAGE IF NOT MOUNTED ON EXTERIOR WALLS ILLUMINATED AND CONSTRUCTIVE.



**NOTICE**

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF HKS ARCHITECTS AND SHALL NOT BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF HKS ARCHITECTS. THE DRAWING SHALL BE USED ONLY FOR THE PROJECT AND SHALL NOT BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HKS ARCHITECTS.

**HKS ARCHITECTS**

ARCHITECTS

1000 WEST 10TH AVENUE  
SUITE 1000  
DENVER, CO 80202  
TEL: 303.733.1000  
WWW.HKSARCHITECTS.COM

**PREPARED FOR/OWNER:**

ALTA ENGINEERING, L.P.A.

1000 WEST 10TH AVENUE  
SUITE 1000  
DENVER, CO 80202  
TEL: 303.733.1000

**PROJECT OWNER:**

ALTA ENGINEERING, L.P.A.

1000 WEST 10TH AVENUE  
SUITE 1000  
DENVER, CO 80202  
TEL: 303.733.1000

**PROJECT NAME:**

EXHIBIT B - ELEVATIONS

ALTA ENGINEERING, L.P.A.

1000 WEST 10TH AVENUE  
SUITE 1000  
DENVER, CO 80202  
TEL: 303.733.1000

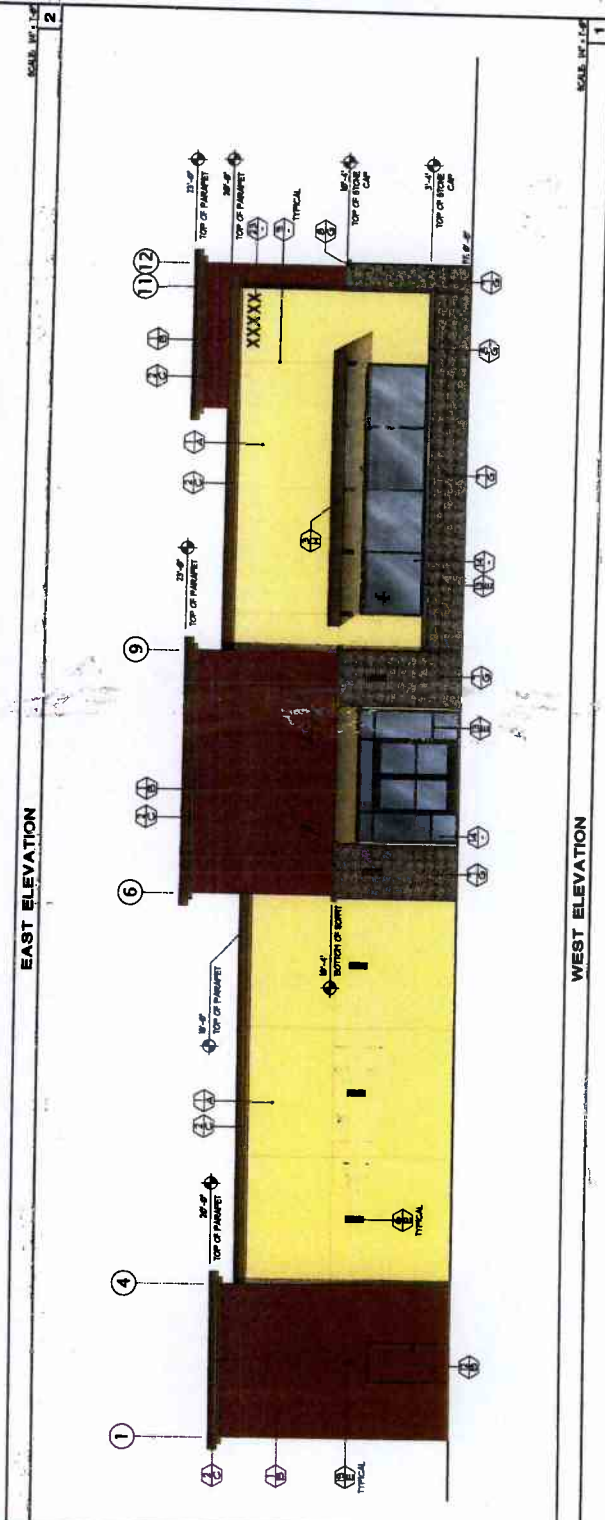
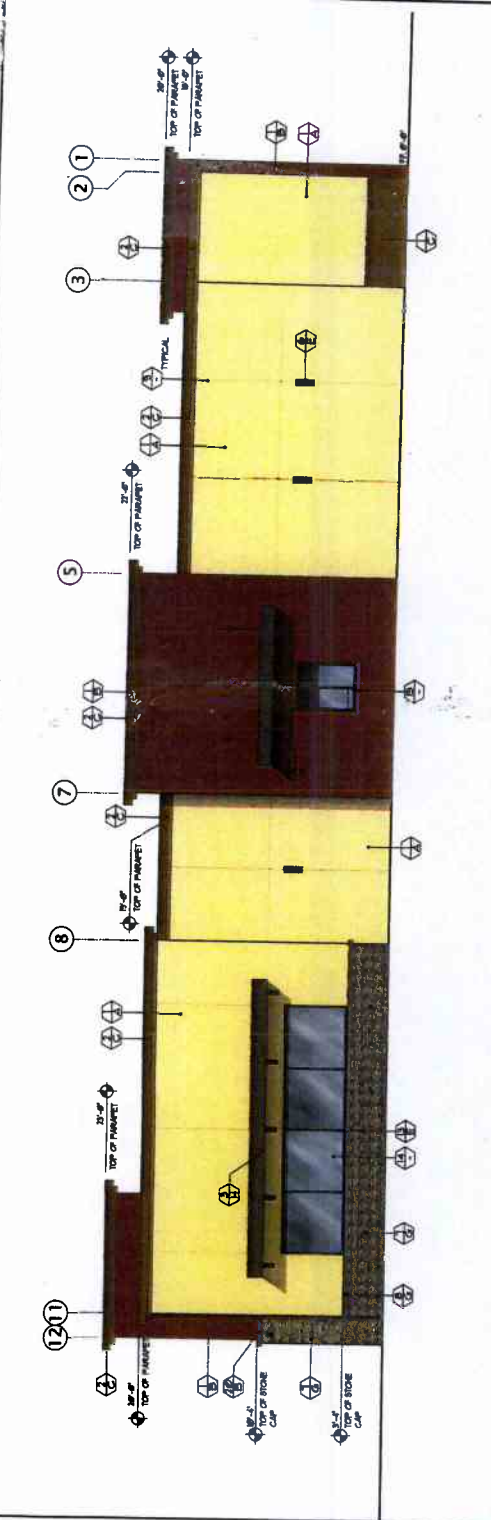
**DATE:** 11-03-14

**SCALE:** 1/4" = 1'-0"

**PROJECT NUMBER:** 14-0001

**REVISIONS:**

**A2.1B**



11-03-14

**NOTICE**  
 THE DRAWING IS THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



PREPARED BY  
**DESIGN**  
 ARCHITECTS  
 1000 GARDEN STREET, SUITE 200  
 MENLO PARK, CA 94025

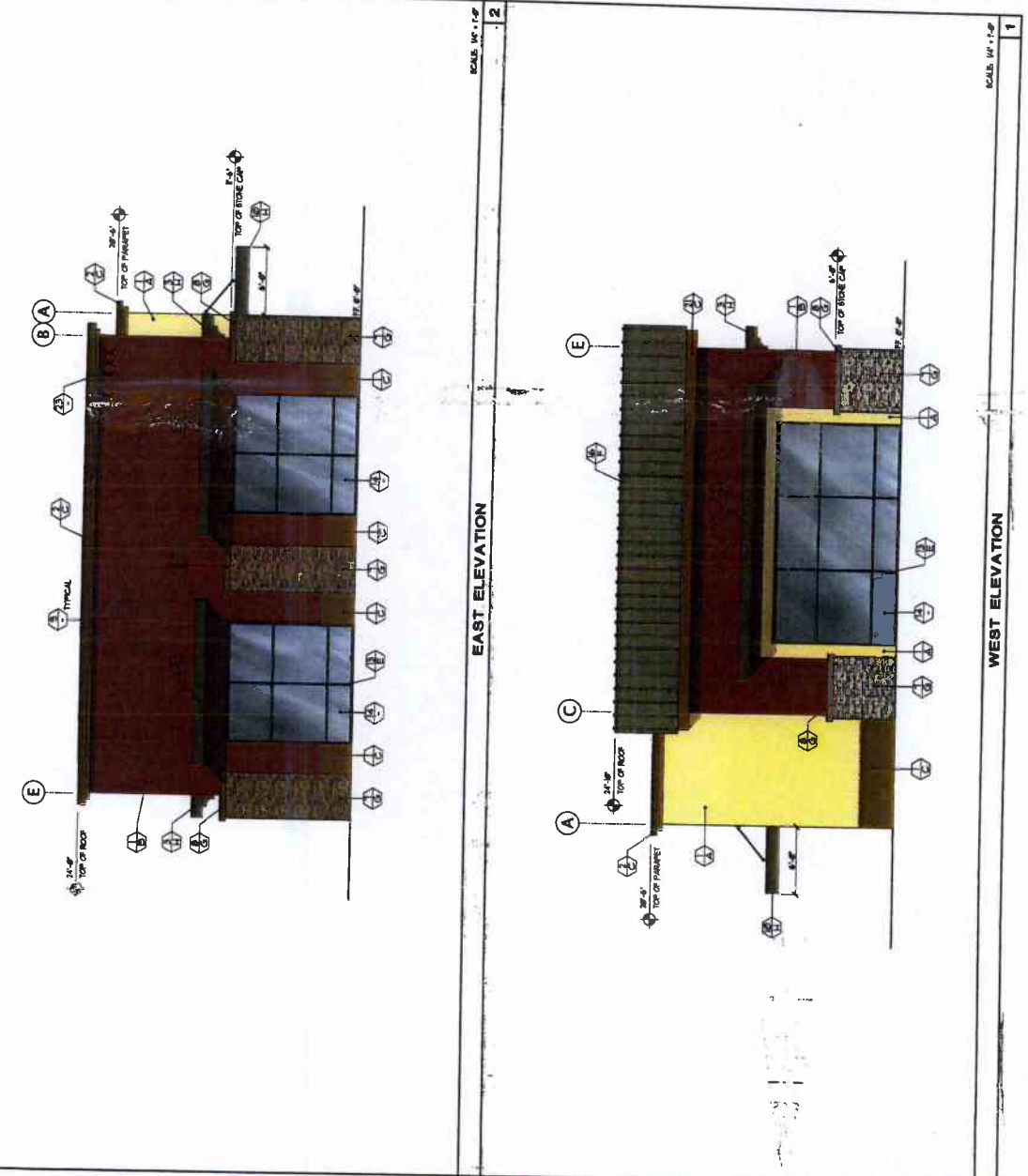
PROPERTY OWNER  
**ALB. BERTELLI, U.S.A.**  
 CALIFORNIA LIMITED PARTNERSHIP  
 C/O H&B GROUP, LLC  
 1000 GARDEN STREET, SUITE 200  
 MENLO PARK, CA 94025

EXHIBIT "B" - ELEVATIONS  
**BUILDING "C"**  
 CALVALCO EXPRESSWAY & MARVILL AVENUE  
 PERRIS, CA

SHEET TITLE  
**EXHIBIT "B" - ELEVATIONS**  
 DATE: 11-23-14  
 DRAWN BY: J.S.  
 CHECKED BY: J.S.  
 SCALE: 1/4" = 1'-0"

**A2.0C**

KEY NOTES	
<b>LEGEND</b>	
○	MATERIAL FINISH
<b>MATERIALS</b>	
1	PAINT, OVER 1/2" STUCCO MEDIUM SANDED FINISH
2	PAINT, OVER CONCRETE FOAM TRIM
3	WOOD CANOPY FRAMING
4	CANVAS AWNING BY SUNBELLA OR EQ.
5	PAINT, OVER CONCRETE FOAM TRIM
6	PAINT, OVER CONCRETE FOAM TRIM
7	PAINT, OVER CONCRETE FOAM TRIM
8	PAINT, OVER CONCRETE FOAM TRIM
9	PAINT, OVER CONCRETE FOAM TRIM
10	PAINT, OVER CONCRETE FOAM TRIM
11	PAINT, OVER CONCRETE FOAM TRIM
12	PAINT, OVER CONCRETE FOAM TRIM
13	PAINT, OVER CONCRETE FOAM TRIM
14	PAINT, OVER CONCRETE FOAM TRIM
15	PAINT, OVER CONCRETE FOAM TRIM
16	PAINT, OVER CONCRETE FOAM TRIM
17	PAINT, OVER CONCRETE FOAM TRIM
18	PAINT, OVER CONCRETE FOAM TRIM
19	PAINT, OVER CONCRETE FOAM TRIM
20	PAINT, OVER CONCRETE FOAM TRIM
21	PAINT, OVER CONCRETE FOAM TRIM
22	PAINT, OVER CONCRETE FOAM TRIM
23	PAINT, OVER CONCRETE FOAM TRIM
24	PAINT, OVER CONCRETE FOAM TRIM
25	PAINT, OVER CONCRETE FOAM TRIM
26	PAINT, OVER CONCRETE FOAM TRIM
27	PAINT, OVER CONCRETE FOAM TRIM
28	PAINT, OVER CONCRETE FOAM TRIM
29	PAINT, OVER CONCRETE FOAM TRIM
30	PAINT, OVER CONCRETE FOAM TRIM
31	PAINT, OVER CONCRETE FOAM TRIM
32	PAINT, OVER CONCRETE FOAM TRIM
33	PAINT, OVER CONCRETE FOAM TRIM
34	PAINT, OVER CONCRETE FOAM TRIM
35	PAINT, OVER CONCRETE FOAM TRIM
36	PAINT, OVER CONCRETE FOAM TRIM
37	PAINT, OVER CONCRETE FOAM TRIM
38	PAINT, OVER CONCRETE FOAM TRIM
39	PAINT, OVER CONCRETE FOAM TRIM
40	PAINT, OVER CONCRETE FOAM TRIM
41	PAINT, OVER CONCRETE FOAM TRIM
42	PAINT, OVER CONCRETE FOAM TRIM
43	PAINT, OVER CONCRETE FOAM TRIM
44	PAINT, OVER CONCRETE FOAM TRIM
45	PAINT, OVER CONCRETE FOAM TRIM
46	PAINT, OVER CONCRETE FOAM TRIM
47	PAINT, OVER CONCRETE FOAM TRIM
48	PAINT, OVER CONCRETE FOAM TRIM
49	PAINT, OVER CONCRETE FOAM TRIM
50	PAINT, OVER CONCRETE FOAM TRIM
51	PAINT, OVER CONCRETE FOAM TRIM
52	PAINT, OVER CONCRETE FOAM TRIM
53	PAINT, OVER CONCRETE FOAM TRIM
54	PAINT, OVER CONCRETE FOAM TRIM
55	PAINT, OVER CONCRETE FOAM TRIM
56	PAINT, OVER CONCRETE FOAM TRIM
57	PAINT, OVER CONCRETE FOAM TRIM
58	PAINT, OVER CONCRETE FOAM TRIM
59	PAINT, OVER CONCRETE FOAM TRIM
60	PAINT, OVER CONCRETE FOAM TRIM
61	PAINT, OVER CONCRETE FOAM TRIM
62	PAINT, OVER CONCRETE FOAM TRIM
63	PAINT, OVER CONCRETE FOAM TRIM
64	PAINT, OVER CONCRETE FOAM TRIM
65	PAINT, OVER CONCRETE FOAM TRIM
66	PAINT, OVER CONCRETE FOAM TRIM
67	PAINT, OVER CONCRETE FOAM TRIM
68	PAINT, OVER CONCRETE FOAM TRIM
69	PAINT, OVER CONCRETE FOAM TRIM
70	PAINT, OVER CONCRETE FOAM TRIM
71	PAINT, OVER CONCRETE FOAM TRIM
72	PAINT, OVER CONCRETE FOAM TRIM
73	PAINT, OVER CONCRETE FOAM TRIM
74	PAINT, OVER CONCRETE FOAM TRIM
75	PAINT, OVER CONCRETE FOAM TRIM
76	PAINT, OVER CONCRETE FOAM TRIM
77	PAINT, OVER CONCRETE FOAM TRIM
78	PAINT, OVER CONCRETE FOAM TRIM
79	PAINT, OVER CONCRETE FOAM TRIM
80	PAINT, OVER CONCRETE FOAM TRIM
81	PAINT, OVER CONCRETE FOAM TRIM
82	PAINT, OVER CONCRETE FOAM TRIM
83	PAINT, OVER CONCRETE FOAM TRIM
84	PAINT, OVER CONCRETE FOAM TRIM
85	PAINT, OVER CONCRETE FOAM TRIM
86	PAINT, OVER CONCRETE FOAM TRIM
87	PAINT, OVER CONCRETE FOAM TRIM
88	PAINT, OVER CONCRETE FOAM TRIM
89	PAINT, OVER CONCRETE FOAM TRIM
90	PAINT, OVER CONCRETE FOAM TRIM
91	PAINT, OVER CONCRETE FOAM TRIM
92	PAINT, OVER CONCRETE FOAM TRIM
93	PAINT, OVER CONCRETE FOAM TRIM
94	PAINT, OVER CONCRETE FOAM TRIM
95	PAINT, OVER CONCRETE FOAM TRIM
96	PAINT, OVER CONCRETE FOAM TRIM
97	PAINT, OVER CONCRETE FOAM TRIM
98	PAINT, OVER CONCRETE FOAM TRIM
99	PAINT, OVER CONCRETE FOAM TRIM
100	PAINT, OVER CONCRETE FOAM TRIM



**FINISHES**

- 1. SHOWN WILLIAMS SMOOT COMPATIBLE CREAM
- 2. SHOWN WILLIAMS SH T800 SUGAR
- 3. SHOWN WILLIAMS SH T800 SUGAR
- 4. SHOWN WILLIAMS SH T800 SUGAR
- 5. SHOWN WILLIAMS SH T800 SUGAR
- 6. SHOWN WILLIAMS SH T800 SUGAR
- 7. SHOWN WILLIAMS SH T800 SUGAR
- 8. SHOWN WILLIAMS SH T800 SUGAR
- 9. SHOWN WILLIAMS SH T800 SUGAR
- 10. SHOWN WILLIAMS SH T800 SUGAR
- 11. SHOWN WILLIAMS SH T800 SUGAR
- 12. SHOWN WILLIAMS SH T800 SUGAR
- 13. SHOWN WILLIAMS SH T800 SUGAR
- 14. SHOWN WILLIAMS SH T800 SUGAR
- 15. SHOWN WILLIAMS SH T800 SUGAR
- 16. SHOWN WILLIAMS SH T800 SUGAR
- 17. SHOWN WILLIAMS SH T800 SUGAR
- 18. SHOWN WILLIAMS SH T800 SUGAR
- 19. SHOWN WILLIAMS SH T800 SUGAR
- 20. SHOWN WILLIAMS SH T800 SUGAR
- 21. SHOWN WILLIAMS SH T800 SUGAR
- 22. SHOWN WILLIAMS SH T800 SUGAR
- 23. SHOWN WILLIAMS SH T800 SUGAR
- 24. SHOWN WILLIAMS SH T800 SUGAR
- 25. SHOWN WILLIAMS SH T800 SUGAR
- 26. SHOWN WILLIAMS SH T800 SUGAR
- 27. SHOWN WILLIAMS SH T800 SUGAR
- 28. SHOWN WILLIAMS SH T800 SUGAR
- 29. SHOWN WILLIAMS SH T800 SUGAR
- 30. SHOWN WILLIAMS SH T800 SUGAR
- 31. SHOWN WILLIAMS SH T800 SUGAR
- 32. SHOWN WILLIAMS SH T800 SUGAR
- 33. SHOWN WILLIAMS SH T800 SUGAR
- 34. SHOWN WILLIAMS SH T800 SUGAR
- 35. SHOWN WILLIAMS SH T800 SUGAR
- 36. SHOWN WILLIAMS SH T800 SUGAR
- 37. SHOWN WILLIAMS SH T800 SUGAR
- 38. SHOWN WILLIAMS SH T800 SUGAR
- 39. SHOWN WILLIAMS SH T800 SUGAR
- 40. SHOWN WILLIAMS SH T800 SUGAR
- 41. SHOWN WILLIAMS SH T800 SUGAR
- 42. SHOWN WILLIAMS SH T800 SUGAR
- 43. SHOWN WILLIAMS SH T800 SUGAR
- 44. SHOWN WILLIAMS SH T800 SUGAR
- 45. SHOWN WILLIAMS SH T800 SUGAR
- 46. SHOWN WILLIAMS SH T800 SUGAR
- 47. SHOWN WILLIAMS SH T800 SUGAR
- 48. SHOWN WILLIAMS SH T800 SUGAR
- 49. SHOWN WILLIAMS SH T800 SUGAR
- 50. SHOWN WILLIAMS SH T800 SUGAR
- 51. SHOWN WILLIAMS SH T800 SUGAR
- 52. SHOWN WILLIAMS SH T800 SUGAR
- 53. SHOWN WILLIAMS SH T800 SUGAR
- 54. SHOWN WILLIAMS SH T800 SUGAR
- 55. SHOWN WILLIAMS SH T800 SUGAR
- 56. SHOWN WILLIAMS SH T800 SUGAR
- 57. SHOWN WILLIAMS SH T800 SUGAR
- 58. SHOWN WILLIAMS SH T800 SUGAR
- 59. SHOWN WILLIAMS SH T800 SUGAR
- 60. SHOWN WILLIAMS SH T800 SUGAR
- 61. SHOWN WILLIAMS SH T800 SUGAR
- 62. SHOWN WILLIAMS SH T800 SUGAR
- 63. SHOWN WILLIAMS SH T800 SUGAR
- 64. SHOWN WILLIAMS SH T800 SUGAR
- 65. SHOWN WILLIAMS SH T800 SUGAR
- 66. SHOWN WILLIAMS SH T800 SUGAR
- 67. SHOWN WILLIAMS SH T800 SUGAR
- 68. SHOWN WILLIAMS SH T800 SUGAR
- 69. SHOWN WILLIAMS SH T800 SUGAR
- 70. SHOWN WILLIAMS SH T800 SUGAR
- 71. SHOWN WILLIAMS SH T800 SUGAR
- 72. SHOWN WILLIAMS SH T800 SUGAR
- 73. SHOWN WILLIAMS SH T800 SUGAR
- 74. SHOWN WILLIAMS SH T800 SUGAR
- 75. SHOWN WILLIAMS SH T800 SUGAR
- 76. SHOWN WILLIAMS SH T800 SUGAR
- 77. SHOWN WILLIAMS SH T800 SUGAR
- 78. SHOWN WILLIAMS SH T800 SUGAR
- 79. SHOWN WILLIAMS SH T800 SUGAR
- 80. SHOWN WILLIAMS SH T800 SUGAR
- 81. SHOWN WILLIAMS SH T800 SUGAR
- 82. SHOWN WILLIAMS SH T800 SUGAR
- 83. SHOWN WILLIAMS SH T800 SUGAR
- 84. SHOWN WILLIAMS SH T800 SUGAR
- 85. SHOWN WILLIAMS SH T800 SUGAR
- 86. SHOWN WILLIAMS SH T800 SUGAR
- 87. SHOWN WILLIAMS SH T800 SUGAR
- 88. SHOWN WILLIAMS SH T800 SUGAR
- 89. SHOWN WILLIAMS SH T800 SUGAR
- 90. SHOWN WILLIAMS SH T800 SUGAR
- 91. SHOWN WILLIAMS SH T800 SUGAR
- 92. SHOWN WILLIAMS SH T800 SUGAR
- 93. SHOWN WILLIAMS SH T800 SUGAR
- 94. SHOWN WILLIAMS SH T800 SUGAR
- 95. SHOWN WILLIAMS SH T800 SUGAR
- 96. SHOWN WILLIAMS SH T800 SUGAR
- 97. SHOWN WILLIAMS SH T800 SUGAR
- 98. SHOWN WILLIAMS SH T800 SUGAR
- 99. SHOWN WILLIAMS SH T800 SUGAR
- 100. SHOWN WILLIAMS SH T800 SUGAR

**ELEVATION NOTES:**

1. CALLOUTS AND KEY NOTES ARE NOT TO BE USED TO IDENTIFY FINISHES. TYPICAL ELEMENTS ARE CALLED OUT.
2. BUILDING ADDRESS SHALL BE PROVIDED TO BE PLACED IN SUCH A POSITION AS TO BE READ FROM THE STREET FRONTING THE BUILDING. FINISHES SHALL BE IDENTIFIED BY HIGH-MOUNTED OR BOTTOM-MOUNTED ILLUSTRATED AND CONTRASTING.

**NOTICE**  
 THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF R. ARROYO ARCHITECTS AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF R. ARROYO ARCHITECTS, NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

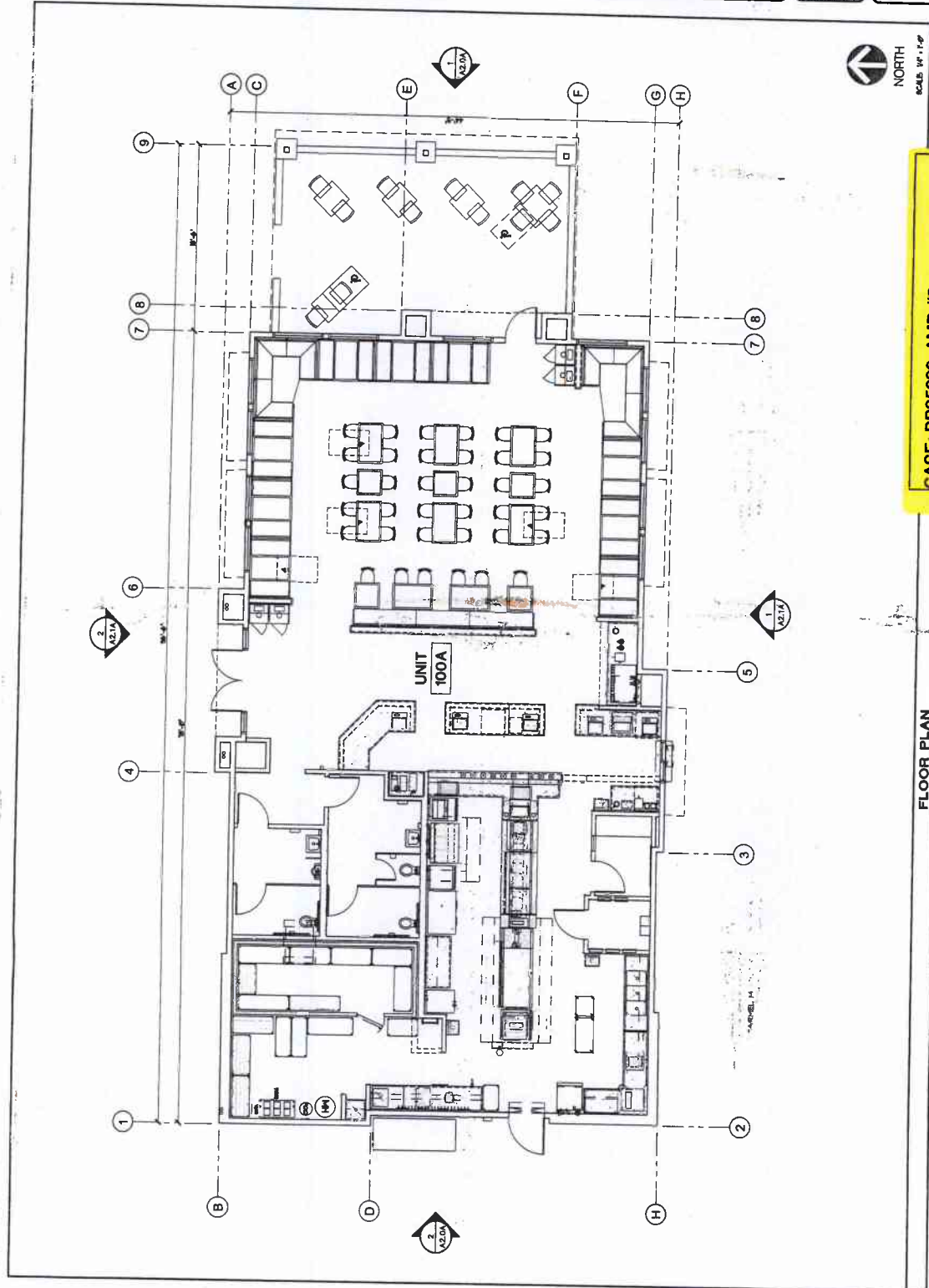
**R. Arroyo ARCHITECTS**  
 1400 S. GARDEN AVENUE, SUITE 100  
 ANAHEIM, CALIFORNIA 92805  
 PHONE: (714) 771-2222  
 FAX: (714) 771-2223

**REVISED PROJECT/CLIENT**  
 1400 S. GARDEN AVENUE, SUITE 200  
 ANAHEIM, CALIFORNIA 92805  
 PHONE: (714) 771-2222  
 FAX: (714) 771-2223

**ALTA ENGINEERS, U.S.A.**  
 4700 S. GARDEN AVENUE, SUITE 200  
 ANAHEIM, CALIFORNIA 92805  
 PHONE: (714) 771-2222  
 FAX: (714) 771-2223

**EXHIBIT 'C' - FLOOR PLAN**  
 BUILDING 'A'  
 CALIFORNIA LIMITED PARTNERSHIP  
 1400 S. GARDEN AVENUE, SUITE 200  
 ANAHEIM, CALIFORNIA 92805  
 PHONE: (714) 771-2222  
 FAX: (714) 771-2223

**PROJECT NUMBER:** 1400 S. GARDEN AVENUE, SUITE 200, ANAHEIM, CA 92805  
**DATE:** 6/24/15  
**SCALE:** 1/8" = 1'-0"



**CASE: PP25689, AMD #2**  
**EXHIBIT: C (Sheets 1-4)**  
**DATE: 6/24/15**  
**PLANNER: R. Arroyo**

**FLOOR PLAN**

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

**NOTICE**  
 THE DRAWING AND ALL INFORMATION HEREON IS THE PROPERTY OF HOK. IT IS TO BE USED ONLY FOR THE PROJECT AND ANY OTHER USES WITHOUT THE WRITTEN PERMISSION OF HOK SHALL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL ETHICS OF ARCHITECTS AND ENGINEERS.

**HOK ARCHITECTS**  
 ARCHITECTS  
 1000 MARKET STREET, SUITE 200  
 SAN FRANCISCO, CA 94102  
 TEL: 415.774.2000  
 FAX: 415.774.2001  
 WWW.HOK.COM

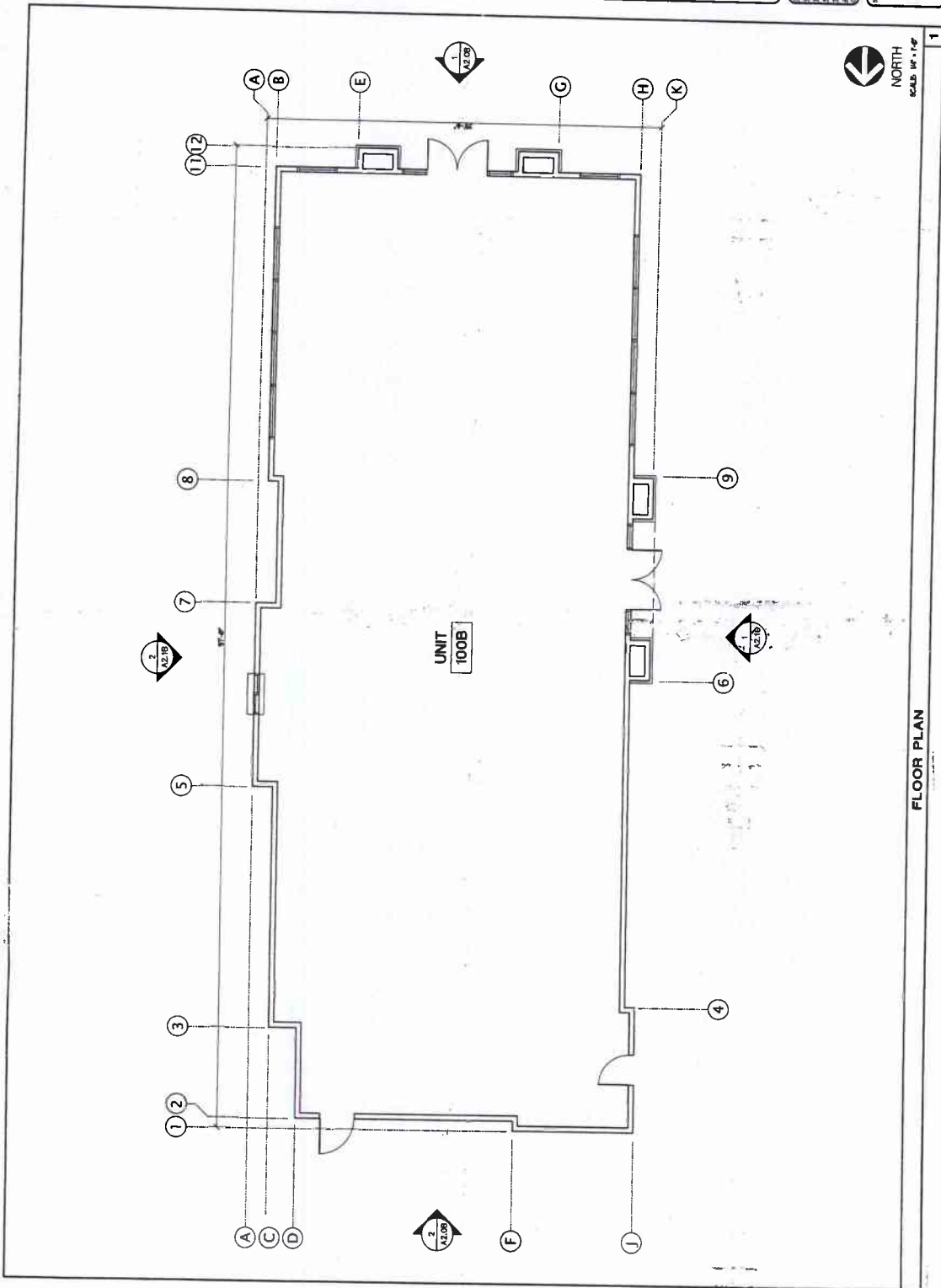
**HOK ENGINEERS**  
 ENGINEERS  
 1000 MARKET STREET, SUITE 200  
 SAN FRANCISCO, CA 94102  
 TEL: 415.774.2000  
 FAX: 415.774.2001  
 WWW.HOK.COM

**PROPERTY OWNER**  
 ALL RIGHTS RESERVED  
 CALIFORNIA LIMITED PARTNERSHIP  
 4750 DEL MAR AVENUE, SUITE 200  
 SAN DIEGO, CA 92121  
 TEL: 619.594.1000  
 FAX: 619.594.1001  
 WWW.HOK.COM

**EXHIBIT 'C' - FLOOR PLAN**  
 BUILDING 'B'  
 APR. 27.10.05  
 CALICO EXPRESSWAY & HAVILL AVENUE  
 PERRIS, CA

**PROJECT NO.** 05-001  
**DATE** 04/27/05  
**SCALE** 1/8" = 1'-0"  
**PROJECT** CALICO EXPRESSWAY & HAVILL AVENUE  
**DATE** 04/27/05  
**SCALE** 1/8" = 1'-0"  
**PROJECT** CALICO EXPRESSWAY & HAVILL AVENUE

**SHEET NUMBER**  
**A1.0B**





**NOTICE**  
 THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF H&B ARCHITECTS AND SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF H&B ARCHITECTS. ANY UNAUTHORIZED USE OF THIS DRAWING SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO H&B ARCHITECTS.

**H&B ARCHITECTS**  
 ARCHITECTS  
 1000 GARDEN STREET, SUITE 200  
 ANIM, CA 94003  
 PHONE: (415) 771-4343  
 FAX: (415) 771-4344  
 PERIOD BY: [Signature]

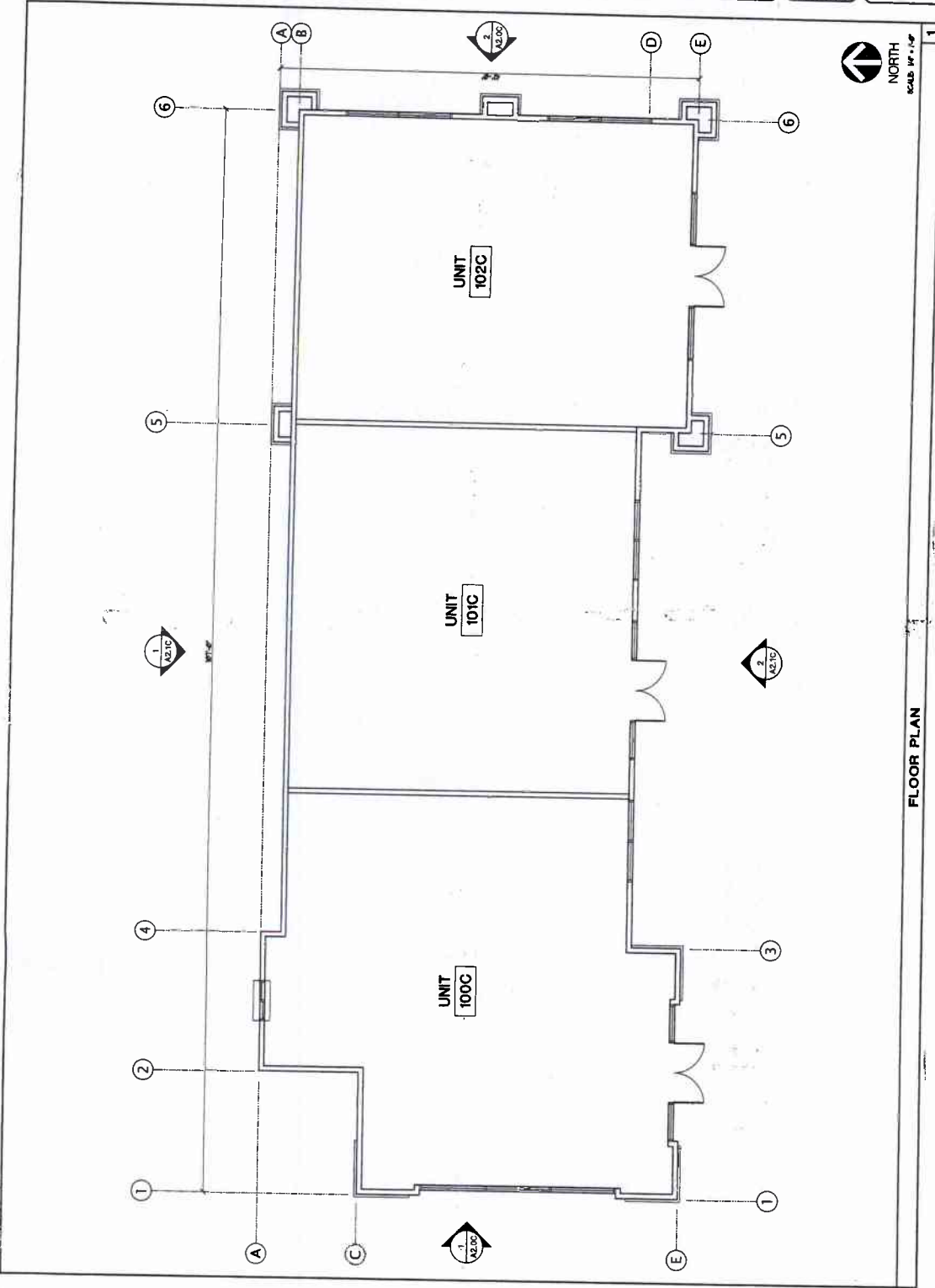
**PROPERTY OWNER:**  
 CALIFORNIA LUMBER PRODUCTS  
 1000 GARDEN STREET, SUITE 200  
 ANIM, CA 94003  
 PHONE: (415) 771-4343  
 FAX: (415) 771-4344

**PROPERTY OWNER:**  
 CALIFORNIA LUMBER PRODUCTS  
 1000 GARDEN STREET, SUITE 200  
 ANIM, CA 94003  
 PHONE: (415) 771-4343  
 FAX: (415) 771-4344

**EXHIBIT 'C' - FLOOR PLAN**  
 BUILDING 'C'  
 4750 SHAW BLVD  
 PLEASANTON, CA 94566

**PROPERTY OWNER:**  
 CALIFORNIA LUMBER PRODUCTS  
 1000 GARDEN STREET, SUITE 200  
 ANIM, CA 94003  
 PHONE: (415) 771-4343  
 FAX: (415) 771-4344

**SCALE: 1/4" = 1'-0"**  
**A1.0C**



**FLOOR PLAN**

SHEET NUMBER  
**A1.0D**

DATE: 11-03-14  
SCALE: 1/8" = 1'-0"  
DRAWN BY: J. J. JENSEN  
CHECKED BY: J. J. JENSEN

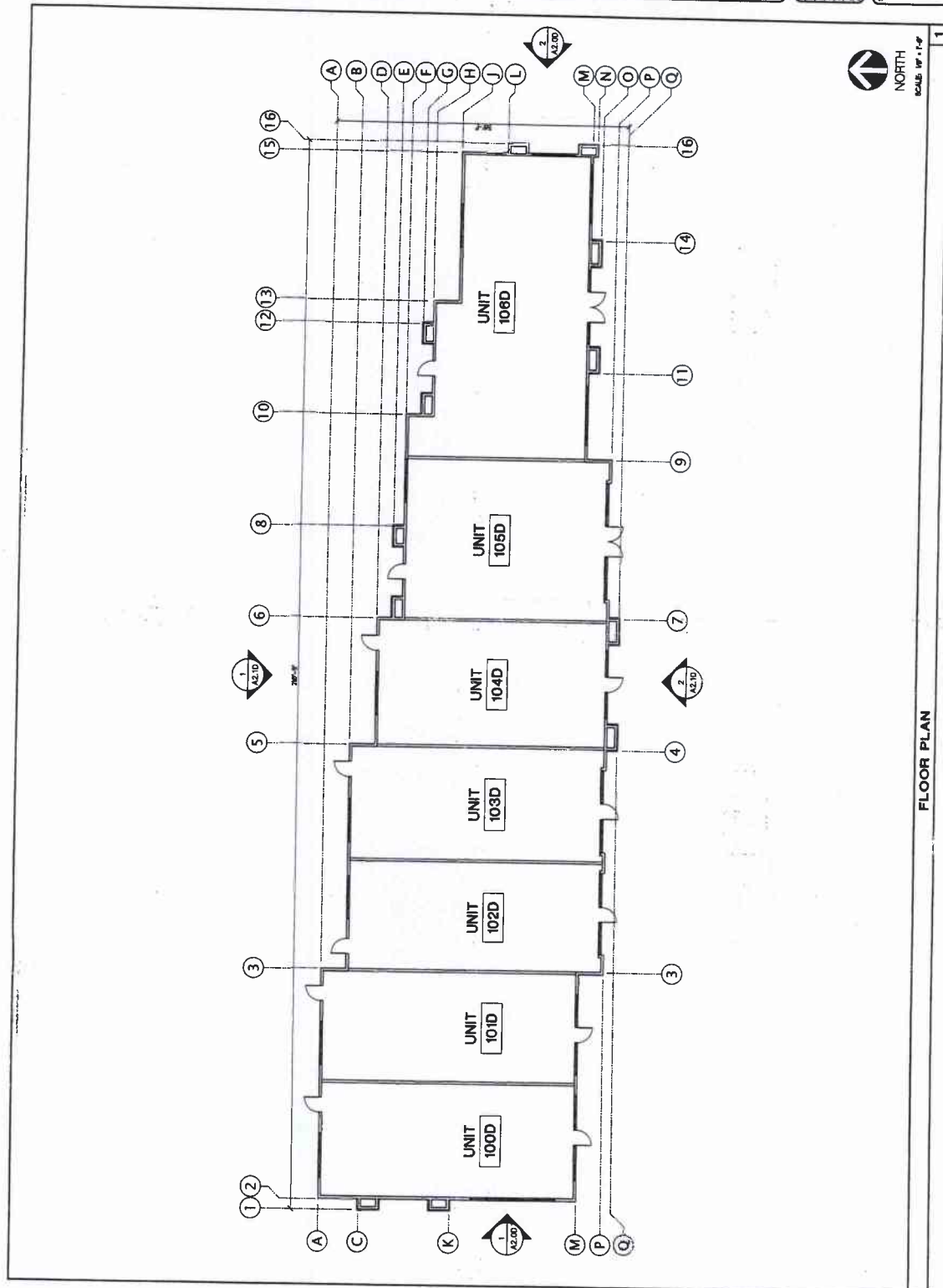
PROJECT TITLE:  
**EXHIBIT 'C' - FLOOR PLAN  
BUILDING 'D'**

PROPERTY OWNER:  
**ALL ENTRANCES IN A  
CALIFORNIA LIMITED PARTNERSHIP  
C/O H&M INVESTMENT, LLC  
4174 JAY STREET  
SAN DIEGO, CA 92116  
PHONE: (619) 731-2222**

DESIGNED FOR/ARCHITECT:  
**H&M INVESTMENT, LLC  
4174 JAY STREET  
SAN DIEGO, CA 92116  
PHONE: (619) 731-2222**

DESIGNED BY:  
**H&M INVESTMENT, LLC  
4174 JAY STREET  
SAN DIEGO, CA 92116  
PHONE: (619) 731-2222**

**NOTICE**  
THIS DRAWING AND ALL INFORMATION  
HEREON IS THE PROPERTY OF H&M  
INVESTMENT, LLC. NO PART  
HEREOF SHALL BE REPRODUCED,  
COPIED, EITHER WHOLLY OR IN PART,  
OR TRANSMITTED IN ANY FORM OR BY  
ANY MEANS, ELECTRONIC OR MECHANICAL,  
INCLUDING PHOTOCOPYING, RECORDING,  
OR BY ANY INFORMATION STORAGE AND  
RETRIEVAL SYSTEM, WITHOUT THE  
WRITTEN PERMISSION OF H&M  
INVESTMENT, LLC.



FLOOR PLAN

1



# EXHIBIT 'D'- CONCEPTUAL LANDSCAPE PLAN

AMENDED NO. 2  
COUNTY OF RIVERSIDE  
APN 317-110-057, 058, 070 & 071

PLANT NAME	SIZE	QUANTITY
1. S. GUM	18 GA.	1
2. S. GUM	18 GA.	24
3. S. GUM	18 GA.	1
4. S. GUM	18 GA.	15
5. S. GUM	18 GA.	15
6. S. GUM	18 GA.	15
7. S. GUM	18 GA.	200
8. S. GUM	18 GA.	27
9. S. GUM	18 GA.	134
10. S. GUM	18 GA.	200
11. S. GUM	18 GA.	400
12. S. GUM	18 GA.	48
13. S. GUM	18 GA.	274
14. S. GUM	18 GA.	1
15. S. GUM	18 GA.	1
16. S. GUM	18 GA.	1
17. S. GUM	18 GA.	1
18. S. GUM	18 GA.	1
19. S. GUM	18 GA.	1
20. S. GUM	18 GA.	1
21. S. GUM	18 GA.	1
22. S. GUM	18 GA.	1
23. S. GUM	18 GA.	1
24. S. GUM	18 GA.	1
25. S. GUM	18 GA.	1
26. S. GUM	18 GA.	1
27. S. GUM	18 GA.	1
28. S. GUM	18 GA.	1
29. S. GUM	18 GA.	1
30. S. GUM	18 GA.	1
31. S. GUM	18 GA.	1
32. S. GUM	18 GA.	1
33. S. GUM	18 GA.	1
34. S. GUM	18 GA.	1
35. S. GUM	18 GA.	1
36. S. GUM	18 GA.	1
37. S. GUM	18 GA.	1
38. S. GUM	18 GA.	1
39. S. GUM	18 GA.	1
40. S. GUM	18 GA.	1
41. S. GUM	18 GA.	1
42. S. GUM	18 GA.	1
43. S. GUM	18 GA.	1
44. S. GUM	18 GA.	1
45. S. GUM	18 GA.	1
46. S. GUM	18 GA.	1
47. S. GUM	18 GA.	1
48. S. GUM	18 GA.	1
49. S. GUM	18 GA.	1
50. S. GUM	18 GA.	1

**PROPOSED PLANT PALETTE**

**PLANT PALETTE:**  
1. S. GUM  
2. S. GUM  
3. S. GUM  
4. S. GUM  
5. S. GUM  
6. S. GUM  
7. S. GUM  
8. S. GUM  
9. S. GUM  
10. S. GUM  
11. S. GUM  
12. S. GUM  
13. S. GUM  
14. S. GUM  
15. S. GUM  
16. S. GUM  
17. S. GUM  
18. S. GUM  
19. S. GUM  
20. S. GUM  
21. S. GUM  
22. S. GUM  
23. S. GUM  
24. S. GUM  
25. S. GUM  
26. S. GUM  
27. S. GUM  
28. S. GUM  
29. S. GUM  
30. S. GUM  
31. S. GUM  
32. S. GUM  
33. S. GUM  
34. S. GUM  
35. S. GUM  
36. S. GUM  
37. S. GUM  
38. S. GUM  
39. S. GUM  
40. S. GUM  
41. S. GUM  
42. S. GUM  
43. S. GUM  
44. S. GUM  
45. S. GUM  
46. S. GUM  
47. S. GUM  
48. S. GUM  
49. S. GUM  
50. S. GUM

**EXISTING TREES / SHRUBS TO BE REMOVED:**

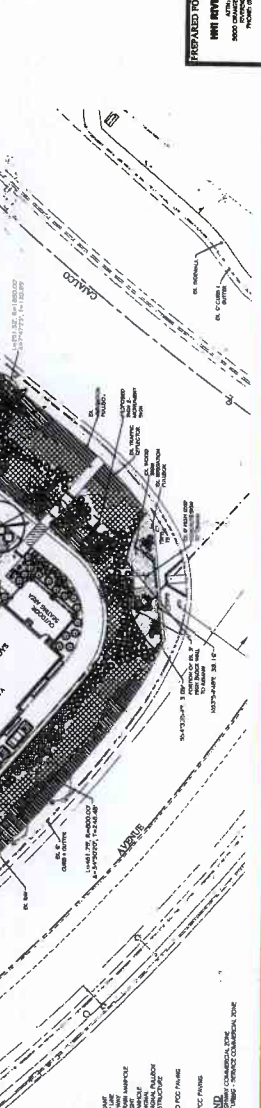
1. S. GUM  
2. S. GUM  
3. S. GUM  
4. S. GUM  
5. S. GUM  
6. S. GUM  
7. S. GUM  
8. S. GUM  
9. S. GUM  
10. S. GUM  
11. S. GUM  
12. S. GUM  
13. S. GUM  
14. S. GUM  
15. S. GUM  
16. S. GUM  
17. S. GUM  
18. S. GUM  
19. S. GUM  
20. S. GUM  
21. S. GUM  
22. S. GUM  
23. S. GUM  
24. S. GUM  
25. S. GUM  
26. S. GUM  
27. S. GUM  
28. S. GUM  
29. S. GUM  
30. S. GUM  
31. S. GUM  
32. S. GUM  
33. S. GUM  
34. S. GUM  
35. S. GUM  
36. S. GUM  
37. S. GUM  
38. S. GUM  
39. S. GUM  
40. S. GUM  
41. S. GUM  
42. S. GUM  
43. S. GUM  
44. S. GUM  
45. S. GUM  
46. S. GUM  
47. S. GUM  
48. S. GUM  
49. S. GUM  
50. S. GUM

**PROPOSED PLANT PALETTE**

**PLANT PALETTE:**  
1. S. GUM  
2. S. GUM  
3. S. GUM  
4. S. GUM  
5. S. GUM  
6. S. GUM  
7. S. GUM  
8. S. GUM  
9. S. GUM  
10. S. GUM  
11. S. GUM  
12. S. GUM  
13. S. GUM  
14. S. GUM  
15. S. GUM  
16. S. GUM  
17. S. GUM  
18. S. GUM  
19. S. GUM  
20. S. GUM  
21. S. GUM  
22. S. GUM  
23. S. GUM  
24. S. GUM  
25. S. GUM  
26. S. GUM  
27. S. GUM  
28. S. GUM  
29. S. GUM  
30. S. GUM  
31. S. GUM  
32. S. GUM  
33. S. GUM  
34. S. GUM  
35. S. GUM  
36. S. GUM  
37. S. GUM  
38. S. GUM  
39. S. GUM  
40. S. GUM  
41. S. GUM  
42. S. GUM  
43. S. GUM  
44. S. GUM  
45. S. GUM  
46. S. GUM  
47. S. GUM  
48. S. GUM  
49. S. GUM  
50. S. GUM

**EXISTING TREES / SHRUBS TO BE REMOVED:**

1. S. GUM  
2. S. GUM  
3. S. GUM  
4. S. GUM  
5. S. GUM  
6. S. GUM  
7. S. GUM  
8. S. GUM  
9. S. GUM  
10. S. GUM  
11. S. GUM  
12. S. GUM  
13. S. GUM  
14. S. GUM  
15. S. GUM  
16. S. GUM  
17. S. GUM  
18. S. GUM  
19. S. GUM  
20. S. GUM  
21. S. GUM  
22. S. GUM  
23. S. GUM  
24. S. GUM  
25. S. GUM  
26. S. GUM  
27. S. GUM  
28. S. GUM  
29. S. GUM  
30. S. GUM  
31. S. GUM  
32. S. GUM  
33. S. GUM  
34. S. GUM  
35. S. GUM  
36. S. GUM  
37. S. GUM  
38. S. GUM  
39. S. GUM  
40. S. GUM  
41. S. GUM  
42. S. GUM  
43. S. GUM  
44. S. GUM  
45. S. GUM  
46. S. GUM  
47. S. GUM  
48. S. GUM  
49. S. GUM  
50. S. GUM



**LEGEND**

**SOURCE OF SURVEY**  
COUNTY OF RIVERSIDE  
APN 317-110-057, 058, 070 & 071  
DATE: 11/20/15  
BY: [Signature]

**PLANT PALETTE**  
1. S. GUM  
2. S. GUM  
3. S. GUM  
4. S. GUM  
5. S. GUM  
6. S. GUM  
7. S. GUM  
8. S. GUM  
9. S. GUM  
10. S. GUM  
11. S. GUM  
12. S. GUM  
13. S. GUM  
14. S. GUM  
15. S. GUM  
16. S. GUM  
17. S. GUM  
18. S. GUM  
19. S. GUM  
20. S. GUM  
21. S. GUM  
22. S. GUM  
23. S. GUM  
24. S. GUM  
25. S. GUM  
26. S. GUM  
27. S. GUM  
28. S. GUM  
29. S. GUM  
30. S. GUM  
31. S. GUM  
32. S. GUM  
33. S. GUM  
34. S. GUM  
35. S. GUM  
36. S. GUM  
37. S. GUM  
38. S. GUM  
39. S. GUM  
40. S. GUM  
41. S. GUM  
42. S. GUM  
43. S. GUM  
44. S. GUM  
45. S. GUM  
46. S. GUM  
47. S. GUM  
48. S. GUM  
49. S. GUM  
50. S. GUM

**EXISTING TREES / SHRUBS TO BE REMOVED**

**PROPOSED PLANT PALETTE**

**PROPOSED PLANT PALETTE**

**PROPOSED PLANT PALETTE**

**PROPOSED PLANT PALETTE**

**PROPOSED PLANT PALETTE**

**PLANT PALETTE:**  
1. S. GUM  
2. S. GUM  
3. S. GUM  
4. S. GUM  
5. S. GUM  
6. S. GUM  
7. S. GUM  
8. S. GUM  
9. S. GUM  
10. S. GUM  
11. S. GUM  
12. S. GUM  
13. S. GUM  
14. S. GUM  
15. S. GUM  
16. S. GUM  
17. S. GUM  
18. S. GUM  
19. S. GUM  
20. S. GUM  
21. S. GUM  
22. S. GUM  
23. S. GUM  
24. S. GUM  
25. S. GUM  
26. S. GUM  
27. S. GUM  
28. S. GUM  
29. S. GUM  
30. S. GUM  
31. S. GUM  
32. S. GUM  
33. S. GUM  
34. S. GUM  
35. S. GUM  
36. S. GUM  
37. S. GUM  
38. S. GUM  
39. S. GUM  
40. S. GUM  
41. S. GUM  
42. S. GUM  
43. S. GUM  
44. S. GUM  
45. S. GUM  
46. S. GUM  
47. S. GUM  
48. S. GUM  
49. S. GUM  
50. S. GUM

**EXISTING TREES / SHRUBS TO BE REMOVED:**

1. S. GUM  
2. S. GUM  
3. S. GUM  
4. S. GUM  
5. S. GUM  
6. S. GUM  
7. S. GUM  
8. S. GUM  
9. S. GUM  
10. S. GUM  
11. S. GUM  
12. S. GUM  
13. S. GUM  
14. S. GUM  
15. S. GUM  
16. S. GUM  
17. S. GUM  
18. S. GUM  
19. S. GUM  
20. S. GUM  
21. S. GUM  
22. S. GUM  
23. S. GUM  
24. S. GUM  
25. S. GUM  
26. S. GUM  
27. S. GUM  
28. S. GUM  
29. S. GUM  
30. S. GUM  
31. S. GUM  
32. S. GUM  
33. S. GUM  
34. S. GUM  
35. S. GUM  
36. S. GUM  
37. S. GUM  
38. S. GUM  
39. S. GUM  
40. S. GUM  
41. S. GUM  
42. S. GUM  
43. S. GUM  
44. S. GUM  
45. S. GUM  
46. S. GUM  
47. S. GUM  
48. S. GUM  
49. S. GUM  
50. S. GUM

CASE: P25699, AMD #2  
EXHIBIT L  
DATE: 6/24/15  
PLANNER: R. Arroyo

**EXHIBIT 'D'- CONCEPTUAL LANDSCAPE PLAN**

COUNTY OF RIVERSIDE  
APN 317-110-057, 058, 070 & 071

**PREPARED FOR: CLIENT**  
[Client Name]

**PREPARED BY: DESIGNER**  
[Designer Name]

**DATE:** [Date]

**SCALE:** [Scale]

**PROJECT NO.:** [Project No.]

**SHEET NO.:** [Sheet No.]

**PROPOSED PLANT PALETTE**

**PLANT PALETTE:**  
1. S. GUM  
2. S. GUM  
3. S. GUM  
4. S. GUM  
5. S. GUM  
6. S. GUM  
7. S. GUM  
8. S. GUM  
9. S. GUM  
10. S. GUM  
11. S. GUM  
12. S. GUM  
13. S. GUM  
14. S. GUM  
15. S. GUM  
16. S. GUM  
17. S. GUM  
18. S. GUM  
19. S. GUM  
20. S. GUM  
21. S. GUM  
22. S. GUM  
23. S. GUM  
24. S. GUM  
25. S. GUM  
26. S. GUM  
27. S. GUM  
28. S. GUM  
29. S. GUM  
30. S. GUM  
31. S. GUM  
32. S. GUM  
33. S. GUM  
34. S. GUM  
35. S. GUM  
36. S. GUM  
37. S. GUM  
38. S. GUM  
39. S. GUM  
40. S. GUM  
41. S. GUM  
42. S. GUM  
43. S. GUM  
44. S. GUM  
45. S. GUM  
46. S. GUM  
47. S. GUM  
48. S. GUM  
49. S. GUM  
50. S. GUM

**EXISTING TREES / SHRUBS TO BE REMOVED:**

1. S. GUM  
2. S. GUM  
3. S. GUM  
4. S. GUM  
5. S. GUM  
6. S. GUM  
7. S. GUM  
8. S. GUM  
9. S. GUM  
10. S. GUM  
11. S. GUM  
12. S. GUM  
13. S. GUM  
14. S. GUM  
15. S. GUM  
16. S. GUM  
17. S. GUM  
18. S. GUM  
19. S. GUM  
20. S. GUM  
21. S. GUM  
22. S. GUM  
23. S. GUM  
24. S. GUM  
25. S. GUM  
26. S. GUM  
27. S. GUM  
28. S. GUM  
29. S. GUM  
30. S. GUM  
31. S. GUM  
32. S. GUM  
33. S. GUM  
34. S. GUM  
35. S. GUM  
36. S. GUM  
37. S. GUM  
38. S. GUM  
39. S. GUM  
40. S. GUM  
41. S. GUM  
42. S. GUM  
43. S. GUM  
44. S. GUM  
45. S. GUM  
46. S. GUM  
47. S. GUM  
48. S. GUM  
49. S. GUM  
50. S. GUM

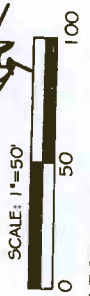
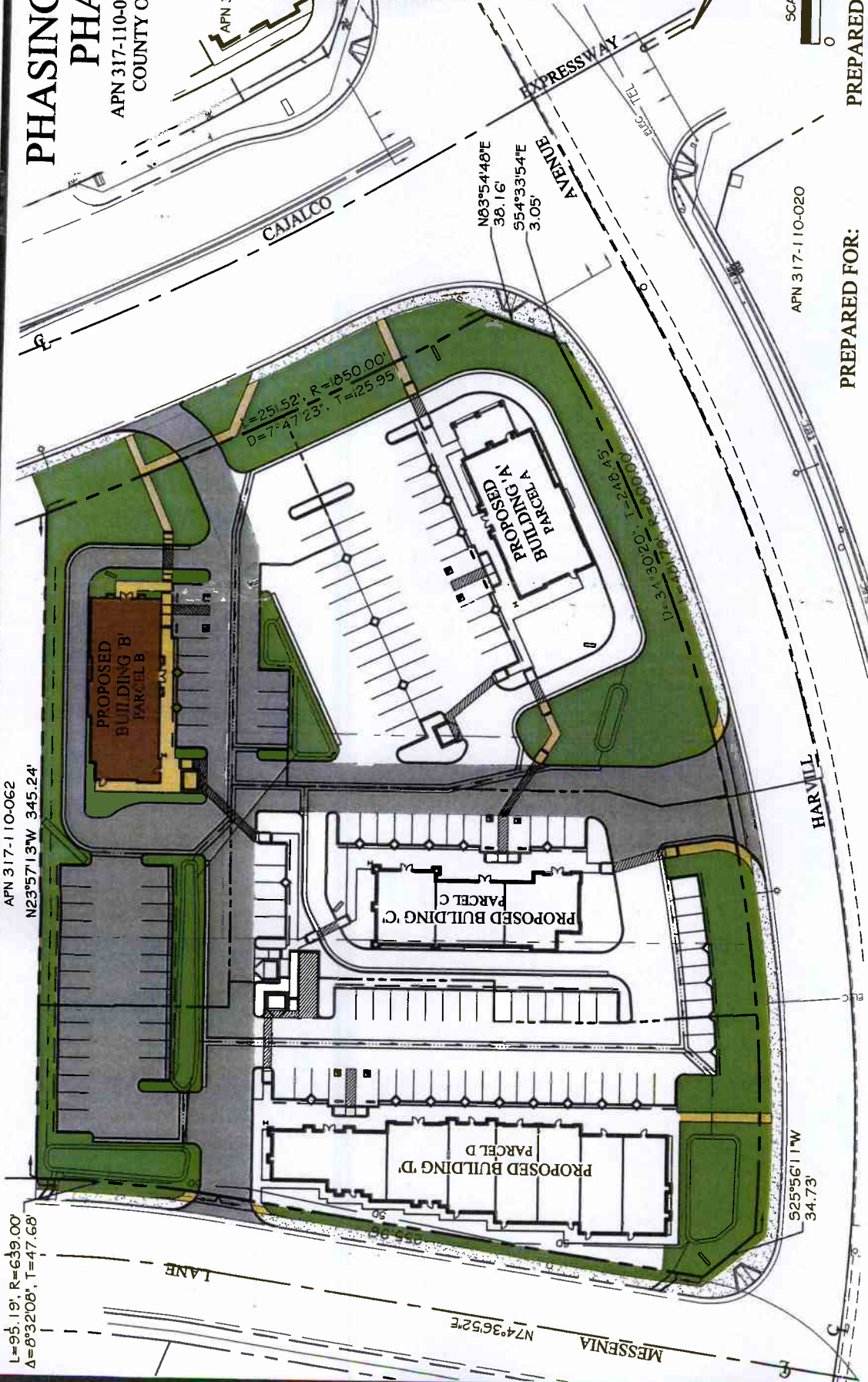
# PHASING EXHIBIT PHASE 1

APN 317-110-057, 058, 070 & 071  
COUNTY OF RIVERSIDE

APN 317-110-028

**LEGEND:**

- PHASE I BUILDING
- PHASE I SIDEWALK
- PHASE I ACCESS/PARKING
- PHASE I LANDSCAPE
- EXISTING SIDEWALK



PREPARED BY:

thatcher engineering & associates, inc.  
1461 Ford Street, Suite 105, Redwood, CA 92373  
phone 909.748.7777  
fax 909.748.7776

- land planning
- civil engineering
- landscape architecture

PREPARED FOR:

**HHI RIVERSIDE, LLC**  
ATTN: JOE MINEO  
3800 ORANGE STREET, SUITE 250  
RIVERSIDE, CA 92501  
PHONE: (951) 782-8255










CASE: PP25699 AMD. NO. 2  
EXHIBIT: P  
DATE: 6/24/15  
PLANNER: R. Arroyo

NOTE: IF ANY PHASES ARE BUILT OUT OF SUCCESSION, NECESSARY ACCESS AND LANDSCAPE IMPROVEMENTS SHALL BE PROVIDED AS SHOWN ON PRIOR PHASE EXHIBITS.

# PHASING EXHIBIT PHASE 2

APN 317-110-057, 058, 070 & 071  
COUNTY OF RIVERSIDE

APN 317-110-028  
**LEGEND:**

-  PHASE 1 BUILDING
-  PHASE 1 SIDEWALK
-  PHASE 1 ACCESS/PARKING
-  PHASE 1 LANDSCAPE
-  EXISTING SIDEWALK
-  PHASE 2 BUILDING
-  PHASE 2 SIDEWALK
-  PHASE 2 ACCESS/PARKING
-  PHASE 2 LANDSCAPE



PREPARED BY:



**thatcher engineering & associates, inc.**  
1461 6th street, suite 102, redlands, ca 92373  
• land planning  
• civil engineering  
• landscape architecture  
phone 909.748.7777  
fax 909.748.7778

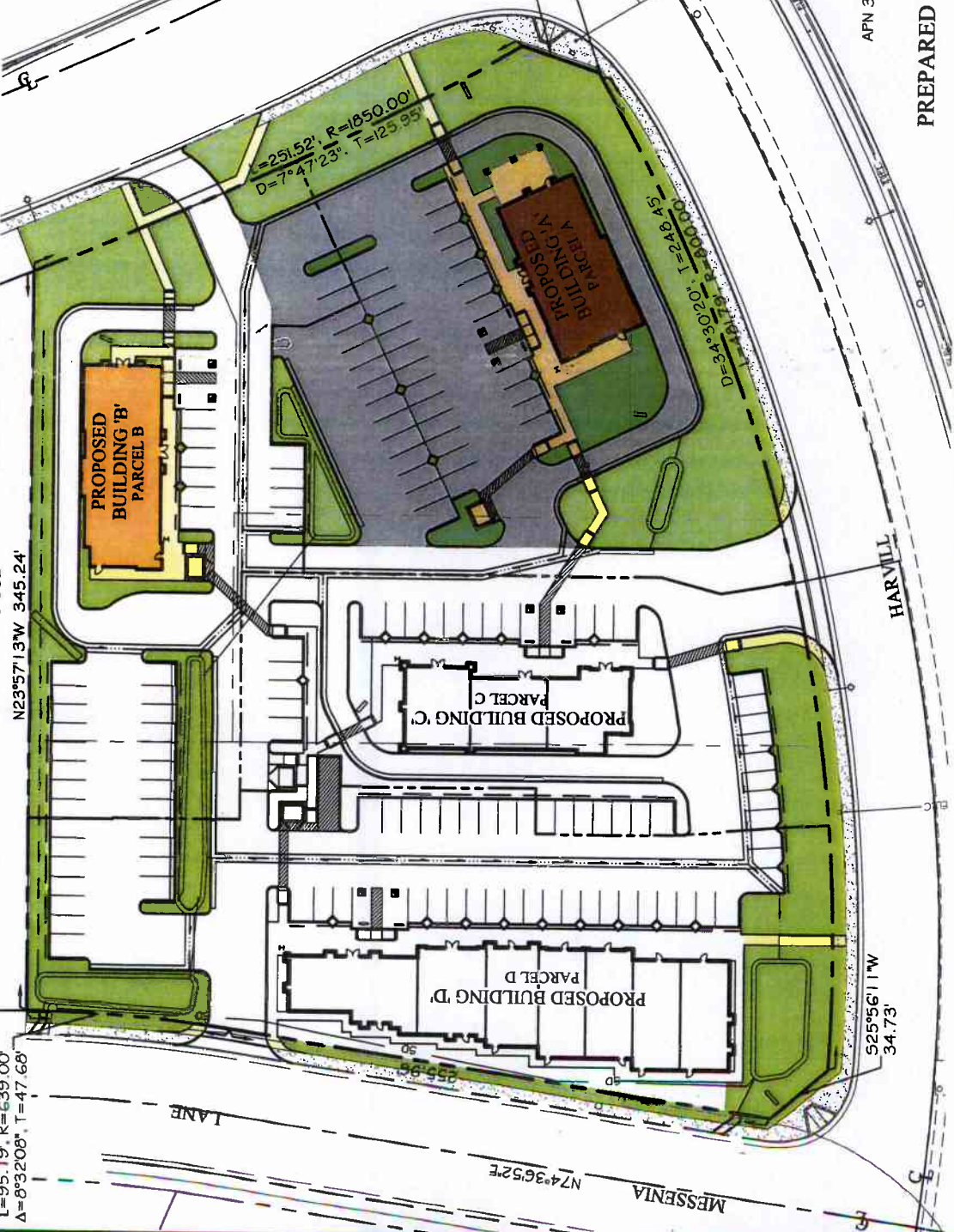
PREPARED FOR:

**HHI RIVERSIDE, LLC**

ATTN: JOE MINEO  
3600 ORANGE STREET, SUITE 250  
RIVERSIDE, CA 92501  
PHONE: (951) 762-0255

APN 317-110-062  
N23°57'13"W 345.24'

L=95.19', R=639.00'  
A=8°32'08", T=47.68'



**CASE: PP25699 AMD. NO. 2**  
**EXHIBIT: P**  
**DATE: 6/24/15**  
**PLANNER: R. Arroyo**

NOTE: IF ANY PHASES ARE BUILT OUT OF SUCCESSION, NECESSARY ACCESS AND LANDSCAPE IMPROVEMENTS SHALL BE PROVIDED AS SHOWN ON PRIOR PHASE EXHIBITS.

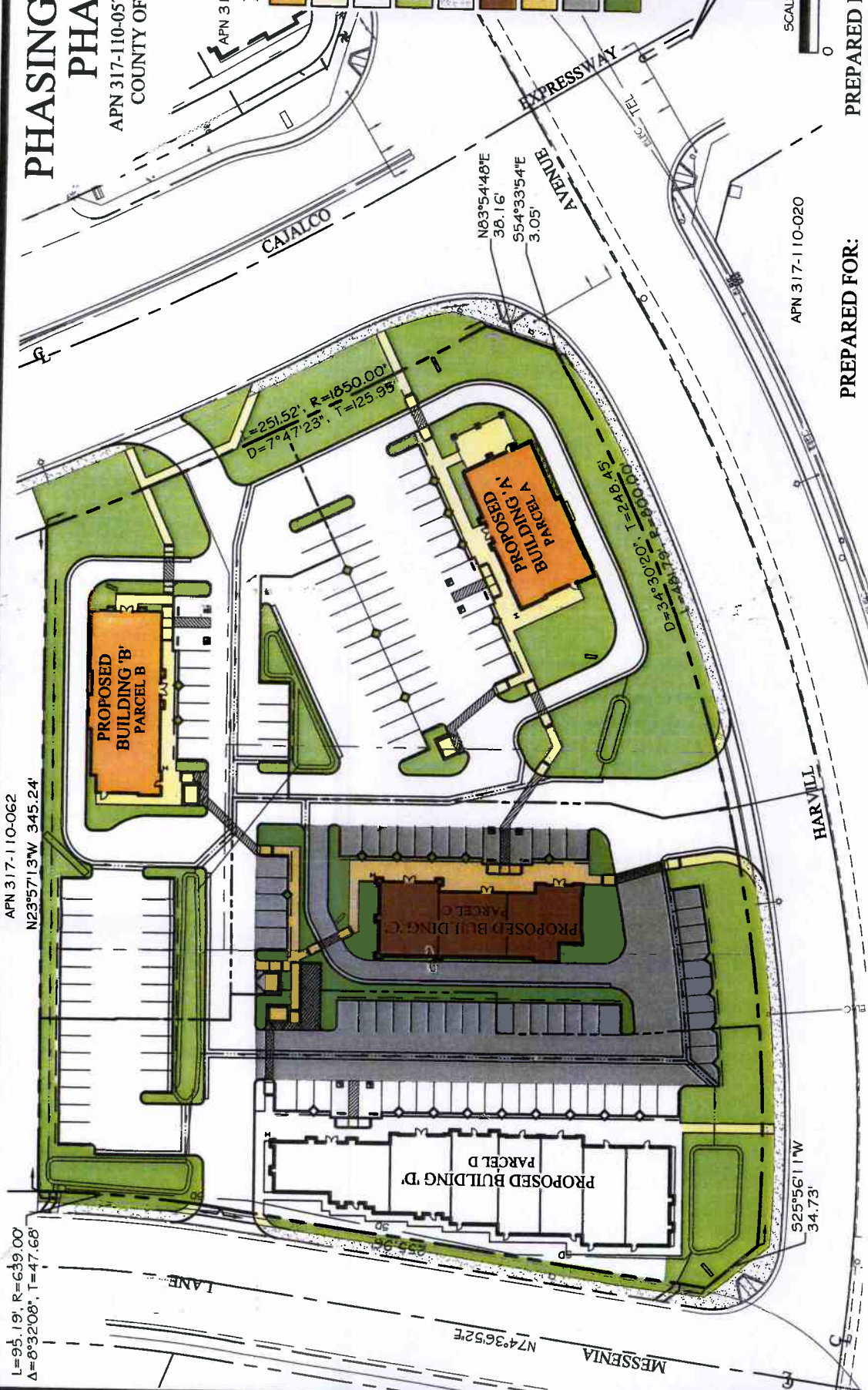
# PHASING EXHIBIT PHASE 3

APN 317-110-057, 058, 070 & 071  
COUNTY OF RIVERSIDE

APN 317-110-026

**LEGEND:**

- PHASE 1/2 BUILDING
- PHASE 1/2 SIDEWALK
- PHASE 1/2 ACCESS/PARKING
- PHASE 1/2 LANDSCAPE
- EXISTING SIDEWALK
- PHASE 3 BUILDING
- PHASE 3 SIDEWALK
- PHASE 3 ACCESS/PARKING
- PHASE 3 LANDSCAPE



CASE: PP25699 AMD. NO. 2  
EXHIBIT: P  
DATE: 6/24/15  
PLANNER: R. Attoyoy

# PHASING EXHIBIT PHASE 4

APN 317-110-057, 058, 070 & 071  
COUNTY OF RIVERSIDE

APN 317-110-062  
N23°57'13"W 345.24'

L=95.19', R=639.00'  
Δ=8°32'08", T=47.68'

APN 317-110-028

**LEGEND:**

	PHASE 1/2/3 BUILDING
	PHASE 1/2/3 SIDEWALK
	PHASE 1/2/3 ACCESS/PARKING
	PHASE 1/2/3 LANDSCAPE
	EXISTING SIDEWALK
	PHASE 4 BUILDING
	PHASE 4 SIDEWALK
	PHASE 4 ACCESS/PARKING
	PHASE 4 LANDSCAPE

SCALE: 1"=50'  
0 50 100

PREPARED BY:



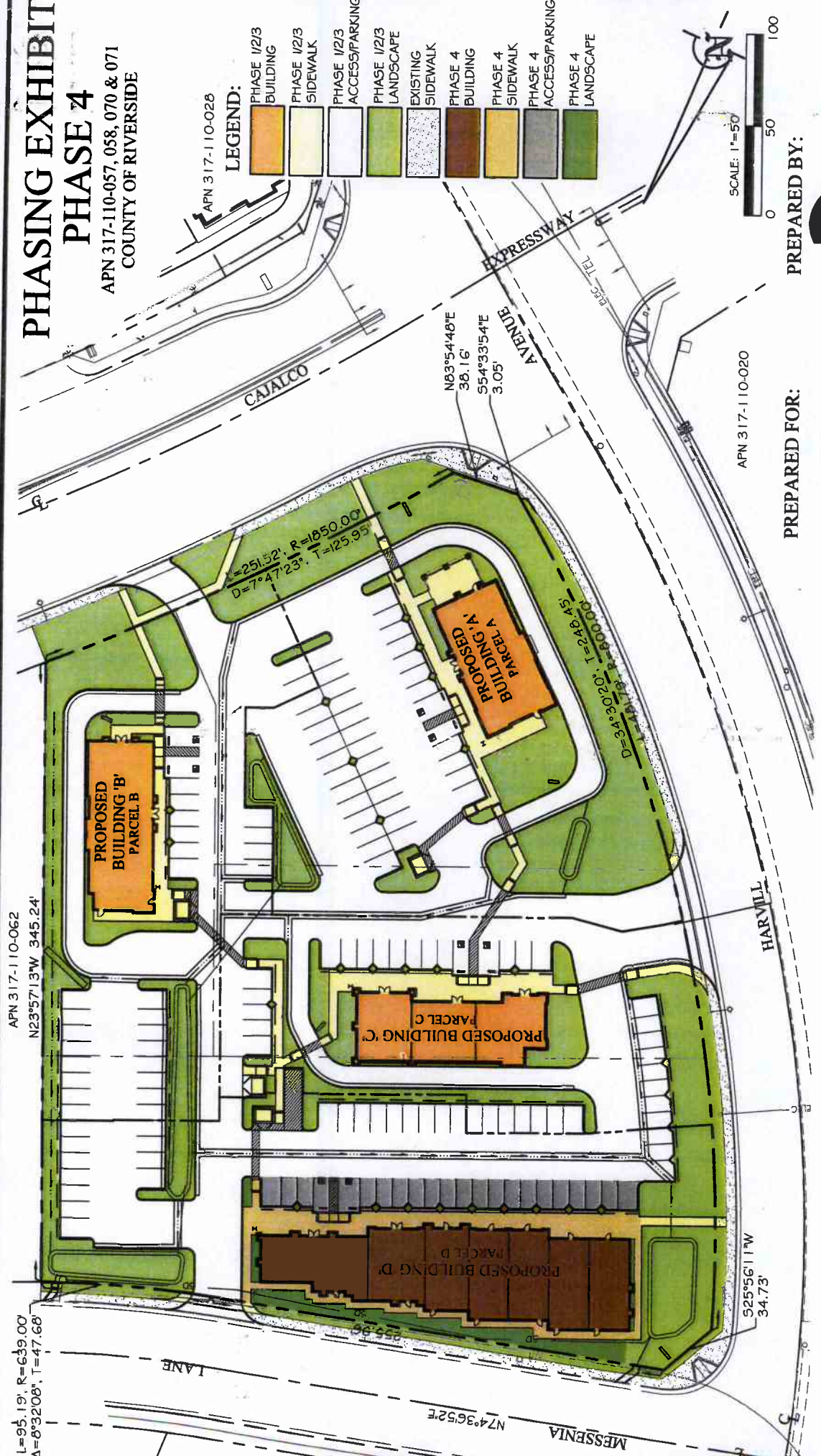
**thatcher engineering & associates, inc.**  
1481 Ford Street, Suite 105, Redlands, CA 92373  
• land planning  
• civil engineering  
• landscape architecture  
phone 909.748.7777  
fax 909.748.7778

PREPARED FOR:

**HHI RIVERSIDE, LLC**  
ATTN: JOE MINEO  
3800 ORANGE STREET, SUITE 250  
RIVERSIDE, CA 92501  
PHONE: (951) 782-8255

**CASE: PP25699 AMD. NO. 2**  
**EXHIBIT: P**  
**DATE: 6/24/15**  
**PLANNER: R. Arroyo**

NOTE: IF ANY PHASES ARE BUILT OUT OF SUCCESSION, NECESSARY ACCESS AND LANDSCAPE IMPROVEMENTS SHALL BE PROVIDED AS SHOWN ON PRIOR PHASE EXHIBITS.





**ADS**

COMPANIES

2950 Fallswades Dr.  
Corona, CA 92880  
Tel: 800.862.1202  
www.ads.com

REALITY BEGINS WITH VISION

Prepared for:

## Farmer Boys

Cajalco Road & Harvill Ave.  
Perris, CA 92570

PP: 25699  
VAR: 01893

From: **ROBIN BELL**  
cell: 909.771.4535  
email: rbell@ad-s.com

CASE: PP25699 AMD. NO. 2  
EXHIBIT: S  
DATE: 6/24/15  
PLANNER: R. Artoyo



### COLOR DISCLAIMER

Due to the limitations of desktop computers and the relative inaccessibility of various display monitors and printers, the colors you see on your screen or on paper may not be a truly accurate reproduction of the actual product. We strive to make our colors as accurate as possible, but screen and printed images are intended as a guide only and should not be regarded as absolute color. Size, color, and lighting can also affect how the product appears (e.g., LCD, different fluorescent lights, infrared, backlit, etc.). We recommend that you request a color sample or CMYK (Cyan, Magenta, Yellow and Black) on the color used in the printing process, whether RGB (Red, Green and Blue) on the color used by screen displays such as your monitor. For this reason and due to variations introduced by light transmission equipment, the color of your screen or a print may not exactly match the finished product.

When you request an actual sample to view your Subcontractor or Project Manager. We are not responsible for color differences between the actual product and the printed product. YOUR PRODUCT APPEARS ON SCREEN OR PAPER AND THE FINAL PRODUCT.

Client Name (Please Print) \_\_\_\_\_ Date \_\_\_\_\_

Client Name (Signature) \_\_\_\_\_

PLEASE INITIAL ALL PAGES

ADS Drawing #38370 Rev. #3 Rev. Date: 03/18/15

Pages: 14 (including cover page)

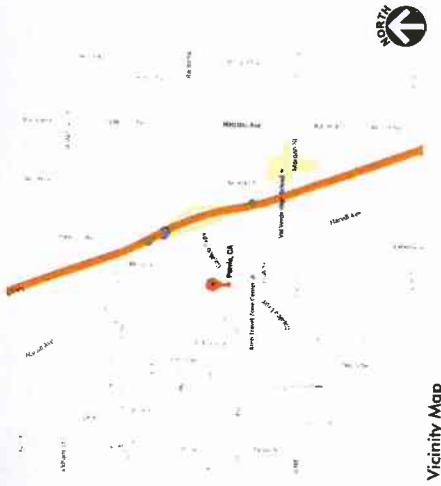
Approved

Approved as Refined

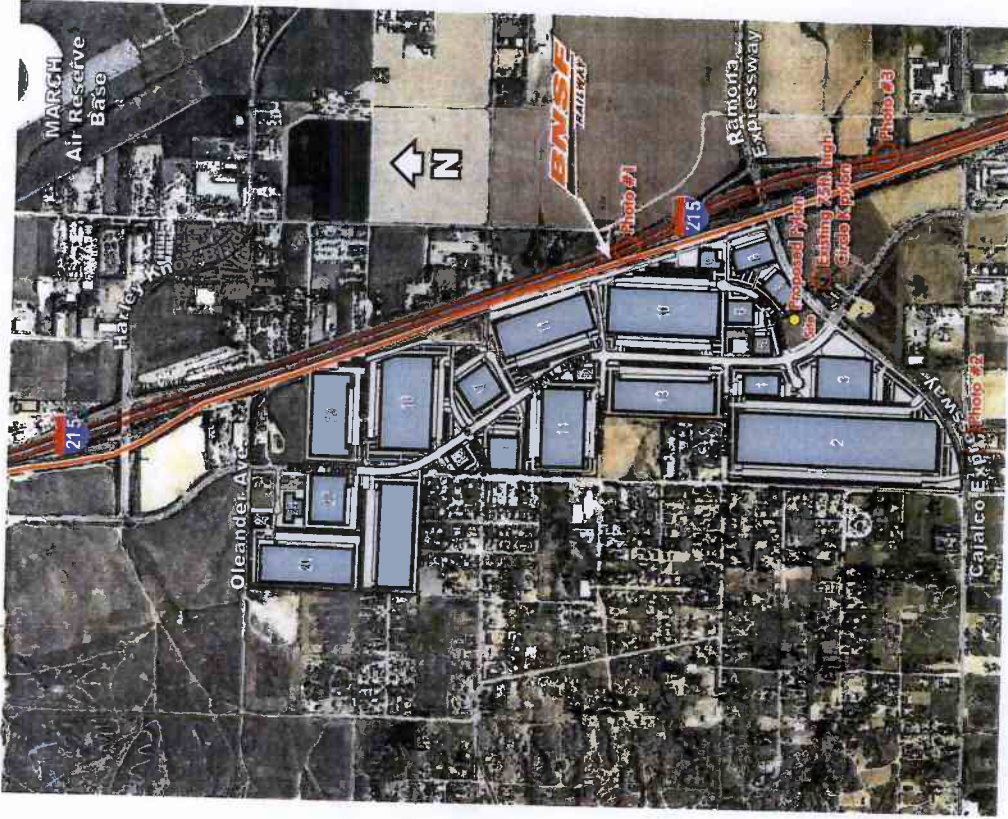
Revise & Resubmit

Rejected

# Proposed Full Build Out of Majestic Freeway Business Center

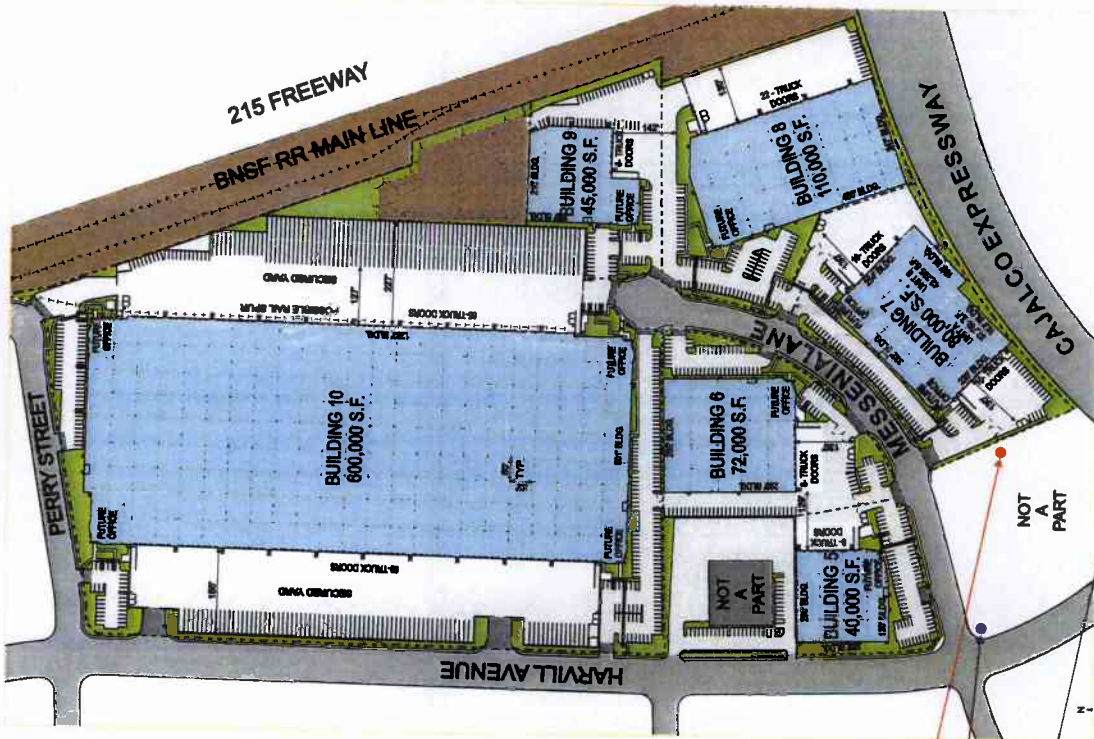


Vicinity Map



<p>2950 Palisades Dr. Corona, CA 92880 T 800.862.3202 F 951.278.0681 www.ad-s.com</p>	<p><b>ADS</b> COMPANIES</p> <ul style="list-style-type: none"> <li>■ Signage + Fabrication</li> <li>■ Displays + Fixtures</li> <li>■ Lighting + Maintenance</li> </ul>	<p>Client: <b>Farmer Boys</b> Cajalco Road &amp; Hornell Ave. Perris, CA 92370</p>	<p>Project: <b>Farmer Boys</b> Cajalco Road &amp; Hornell Ave. Perris, CA 92370</p>	<p>Project No: 38370-R03</p>	<p>Revisions:          1. 08-14-13 - Initial project layout          2. 08-22-13 - Revises parking layout with additional setbacks          3. 09-10-13 - Revises plan and elevation to comply with review of Hager</p>	<p>This is an original unpublished drawing created by ADS Inc. It is submitted for your approval as in conjunction with a project being planned for you by ADS Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written permission from ADS Inc.</p>	<p>Date: 12-30-14          Sign Type: Site Plan          Sheet No: SP1</p>
---	--	--	---	------------------------------	---	--	--

Phase 1  
 Majestic Freeway Business Center  
 Approval PP: 25461



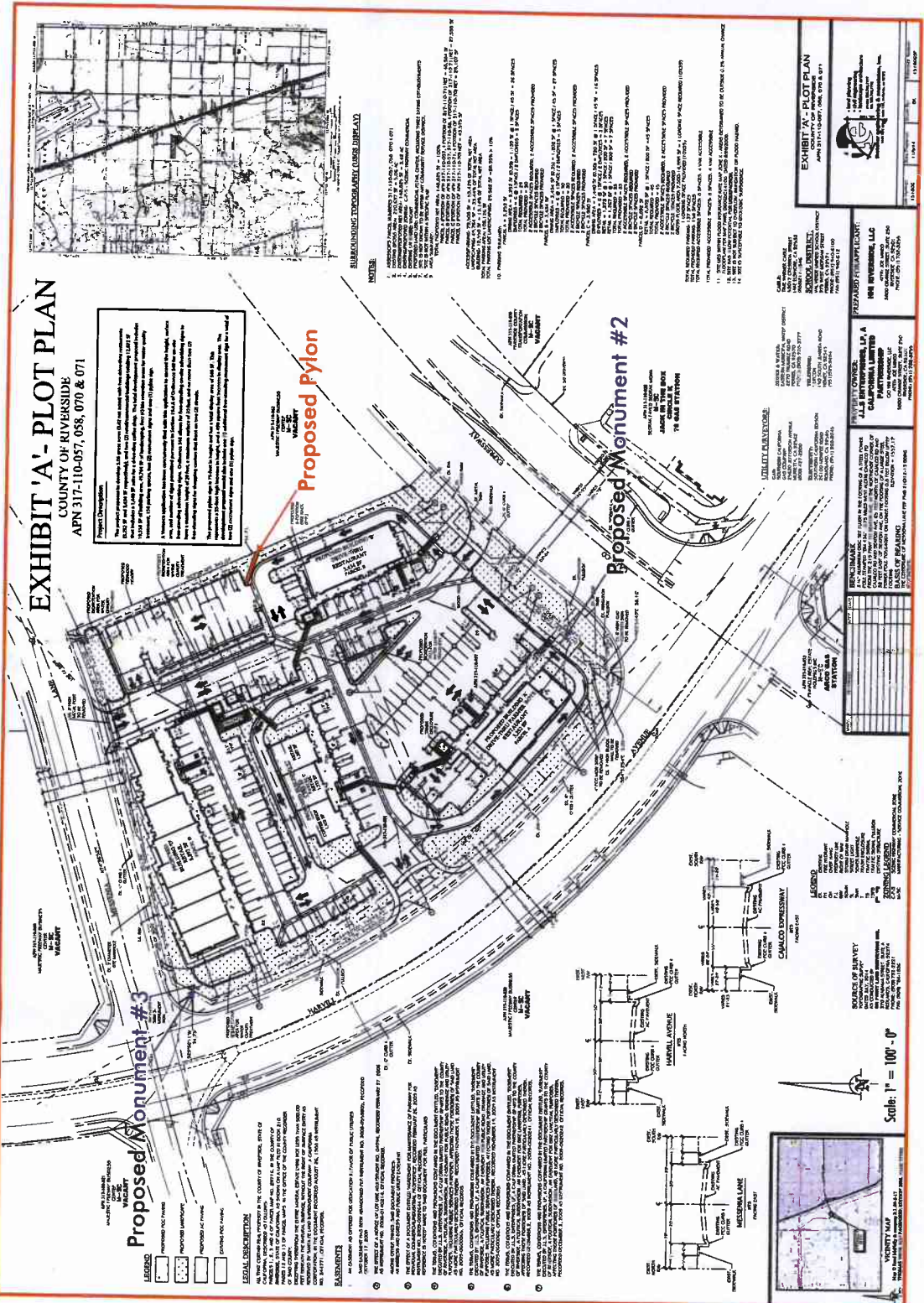
NOT TO SCALE

<p>2950 Palisades Dr          Corona, CA 92880          T 951.278.3202          F 951.278.0681          www.ad-s.com</p>	<p>Client:  <b>Farmer Boys</b>          Corallo Road &amp; Harvill Ave.          Perris, CA 92570</p>	<p>Project:  <b>Farmer Boys</b>          Corallo Road &amp; Harvill Ave.          Perris, CA 92570</p>	<p>Revisions:          1. 12/30/14 - Permit package layout          2. 12/30/14 - Permit package layout with additional red linings          3. 12/30/14 - Revise permit and assessment layout sheets to remove all logos</p>	<p>This is an original unapproved drawing created by ADS Inc. It is submitted for your personal use in conjunction with a project being planned for you by ADS Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written permission from ADS Inc.</p>	<p>Project No.: 38870-R03          Date: 12-30-14          Sign Type: Site Plan          Sheet No.: SP2</p>
--	---	--	---	--	---



# EXHIBIT 'A'- PLOT PLAN

COUNTY OF RIVERSIDE  
 APN 317-110-057, 058, 070 & 071



**Proposed Monument #1**  
 1. MONUMENT TO BE PLACED AT THE CORNER OF...  
 2. MONUMENT TO BE PLACED AT THE CORNER OF...  
 3. MONUMENT TO BE PLACED AT THE CORNER OF...  
 4. MONUMENT TO BE PLACED AT THE CORNER OF...  
 5. MONUMENT TO BE PLACED AT THE CORNER OF...  
 6. MONUMENT TO BE PLACED AT THE CORNER OF...  
 7. MONUMENT TO BE PLACED AT THE CORNER OF...  
 8. MONUMENT TO BE PLACED AT THE CORNER OF...  
 9. MONUMENT TO BE PLACED AT THE CORNER OF...  
 10. MONUMENT TO BE PLACED AT THE CORNER OF...

**Proposed Pylon**  
 1. Pylon to be placed at the intersection of...  
 2. Pylon to be placed at the intersection of...

**Proposed Monument #2**  
 1. MONUMENT TO BE PLACED AT THE CORNER OF...  
 2. MONUMENT TO BE PLACED AT THE CORNER OF...  
 3. MONUMENT TO BE PLACED AT THE CORNER OF...  
 4. MONUMENT TO BE PLACED AT THE CORNER OF...  
 5. MONUMENT TO BE PLACED AT THE CORNER OF...  
 6. MONUMENT TO BE PLACED AT THE CORNER OF...  
 7. MONUMENT TO BE PLACED AT THE CORNER OF...  
 8. MONUMENT TO BE PLACED AT THE CORNER OF...  
 9. MONUMENT TO BE PLACED AT THE CORNER OF...  
 10. MONUMENT TO BE PLACED AT THE CORNER OF...

**Proposed Monument #3**  
 1. MONUMENT TO BE PLACED AT THE CORNER OF...  
 2. MONUMENT TO BE PLACED AT THE CORNER OF...  
 3. MONUMENT TO BE PLACED AT THE CORNER OF...  
 4. MONUMENT TO BE PLACED AT THE CORNER OF...  
 5. MONUMENT TO BE PLACED AT THE CORNER OF...  
 6. MONUMENT TO BE PLACED AT THE CORNER OF...  
 7. MONUMENT TO BE PLACED AT THE CORNER OF...  
 8. MONUMENT TO BE PLACED AT THE CORNER OF...  
 9. MONUMENT TO BE PLACED AT THE CORNER OF...  
 10. MONUMENT TO BE PLACED AT THE CORNER OF...

**Proposed Monument #4**  
 1. MONUMENT TO BE PLACED AT THE CORNER OF...  
 2. MONUMENT TO BE PLACED AT THE CORNER OF...  
 3. MONUMENT TO BE PLACED AT THE CORNER OF...  
 4. MONUMENT TO BE PLACED AT THE CORNER OF...  
 5. MONUMENT TO BE PLACED AT THE CORNER OF...  
 6. MONUMENT TO BE PLACED AT THE CORNER OF...  
 7. MONUMENT TO BE PLACED AT THE CORNER OF...  
 8. MONUMENT TO BE PLACED AT THE CORNER OF...  
 9. MONUMENT TO BE PLACED AT THE CORNER OF...  
 10. MONUMENT TO BE PLACED AT THE CORNER OF...

**Proposed Monument #5**  
 1. MONUMENT TO BE PLACED AT THE CORNER OF...  
 2. MONUMENT TO BE PLACED AT THE CORNER OF...  
 3. MONUMENT TO BE PLACED AT THE CORNER OF...  
 4. MONUMENT TO BE PLACED AT THE CORNER OF...  
 5. MONUMENT TO BE PLACED AT THE CORNER OF...  
 6. MONUMENT TO BE PLACED AT THE CORNER OF...  
 7. MONUMENT TO BE PLACED AT THE CORNER OF...  
 8. MONUMENT TO BE PLACED AT THE CORNER OF...  
 9. MONUMENT TO BE PLACED AT THE CORNER OF...  
 10. MONUMENT TO BE PLACED AT THE CORNER OF...

**Proposed Monument #6**  
 1. MONUMENT TO BE PLACED AT THE CORNER OF...  
 2. MONUMENT TO BE PLACED AT THE CORNER OF...  
 3. MONUMENT TO BE PLACED AT THE CORNER OF...  
 4. MONUMENT TO BE PLACED AT THE CORNER OF...  
 5. MONUMENT TO BE PLACED AT THE CORNER OF...  
 6. MONUMENT TO BE PLACED AT THE CORNER OF...  
 7. MONUMENT TO BE PLACED AT THE CORNER OF...  
 8. MONUMENT TO BE PLACED AT THE CORNER OF...  
 9. MONUMENT TO BE PLACED AT THE CORNER OF...  
 10. MONUMENT TO BE PLACED AT THE CORNER OF...

**EXHIBIT 'A'- PLOT PLAN**  
 APRIL 21/11 10:07 AM, 070 & 071

**PREPARED FOR:**  
 JAMES & JUDITH J. BOYD  
 11101 HANCOCK AVENUE  
 PERRIS, CA 92570

**PREPARED BY:**  
 ADS COMPANIES  
 2950 PALISADES DRIVE  
 CORONA, CA 92880  
 T 800.862.3202  
 F 951.278.0681  
 WWW.ADS-COM.COM

**ADS COMPANIES**

- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

**Client:**  
 Farmer Boys  
 Cajalito Road & Hornill Ave.  
 Perris, CA 92570

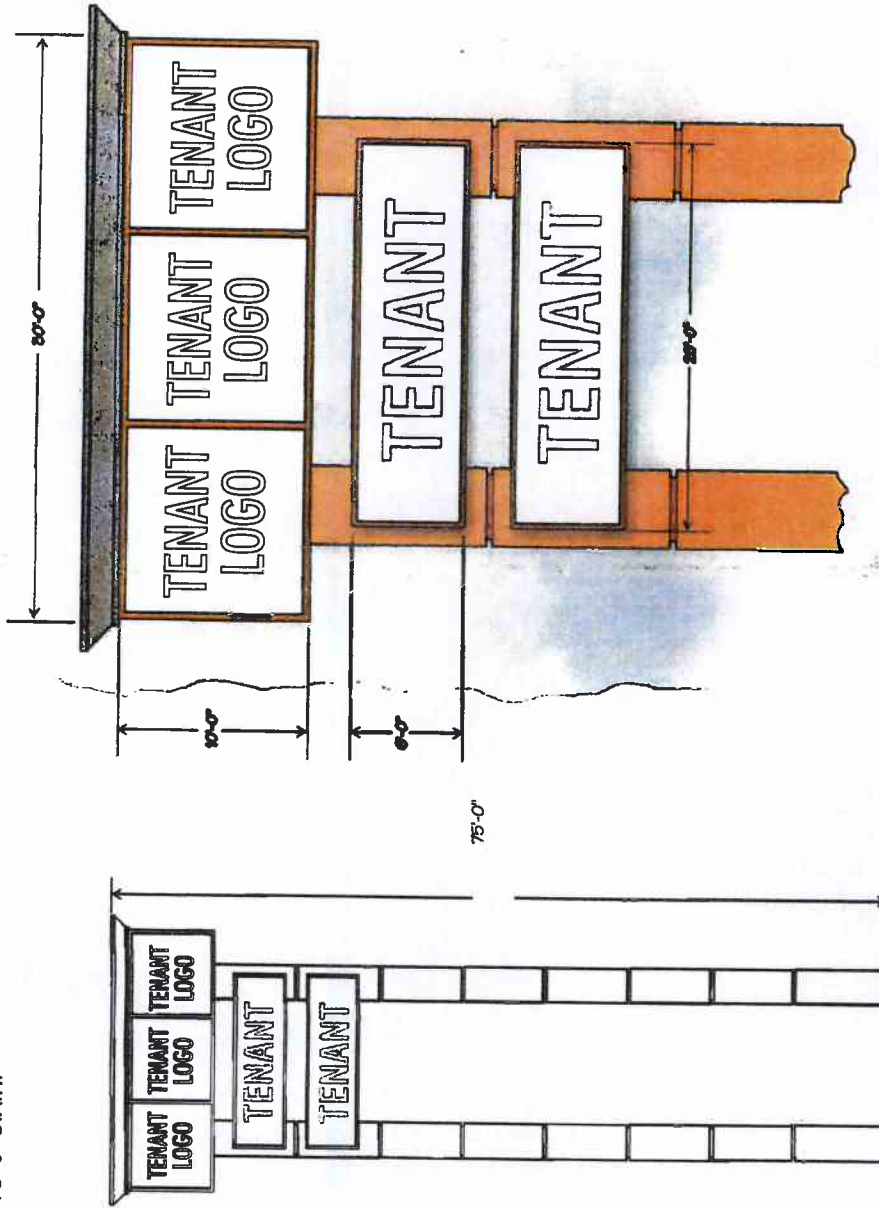
**Project:**  
 Farmer Boys

**Revisions:**

- A THE FARMER'S - Farm package layout
- B THE FARMER'S - Farm package layout with additional renderings
- C THE FARMER'S - Inter-plot and assessment layout made to mirror all signs

**Project No.:** 38370-R03  
**Date:** 12-30-14  
**Sign Type:** Plot Plan  
**Sheet No.:** PP1  
**4 of 14**

Sign #1 - Pylon  
75'-0" O.A.H.



2950 Politeades Dr.  
Corona, CA 92880  
T800.862.3202  
F951.278.0681  
www.ad-s.com



- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

Client:  
Former Boys

Project:  
Former Boys  
Capitola Road & Horvill Ave.  
Permit, CA 92570

- Revisions:
- ▲ RB-010015 - Issues package layout
  - ▲ RB-022015 - Issues package layout with additional requirements
  - ▲ RB-023015 - Issues price and placement tenant panels to mirror all types

This is an original unpublished drawing created by ADS Inc. It is submitted for your review in conjunction with a project being planned for by ADS Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written permission from ADS Inc.

Project No: 38370-R03

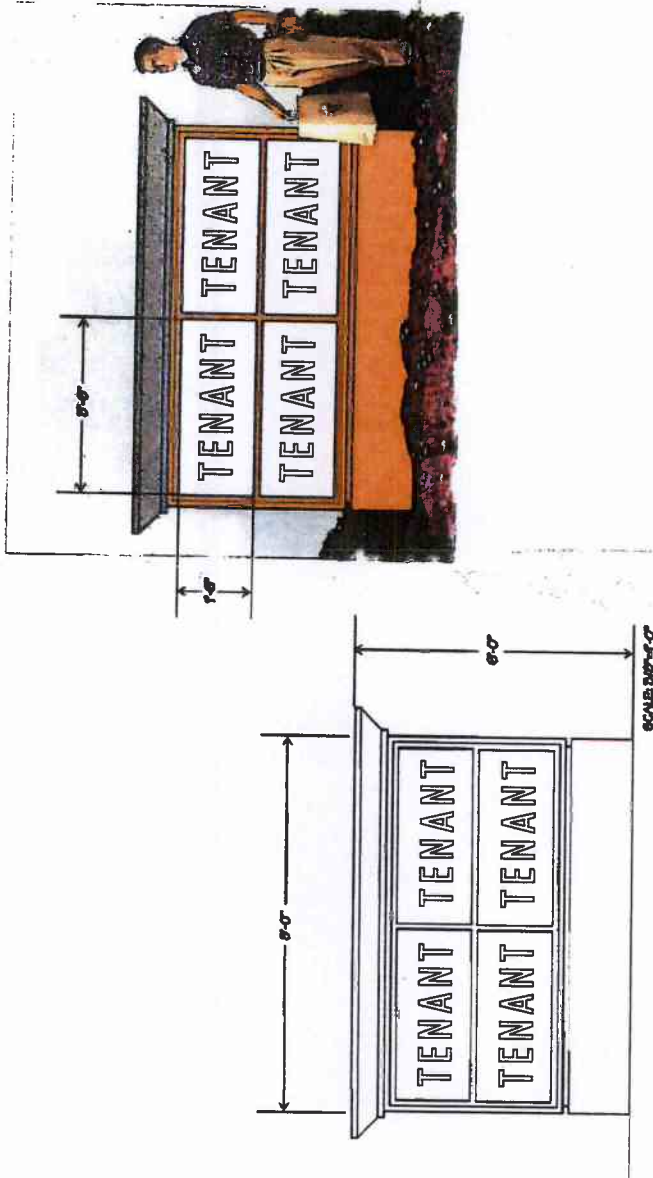
Date: 12-30-14

Sign type: Sign #1 - Pylon

Sheet No: 1.0

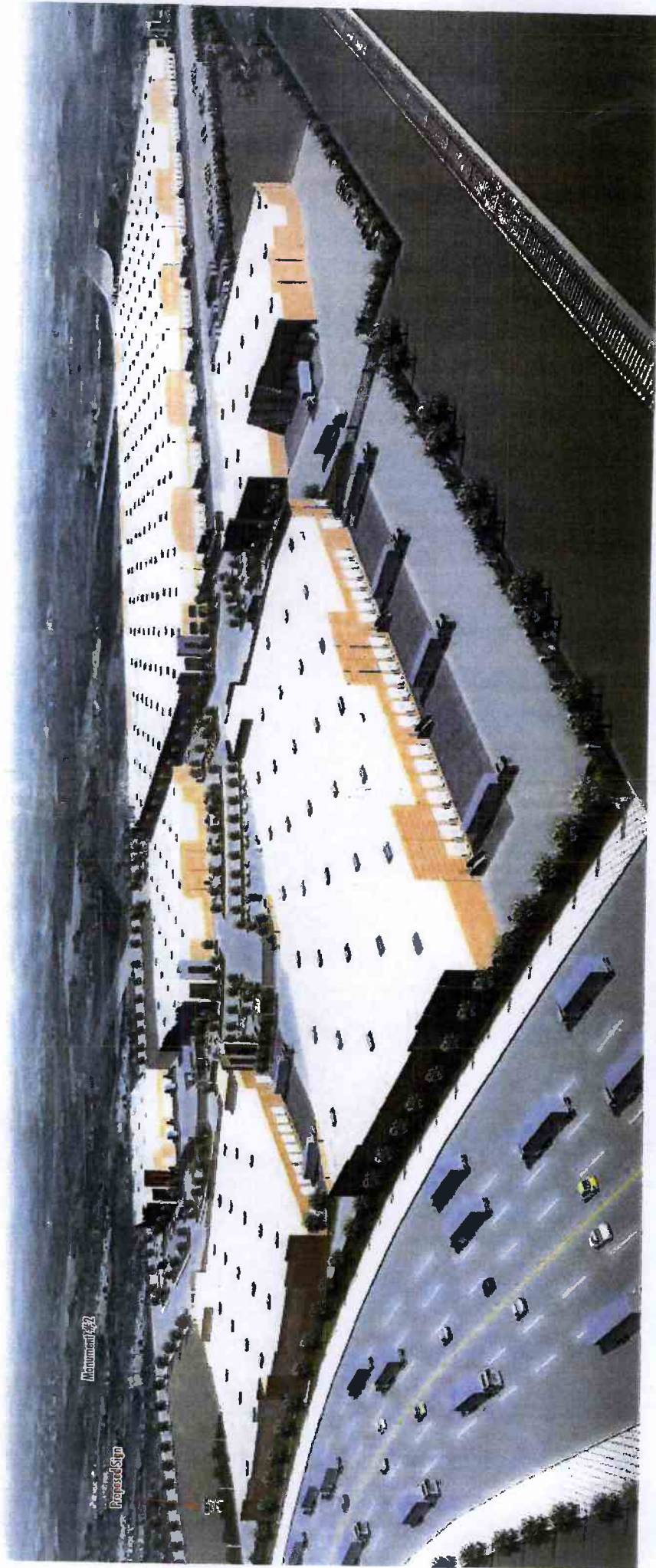
5 of 14

Sign #2 & #3 - Monument  
6'-0" O.A.H.



<p>2950 Polledades Dr. Corona, CA 92880 T 800.862.3202 F 951.278.0681 www.ad-s.com</p>	<p>■ Signage + Fabrication ■ Displays + Fixtures ■ Lighting + Maintenance</p>	<p>Client: <b>Farmer Boys</b></p>	<p>Project: <b>Farmer Boys</b> Cajalco Road &amp; Harrill Ave. Parriss, CA 92570</p>	<p>Revisions:                  ▲ 04-17-2015 - Initial package layout                  ▲ 04-22-2015 - Initial package layout with additional materials                  ▲ 04-29-2015 - Initial photo and dimensions (tenant panels) to remove all signs</p>	<p>Project No: 38370-R03 Date: 12-30-14</p>	<p>This is an original unmodified drawing created by ADS Inc. It is submitted for your approval and in conjunction with the project being planned for use by ADS Inc. It is to be used, reproduced, copied or exhibited in any fashion without written permission from ADS Inc.</p>	<p>Project No: 38370-R03 Date: 12-30-14</p>	<p>Sign Type: Sign #2 &amp; #3 - Monument</p>	<p>Sheet No: 2.0 6 of 14</p>
--	---	---------------------------------------	--	--	---	---	---	---	----------------------------------





**Majestic Freeway Business Center (foreground) - Approval PP: 25461**

<p><b>Client:</b> Farmer Boys</p>	<p><b>Project:</b> Farmer Boys Cajalco Road &amp; Harvill Ave. Perris, CA 92570</p>	<p><b>Participant:</b></p> <ul style="list-style-type: none"> <li>▲ MC 418015 - Review package types</li> <li>▲ MC 422015 - Review package types with additional modeling</li> <li>▲ MC 427015 - Review plans and statement (cannot provide to review all layers)</li> </ul>	<p><b>Project No.:</b> 38370-R03</p>
<p>2950 Palisades Dr. Corona, CA 92880 T 800.662.3202 F 951.278.0681 www.ad-s.com</p>	<p>■ Signage + Fabrication ■ Displays + Fixtures ■ Lighting + Maintenance</p>	<p>This is an official unpublished drawing created by ADS Inc. It is submitted for your review and in conjunction with a project being planned for use by ADS Inc. It is not to be shown or anyone outside your organization. No. 1. It is to be used, reproduced, copied or published in any fashion without written permission from ADS Inc.</p>	<p><b>Date:</b> 12-30-14</p> <p><b>Sign Type:</b> Sketch-up</p> <p><b>Sheet No.:</b> 3.0</p>



Photo #1



View from Southbound 215 Freeway - 1/16 of a mile from exit

Proposed Pylon Sign  
Not to Scale

2950 Palisades Dr  
Corona, CA 92880  
T 800.862.3202  
F 951.278.0681  
www.ads.com



- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

Client:  
**Farmer Boys**

Project:  
**Farmer Boys**  
Corralto Road & Harvill Ave.  
Perris, CA 92570

Remissions:

- △ DM-810815 - Remission Request
- △ DM-822015 - Remission Request with additional redaction
- △ AD-8271015 - Remission Request with additional redaction

This is an original unpublished drawing created by ADS, Inc. It is submitted for your personal use in conjunction with a project being planned for you by ADS, Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written permission from ADS, Inc.

Project No: 38370-R03

Date: 12-30-14

Site Type: Proposed Pylon Sign

Sheet No: 4.0



Photo #2



Proposed Pylon Sign  
Not to Scale

View from Southwest of Site - Eastbound on Cajalco Expressway

2950 Palisades Dr.  
Corona, CA 92880  
T 800.862.3202  
F 951.278.0681  
www.ad-s.com



- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

Client:  
**Farmer Boys**

**Farmer Boys**  
Cajalco Road & Harvill Ave.  
Perris, CA 92570

Revisions:

- ▲ 06 04/05 - Revise layout sheet
- ▲ 06 07/05 - Revise layout sheet with additional notations
- ▲ 06 07/05 - Revise pylon and monument tower plans to remove all gaps

This is an original unpublished drawing created by ADS Inc. It is intended for your personal use in conjunction with a project being managed by ADS Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written permission from ADS Inc.

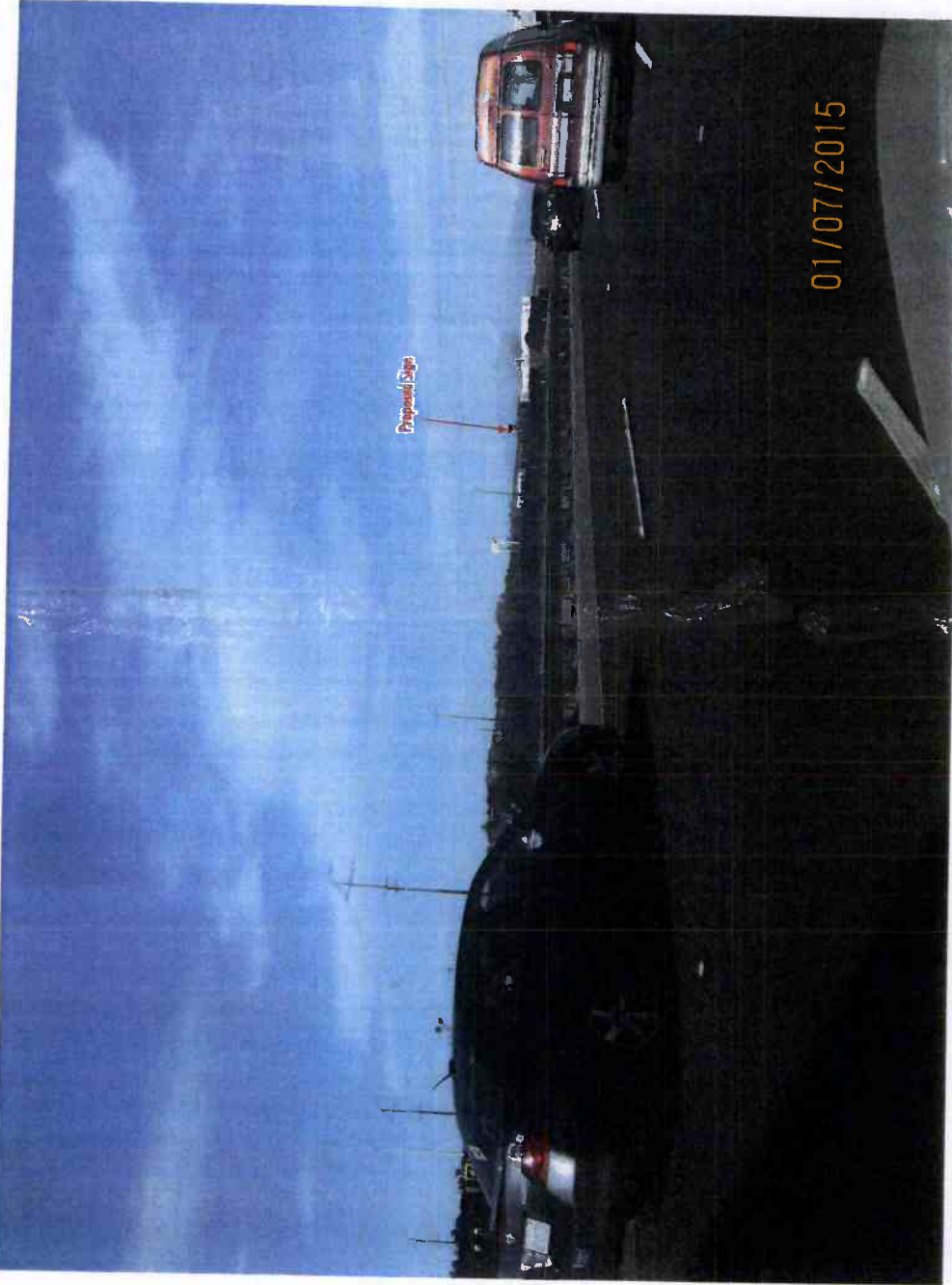
Project No: 38370-R03

Date: 12-30-14

Sign Type: Proposed Pylon Sign

Sheet No: 50

Photo #3



Proposed Pylon Sign  
Not to Scale

View from Northbound 215 Freeway - 1/8 of a mile from exit

2950 Palisades Dr.  
Corona, CA 92880  
T 800.862.3202  
F 951.278.0681  
www.ads.com



- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

**Client:**  
Farmer Boys

**Project:**  
Farmer Boys  
Cajalco Road & Harvill Ave.  
Perris, CA 92570

**Revisions:**

- ▲ MK-41895 - Revise pylon sign
- ▲ MK-427315 - Revise pylon sign with additional messaging
- ▲ MK-437615 - Revise pylon and document layout (awaiting to receive all text)

This is an original unexpired drawing created by ADS, Inc. It is submitted for your personal use in conjunction with a project being planned for you by ADS, Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written permission from ADS, Inc.

**Project No.:** 38370-R03

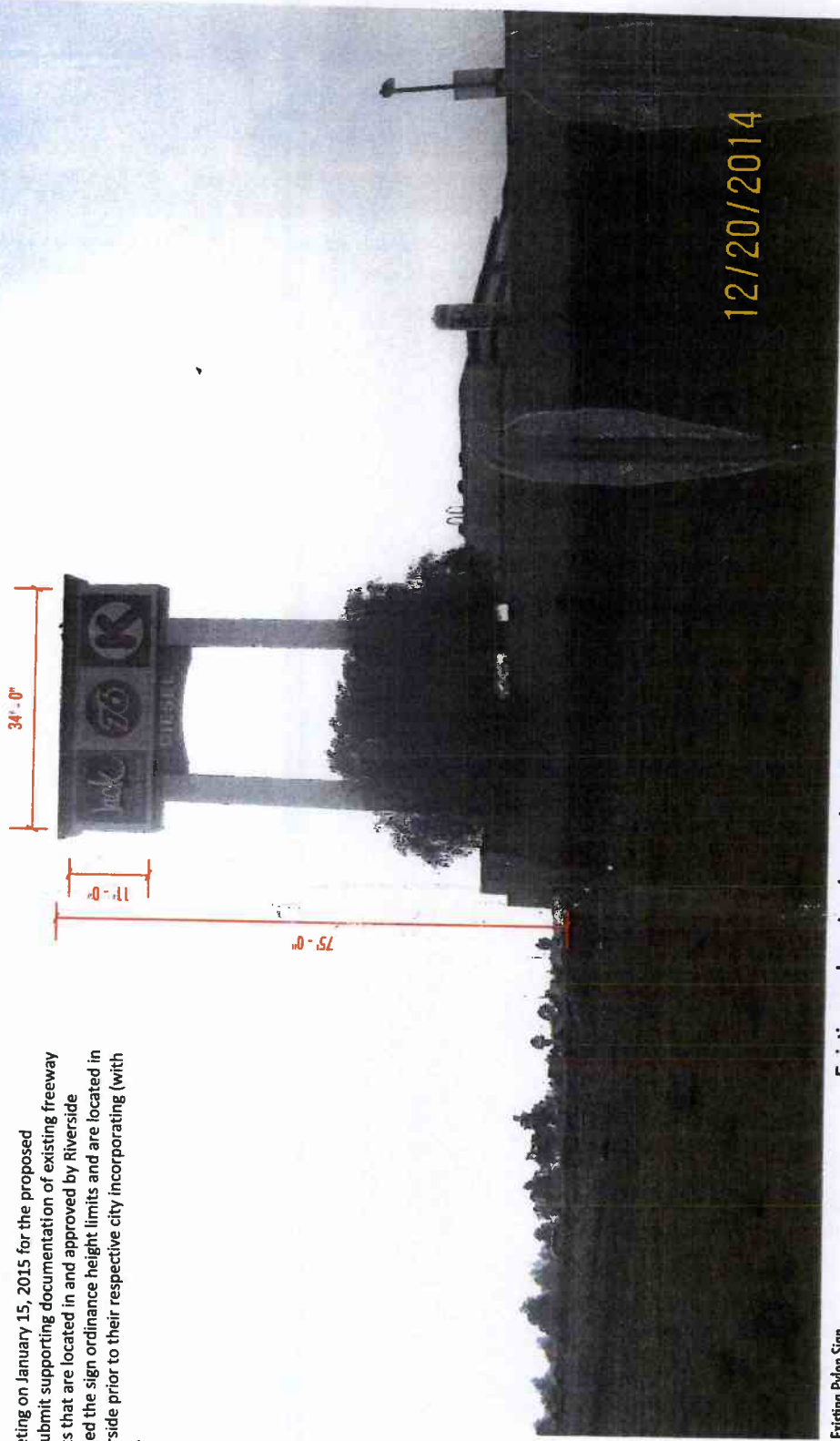
**Date:** 12-30-14

**Sign Type:** Proposed Pylon Sign

**Sheet No.:** 6.0

Re: Plot Plan No. 35699  
Variance No. 1893

Pursuant to the Land Development Committee meeting on January 15, 2015 for the proposed development, it was suggested that the applicant submit supporting documentation of existing freeway pylon signage that exceed the sign code height limits that are located in and approved by Riverside County. The following photos are of signs that exceed the sign ordinance height limits and are located in the county or were approved by the County of Riverside prior to their respective city incorporating (with the possible exception of those in the city of Perris).



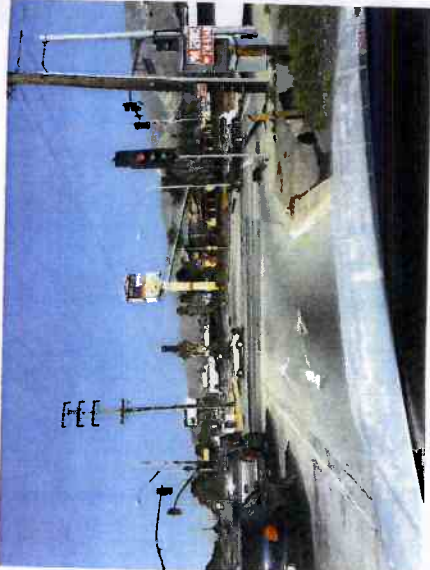
Existing Pylon Sign  
Scale: 1/16" = 1'-0"

Existing pylon sign located on Southwest Corner of Cajalco & Harvill  
(Approved by County Variance)

<p>2950 Palisades Dr. Corona, CA 92880 T 951.278.3202 F 951.278.0681 www.ad-s.com</p>	<p>Client: <b>Farmer Boys</b></p>	<p>Project: <b>Farmer Boys</b> Cajalco Road &amp; Harvill Ave. Perris, CA 92570</p>	<p>Revisions:  <ul style="list-style-type: none"> <li>△ 04-12-2015 - Enter project name</li> <li>△ 04-12-2015 - Enter project name with additional rendering</li> <li>△ 04-12-2015 - Review pylon and determine design panels to review all types</li> </ul> </p>	<p>This is an original unpublished drawing created by ADS, Inc. It is submitted for your presentation in conjunction with a project being planned for you by ADS, Inc. It is not to be used, reproduced, copied or utilized in any fashion without written permission from ADS, Inc.</p>
<p>Project No.: 38370-R03</p>				<p>Project No.: 38370-R03</p>
<p>Date: 12-30-14</p>				<p>Date: 12-30-14</p>
<p>Sign Type: Existing Pylon Sign</p>				<p>Sign Type: Existing Pylon Sign</p>
<p>Sheet No.: 7.0</p>				<p>Sheet No.: 7.0</p>
<p>11 of 14</p>				



Existing pylon signs located along 60 freeway in the Rubidoux (Jurupa Valley) area



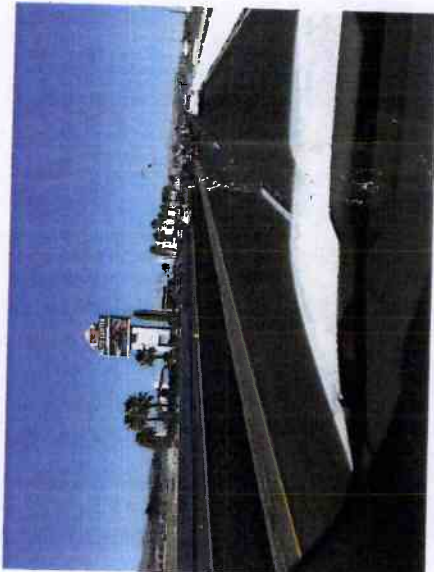
ARCO/Farmer Boys at Valley Way & 60 Freeway



ARCO & Jack in the Box at Rubidoux Blvd. & 60 Freeway  
(approx. 65ft. high)



Shell/Circle K at Pyrite & 60 Freeway  
(approx. 60ft. high)







Auto Center pylon at 4th and Interstate 215



Denny's pylon at 4th and Interstate 215



McDonald's/Taco Bell & Mobil at Valley Way & Mission Blvd. & 60 Freeway  
(approx. 60-65ft. high)

<p><b>Client:</b> Farmer Boys Cajalco Road &amp; Harvill Ave. Perris, CA 92370</p>	<p><b>Project:</b> Farmer Boys Cajalco Road &amp; Harvill Ave. Perris, CA 92370</p>	<p><b>Resistants:</b>   AW 871015 - Heavy jacketed legend   AW 820315 - Bezel jacketed legend with additional readout   AW 821015 - Bezel jacketed legend with additional readout   AW 821015 - Bezel jacketed legend with additional readout</p>	<p><b>Project No:</b> 38370-R03  <b>Date:</b> 12-30-14  <b>Site Type:</b> Existing Pylon Signs  <b>Sheet No:</b> 8.0</p>
<p>2950 Palisades Dr. Corona, CA 92880 T 951.278.3202 F 951.278.0681 www.ad-s.com</p>		<p><b>AD/S</b> COMPANIES</p>	
<p>■ Signage + Fabrication          ■ Displays + Fixtures          ■ Lighting + Maintenance</p>		<p>This is an optional unapproved design created by AD/S Inc. It is submitted for your permission in construction with appropriate signage to AD/S Inc. It is not to be shown to anyone other than your organization, nor is it to be used, reproduced, or exhibited in any location without written permission from AD/S Inc.</p>	
<p>AD/S COMPANIES</p>		<p>12 of 14</p>	

Existing pylon signs located along 60 freeway in the Rubidoux (Jurupa Valley) area



Target/Lowes at Newport & Interstate 215  
(Approved by County Variance)



Home Depot/Classic Center at Ethanac & Interstate 215



Unocal 76 at Ethanac & Interstate 215



Winco/Home Depot at Ethanac & Interstate 215

- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance

2950 Palmdales Dr.  
Corona, CA 92880  
T 951.862.3202  
F 951.278.0481  
www.ads.com



Client:

Farmer Boys

Project:

Farmer Boys  
Cajalco Road & Harvill Ave.  
Perris, CA 92570

Revisions:

- ▲ 06-10-015 - Remove signage layout
- ▲ 06-07-015 - Remove signage layout with additional requirements
- ▲ 06-07-015 - Review signs and document layout sheets to remove all signs

Project No: 38370-R03

Date: 12-30-14

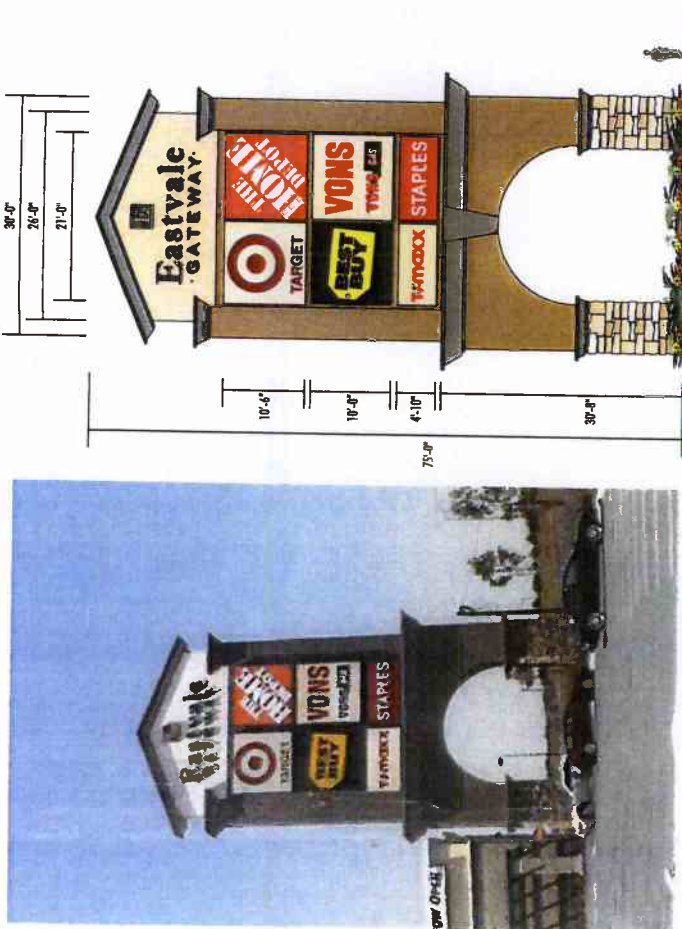
Sign Type: Existing Pylon Signs

Sheet No: 8.1

13 of 14

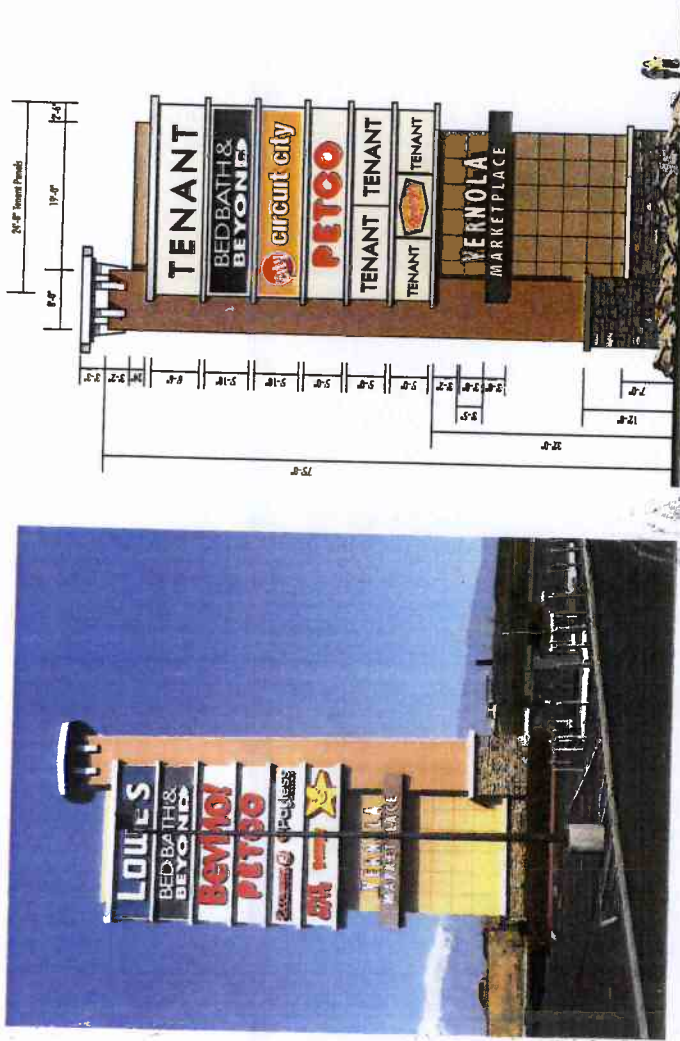
This is an original unpublished drawing created by ADS Inc. It is submitted for your review and approval in connection with a project being planned for your site. It is to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or published in any fashion without written permission from ADS Inc.

Sign located in Riverside County, West of Interstate 15  
at Limonite Ave.  
Sign area = 532 sq. ft.



(Approved by County Variance)

Sign located in Riverside County, East of Interstate 15  
at Limonite Ave.  
Sign area = 824.08 sq. ft.



(Approved by County Variance)

2950 Peñasquitos Dr.  
Corona, CA 92880  
T 800.862.3202  
F 951.278.0681  
www.ads.com

- Signage + Fabrication
- Displays + Fixtures
- Lighting + Maintenance



Client:  
**Farmer Boys**

Project:  
**Farmer Boys**  
Cajalco Road & Horvill Ave.  
Perris, CA 92570

Revisions:

- △ BK-10015 - Revise package layout
- △ BK-102015 - Revise package layout with additional sublettering
- △ AD-103015 - Revise price and amount based on date to remove all tags

This is an original registered drawing created by ADS Inc. It is submitted for your personal use in conjunction with a project being planned for you by ADS Inc. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written permission from ADS Inc.

Project No. 38370-R03

Date: 12-30-14

Sign Type: Existing Pylon Signs

Sheet No: 8.2

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** EA 42741  
**Project Case Type (s) and Number(s):** Plot Plan No. 25699 / Variance No. 1893  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Roger Arroyo  
**Telephone Number:** (951) 955-1195  
**Applicant's Name:** HHI Riverside LLC  
**Applicant's Address:** 3800 Orange Street, Suite 250, Riverside CA 92501

### I. PROJECT INFORMATION

#### A. Project Description:

**Plot Plan No. 25699** is a proposal to develop a retail shopping center with four (4) commercial buildings totaling 19,558 sq. ft. with one (1) 75 ft. high free-standing pylon sign, two (2) 6 ft. high monument signs, 146 parking spaces, and eight (8) accessible parking spaces. Building A will be a 3,252 sq. ft. drive-thru restaurant for Farmer Boys Restaurant. Building B will be a 3,434 sq. ft. drive-thru restaurant for a future tenant. Building C, totaling 3,980 sq. ft., consists of three units and includes a drive-thru for a future tenant. Building D totaling 8,892 sq. ft., consists of seven retail units. The project will be developed in four (4) phases. Phase I includes Building B and associated site improvements; Phase II includes Building A; and Phases III and IV include Buildings C and D, respectively.

**Variance No. 1893** is a request to exceed the surface area and the number of permitted signs allowed per Section 19.4.a. of Ordinance No. 348 due to the location and surroundings of the project site. The variance would allow one (1) 75 ft. high sign with a total display area of 540 sq. ft., resulting in a 490 sq. ft. increase from 50 sq. ft. allowed display area. Section 19.4.a. of Ordinance No. 348 allows two (2) free-standing signs. The variance is also requesting to install a third (3) free-standing sign at the project site.

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

**C. Total Project Area:** 5.06 gross acres

<b>Residential Acres:</b> N/A	<b>Lots:</b> N/A	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> 3.42	<b>Lots:</b> 4	<b>Sq. Ft. of Bldg. Area:</b> 19,558	<b>Est. No. of Employees:</b> 25
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 317-110-057, 317-110-058, 317-110-070, and 317-110-071

**E. Street References:** Northerly of Cajalco Expressway, southerly of Messenia Lane, easterly of Interstate 215, and westerly of Harvill Avenue and is 5.06 acres in size.

**E. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 4 South, Range 4 West, Section 12

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently vacant land with mostly invasive plant species such

as mustard grass, and non-native grasses. Surrounding land uses include a gas station, mini-mart and drive through restaurant to the south, a planned gas station and trucking service station and related commercial uses to the southwest ("Travel Zone"), and predominately vacant land to the north and east. Properties included in the Majestic Specific Plan are located to the west, north, and east of the subject site.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The General Plan explains that the Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) designations provides for the development of local and regional serving retail and service. All portions of the proposed commercial establishment are consistent with the General Plan.
2. **Circulation:** The vehicular circulation system for the Mead Valley Area Plan is anchored by Interstate 215, State Route 74 and Cajalco Road Major and secondary arterials and collector roads branch off from these major roadways and serve local uses. State Route 74 will be re-aligned to follow Ethanac Road due east from its present intersection with State Route 74, past Interstate 215, to reconnect with State Route 74 in Romoland.

This project will design and develop the vehicular roadway system per Figure 7, Circulation, and in accordance with the Functional Classifications section and standards specified in the Circulation Element.

3. **Multipurpose Open Space:** The Mead Valley planning area contains a variety of open spaces that serve a multitude of functions, hence the open space label of "multipurpose." The point is that open space is really a part of the public infrastructure and should have the capability of serving a variety of needs and diversity of users. The hills, valleys and slopes provide open space, habitat, and recreation spaces alike. These open spaces encompass a variety of habitats including riparian corridors, oak woodlands and chaparral habitats. Examples include features such as Steele Peak, the Gavilan Hills, Cajalco Creek, the San Jacinto River and the Motte-Rimrock Reserve. In particular, the San Jacinto River - a major riparian corridor - flows through the southern portion of this Area Plan, and many native and narrow endemic species thrive on the habitat this river provides.

The Multipurpose Open Space section is a critical component of the character of the County of Riverside and the Area Plan. Preserving the scenic background and the natural resources of Mead Valley gives the meaning to the "remarkable environmental setting," portion of the overall Riverside County Vision. Not only that, these open spaces also help define the edges of and separation between communities (such as Mead Valley and Good Hope), which is another important aspect of the Vision.

This project will comply with all Multipurpose open space standards set forth in the Mead Valley Area Plan.

4. **Safety:** The proposed project is not located within a FEMA Flood Zone. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). According to County records, the project site is subject to low liquefaction potential; upon compliance with Riverside County requirements related to geotechnical and soil reports, the potential impact of the proposed project due to liquefaction will be reduced to a less than significant impact. The proposed project has



allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety element policies.

5. **Noise:** Sufficient mitigation against foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** Mead Valley

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio)

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

**F. Policy Area(s), if any:** Community Center Overlay (CCO)

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Mead Valley

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):** Community Development Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio), Community Development: Light Industrial (CD: LI)

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

5. **Policy Area(s), if any:** Community Center Overlay (CCO)

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not within a Specific Plan.

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

**I. Existing Zoning:** Scenic Highway Commercial (C-P-S)

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

**K. Adjacent and Surrounding Zoning:** Manufacturing – Service Commercial (M-SC)

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

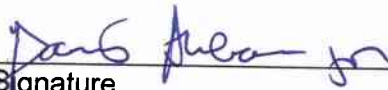
**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

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

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

  
Signature

December 31, 2015  
Date

Roger Arroyo  
Printed Name

For Steven Weiss, AICP, Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

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

Findings of Fact:

a) According to General Plan Figure C-9, *Scenic Highways*, the nearest County Eligible Scenic Highway is Ramona Expressway located approximately .43 miles east of the Project site. Views of the Project site from Ramona Expressway are not possible due to existing development, I-215, and topography. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor, and no impact would occur.

b) The Project site consists of 5.06 acres of undeveloped, disturbed land. Under existing conditions, the project site is relatively flat and lies at an elevation of approximately 1,520 feet above mean sea level. The site is dominated with a low growth of annual grasses and forbs. However, regular site maintenance prevents the growth of tall shrubs and semi-shrubs. While a number of trees are located on-site, they appear to have been planted in conjunction with a previous development project.

With respect to the visual character of the surrounding area, the proposed Project would be similar in character with the existing commercial strips located to the south of the site. Accordingly, implementation of the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. The existing vegetated ravine will be conserved and undisturbed. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

---

**2. Mt. Palomar Observatory**

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

---

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

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 40.38 miles northwest of the Mt. Palomar Observatory, and is therefore not subject to the provisions of Ordinance No. 655. All lighting proposed as part of the Project would be required to comply with the Riverside County Ordinance No. 915 (Regulating Outdoor Lighting) which would serve to minimize impacts associated with project lighting. Because the Project site is located more than 45 miles from the Mt. Palomar Observatory, and because the project would be subject to the provisions of Ord. No. 915, Project lighting would not create or contribute to sky glow that could adversely affect operations at the Observatory, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

---

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

---

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) All lighting proposed as part of the Project would be required to comply with Riverside County outdoor lighting requirements (Ord. No. 915). Ord No. 915 requires that "All outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash, or rotate." Compliance with Ord. No. 915 would be assured through future County review of building permit applications. In compliance with Ord. No. 915, and typical of a commercial center, lighting elements that would be installed as part of the project would be of inoffensive intensity and would not result in the exposure of on- or off-site property to unacceptable levels. With mandatory compliance with Ord No. 915, the proposed Project would not create a new source of light or glare which would adversely affect daytime or nighttime views in the area, nor would the Project expose adjacent property to unacceptable light levels. Additionally, as there are no residential communities within a quarter mile of the project site,

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

there would be no impact to residential property. Therefore, impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) According to Map My County, the Project site is designated as "Farmland of Local Importance." Areas surrounding the Project site are designated as "Farmland of Local Importance," "Urban Built-Up Land" and "Other Land." No portion of the Project site or immediately surrounding areas contains Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Accordingly, the Project would not result in the conversion of Prime Farmland to non-agriculture use, and no impact would occur.

b) The proposed project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The proposed project is located in an area designated as Farmland of Local Importance but is not expected to result in changes to the surrounding environment which, due to its location or nature, could result in conversion of Farmland, to non-agricultural uses. Additionally, the subject property and its vicinity are designated as a Community Development Foundation Component.

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

**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 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) 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 forest land to non-forest use?

**Source:** Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

**Findings of Fact:**

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**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 any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, Greenhouse Gas Analysis Report by FirstCarbon Solutions, dated July 7, 2015

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP on December 7, 2012. The 2012 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2012 AQMP are based on several assumptions. For example, the 2012 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2012 Regional Transportation Plan (RTP). The 2012 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

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

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

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if localized significance thresholds (LST's) were exceeded. However, the Project's construction- and operational-source emissions with standard regulatory requirements would not exceed applicable LST's, and a less-than-significant impact would occur. Accordingly, the proposed Project would be consistent with the first criterion.

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



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

The 2012 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. The project proposes to develop the with commercial retail uses on a property currently designated by the Riverside County General Plan as Community Development: Commercial Retail (CD:CR). The proposed project has an operational traffic trip generation rate that is equal to that of the development of uses permitted by the CD:CR land use generation. Thus, development of the project would not exceed the growth projections in the County of Riverside's General Plan and thus considered to be consistent with the AQMP.

As indicated above, the Project would not result in or cause NAAQS or CAAQS violations. The proposed Project would result in a density ratio within the allowable density range associated with the property's LDR land use designation reflected in the adopted Riverside County General Plan. Because land use intensity would be within the allowable range, the Project is considered to be consistent with the AQMP. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant.

b-c) The SCAQMD has also developed regional significance thresholds for regulated pollutants, as summarized in Table 1, *SCAQMD Regional Thresholds*. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2015) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

**Table 1 SCAQMD Regional Thresholds**

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

(AQMD)

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

It should be noted that all projects within the SCAB, including the proposed Project, would be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the basin. This includes the following requirements pursuant to SCAQMD Rule 403:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

Additionally, the Project would be subject to Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans would be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

The proposed Project is not expected to exceed the maximum daily thresholds during the construction phase nor the operational phase. Therefore, there would be a less than significant impact. Implementation of the project would not impact air quality beyond the levels documented in EIR No. 521 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Commercial projects of this size (3.42 acres net, with 12 tenants) do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is Val Verde high School located at 972 Morgan St, Perris, CA 92571 at approximately .5 miles southeast of the Project site.

Based on the analysis presented above, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

e) There would be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise residential, commercial, schools, and undeveloped lands, none of which are considered sources of point source emissions. Accordingly, no impact would occur.

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

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

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP, Riverside County Planning Department - Biological Review Staff, WRMSHCP Biological Assessment for PP25699 dated March 18, 2015 by Michael D. Misenhelter

Findings of Fact:

a) The Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) is the applicable habitat conservation plan for western Riverside County. The Project site occurs within the Mead Valley Area Plan portion of the MSHCP. The Project site does not occur within a Criteria Cell of the MSHCP, which were established for the acquisition of habitat and sensitive plant and wildlife species. Because the Project is not in a Criteria Cell, it is not subject to the MSHCP's Habitat Evaluation and Acquisition Strategy (HANS) process or the Joint Project Review (JPR) process and is not planned for open space conservation.

Although habitat conservation is not required on the Project site pursuant to the MSHCP, all projects must demonstrate compliance with applicable MSHCP requirements in accordance with the following sections of the MSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" Section 6.1.3, "Protection of Narrow Endemic Plant Species;" Section 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and 6.3.2, "Additional Survey Needs and Procedures." A discussion of the Project's consistency with these sections is provided below.

Project Compliance with MSHCP Section 6.1.2

Volume 1, Section 6.1.2 of the MSHCP describes the process to protect species associated with riparian/riverine areas and vernal pools. The MSHCP requires focused surveys for sensitive riparian bird species when suitable habitat would be affected and surveys for sensitive fairy shrimp species when vernal pools or other suitable habitat would be affected.

The WRMSHCP identifies the Least Bell's Vireo, Southwestern Willow Flycatcher, Western Yellow-Billed Cuckoo, Riverside Fairy Shrimp, Vernal Pool Fairy Shrimp, and the Santa Rosa Plateau fairy shrimp as the species of interest under this requirement. However, a biological assessment dated March 18, 2015 and conducted by Michael Misenhelter found no suitable habitat on the Project site for species of interest. Accordingly, the proposed Project would not impact riparian/riverine areas, vernal pools, or animal species that inhabit those areas. Based on the analysis, the Project would be fully consistent with MSHCP Section 6.1.2.

Project Compliance with MSHCP Section 6.1.3

Volume 1, Section 6.1.3 of the MSHCP requires that within Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plants Species will be required for all public and private projects where appropriate soils and habitat are present.

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

Based on Figure 6-1 of the MSHCP, the site is not located within a Narrow Endemic Plant Species Survey Area. Accordingly, focused rare plant surveys are not required. As such, the proposed Project would not impact any MSHCP NEPSSA species and the Project would comply with MSHCP Section 6.1.3.

Project Compliance with MSHCP Section 6.1.4

The MSCHP Urban/Wildland Interface Guidelines (UWIG) are intended to address indirect effects associated with locating development in proximity to the MSHCP conservation areas. The Project site is not located adjacent to any MSHCP conservation areas. Accordingly, the Urban/Wildlife Guidelines do not apply to the proposed Project.

Project Compliance with MSHCP Section 6.3.2

MSHCP Section 6.3.2 requires special surveys for certain plant and animal species for lands located within the Criteria Area Species Survey Areas (CASSA). Based on Figures 6-2 (Criteria Area Species Survey Area) and 6-3 (Amphibian Species Survey Areas) of the MSHCP, the site is not located in an area where additional surveys are needed for certain species in conjunction with MSHCP implementation in order to achieve coverage for these species. Thus, the proposed project is in compliance with MSHCP Section 6.3.2.

Conclusion

Based on the analysis presented above, the proposed Project would be fully consistent with all applicable MSHCP policies and requirements. There are no other Habitat Conservation Plans, Natural Conservation Community Plan, or other approve local, regional, or state conservation plan. Therefore, there would be no impact.

b-d) Implementation of the proposed Project has the potential to directly or indirectly impact nesting bird species. Under the Migratory Bird Treaty Act (MBTA) nearly all birds are protected from harassment and take. In addition, California Department of Fish and Wildlife regulations provide State protection for native birds of prey (FGC Section 3503.5) and all non-game birds (FGC Section 3800). Suitable nesting habitat exists on site for ground and tree nesting species. Potential impacts to nesting birds can be avoided by not disturbing nesting habitat in the breeding season (March through August). Condition of approval 60.EPD.001 (MBTA Nesting Bird) will require any removal of vegetation or other potential nesting bird habitat disturbances to be conducted outside of the avian nesting season (February 1st to August 31st). If the habitat must be cleared during the nesting season a preconstruction nesting bird survey shall be conducted by a biologist. By avoiding potential habitat for migrating birds these requirements will ensure that migrating birds can nest during the migration season, thus preventing interference with the movement of any migratory avian wildlife species. This is a standard condition of approval and is not considered a mitigation measure for CEQA purposes. The impact is considered less than significant.

Additionally, the US Fish and Wildlife Service designates critical habitat for many of the species that have been listed as endangered or threatened by the federal government. Designated Critical Habitat exists in the region for the California gnatcatcher, least Bell's vireo, Quino checkerspot butterfly, and others. Projects located within Designated Critical habitat that have a federal nexus need to consult with the US Fish and Wildlife Service prior to site development. However, the Project site is not located within or adjacent to Designated Critical Habitat.

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

e-f) No ponds, riparian habitat, or drainages exist within the project footprint. Also Jurisdictional waters do not exist on site and Army Corps of engineers and California Department of Fish and Game 1404 and 1602 permits will not be needed for the proposed project.

g) Aside from the MSHCP, the only other local policies/ordinances protecting biological resources within the Project area are the Riverside County Oak Tree Management Guidelines and the Stephens' Kangaroo Rat Impact Fee Area.

The Oak Tree Management Guidelines require surveys of individual trees and the minimization and/or avoidance of oak trees, where feasible. Based on the project's MSCHP Habitat Assessment, the Project site was found to contain four healthy oak trees. Two of the oaks were non-native and two were identified as native oaks that appear to have been planted on site during the initial landscaping of the Oakwood Business Park.

Additionally, according to Riverside County's "Map My County," the Project site is located within the Stephens Kangaroo Rat Impact Fee Area. However, the Project site would be conditioned to comply with applicable provisions of the County's Stephens' Kangaroo Rat Mitigation Fee Ordinance (Ordinance No. 663), which requires the payment of fees for the assembly and management of the Stephens' Kangaroo Rat Conservation Plan. Payment of fees pursuant to Ordinance No. 663 is mandatory, and would be enforced as part of the Project's conditions of approval. Accordingly, the Project would not conflict with Ordinance No. 663, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection; Project Application Materials; Riverside County Planning Department – Archeology Division

Findings of Fact:

a-b) The Project site is located on former agricultural lands west of I-215 near its intersection with Cajalco Expressway. Regular site maintenance prevents the growth of tall shrubs and semi-shrubs. Due to the historical disturbance of the Project site, it is unlikely that the proposed Project would alter a historic site or cause an adverse change to a historical resource. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.35) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; Riverside County Archeologist review; Letter from Soboba Band of Luiseno Indians dated August 10, 2015; Letter from Agua Caliente Band of Cahuilla Indians dated August 25, 2015; Letter from Rincon Band of Luiseno Indians dated July 20, 2015

Findings of Fact:

a-c) The Project site is located on former agricultural lands west of I-215 near its intersection with Cajalco Expressway. Regular site maintenance prevents the growth of tall shrubs and semi-shrubs. Due to the historical disturbance of the Project site, it is unlikely that the proposed Project would alter a historic site or cause an adverse change to a historical resource. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. At least two weeks prior to ground disturbing activities associated with this Project, the County Archaeologist will be notified of and included in the pre-grade meeting in order to conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. Arrangements will be made for spot-checking field visits by the County Archaeologist during the grading process. (COA 10.PLANNING.35 and 60.PLANNING.12) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

e) State Assembly Bill 52 (AB 52) requires Riverside County Planning Staff to notify local Native American Tribes if a project proposal is located in area Archeological sensitivity. The project proposal is located within the Agua Caliente Band of Cahuilla Indians Traditional Use Area (TUA) and within the Aboriginal Territory of the Luiseno people. The initiation of a formal consultation was requested on August 18, 2015 by the Soboba Band of Luiseno Indians pursuant to AB 52. During the consultation held with Planning staff, the Soboba Band of Luiseno Indians Cultural Resources representatives requested spot-checking during any ground disturbance of the Project site. Accordingly, the Project has been conditioned to schedule arrangements for spot-checking field visits by the County Archaeologist during the grading process. At least two weeks prior to ground disturbing activities associated with this Project, the County Archaeologist will be notified of and included in the pre-grade meeting in order to conduct cultural resources sensitivity training for all construction personnel.

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

Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. Arrangements will be made for spot-checking field visits by the County Archaeologist during the grading process. (COA 60.PLANNING.12) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**10. Paleontological Resources**

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Riverside County Geologist

Findings of Fact:

a) This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. The applicant will be required to retain a qualified paleontologist approved by the County of Riverside. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

By following industry and Society of Vertebrate Paleontology standards required as a condition of approval (60.PLANNING. 001 - PALEO PRIMP & MONITOR) including; the direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately report discoveries to the county; means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed; the sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates; procedures and protocol for collecting and processing of samples and specimens; fossil identification and curation procedures; identification of the permanent repository to receive any recovered fossil material (Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet); procedures for reporting of findings; the potential impacts of destroying a unique paleontological resource, site, or unique geologic features will be reduced to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GEOLOGY AND SOILS** Would the project

**11. Alquist-Priolo Earthquake Fault Zone or County**



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

**Fault Hazard Zones**

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

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones;" GIS database; Geologist Comments; "Geotechnical Engineering Investigation Proposed Retail Center - Cajalco Plaza Harvill Avenue and Cajalco Expressway Riverside County, California", dated October 9, 2006, by Salem engineering group, Inc.; "Geotechnical Investigation Report Update and Double Ring Infiltrometer Testing Proposed Retail Center - Cajalco Plaza NEC of Messenia Lane and Harville Avenue Perris, Riverside County, California", dated September 9, 2014 by Salem engineering group; "Report Addendum and Comment Response Geotechnical Engineering Investigation Proposed Retail Center - Cajalco Plaza NEC of Messenia Lane and Harville Avenue Perris, Riverside County, California", dated April 9, 2015 by Salem engineering group; County Geologic Report (GEO) No. 2421.

Findings of Fact:

a-b) County Geologic Report (GEO) No. 2421 concluded that there is no evidence shown of faulting such as scarps, lineaments, tonal variations, vegetation changes, etc. that would expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death; and the subject site is not within a Fault-Rupture Hazard Zone and 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Liquefaction Potential Zone**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Riverside County Geologist, "Geotechnical Engineering Investigation Proposed Retail Center - Cajalco Plaza Harvill Avenue and Cajalco Expressway Riverside County, California", dated October 9, 2006, by Salem engineering group, Inc.; County Geologic Report (GEO) No. 2421.

Findings of Fact:

a) County Geologic Report (GEO) No. 2421 concluded that the potential for liquefaction at the site is low and the project area is not subject to seismic-related ground failure.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk); County Geologic Report (GEO) No. 2421.

Findings of Fact:

a) GEO02421 concluded that the project area is not subject to strong seismic ground shaking since no evidence shown of faulting such as scarps, lineaments, tonal variations, vegetation changes, etc. are present; the subject site is not within a Fault-Rupture Hazard Zone; soils have low strength characteristics and are highly compressible when saturated; and the soils at subject site are not considered susceptible to seismic settlement.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. Landslide Risk**

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project area is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards since the area does not have any natural or manufactured slopes greater than 10 feet tall.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Ground Subsidence**

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

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Riverside County Geologist; County Geologic Report (GEO) No. 2421.

Findings of Fact:

a) GEO02421 concluded that the subject site is considered to have a very low subsidence potential and as such there is a less than significant impact to a geologic unit or soil that is unstable, or that would become unstable as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials; Riverside County Geologist; County Geologic Report (GEO) No. 2421.

Findings of Fact:

a) GEO02421 concluded Tsunamis and seiches are not considered significant hazards to the project area and, in addition, the project proposal is not subject to mudflows and volcanic hazards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-c) The project area is relatively flat with minimal elevation changes. The project proposal does not include any manufactured slopes and will not significantly alter the topography or ground surface relief features. No cut or fill slopes greater than 2:1 or higher than 10 feet are proposed. Subsurface sewage disposal systems will not be affected by the grading proposed by the project, as no sewage lines or septic tanks exist within the area proposed for grading.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection; County Geologic Report (GEO) No. 2421.

Findings of Fact:

a) The project proposes development within the project site that will result in the loss of topsoil as the project area is vacant and undeveloped. The loss of topsoil is not substantial and soil erosion that could be considered substantial will be prevented through project design. The project proposes mostly impervious surfaces of concrete and asphalt concrete to cover the project area, and is designed to direct water flows to detention basins and off-site gutters and storm drains; thus preventing potential soil erosion on or off site.

b) According to GEO02421 the project proposal is not located on expansive soil that would create substantial risks to life or property.

c) The project is required to connect to sewer lines and will not use septic tanks or alternative waste water disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys;

Findings of Fact:

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

a) The project proposal will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake as there are no water flows leading to or from rivers, streams, or lakes near the project area. Water flows coming from the project site will be collected by storm drains and street gutters and directed away from areas prone to erosion.

b) The project proposal includes the use of impervious materials that will result in an increase of storm water surface run-off from the project area. Monitoring for erosion and sediment control is required and shall be performed through the construction permitting process. Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31. Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on risk level to verify compliance with the Construction General Permit and other storm water ordinances/regulations; this until completion of the construction activities, permanent stabilization of the site, and permit finalization. These measures are not considered mitigation under CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No 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?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The project proposal will not be impacted by or result in an increase in wind erosion and blowsand, either on or off site as the project area has not been identified as an area susceptible to wind erosion within Riverside County.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

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

b) Conflict with an applicable plan, policy or

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

regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Greenhouse Gas Analysis Report, Shopping Center Project on Cajalco Expressway, Project Number PP25699, Riverside County, California: dated July 7, 2015

Findings of Fact:

a) Analysis by FirstCarbon Solutions dated July 7, 2015 indicates the project’s annual GHG emissions will be 368.54 metric tons per year (MTY) of CO<sub>2</sub>-equivalents (CO<sub>2</sub>e). This total is below the threshold of 3,000 MTCO<sub>2</sub>e per year for residential, commercial and mixed use projects, as established in the draft County Climate Action Plan (CAP) that on December 15, 2015, the Riverside County Board of Supervisors directed be integrated into the County General Plan. This project total includes both direct (amortized construction and area source) and indirect (electricity, solid waste and water usage) GHG emissions. Hence, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions.

b) The project is consistent with the existing Riverside County General Plan’s land use designation(s) of Community Development – Commercial Retail (CD:CR) for the site and does not propose to amend the General Plan. Hence, the project is consistent with the assumptions and policies proposed in the draft CAP and it does not represent development in excess of the CAP’s “Business As Usual” (BAU) scenario. Further, it implements the policies of the draft CAP and ensures the project is an improvement over BAU conditions by requiring the following qualitative measures to reduce the project’s greenhouse gas emissions.

i. Mandatory compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California’s “Global Warming Solutions Act of 2006,” including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.

ii. Mandatory compliance with the “efficiency measures” required for “small projects” pursuant to the draft CAP (specifically, per the Screening Tables, page 5) shall be required through their inclusion in the project Conditions of Approval. These two “efficiency measures” are: 1) the project shall achieve energy efficiency of at least 5% greater than 2010 Title 24 requirements; and 2) the project shall implement water conservation measures that comply with the California Green Building Code in effect as of January 2011. This shall be achieved through mandatory compliance with County Ordinance No. 859, the Water-Efficient Landscaping Standards.

iii. Mandatory compliance with the project Conditions of Approval shall include the following additional GHG-reducing measures: 1) the project shall provide at least one bike rack outside of each community building; 2) trees and shrubs used for landscaping onsite shall be drought-tolerant.

As a result of implementation of, and compliance with, the above measures, the project will reduce green-house gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County (including the draft CAP) and the State, AB 32 in particular. These measures ensure that the project will not conflict with the any applicable plans; policies or regulations related to reducing greenhouse gas emissions and will not hinder County attainment

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

goals. For these reasons, the project's effect on the attainment of these plans will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

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

Source: Project Application Materials

Findings of Fact:

a) This project proposal does not include the routine transport, use, or disposal of hazardous materials. Riverside County Waste Management does not allow for the disposal of hazardous materials into dumpsters within retail shopping plaza and will penalize offenders that do so.

b) No reasonably foreseeable upset and accident conditions involving the release of hazardous materials in the environment can be identified as the project does not propose land uses that involve hazardous material handling, storing, or transporting. Future tenants occupying suites within the project area will be subject to County procedures for implementation of CEQA that provides a mechanism for preparation of subsequent environmental documentation if future uses involve handling or storage of hazardous materials that will result in impacts that are not addressed in this initial study. These established County development review and building permit procedures provide for review of proposed uses prior to building permit issuance to determine whether a specific use will involve storage or use of hazardous materials. If hazardous materials will be used or stored in conjunction with a particular use, established procedures will be provided for Fire Department and Hazardous Materials Department review of building plans and preparation of a business emergency plan. Established construction inspection procedures provide verification that project construction is

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

in accordance with the approved plans. Established Fire Department inspection programs provide a mechanism to monitor and enforce maintenance of approved materials handling improvements and procedures. As such, a less than significant impact is expected.

c) This project will not alter public roads or access in a manner that will adversely affect emergency response or evacuation. Additionally, the project has been reviewed by the County Fire and Transportation Departments to ensure adequate and proper emergency access. As such, this project will have no impact on the impairment of implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) This project is not located within one-quarter mile of an existing or proposed school. Therefore, this project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) This project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard or have any impact to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**23. Airports**

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database; Riverside County Airport Land Use Commission letter dated June 1, 2015; FAA's Determination of No Hazard to Air Navigation Letter issued May 28, 2015; FAA Obstruction Evaluation Service letter issued on May 28, 2015 for Aeronautical Study No. 2015-AWP-2773-OE.

Findings of Fact:

a-b) The nearest airport to the Project site is the March Air Reserve Base, which is located approximately 1.5 miles northeast of the Project site. March Air Reserve Base is an airfield operated by the United States military. According to the County of Riverside Mead Valley Area Plan Figure 5, the Project site is located within the March Air Reserve Base Airport Influence Policy Area and within the Safety Zone Area II. According to the recently updated 2014 March Air Reserve Base/Inland Port



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

(MARB/IP) Airport Land Use Compatibility Plan, the Project site is located in the MARB/IP Airport Compatibility Zone C2. The Land Use Compatibility Plan does not limit commercial uses or Floor Area Ratio in Compatibility Zone C2. The County of Riverside Airport Land Use Commission (ALUC) conducted a hearing on the Project on April 9, 2015, and determined that the Project is conditionally consistent with the 2014 MARB/IP Land Use Compatibility Plan. Therefore, there will be a less than significant impact.

c) As the project is located within an airport land use plan, measures to ensure safety have been analyzed and added as conditions of approval by the Riverside Airport Land Use Commission (ALUC) to assure the project does not result in a safety hazard for people residing or working in the project area. ALUC found that the project is conditionally consistent with the Airport master plan based on the following criteria -

*Land Uses:* applicant does not propose any uses prohibited or discouraged in Compatibility Zone C2.

*Noise:* The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being in an area below the 60 CNEL range from aircraft noise. Therefore, the proposed development would not require special measures to mitigate aircraft-generated noise.

*Structures height:* The elevation of Runway 14-32 at its southerly terminus is approximately 1488 feet above mean sea level (1488 feet AMSL). At a distance of approximately 8,250 feet from the runway, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1570.5 feet AMSL. The project proposes a maximum finished floor elevation of 1522.6 feet AMSL. The proposed buildings have a maximum height of 28.5 feet for a potential maximum building elevation of 1551.1 feet AMSL. However, the project also proposes a 75 foot tall pylon sign with a base height of approximately 1519.6 feet AMSL for a potential maximum structure elevation of 1594.6 feet AMSL. Therefore, review by the FAA Obstruction Evaluation Service is required for the pylon sign. The applicant submitted Form 7460-1 for the permanent 75 foot pylon sign and it has been assigned an Aeronautical Study Number (ASN) of 2015-AWP-2773-OE. The Federal Aviation Administration has conducted an aeronautical study of the proposed pylon sign (Aeronautical Study No. 2015-AWP-2773-OE) and has determined that neither marking nor lighting of the structure is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 K Change 2 and shall be maintained in accordance therewith for the life of the project. Prior to issuance of a building permit for the proposed 75-foot tall pylon sign, the applicant shall have received a "Determination of No Hazard to Air Navigation" from the Federal Aviation Administration Obstruction Evaluation Service. The maximum height of the proposed pylon sign shall not exceed 75 feet above ground level, and the maximum elevation of the proposed pylon sign shall not exceed 1,594 feet above mean sea level. The specific coordinates, height, and top point elevation of the proposed pylon sign shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in sign height or elevation shall not require further review by the Airport Land Use Commission. Temporary construction equipment used during actual construction of the pylon sign shall not exceed 75 feet in height, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process. Within five (5) days after construction of the pylon sign reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the sign.

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

*Prohibited Uses:* The following uses shall be prohibited:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Noise sensitive outdoor nonresidential uses and hazards to flight.

*Detention Basins:* Any proposed detention basin(s) on the site (including bioretention areas for water quality treatment) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the retention basin(s) shall not include trees that produce seeds, fruits, or berries.

The bioretention area(s) shall be inspected after each significant rainfall event. In the event that standing water is observed in the bioretention area(s) beyond the 48-hour detention period, upon notification to either the United States Air Force or the March Inland Port Airport Authority (the "airport operators"), the airport operators shall notify HHI Riverside, LLC (or its successor(s)-in-interest) (hereafter referred to as "Owner") in writing.

The Owner shall be required to take all measures necessary as soon as possible, but not later than 15 days after written notice, to either drain or cover the standing water. Should the Owner fail to take such action, Owner authorizes the airport operators to take such action as may be necessary to eliminate a hazard to flight. The Owner shall work with the airport operators to prevent recurrence of standing water situations beyond the 48-hour detention period. For each such incidence made known to the Owner, the necessary remediation shall only be considered to have been fulfilled when the airport operators state in writing that the situation has been remediated to the airport operators' satisfaction.

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

*Electromagnetic Radiation:* March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

d) The project is not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, Riverside County Fire Department

Findings of Fact:

a) The project proposal will not 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 as the project area does fall into an area designated as a hazardous or high fire area according to the Riverside County Fire Department Plan Check Process.

Mitigation: No mitigation measures are required.

Monitoring: No 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition; Riverside County Department of Environmental Health; Preliminary Drainage Study, Thatcher Engineering and Associates

Findings of Fact:

a) A preliminary drainage study dated February 26, 2015 was conducted by Thatcher Engineering and Associates. Under existing conditions, on-site flows from the Project site drain from the south to the north at an approximate grade of 1.1% to Messenia Lane. There are no onsite flows from the adjacent streets along the south, west, and east of the Project site. Flows from those directions are directed around the subject site to the north along existing curb and gutter. With implementation of the proposed Project, flows will continue as they have historically from the south to the north and will be picked up via ribbon gutters and curb gutters throughout the site that will direct flows to two locations, along the northwest corner of the site and northeast corner along the north property line. Flows will be treated in all locations via a proposed bioretention area. Any excess flows that do not infiltrate will be allowed to drain out to Messenia Lane. However, any flows leaving the subject site will be less than the historic pre-development flows in both intensity and volume. Accordingly, because the Project has been designed to minimize changes to the site's existing topography and incorporates BMP's to ensure that erosion and sedimentation does not result in substantial erosion on- or off-site, impacts would be less than significant.

b) The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA) require that comprehensive water quality control plans be developed for all waters within the State of California. The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The receiving waters that the Project site tributary to are Reaches 3 and 4 of the San Jacinto River, Canyon Lake, and Lake Elsinore. EPA Approved 303(d) listed impairments for Canyon Lake include nutrients and pathogens. Impairments identified for Lake Elsinore include nutrients, organic enrichment/low dissolved oxygen, sediment toxicity, and PCB's. (Tissot, 2015, p. 7)

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

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one-acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Impact Analysis for Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in absence of any protective or avoidance measures.

Pursuant to the requirements of the County of Riverside, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Thus, with mandatory adherence to the Project's SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation is required.

Post-Development Water Quality Impacts

The Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of any watershed by structural and programmatic controls. The Project's WQMP identifies structural controls (three bioretention areas) to minimize and prevent stormwater runoff flows. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. Therefore, with mandatory compliance with the Project's WQMP, water quality impacts associated with post-development activities would be less than significant and no mitigation is required.

c) The Riverside County Department of Environmental Health has reviewed to project to ensure that it will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Wells in the vicinity have been identified and water flows have been redirected by way of existing drainage facilities and the planned integration of new drainage facilities.

d) As mentioned under Threshold 25.a), a preliminary drainage study dated February 26, 2015 was conducted by Thatcher Engineering and Associates. Under existing conditions, on-site flows from the Project site drain from the south to the north at an approximate grade of 1.1% to Messenia Lane. There are no onsite flows from the adjacent streets along the south, west, and east of the Project site. Flows from those directions are directed around the subject site to the north along existing curb and

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

gutter. With implementation of the proposed Project, flows will continue as they have historically from the south to the north and will be picked up via ribbon gutters and curb gutters throughout the site that will direct flows to two locations, along the northwest corner of the site and northeast corner along the north property line. Flows will be treated in all locations via a proposed bioretention area. Any excess flows that do not infiltrate will be allowed to drain out to Messenia Lane. The project site is served by Riverside Flood Control District's Perris Valley Master Drainage Plan (MDP) Line E (Project No. 4-0-00488) which conveys flows southerly in an underground storm located in Harvill Avenue and the District's Perris Valley MDP Lateral E-9 (Project No. 4-0-00490), an underground storm drain which connects to Line E and runs westerly in Messenia Lane. However, any flows leaving the subject site will be less than the historic pre-development flows in both intensity and volume.

Additionally, with required adherence to a SWPP and WQMP as discussed above under Threshold 25.b), the Project would not provide substantial additional sources of polluted runoff during construction or long-term operation. Accordingly, implementation of the proposed Project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Thus, impacts would be less than significant and no mitigation is required.

e-f) As shown on Map My County, no structures are proposed within a 100-year flood zone. The nearest flood zone is located approximately 1.82 miles northeast of the Project site. Thus, the Project would not result in any impacts due to the placement of structures within a 100-year flood zone.

g) Mandatory compliance with the BMP's specified in the Project's WQMP would ensure that the proposed Project does not result in any other impacts to water quality. There are no conditions associated with the proposed Project that would result in substantial degradation of water quality beyond what is described in the responses to Thresholds 25.a), 25.b), and 25.d). Thus, no additional impact would occur.

h) The three (3) proposed bioretention areas are strategically placed at the downstream points of the Project's drainage areas. Runoff on the Project site would be collected in the bioretention areas to minimize or prevent any offsite flows. Any flows that enter the bioretention and do not infiltrate will be directed to a proposed sump pump that will outlet excess flows to Messenia Lane, which would preclude the attraction of vectors (e.g. mosquitos) and odors associated with standing water. Any environmental effects associated with the construction and operation of the Project's BMP's are evaluated throughout this environmental assessment, and where necessary, mitigation has been identified to address any impacts associated with their construction and operation. Accordingly, the Project would not include any new or retrofitted stormwater BMP's that could result in significant environmental effects, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: 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; Preliminary Drainage Study, Thatcher Engineering and Associates

Findings of Fact:

a) As mentioned in Threshold 25.a), a preliminary drainage study dated February 26, 2015 was conducted by Thatcher Engineering and Associates. Under existing conditions, on-site flows from the Project site drain from the south to the north at an approximate grade of 1.1% to Messenia Lane. There are no onsite flows from the adjacent streets along the south, west, and east of the Project site. Flows from those directions are directed around the subject site to the north along existing curb and gutter. With implementation of the proposed Project, flows will continue as they have historically from the south to the north and will be picked up via ribbon gutters and curb gutters throughout the site that will direct flows to two locations, along the northwest corner of the site and northeast corner along the north property line. Flows will be treated in all locations via a proposed bioretention area. Any excess flows that do not infiltrate will be allowed to drain out to Messenia Lane. Any flows leaving the subject site will be less than the historic pre-development flows in both intensity and volume. Additionally, there are no streams or rivers on the Project site. Therefore, impacts would be less than significant.

b) There will be no increase in offsite flows due to the development of the site from pre-developed conditions during any storm events. Proposed water quality features will mitigate a total of 6,628 cubic feet of volume via the bioretention areas. The proposed bioretention area along the northwest corner of the site has been sized to mitigate a total of 2,098 cubic feet; therefore, there will be no offsite flows from that area during 10 and 25 year storm events (100-year storm event will be reduced to 0.87 cfs). The bioretention basins along the northeast and east portion of the site will treat a total of 4,530 cubic feet. This will reduce the 100-year offsite flows from that area to be equal to the pre-development conditions. In the event of back-to-back 100-year storm event, flows will be allowed to leave the site via proposed drains along Messenia Lane. Flows that are not infiltrated into the proposed bioretention areas will enter a small onsite storm drain system that will terminate at a sump and pump that will force flows out to Messenia Lane. There will be no increase in flows or intensity from the historic pre-development condition of the site after the onsite improvements have been made.

c) As indicated on Mead Valley Area Plan Figure 10, the Project site is not located near any Dam Hazard Zones. Accordingly, the proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving flooding as a result of a levee or dam. No impact would occur and no mitigation is required.

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

d) As discussed detail under the discussion and analysis of Threshold 25.a), the site's existing drainage patterns would generally be maintained under the proposed Project, with on-site flows being conveyed to the three (3) bioretention areas. Thus, the Project has no potential to result in changes in the amount of surface water in any water body, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials, Riverside County Planning Staff Review

Findings of Fact:

a) The project area and adjacent parcels to the south are within the Community Development – Commercial Retail (CD: CR) land use designation as identified in the Riverside County General Plan. Parcels to the north, east, and west are designated as Community Development – Light Industrial (CD: LI). The project conforms to commercial land use patterns to the south including a gas station and convenience store across the street from the project area. The project proposal will not result in an alteration of present or planned land uses in the area as the General Plan indicates the surrounding areas will be used for light industrial and commercial retail purposes.

b) The project area is within the City of Perris sphere of influence. The land use proposal is consistent with Riverside County General Plan land use designations that are within this sphere of influence. When the General Plan was adopted a land use analysis was done where land use designations within the City of Perris sphere of influence were assessed for compatibility. The project proposal is consistent with that assessment and is a compatible land use within the sphere of influence of the City of Perris.

Mitigation: No mitigation measures are required.

Monitoring: No 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 sur-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
rounding land uses?				
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project proposal is consistent with the site's existing zoning of C-P-S (Scenic Highway Commercial) and meets development standards related to building height and yard requirements.
- b) The proposed commercial center is compatible with the existing surrounding zoning of M-SC (Manufacturing – Service Commercial) and will serve occupants of nearby industrial land uses by provided drive-thru fast food establishments.
- c) The project proposal is compatible with existing and planned CD-CR (Commercial Development – Commercial Retail) land use designations as development of the parcel will result in a planned increase of commercial services within the local area.
- d) The project area is consistent with land use designations and policies of the General Plan as it will serve local and regional uses intended to increase service retail opportunities in the area.
- e) Finally, the project will not disrupt or divide the physical arrangement of an established community as none exist on site or within proximity of the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

**Findings of Fact:**

- a) The General Plan's Multipurpose Open Space Element identifies most of western Riverside County, where there are no known mineral resources, as being within Mineral Resources Zone No. 3 (Figure OS-5). The project site is located within this Mineral Resources Zone (MRZ-3). The designation of MRZ-3 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, impacts are considered less than significant.
- b) There are no identified mineral resource sites within proximity of the project site. Therefore, no impacts are anticipated.
- c) The proposed project will not be an incompatible land use to a State classified or designated area or existing surface mine. There are no mines or mineral resource areas located near the project site. Therefore, no impacts are anticipated.
- d) The 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. No impacts are anticipated.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

**Source:** Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

**Findings of Fact:**

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

a-b) The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being in an area below the 60 CNEL range from aircraft noise. Therefore, the proposed development would not require special measures to mitigate aircraft-generated noise. Also, the project is not located within the vicinity of a private airstrip.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA  A  B  C  D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

A Burlington Northern Santa Fe Railroad is located less than one-quarter mile east of the project site. Trains along this railroad create intermittent noise impacts. However, based on the distance to the railroad, project design, and the location of buildings recently approved for Phase One of the Majestic Business Park Specific Plan, the project site would not be exposed to excessive noise levels. Therefore, the impact is considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials, Riverside County Department of Environmental Health

Findings of Fact:

The General Plan established 70 decibels (dB) as the upper limit of "normally acceptable" noise levels for commercial land uses. Based on the Noise Element of the General Plan, the 70 dB noise contour exists at approximately 300 feet from the highway (I-215) right of way. The project site is more than 1,100 feet away from the I-215 right of way; therefore, the impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

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

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact:

No other potential noise impacts have been identified by review of the project proposal.

Mitigation: No mitigation measures are required.

Monitoring: No 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project proposal does not include land uses that will substantially increase ambient noise levels in the vicinity, above levels existing without the project. Currently, industrial land uses that contribute to noise levels that are greater than those expected from the project proposal.

b) Construction activities may create a temporary increase in ambient noise levels in the vicinity but they are not anticipated to be significant.

c) The Land uses that are proposed do not generate noise levels in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies. Condition of approval 10.PLANNING.20 (EXTERIOR NOISE LEVELS) will ensure that noise levels produced by any use allowed under the approval will not exceed 45 db(A) between the hours of 10pm to 7am and 65 db(A) at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use.

d) The project does not propose any land uses that generate excessive ground-borne vibration or ground-borne noise levels.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

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

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

Findings of Fact:

a) This project will be developed on currently vacant land and will therefore have no impact on displacing substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

b) This project will develop a commercial center on commercially designated property and will have no impact on creating a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.

c) This project will be developed on vacant land and will therefore have no impact on displacing a substantial amount of people that would necessitate additional housing elsewhere.

d) This project is not located within a County Redevelopment Project Area.

e) This project will not contribute to the amount of residential homes to the area. Therefore, this project will have no impact on cumulatively exceeding official regional or local population projections.

f) This project will not contribute to the amount of residential homes to the area. Therefore, this project will have no impact on inducing substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element, Riverside County Fire Department

Findings of Fact:

The proposed project will have an impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance 659, which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No 659, impact to Fire services is viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of facilities which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan, Riverside County Sheriff's Department

Findings of Fact:

The proposed project will have an impact on the demand for Sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance 659, which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No 659, impact to Sheriff services is viewed as less than significant.

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

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of facilities which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: GIS database

Findings of Fact:

The proposed project will not generate residents; therefore will not have any impact on schools.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not generate residents; therefore will not have any impact on libraries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan

Findings of Fact:

The construction of health services buildings in conjunction with the proposed development is not anticipated. Existing health services facilities will serve the site. As a condition of development of the proposed industrial buildings, mitigation fees will have to be paid by the developer to the County for necessary capital improvements for public facilities. There is currently not enough information available to analyze potential impacts associated with the development of such public facilities, which

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

may be required as a result of this and other developments in the area. At the time new health service facilities are proposed, the County of Riverside will assess potential environmental impacts associated with their construction.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause the construction of facilities which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### RECREATION

#### 41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

#### Findings of Fact:

a) This project will have no impact on recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

b) This project will have no impact on the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

c) This project is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). Therefore, this project will have no impact on a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



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

**42. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The Mead Valley area Plan identifies a Class II Bike Path along the northeasterly side of Cajalco Expressway. The proposed development has been conditioned to construct a trail/bike path along Cajalco Expressway. See condition of approval - 60.PARKS.1 (CLASS II BIKE PATH).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

f) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County General Plan, Traffic Impact Analysis prepared by Trames Solutions Inc. dated July 28, 2015, California Department of Transportation letter dated January 7, 2015

Findings of Fact:

a-b) The General Plan circulation policies require a minimum of Level of Service (LOS) 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections. The Riverside County Transportation Department determined that the project proposal along with mitigation measures identified by the traffic study will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Mitigation measures will ensure project impacts stay below the threshold established in order to avoid potentially significant impacts.

A traffic study was conducted for the project proposal and it indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions:

Decker Road (NS) at Cajalco Expressway (EW); Seaton Avenue (NS) at Cajalco Expressway (EW); Harvill Avenue (NS) at Messenia Lane (EW) and Cajalco Expressway (EW); I-215 Southbound Ramps (NS) at Cajalco Expressway (EW); I-215 Northbound Ramps (NS) at Cajalco Expressway (EW); Webster Avenue (NS) at Ramona Expressway (EW); Harvill Avenue (NS) at Project Driveway (EW); Project Driveway (NS) at Messenia Lane (EW); Project Driveway (NS) at Cajalco Expressway (EW).

The following LOS ratings indicate existing conditions at the following intersections:

Decker Rd/Cajalco Expressway 'D'  
 Seaton Ave/Cajalco Expressway 'E' in the AM and 'F' in the PM  
 Harvill Ave./Messenia Lane 'A' in the AM 'B' in the PM  
 Harvill Ave./Cajalco Expressway 'C'  
 Interstate 215 SB ramps/Cajalco Expressway 'C'  
 Interstate 215 NB ramps/Cajalco Expressway 'C'  
 Webster Ave./Ramona Expressway 'C'

c-d) The project does not propose development that will result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; alter waterborne, rail or air traffic;

e) The project design will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The Transportation Department has reviewed preliminary improvement plans and has concluded the designs do not harm public, health, safety, and welfare.

f-g) The project proposal will cause an effect upon or a need for new or altered maintenance of road and cause an effect upon circulation during the project's construction. Standard conditions of approval

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

have been added in order to ensure project impacts stay less than significant over the course of development.

h-i) The project proposal will not result in inadequate emergency access or access to nearby uses; or conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

Mitigation: Conditions of approval:

- 90.TRANS.18 (TS/INTERCONNECT)
- 90.TRANS.14 (SIGNING & STRIPING)
- 90.TRANS.11 (EXISTING CURB & GUTTER)
- 80.TRANS.12 (USE - TS/GEOMETRICS)
- 60.TRANS.1 (REVISE STREET IMP PLAN)
- 10.TRANS.12 (USE – TS/CONDITIONS)

Monitoring: Monitoring will be accomplished through the construction permitting process.

**44. Bike Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan

Findings of Fact:

A Class II Bike Path along Cajalco Expressway on the northwest side of the street is required by the Riverside County Parks Department in order to mitigate impacts to recreation by the project proposal. See condition of approval 60.PARKS.1 (CLASS II BIKE PATH).

Mitigation: No mitigation is required at this time.

Monitoring: No monitoring is required at this time.

**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Staff review of project proposal and review of the Eastern Municipal Water District's Urban Water Management Plan (UWMP).

Findings of Fact:

a) Water treatment facilities and potable water services will be provided to the proposed development by Eastern Municipal Water District (EMWD). The proposed project will connect to the existing water

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

line in Harvill Avenue and will not require new or expanded water treatment facilities as development of the project site was included in EMWD's Urban Water Management Plan (UWMP). Therefore, the impact is considered less than significant.

b) The project site is located within the EMWD service area which will supply potable water to the project site. EMWD's Urban Water Management Plan (UWMP) summarizes the existing and projected water demand for its service area as well as how that demand will be met. The UWMP utilizes the designated land uses in the General Plan to project future water demand. Since the project is consistent with the designated land use in the General Plan, the project's water needs have been included in the UWMP and EMWD will have sufficient water supplies to service the project. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Sewer**

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

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

Source: Department of Environmental Health Plan Check Review, Eastern Municipal Water District (EMWD) Letter dated January 20, 2015

Findings of Fact:

a) The project proposal has been reviewed by the Department of Environmental Health and it has been determined that wastewater treatment facilities, including septic systems, or expansion of existing facilities, will not be required. A "will-serve" letter from the EMWD shall be submitted to the Department of Environmental Health as a condition of approval.

b) The EMWD has issued a letter regarding the project proposal in which the agency proposes the initiation of EMWD's Plan of Service (POS). This is the first step in determining service connection points that will provide sewer and potentially, recycled water services to the project. By initiating this process EMWD has determined it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>47. Solid Waste</b>				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project was assessed for impacts to landfills by the Riverside County Waste Resources Department and was found to be in compliance with all standards. An agency clearance letter will be required prior to building permit issuance to assure that the project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and the project complies with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Utilities**

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

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

Source: Southern California Edison Letter dated January 9, 2015, Riverside County Flood Control, Economic Development Department,

Findings of Fact:

a) Southern California Edison has reviewed the project proposal and has determined that PP25699 will not unreasonably interfere with its facilities.

b-c) Natural Gas facilities and Communication systems will not be impacted.

d) According to Riverside County Flood Control storm water drainage facilities will not be impacted requiring or resulting in the construction of new facilities or the expansion of existing facilities.

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

e) The project is located within County Service Area #89 (Perris – Street Lighting). Riverside County Economic Development Department has reviewed the project and has determined the project will not impact facilities.

f) The maintenance public facilities, including roads not require or result in the construction of new facilities or the expansion of existing facilities.

g) Impacts to facilities of other governmental services have not been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

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

Source: Riverside County Planning staff

Findings of Fact:

Based on project review by Riverside County planning staff it has been determined the project proposal will not conflict with any adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife popu-

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

lations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact:

The project area and the local vicinity of the project area are mostly vacant. Historically the area has been used for agricultural purposes. Current and future projects including the construction of the Majestic Freeway Business Center Specific Plan (SP341) will incrementally contribute to environmental impacts adjacent to the project area. E.I.R. No. 466 certified by the Riverside County Board of Supervisors has already identified and required mitigation measures for those impacts. The project proposal will contribute to those impacts but at a less than significant level.

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

Source: Staff review, project application

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any: Not Applicable

Location Where Earlier Analyses, if used, are available for review: Not applicable

**VII. AUTHORITIES CITED**

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

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

Revised: 1/26/2016 3:16 PM  
 File: EA42741\_PP25699\_VAR1893