

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

6078



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 15, 2009

SUBJECT: TENTATIVE PARCEL MAP NO. 33806 – (Mitigated Negative Declaration) – Applicant: Don & Sheryl Slater – Engineer/Representative: ITF Engineering – First Supervisorial District - Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Light Industrial (0.25-0.60 floor area ratio) – Location: Northerly of Stellar Court, southerly of Leroy Road, and easterly of Temescal Canyon Road – 4.72 gross acres – Zoning: Specific Plan No. 176 (SP00176A4), Planning Area III-3 – **REQUEST:** The project proposes a Schedule "E" subdivision of 4.72 acres into five (5) industrial parcels. The parcels range in size from 2.26 acres to 0.54 acres. The parcel map is related to Plot Plan No. 20908, which proposes five (5) buildings and 161 parking stalls, and 24,194 square feet of landscaping use within the project site. APNs: 283-440-003 and 283-400-004. Related Cases: SP00176, EIR00425, and PP20908. **NOTE: No grading permits or building permits will be issued from this application.**

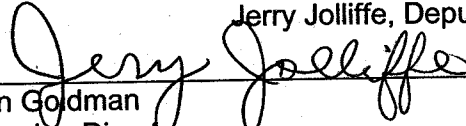
RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on September 30, 2009.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40331**, 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 **TENTATIVE PARCEL MAP NO. 33806**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

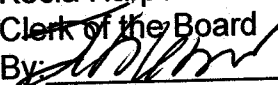

Jerry Jolliffe, Deputy Director for,
Ron Goldman
Planning Director

RG:db


MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: January 12, 2010
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.

District: First

Agenda Number:

1.2

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

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

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

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

Tentative Parcel Map No. 33806

Project Title/Case Numbers

Adam B. Rush
County Contact Person

951-955-6646
Phone Number

Original Negative Declaration/Notice of
Determination was routed to County
Clerks for posting on

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

Date

Initial

Catalina Investments
Project Applicant

5110 E. Crescent Drive Anaheim CA, 92807
Address

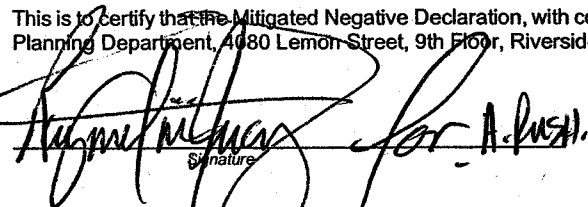
The project site is located within the Glen Ivy area of the Temescal Canyon Area Plan of Western Riverside County, southerly of Leroy Road, easterly of Temescal Canyon Road and I-15
Project Location

Parcel Map No. 33806 proposes a Schedule "E" subdivision of 4.72 acres into five (5) industrial parcels. The parcels range in size from 2.26 acres to 0.54 acres.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 9/30/09, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.


Signature

Principal Planner
Title

December 15, 2009
Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\PP20908\PC 9-30-09\NOD Form PM 33806 12-15-09.doc Revised 01/15/08

Please charge deposit fee case#: ZEA40331 ZCFG05316

FOR COUNTY CLERK'S USE ONLY

JAN 12 2010 1.2

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA No. 40331 / PM 33806

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Adam B. Rush Title: Project Planner Date: December 15, 2009

Applicant/Project Sponsor: Catalina Investments Date Submitted: December 15, 2009

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: [Signature] Date: 1-12-10

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

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Adam Rush at 951-955-6646.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP20908\PC 9-30-09\Mitigated Negative Declaration PM 33806.doc

Please charge deposit fee case#: ZEA40331 ZCFG05316

FOR COUNTY CLERK'S USE ONLY

JAN 12 2010 1.2

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0805990

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: SLATER DON/SHERYL SLATER

\$64.00

paid by: CK 002148

paid towards: CFG05316 CALIF FISH & GAME: DOC FEE
CFG FOR EA41968

at parcel #: 9193 PULSAR CT COR

appl type: CFG3

By _____ Jun 10, 2008 11:48
MBRASWEL posting date Jun 10, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COPY 1-CUSTOMER

* REPRINTED *

JAN 12 2010 1.2

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R0916586

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SLATER DON/SHERYL SLATER

\$2,010.25

paid by: CK 002394

CFG FOR EA41968

paid towards: CFG05316 CALIF FISH & GAME: DOC FEE

at parcel: 9193 PULSAR CT COR

appl type: CFG3

By SBROSTRO Dec 08, 2009 10:28
posting date Dec 08, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

607B

December 15, 2009

SUBJECT: Tentative Parcel Map No. 33806

SECTION: Development Review – Riverside Office

TO: Clerk of the Board of Supervisors

FROM: Planning Department

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

- | | |
|---|---|
| <input type="checkbox"/> Approve | <input type="checkbox"/> Set for Hearing |
| <input type="checkbox"/> Deny | <input type="checkbox"/> Publish in Newspaper: Press Enterprise |
| <input type="checkbox"/> Place on Policy Calendar | <input type="checkbox"/> Adopt Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input checked="" type="checkbox"/> Place on Administrative Action | <input type="checkbox"/> Certify Environmental Impact Report |
| <input type="checkbox"/> Place on Section of Initiation Proceeding | <input type="checkbox"/> Notify Property Owners |
| <input checked="" type="checkbox"/> File: NOD and Mit. Neg. Declaration | <input type="checkbox"/> Labels provided |
| <input checked="" type="checkbox"/> Labels provided: YES | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <input type="checkbox"/> If Set For Hearing: | |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | |

Designate Newspaper used by Planning Department for Notice of Hearing: Press Enterprise

Clerk Of The Board

Please charge your time to case number(s): ZPM33806
ZEA40331

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

Notice of Determination
Mitigated Negative Declaration
Fish & Game Receipt (CFG5316)

Revised: 12/21/09

Y:\Planning Case Files-Riverside office\PM33806\11A coversheet PM33806.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

1-12-10 [Signature]

[Signature] 12-28-09

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 30, 2009
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 6.5: PARCEL MAP NO. 33806** - Intent to Adopt a Mitigated Negative Declaration – Applicant: Catalina Investments, Inc. – Engineer/Representative: Howard Parsell Company - First Supervisorial District - Glen Ivy Zoning Area - Temescal Canyon Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio), Open Space: Open Space – Mineral Resources (OS: OS-MIN) - Location: Southerly of Leroy Road, easterly of Temescal Canyon Road and I-15 - 4.72 Gross Acres - Zoning: SP Zone (SP176 Amendment No. 4) - APN(s): 283-440-003, 004. (Quasi-Judicial)
- II. PROJECT DESCRIPTION**
The Plot Plan proposes five (5) industrial buildings, 161 parking stalls, and 24,194 square feet of landscaping. The Parcel Map proposes a Schedule “E” subdivision of 4.72 acres into five (5) industrial parcels. The parcels range in size from 2.26 acres to 0.54 acres.
- III. MEETING SUMMARY**
The following staff presented the subject proposal:
Project Planner, Jeffery Childers, at 951-955-3626 or email jchilder@rctlma.org

No one spoke in favor, neutral, or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**
None
- V. PLANNING COMMISSION ACTION**
The Planning Commission, by a vote of 5-0, recommended to the Board of Supervisors;

ADOPTION of a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 40331, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of TENTATIVE PARCEL MAP NO. 33806, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
- VI. CD**
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at cgriffin@rctlma.org.

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

TENTATIVE PARCEL MAP NO. 33806
EA No.: 40331
Applicant: Catalina Investments, LLC
Engineer/Rep.: Howard Parsell Company

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
ADDENDUM STAFF REPORT
PLANNING DEPARTMENT STAFF WAS ADVISED BY COUNTY COUNSEL
TO REMOVE REFERENCES TO PLOT PLAN 20908**

PROJECT DESCRIPTION AND LOCATION:

Parcel Map No. 33806 proposes a Schedule "E" subdivision of 4.72 acres into five (5) industrial parcels. The parcels range in size from 2.26 acres to 0.54 acres

The proposed project is located in the Glen Ivy Hot Springs community of the Temescal Canyon Area Plan of Western Riverside County; more specifically, southerly of Leroy Road, easterly of Temescal Canyon Road and I-15.

BACKGROUND:

The project site is located in an existing warehouse and industrial area which is also part of the larger Wildrose Specific Plan. The property has been previously graded and some minor infrastructure has already been constructed as part of the previous development in the area. There are existing warehouse and commercial businesses operating in the adjacent structures

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) and Open Space: Open Space Mineral Resources (OS:OS-M) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) to the north, south, and west, with Open Space: Open Space Mineral Resources (OS:OS-M) to the east |
| 3. Existing Zoning (Ex. #3): | Specific Plan (SP) |
| 4. Surrounding Zoning (Ex. #3): | Specific Plan (SP) to the north, south and west, and Mineral Resources and Related Manufacturing (M-R-A) to the east. |
| 5. Existing Land Use (Ex. #1): | Vacant Land |
| 6. Surrounding Land Uses (Ex. #1): | General commercial and industrial uses |
| 7. Project Data: | Total Acreage: 4.72 gross acres |
| 8. Environmental Concerns: | See attached Environmental Assessment |

APR 12/14/09

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40331**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **TENTATIVE PARCEL MAP NO. 33806**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (CD:LI) (0.25 – 0.60 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 Specific Plan (SP) zoning classification of Ordinance No. 348, the design requirements included in the Wildrose Specific Plan Zoning Ordinance 348.4040, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP) per the finding in the HANS review.
6. The proposed project will not have a significant effect on the environment.

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: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) on the Temescal Canyon Area Plan.
2. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) to the north, south, and west, with Open Space: Open Space Mineral Resources (OS:OS-M) to the east.
3. The proposed use, the five (5) industrial buildings, is consistent with the Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) Land Use Designation, and with all other elements of the Riverside County General Plan.
4. The zoning for the subject site is Specific Plan (SP).

5. The proposed uses, the five (5) industrial buildings, are consistent with the development standards set forth in the Wildrose Specific Plan Zoning Ordinance and all other requirements in Ordinance 348.
6. The project site is surrounded by properties which are zoned Specific Plan (SP) to the north, south and west, and Mineral Resources and Related Manufacturing (M-R-A) to the east.
7. The project site is located within Temescal Canyon MSHCP area of the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) and is located in Cell E No. 2827. However the applicant has applied for HANS (HANS00426) review and the findings were made that the project has been graded prior to the adoption of the MSHCP and therefore the proposed project meets all applicable Multipurpose Open Space Element policies and no area for conservation is required per the letter dated May 3, 2004.
8. Environmental Assessment No. 41376 identified the following potentially significant impacts:
 - a. Geology/Soils
 - b. Mineral Resources

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. Fringe Toed Lizard sand source area;
 - b. A Policy Area;
 - c. An existing agricultural preserve or an area under Williamson Act Contract;
 - d. An Airport Influence Area;
 - e. An Area drainage plan area; or,
 - f. A dam inundation area.
3. The project site is located within:
 - a. The City of Corona sphere of influence;
 - b. The Stephens Kangaroo Rat Fee Area;
 - c. The boundaries of the Temescal Canyon Area Plan;
 - d. An area designated as Prime Farmland;
 - e. A Flood Zone;
 - f. A redevelopment area, El Cerrito/Temescal Canyon;
 - g. A high fire area;
 - h. An area of Low Paleontological potential;
 - i. An area susceptible to subsidence;
 - j. WRCMSHCP Criteria Cell E No. 28027;
 - k. The boundaries of the Corona-Norco Unified School District; and,
 - l. An area of low liquefaction potential.

TENTATIVE PARCEL MAP NO. 33806

EA No.: 40331

BOS Staff Report:

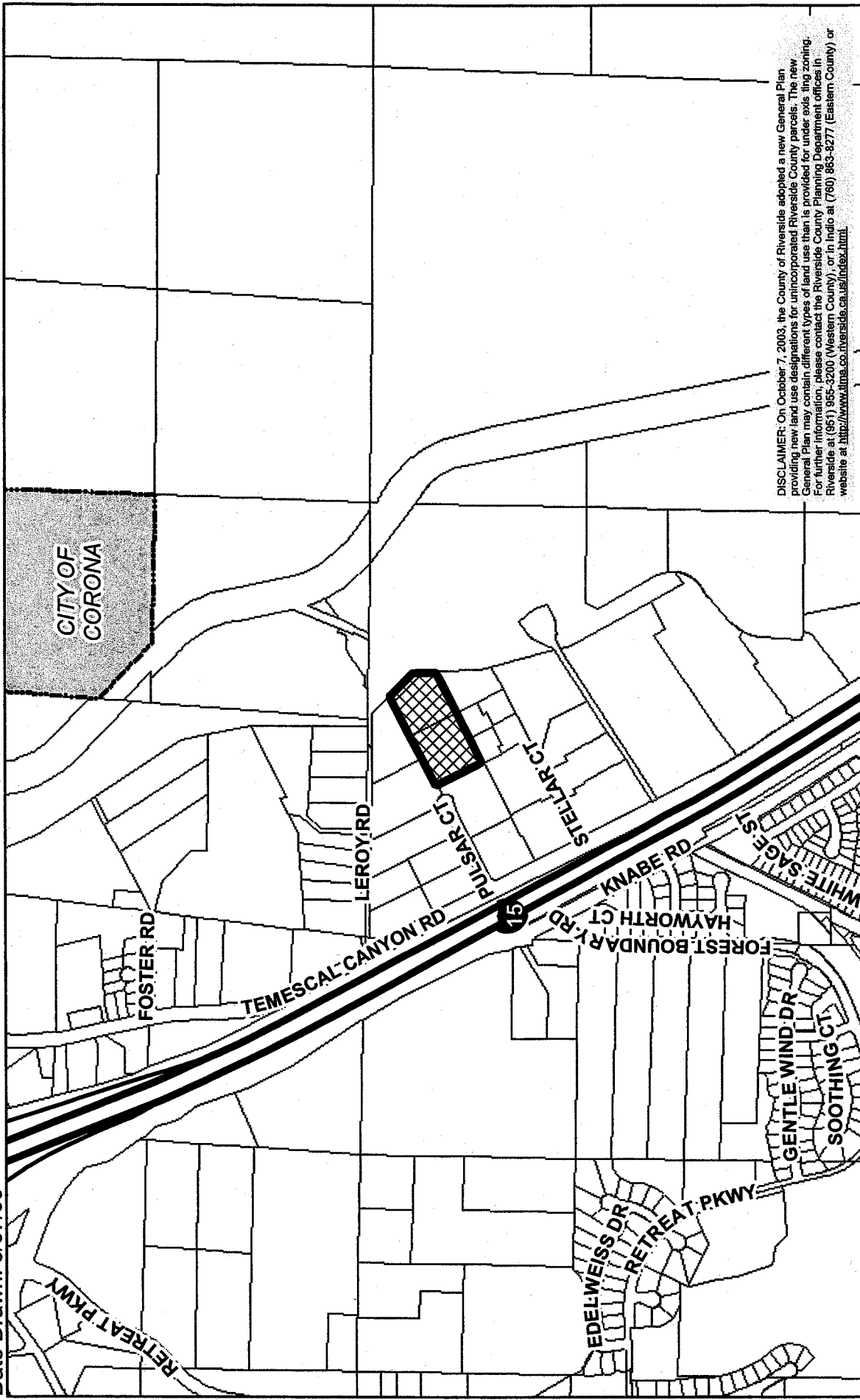
Page 4 of 4

4. This project was received on September 29, 2005 (for the Plot Plan) and June 10, 2008 (for the Parcel Map), and reviewed by the Land Development Committee four times on the following dates; November 10, 2005, November 6, 2005. April 12, 2007, and November 9, 2007.
5. Deposit Based Fees charged for this project, as of the time of staff report preparation is \$43,260.01.
6. The subject site is currently designated as Assessor's Parcel Number 283-440-003 and 283-400-004.

Planner: Jeff Childers
Date: 9/30/09
VICINITY MAP

PM33806 PP20908
VICINITY MAP

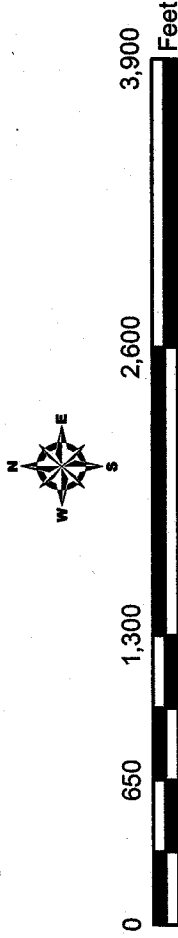
Supervisor: Buster
District: 1
Date Drawn: 8/07/09



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Glen Ivy
Township/Range: T4SR6W
Section: 27

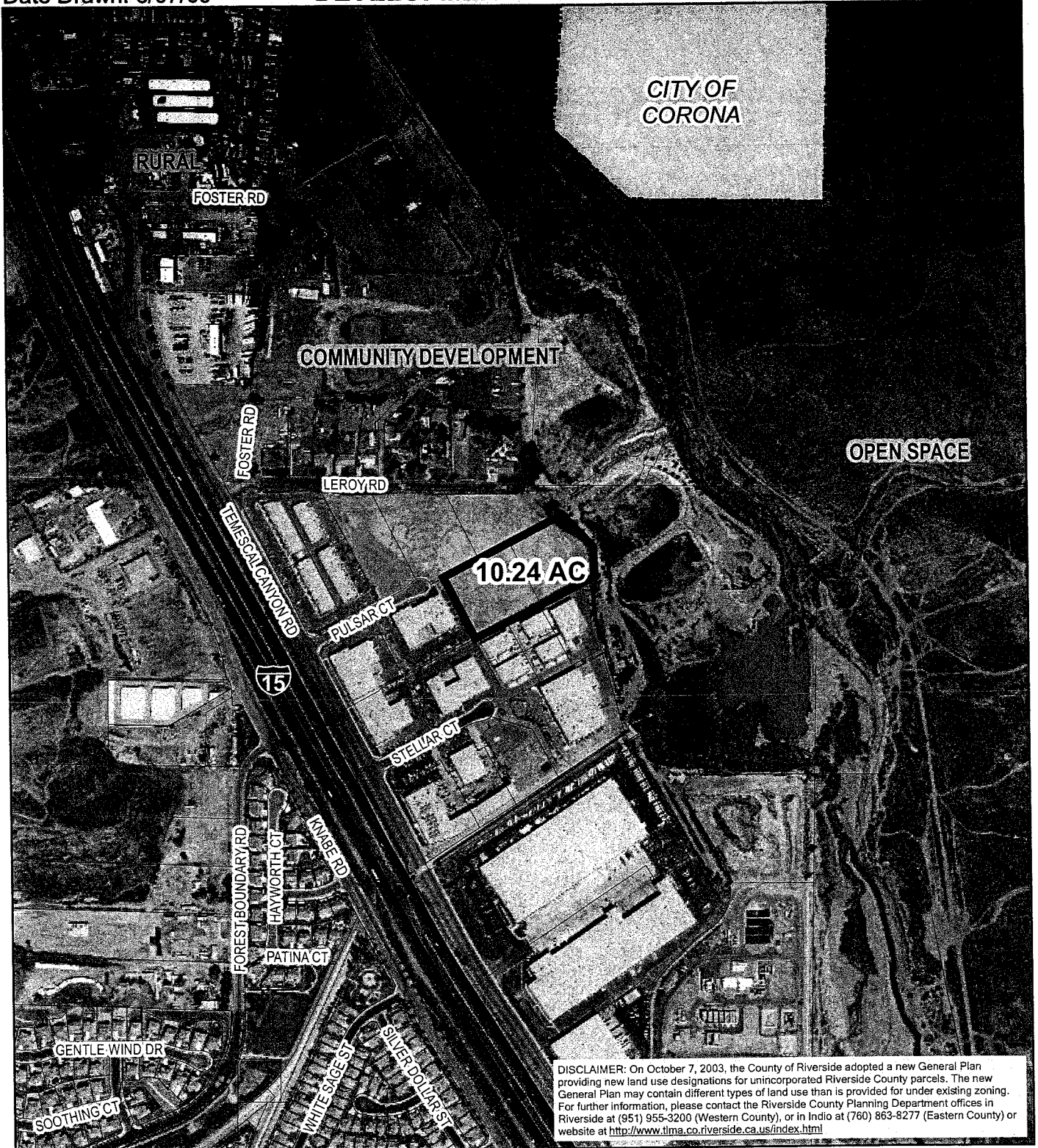
Assessor's
Bk. Pg. 283-44
Thomas
Bros. Pg. 804 C2



Supervisor: Buster
District: 1
Date Drawn: 8/07/09

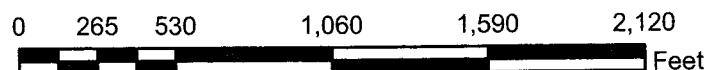
PM33806 PP20908
DEVELOPMENT OPPORTUNITY

Planner: Jeff Childers
Date: 9/30/09
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Glen Ivy
Township/Range: T4SR6W
Section: 27



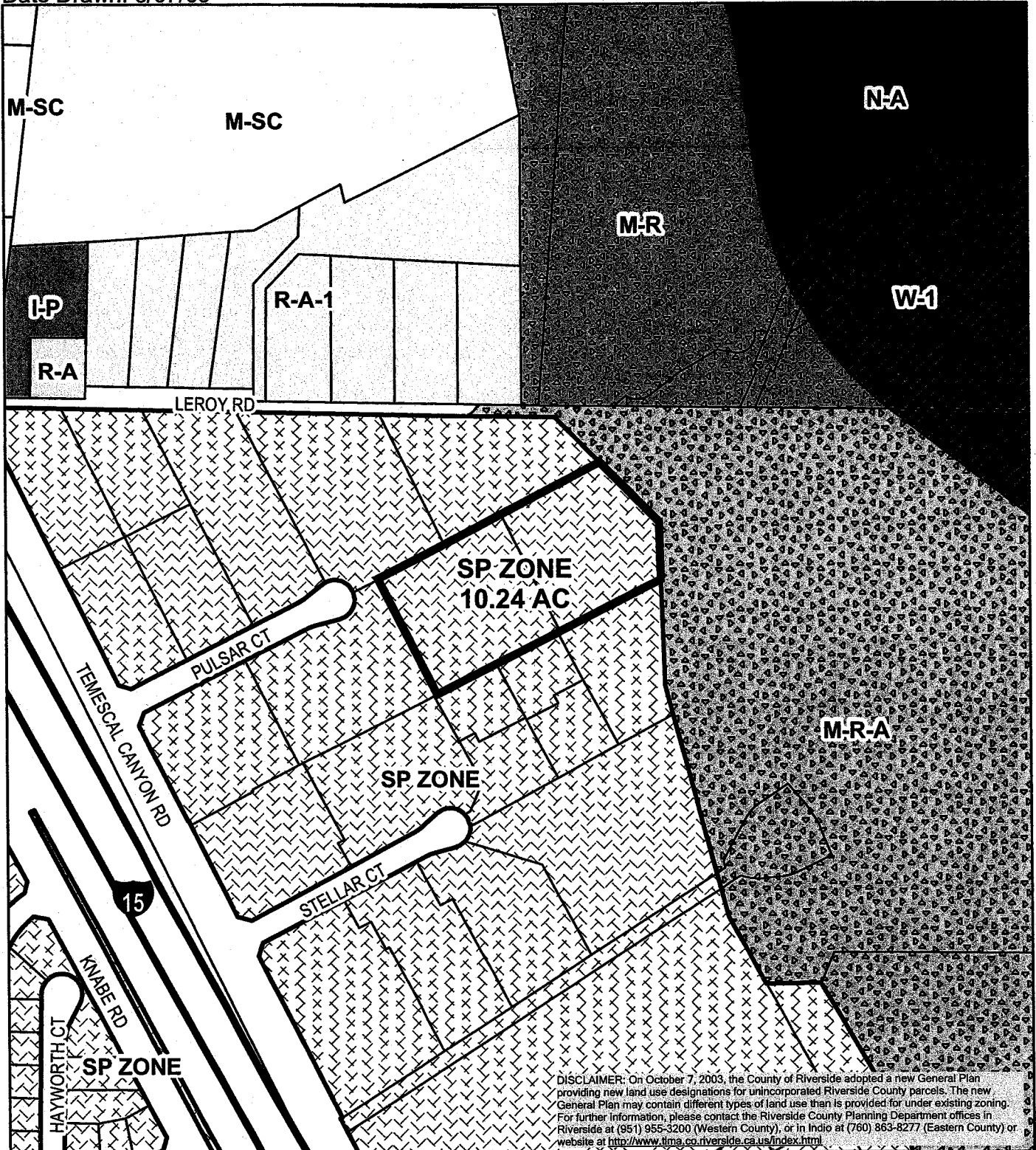
Assessors
Bk. Pg. 283-44
Thomas
Bros. Pg. 804 C2

Supervisor: Buster
District: 1
Date Drawn: 8/07/09

PM33806 PP20908

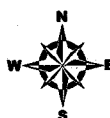
EXISTING ZONING

Planner: Jeff Childers
Date: 9/30/09
Exhibit 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Glen Ivy
Township/Range: T4SR6W
Section: 27

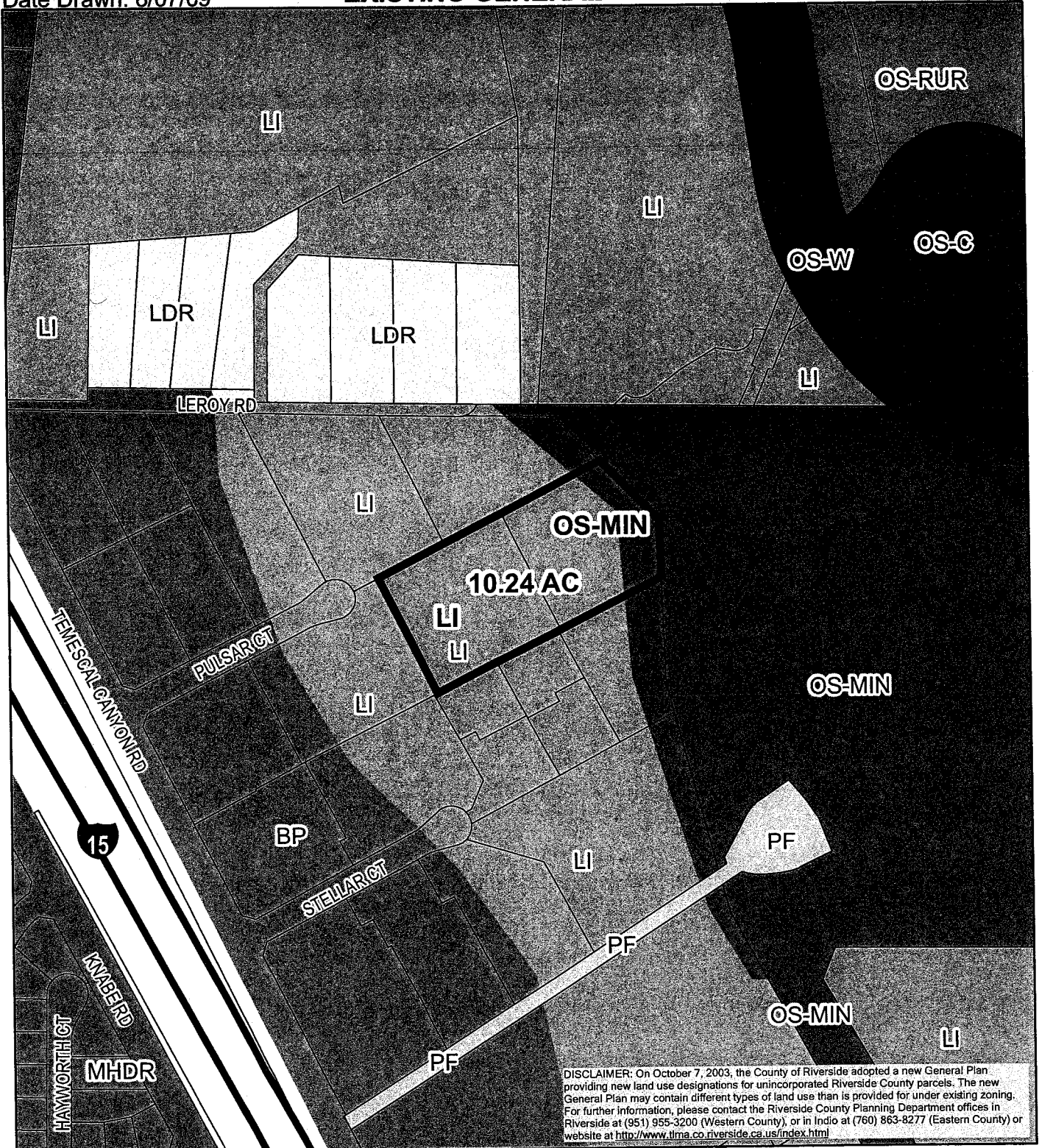


Assessors
Bk. Pg. 283-44
Thomas
Bros. Pg. 804 C2

Supervisor: Buster
District: 1
Date Drawn: 8/07/09

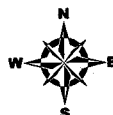
PM33806 PP20908
EXISTING GENERAL PLAN

Planner: Jeff Childers
Date: 9/30/09
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Glen Ivy
Township/Range: T4SR6W
Section: 27



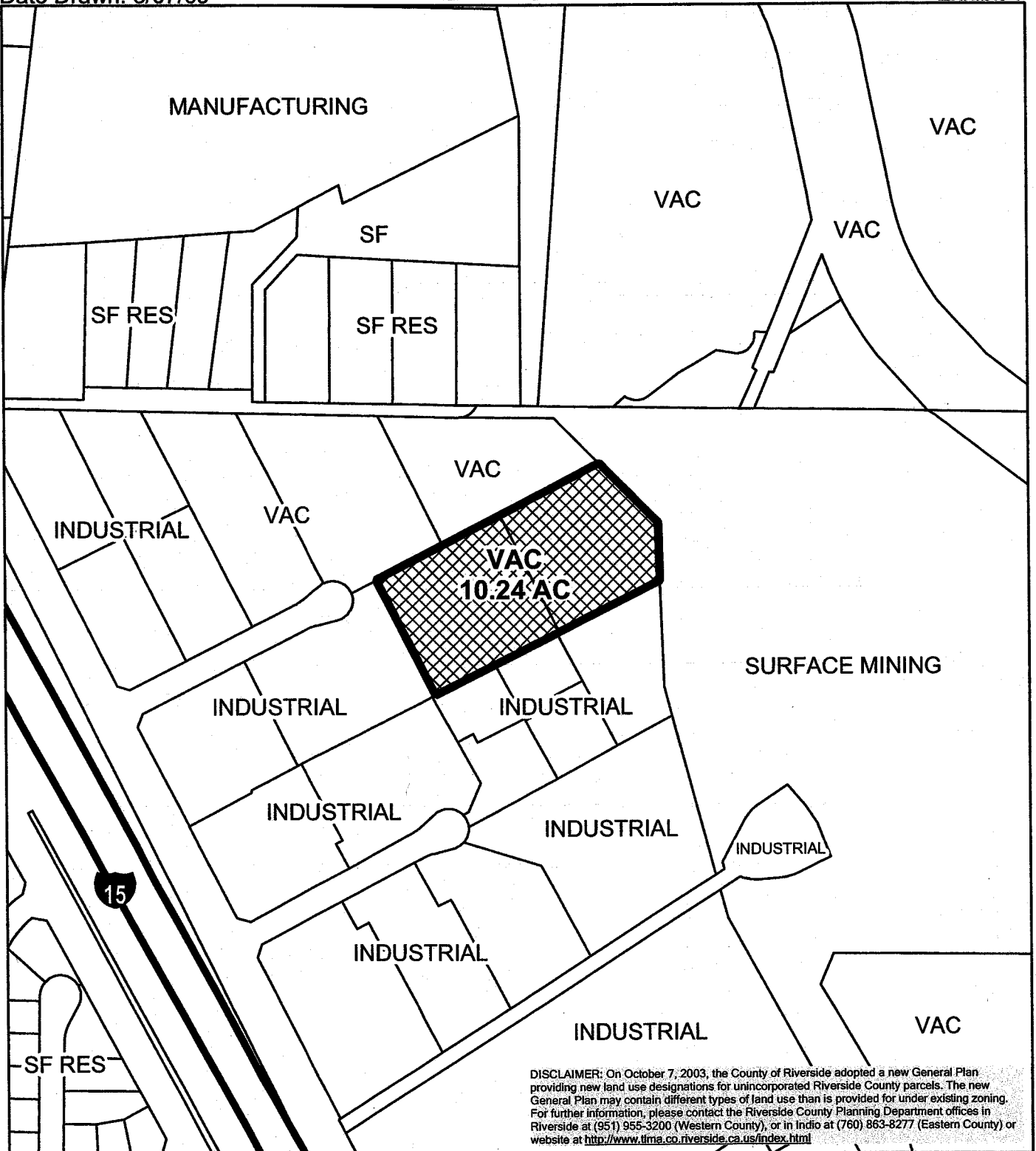
Assessors
Bk. Pg. 283-44
Thomas
Bros. Pg. 804 C2

Supervisor: Buster
District: 1
Date Drawn: 8/07/09

PM33806 PP20908

Planner: Jeff Childers
Date: 9/30/09
Exhibit 1

LAND USE



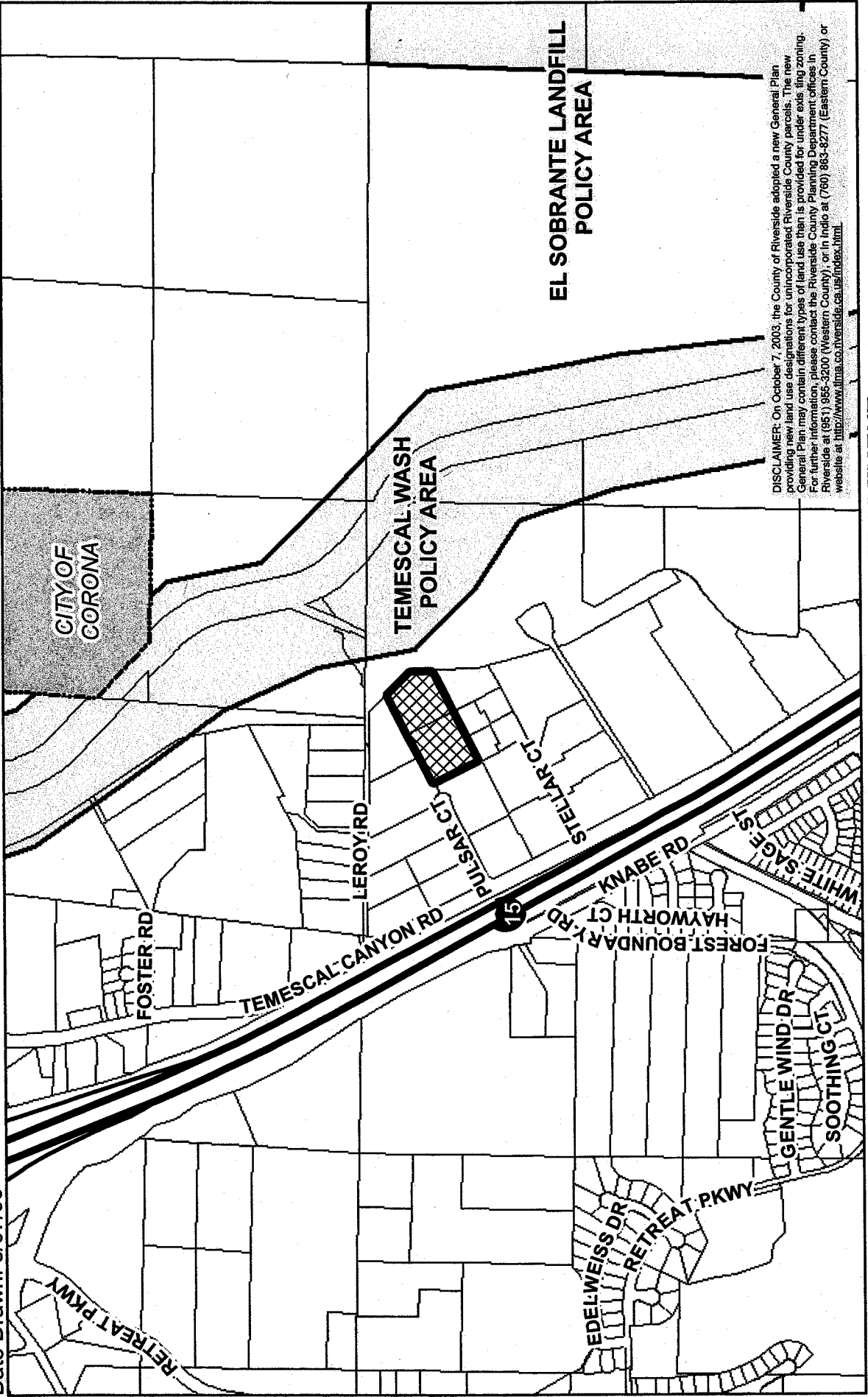
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tirra.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Glen Ivy
Township/Range: T4SR6W
Section: 27

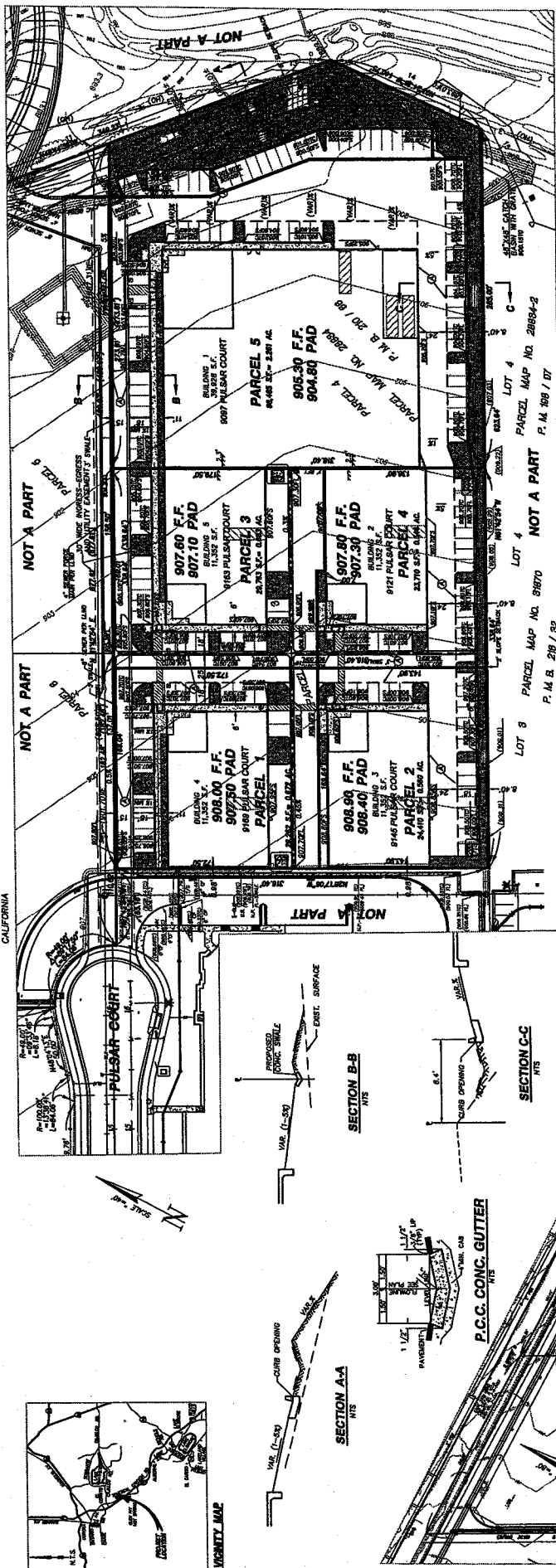


Assessors
Bk. Pg. 283-44
Thomas
Bros. Pg. 804 C2



BEING A SUBDIVISION OF PARCELS 3 AND 4 OF PARCEL MAP NO. 28834, AS SHOWN ON THE MAP FILED IN BOOK 210, PAGES 66-69 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



DEVELOPER/OWNER
CATALINA INVESTMENTS, LLC
C/O DON SLATER
1690 PARKRIDGE AVE., STE. 102
NORCO, CA 92860
951-272-9836

CIVIL ENGINEER

CIVIL ENGINEERING
ITF ENGINEERING
 11278 LOS ALAMITOS BLVD., #354
 LOS ALAMITOS, CA 90720

ADDRESS

9097, 9121, 9143, 9183, 9189 FULL
CORONA, CA 92883

PARCEL 3 & 4, PARCEL 1

A.P.N.: 283-440-03, 04
THOMAS BROTHERS MAP 804C2 (2)

EXISTING: SP-178

PROPOSED: SP-178
USE: LIGHT INDUSTRIAL (PROPOSED)
SPECIFIC PLAN: SP-176, AMENDED

FLOOD ZONE

NOT WITHIN 100 YEAR FLOOD PLAIN

1

UTILITIES
SCHOOL DISTRICT: CORONA/NORCO
WATER: LEE LAKE WATER DISTRICT
SEWER: LEE LAKE WATER DISTRICT
GAS: THE GAS CO.
ELECTRICITY: SOUTHERN CALIFORNIA EDISON CO.
TELEPHONE: SBC
CABLE: N/A

NOTES:

- SITE IS VACANT
- SITE IS NOT IN SPECIFIC PLAN AREA
- SITE IS NOT SUBJECT TO LIQUEFACTION OR OTHER GEOLOGIC HAZARD

OR FLOOD HAZARD
-THERE IS NO FLAMMABLE/COMBUSTIBLE LIQUIDS

WASTE OIL ON SITE
- REFER TO PRELIMINARY WQMP
DATE PREPARED: MAY 2007

BUILDING COVERAGE: \$9,336 S.F. (43.4%)

LANDSCAPE AREA: 24,194 S.F. (10.2%)

RESEARCH REPORT

100

LEGEND	
A.C.	ASPHALT CONCRETE
B.P.	BLACK PAINT
C.C.	CONCRETE
C.F.	CURB FACE
E	ELECTRICAL
G	GAS
W	WATER
S	SEWER

EDGE OF CONCRETE
EDGE OF GUTTER

SYMBOL	DESCRIPTION
	EDGE OF PAVEMENT
	EXISTING METER
	EDGE OF PAVEMENT
	FINISHED FLOOR ELEVATION
	FINISHED GRADE ELEVATION
	INLET
	WALL
	FIRE HYDRANT

FINISHED SURFACE ELEVATION
GAS METER
LIGHT POLE

INVERT OF PIPE ELEVATION		FENCE
LINEAR FEET		
NATURAL GRADE		
PORTLAND CEMENT CONCRETE		
PROPERTY LINE		

PP POWER POLE
PB PULL BOX
PCC PORTLAND CEMENT CONCRETE

PCE PORTLAND CEMENT CONCRETE
 R/W RIGHT OF WAY
 SCD SEWER CLEANOUT
 SDMH STORM DRAIN MANHOLE
 SMH SEWER MANHOLE

1	SW	Y	SIDE WALK	TELEPHONE

NO.	TOP OF CURB ELEVATION
TELEPHONE MANHOLE	TOP OF FOOTING ELEVATION
TO	TOP OF GRATE ELEVATION
TOE	TOE OF SLOPE
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3	4
5	6
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9	10
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(602) 987-1000
 300 W. 1ST AVE.
 SUITE 200
 CHANDLER, AZ 85226

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40331

Project Case Type (s) and Number(s): Plot Plan No. 20908 and Parcel Map No. 33806

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1629

Contact Person: Jeffery Childers, Urban Regional Planner IV

Telephone Number: (951) 955-3626

Applicant's Name: Catalina Investments, LLC

Applicant's Address: 5110 E. Crescent Drive, Anaheim, CA 92807

Engineer's Name: Howard Parsell Company

Engineer's Address: 4854 Main Street, Yorba Linda, CA 92886

I. PROJECT INFORMATION

A. Project Description:

Plot Plan No. 20908 proposes five (5) industrial buildings (Bldg. 1 – 4,000 sq. ft. ground floor office/4,000 sq. ft. 2nd floor office/ 9,975 manufacturing/25,953 sq. ft. warehouse) (Bldg. 2 – 1,200 sq. ft. office/4,476 sq. ft. manufacturing/5,676 sq. ft. warehouse) (Bldg. 3 – 1,200 sq. ft. office/4,476 sq. ft. manufacturing/5,676 sq. ft. warehouse) (Bldg. 4 – 1,200 sq. ft. office/4,476 sq. ft. manufacturing/5,676 sq. ft. warehouse) (Bldg. 5 – 1,200 sq. ft. office/4,476 sq. ft. manufacturing/5,676 sq. ft. warehouse) 161 parking stalls, and 24,194 sq. ft. of landscaping.

Parcel Map No. 33806 proposes a Schedule "E" subdivision of 4.72 acres into five (5) industrial parcels. The parcels range in size from 2.26 acres to 0.54 acres.

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

C. Total Project Area: 4.72 Gross Acres

Residential Acres: 0
Commercial Acres: 0
Industrial Acres: 4.72
Other:

Lots: N/A
Lots: N/A
Lots: 5

Units: N/A
Sq. Ft. of Bldg. Area: N/A
Sq. Ft. of Bldg. Area: 89,336

Projected No. of Residents: N/A
Est. No. of Employees: N/A
Est. No. of Employees: N/A

D. Assessor's Parcel No(s): 283-440-003 and 283-400-004.

E. Street References: The project site is located within the Glen Ivy area of the Temescal Canyon Area Plan of Western Riverside County; southerly of Leroy Road, easterly of Temescal Canyon Road and I-15.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 27, Township 4 South and Range 6 West.

Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in an existing warehouse and industrial area. The property has been previously graded and some minor infrastructure has already been constructed. There are existing warehouse and commercial businesses operating in the adjacent structures.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) general plan land use designation.
- 2. Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The project site is located within Temescal Canyon MSHCP area of the Western Riverside County Multi-Species Habitat Conservation Plan (MSHCP) and is located in Cell E No. 2827. However the applicant has applied for HANS review and the findings were made that the project has been graded prior to the adoption of the MSHCP and therefore the proposed project meets all applicable Multipurpose Open Space Element policies and no area for conservation is required.
- 4. Safety:** The proposed project is located within the following hazard zones including being within 1/2 mile of and unnamed fault, a high fire hazard area, a low potential for liquefaction, and an area designated as being susceptible to subsidence. 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 any foreseeable noise sources in the area has been provided for in the design of the project. The proposed 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): Temescal Canyon

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial (0.25 – 0.60 Floor Area Ratio)

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

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

G. Adjacent and Surrounding:

1. Area Plan(s): N/A

2. Foundation Component(s): Community Development

3. **Land Use Designation(s):** Community Development: Light Industrial (0.25 – 0.60 Floor Area Ratio) to north, south, east, and west.
4. **Overlay(s):** N/A
5. **Policy Area(s):** Temescal Wash Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan:** Wildrose SP No. 176
2. **Specific Plan Planning Area, and Policies:** A number of modifications to the development standards were adopted per the specific plan zoning text and the project will be required to comply with those modifications.

I. **Existing Zoning:** Specific Plan (SP)

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

K. **Adjacent and Surrounding Zoning:** Specific Plan (SP) to the north, south and east and Mineral Resources and Related Manufacturing (M-R-A) to the east

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"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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


A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

☐ I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

☐ 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

8-24-09
Date

Jeffery Childers, Planner IV
Printed Name

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways" and the Temescal Canyon Area Plan Circulation Element

Findings of Fact:

- a) The project is not located adjacent to any highway corridor that has been dedicated as a scenic corridor.
- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project, industrial and manufacturing facilities, will not result in the creation of an aesthetically offensive site open to public view. The project also includes significant landscaping to soften the urban and built effects of this development and the surrounding properties include similar industrial and warehouse uses, therefore there is no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Ordinance No. 655?

Source: Application material, RCLIS-GIS and Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

- a) According to the Riverside County Land Information System, the site is located approximately 47.52 miles from the Mt. Palomar Observatory and therefore is not required to follow the lighting restrictions in accordance with Ordinance No. 655.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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, and Project Application Materials

Findings of Fact:

- a-b) The proposed project will not create substantial light or glare which would adversely affect day or nighttime views in the project's vicinity and it will not expose residential property to unacceptable levels of light or glare; therefore, lighting impacts on the residential developments will be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

AGRICULTURE RESOURCES Would the project

4. Agriculture

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐ ☒ ☐ ☐

- b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

- d) Involve other changes in the existing environment which, due to their location or nature, could result in

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conversion of Farmland, to non-agricultural use?

Source: Riverside County General Plan (RCIP) Figure OS-2 "Agricultural Resources," GIS, and Project Application Materials

Findings of Fact:

- a) The project is located in an area designated as Prime Farmland in the RCIP. However, the site was included in the Wildrose Specific plan which has already analyzed for the impacts to Prime Farmland along with the adoption of the 2003 RCIP. Additionally, the site is zoned Specific Plan (SP) and there are no agricultural uses located within the specific plan's zoning ordinance, so no agricultural uses were anticipated. Furthermore, the site has been previously graded and some infrastructure has already been installed to facilitate industrial development. Finally, the EIR for the 2003 General Plan made a finding of overriding considerations for agriculture and since this property is not under contract per the Williamson act or zoned for agricultural uses therefore no specific mitigation will be required and the impacts will be less than significant.
- b) No agricultural uses are being conducted at the project site, as well as within the immediate vicinity of the project site. The project site is not under a Williamson Act contract and is not zoned for agricultural uses.
- c) The project has no potential to cause development of non-agricultural uses within 300 feet of agriculturally zoned properties (Ordinance No. 625 "Right-to-Farm"); or involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland to non-agricultural use as the project site is zoned Scenic Highway Commercial (C-P-S) and the project site is not located within 300 feet of an agriculturally zoned property.
- d) The proposed project will not involve other changes in the existing environment that will result in the conversion of farmland to non-agricultural uses.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

AIR QUALITY Would the project

5. 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 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?

☐ ☐ ☒ ☐

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

Source: SCAQMD CEQA Air Quality Handbook (Urbemis 2002 for Windows 8.7.0) and Project Application Materials

Findings of Fact:

- a) Appendix G of the current State CEQA Guidelines indicates that a project has a significant effect on air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. The project does not violate any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. Furthermore, if approved, the project would result in the development of proposes five (5) industrial buildings, 161 parking stalls, and 24,194 sq. ft. of landscaping with the Community Development: Light Industrial (CD:LI) land use and with a zoning of Specific Plan (SP). Since this project's land use and zoning were approved prior to the 2003 RCIP and the RCIP was found to be consistent with the SCAQMD plan; as a result, this project is consistent with the implementation of the adopted SCAQMD Air Quality Management Plan and SCAG's Regional Comprehensive Plan and Guide. Therefore there are no impacts.
- b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation. During construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling will contribute to fugitive dust. Blowing dust is also of concern in areas where PM10 standards are exceeded by soil disturbance during grading, and vehicular travel over unpaved roads. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.
- 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 Carbon Monoxide sources, toxic air contaminants or odors are of particular concern. High levels of Carbon Monoxide 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. Surrounding lands uses include commercial and industrial, which are not considered a sensitive receptor; therefore, the project is not expected to expose sensitive receptors to project substantial point source emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The proposed industrial and warehouse development will not result in the creation of a sensitive receptor and the project is not located in the vicinity of a substantial point source of emissions. Furthermore, an industrial project such as the proposed project has no potential to emit significant quantities of toxic air pollutants. The proposed project does not include such uses, so the potential for toxic air contaminant emissions is forecast to be a less than significant.
- f) During construction, the proposed project includes operations that will have diesel odors associated with equipment and materials. None of these odors are permanent, nor are they normally considered so offensive as to cause sensitive receptors to complain. Based on the short-term of the emissions and the characteristics of these emissions, no significant odor impacts are forecast to result from implementing the proposed project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

☐ ☐ ☒ ☐

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)?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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policy or ordinance?

Source: GIS database, WRCMSHCP, On-site Inspection, and EPD Review per HANS No. 426.

Findings of Fact:

- a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The property is located within an MSHCP designated area; Temescal Canyon Area Plan, Group E, and No. 2827. This site was previously review prior to the adoption of the 2003 RCIP and was included in the MSHCP. However, the site has been graded by a grading permit issued prior to the adoption of the MSHCP, so no habitat could be addressed in the HANS determination and therefore the impact are less than significant.
- b) No threatened or endangered species were observed on the site, and given the site's existing development there is no potential for any MSHCP-listed plant and animal species to occur on-site due to a lack of viable habitat.
- c) Due to the site's location and the existing urban nature of the site, the project does not conflict with the MSHCP planning goals and it will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service.
- d) Due to the location of the project site, it does not have any current potential to support or impede movement of migratory faunal species or impede the use of native wildlife nursery sites.
- e) The project, as designed, will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service as none exists on the project site.
- f) There are no existing water courses on the project site and the development of the site will not have any impact on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- g) No significant biological resource impacts are forecast to occur as a result of implementing the proposed project. No local biological protection policies or ordinances apply to the project site.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

CULTURAL RESOURCES Would the project

7. Historic Resources

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significance of a historical resource as defined in
California Code of Regulations, Section 15064.5?

Source: On-site Inspection, Project Application Materials, and Riverside County Archaeologist Review

Findings of Fact:

- a) The existing site does not contain any structures and is vacant, graded land. Per the review of the County Archaeologist, the proposal will not alter or destroy a historic site as the project site has been previously heavily disturbed.
- b) Per the review of the County Archaeologist, the proposed project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

8. Archaeological Resources

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

Source: On-site Inspection, Project Application Materials, and Riverside County Archaeologist Review

Findings of Fact:

- a) According to the review conducted by the County Archaeologist, no archaeological resources were observed within the project boundaries.
- b) Per the review conducted by the County Archaeologist, no substantial adverse change in the significance of any archaeological resource will result from project implementation.
- c) Although no human remains are anticipated to be located within the project site, the proposal has been conditioned to contact the County Coroner for a determination of the origin and disposition of the remains (COA 10.PLANNING.39). This is a standard condition and is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.
- d) No religious or sacred uses are known to occur at the project site; therefore, no restrictions of religious or sacred activities can result from project implementation.

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

Monitoring: No monitoring measures are necessary.

9. Paleontological Resources

☐ ☐ ☒ ☐

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

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

Findings of Fact:

- a) The proposed project is located within an area designated as having a low potential for the existence of paleontological resources according to the General Plan Paleontological Sensitivity Resources Map; however, impacts that directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature are considered less than significant as the site has been previously disturbed, therefore the impacts are less than significant

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

GEOLOGY AND SOILS Would the project

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

☐ ☐ ☒ ☐

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

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

☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS, and GEO No. 2107

Findings of Fact:

- a) According to RCIP, there are no known active or potentially active faults crossing the site, but the site is located within ½ mile of an unnamed fault. However, conformance with the adopted building codes and adherence to those conditions will provide the project with the required protections; therefore the impacts will be less than significant.
- b) The topography of the site is generally flat with general sloping to the northeast. The project is not located in an area known to be subject to rupture or in a Fault Zone. Based upon the site's geological conditions and in accordance with the RCIP. The proposed project is required to be constructed in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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accordance with the provisions of the Uniform Building Code and all impacts will be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

11. Liquefaction Potential Zone

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) According to the Riverside County General Plan, the project site is located within an area mapped as having a low potential for liquefaction. Therefore there is no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

12. Ground-shaking Zone

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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), and Uniform Building Code

Findings of Fact:

a) According the RCIP the site would not be subject to strong seismic ground shaking and the impacts would be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: Monitoring No monitoring measures are necessary.

13. Landslide Risk

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 and Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

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

- a) The project site has been previously graded and the site slopes to the northeast. The geological and seismic hazards evaluation indicates the site is considered to have no significant slope instability or susceptibility to seismically induced landslides and rock falls. Therefore, implementation of the proposed project has no potential to expose the proposed facilities to any landslide, mudslide, or rockfall hazards.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

14. Ground Subsidence

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: RCIP and Project Application Materials

Findings of Fact:

- a) Per the RCIP the project site is located within an area of potential ground subsidence. In addition the project will be required to perform a Subsidence Study prior to the issuance of a grading permit (60. Planning 1). This report shall include information on the subsidence potential on the project site and design standards that will be required. The study may be performed as part of the detailed site specific Geotechnical Report required for the grading permit.

Mitigation: A detailed study to address the potential for subsidence on the site.

Monitoring: Riverside County Planning and Building & Safety Departments.

15. Other Geologic Hazards

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials, and RCIP

Findings of Fact:

- a) The proposed project site is not located in an area subject to seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Ordinance No. 457, and Project Application Materials

Findings of Fact:

- a) The proposed project will not significantly change the topography of the project site as the site has been previously graded. Compliance with Riverside County Ordinance No. 457 will reduce the potential impacts due to changes in topography to a less than significant level.
- b) The project does not propose cut or fill slopes greater than 2:1 or higher than 10 feet. The topographic change is considered less than significant.
- c) The proposed project will be utilizing an existing sewer system, which is already in place and will not affect or negate any subsurface sewage disposal system, therefore there is no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

Source: RCIP, Staff Review, and Application Materials

Findings of Fact:

- a) The development of the project site will not result in soil erosion during grading and construction because the site has been previously graded and improved. With submittal of a grading plan, Water Quality Management Plan (WQMP), and incorporating the standard conditions of approval, potential impacts to soil will be reduced to a less than significant level.
- b) None of the soil types found on the project site could be considered expansive soils, as defined in Table 18-1-B of the California Building Code, and thereby create substantial risks to life or property. The measures identified above are expected to mitigate potential impacts to a level of insignificance.

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

Monitoring: No monitoring measures are necessary.

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

Source: Department of Building and Safety: Grading and Riverside County Flood Control District

Findings of Fact:

- a) The project site does not contain any river channels or lake beds and none are in close proximity to the project site. County grading standards, best management practices and the WQMP are required to control potential hazards.
- b) Since the site has been previously graded there will be no impacts that will increase the potential for erosion either on or off site.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

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

Findings of Fact:

- a) The proposed project is not subject to on or off-site wind erosion or blowsand.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

HAZARDS AND HAZARDOUS MATERIALS Would the project

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

Source: Project Materials and RCIP

Findings of Fact:

- a) The proposed industrial warehouse development may require the need for routine transport, use or disposal of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials.
- b) During the construction of the proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. Since the quantities of hazardous materials on the project site after development will not be large volumes, the potential for a significant release of hazardous materials due to an accident after development is considered to be a less than significant impact.
- c) Development of the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur.
- e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment. No impacts are anticipated; therefore, no mitigation measures are required.

Mitigation: No mitigation measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are necessary.

21. Airports

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

- According to the RCIP, the project site is not located within an Airport-Influence Area; because of the project site's location in relation to existing airports within the area, implementation of the proposed project will not result in an inconsistency with an Airport Master Plan.
- The proposed project will not require review by the Airport Land Use Commission.
- The proposed project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would result in a safety hazard for people residing or working in the project area.
- The proposed project site is also not located within the vicinity of a private airstrip, or heliport, which would result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

22. 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-19 "Airport Locations," and GIS

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

- a) The project site is located within a hazardous fire area. Implementation of the project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands with proper project design; therefore, the impacts will be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition and GIS

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

- a) The site has been previously graded and does not contain any existing concentrated drainage, existing or proposed. Therefore there is no impact.
- b) The WQMP for the proposed project will be implemented to ensure that both short- and long-term storm runoff discharges are not unacceptably degraded by sediment or other pollutants.
- c) This site has been provided water supply previous to this applicant and will not require an increase in the quantity of water needed for the site and will not have an impact on water quality.
- d) The existing site drainage is generally northerly toward Center Street. Onsite flows are to be conveyed by the proposed curb and gutter system to the existing storm drains. The project will not result in changes in absorption rates and the rate and amount of surface runoff from the project site. No potential for significant impact from the increased runoff from the site is forecast to occur. No mitigation is required.
- e-h) The existing site is not located within a 100 year flood plain or hazard zone, therefore there is no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

24. Floodplains

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

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

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, and GIS

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The existing site does not contain any concentrated drainage and would not cause the alteration of any watercourse. The site has also been previously paved and will not cause an increase in runoff.
- b) The existing site will not cause a change in absorption rates or an increase in runoff beyond that of typical construction and the installation of on-site drainage facilities will be required to limit any impacts, therefore the impacts are less than significant.
- c) A portion of Development Impact Fees will be utilized for required storm water management systems downstream. No potential for significant impact from the increased runoff from the site is forecast to occur. No mitigation is required. According to the County's flood hazards map in the General Plan, the project site is not located in a dam hazard zone.
- d) The on-site management of surface runoff with on-site drainage facilities will control the volume of runoff from the site to historic levels. Thus, aside from on-site detention, no change in the amount of surface water in downstream channels will result from project implementation.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

LAND USE/PLANNING Would the project

25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?				
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: RCIP, GIS, Project Application Materials, and City of Riverside letter dated 2/19/2008.

Findings of Fact:

- a) The proposal is a commercial industrial development will continue the present and planned land use of the area. The proposal will have no impact that will result in a substantial alteration of the present or planned land use of the area.
- b) The project site is not located within a City's Sphere of Influence; therefore the impact will be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

Source: Riverside County General Plan Land Use Element, Staff Review, GIS, and Project Application Materials

Findings of Fact:

- The project site's existing zoning classification is Specific Plan (SP) and as such the project will required to comply with the design guidelines included in the Wildrose Specific Plan Zoning Ordinance. Compliance with those specifications will result in less than significant impacts.
- The proposed project is compatible with the existing and surrounding zoning classifications as adjacent parcels are zoned Specific Plan (SP) to the north, south and east and Mineral Resources and Related Manufacturing (M-R-A) to the east
- The proposed project is compatible with the existing and planned surrounding land uses in the area as adjacent parcels have been or are currently being developed with commercial industrial projects.
- The proposed development is consistent with the Community Development: Light Industrial (CD:LI) (0.25 – 0.60 Floor Area Ratio) land use designation and policies of the Wildrose Specific Plan.
- The proposed project will not disrupt or divide the physical arrangement of an established community as the project site is vacant and adjacent parcels are either vacant or have been developed with commercial industrial projects.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

MINERAL RESOURCES Would the project

27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?				
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	<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
surface mine?				
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"

Findings of Fact:

- a) Per RCIP, the project site is located within Mineral Zone MRZ-3; however, no mineral resources of State value have been identified on the project site. The project site is also not located in an area classified or designated by the State that would be of value to the region or the residents of the State.
- b) The site has been permitted for mineral extraction per SMP No. 119. However, all of the resources available have been extracted and the resulting property is to be reclaimed as the proposed commercial industrial development. Since the development of the proposed project will not result in the loss or availability of a more locally-important mineral resource recovery site the impacts will be less than significant.
- c) The project site is not located adjacent to a State classified or designated area or existing surface mine.
- d) The project is located on a previously operated mining facility, however all mining activities have since ceased and the project is in fact a reclamation use for the previous use. The previous mining was not of a toxic substance and the proposed project will not expose people or property to hazards from the abandoned mine. The impacts will be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

28. 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 ☐

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

Findings of Fact:

- a) Per the RCIP, the project site is not located within an airport land use plan or within two miles of a public airport or a public use airport that would expose people working in the project site to excessive noise levels.
- b) The project site is not located within the vicinity of a private airstrip that would expose people working in the project site to excessive noise levels.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, and Site Visit

Findings of Fact: The project site is not located near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

30. Highway Noise

NA ☐ A ☐ B ☒ C ☐ D ☐

☐ ☐ ☒ ☐

Source: On-site Inspection and Project Application Materials

Findings of Fact: The background noise levels in the area are dominated by Interstate-15 which is 685 feet from the project and has background noise levels of approximately 70 dBA CNEL. In the Noise Element of the County of Riverside General Plan, a noise exposure of up to 70 dB CNEL is shown as normally acceptable for commercial industrial uses; therefore, no mitigation is required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Project Application Materials and GIS

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: No other noise pollution sources are anticipated to impact the project site.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

32. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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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"/>
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Source: Project Application Materials

Findings of Fact:

- a) In the Noise Element of the County of Riverside General Plan, noise exposures in the range of 60-70 dB CNEL are considered conditionally acceptable for noise-sensitive residential uses after a careful analysis has been completed to insure that all noise impact mitigation has been implemented as feasible as possible. Commercial activities will increase on-site noise relative to existing noise generation, but the ongoing noise levels will be consistent with the type of uses, with residential noise environments typically ranging between 50 and 60 dB CNEL. Noise attenuation features are required between the proposed commercial areas and the nearest residential area. Sound walls and a vegetation buffer will be the most effective measures to control noise to acceptable levels. The proposed project is not forecast to generate noise levels that exceed the existing background noise level for the project area because the proposed design of the project site provides for noise attenuation and the proposed commercial use will cease at night time; therefore, increased noise levels from operation of the project will be less than significant.

The background noise levels in the area are dominated by the Interstate-15 corridor (70 dB CNEL adjacent to the Highway).

- b) Implementing the proposed development will generate noise during construction and following occupancy of the site. The construction noise is required to be controlled by County requirements that construction activities be restricted to daylight hours. In addition, construction activities may result in the exposure of employees to severe noise levels, generally considered to be sounds greater than 75 dBA for several hours. OSHA requires hearing protection for persons exposed to 75

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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dBA for more than eight hours per day or exposed to extreme (90+ dBA) impulse sounds. Construction contractors must comply with OSHA hearing protection requirements by establishing a program which will include a hearing protection program for those operations that exceed hearing protection thresholds. Proposed modified project operations will be included in this hearing protection program and, therefore, implementation of the project is not forecast to expose people to severe noise levels without protection. Less than significant impacts will occur.

- c) Noise impacts from mobile sources on the project site were determined to be non-significant under the Highway Noise section above. In addition, the County's General Plan indicates that measures must be implemented along affected roadways in the project area to minimize noise impacts from cumulative traffic on these roads.
- d) No activities that would generate significant levels of ground vibration are associated with the proposed project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

POPULATION AND HOUSING Would the project

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

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

Findings of Fact:

- a) Implementation of the project will not displace substantial numbers of existing housing as the site is currently vacant and will, therefore, not necessitate the construction of replacement housing elsewhere.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project will not create any significant demand for housing. In addition, the proposed commercial industrial development will provide employment opportunities for the existing population. The proposed development is not forecast to increase the number of future residents in the project area.
- c) No persons live on the project site, so no displacement of people can result from project implementation.
- d) The project site is not located within a County Redevelopment Project Area, so such designated area can not be impacted.
- e) Based on the nature of the project, it is not forecast to cause a cumulatively significant exceedance of official regional or local population projections.
- f) All required infrastructure is available within existing roadways, either adjacent to or near the project site. Therefore, no major extension of infrastructure, and related growth inducement, will result from implementing the proposed project. No significant population or housing impacts are forecast to occur from project implementation. No mitigation is required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

34. Fire Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact: The proposed project will incrementally increase the demand for fire services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned to comply with the requirements of the Riverside Fire Protection Department and for the payment of standard mitigation fees pursuant to Ordinance No. 659.7.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

35. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP Safety Element, Ordinance 659, and Project Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project will incrementally increase the demand for Sheriff's services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

36. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP and project application materials

Findings of Fact: The proposed project is located within the Corona-Norco Unified School District. This project is subject to the payment of school fees. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard school impact fees in accordance with state law.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

37. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

38. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for health services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are necessary.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are necessary.

RECREATION

39. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS, Ord. No. 460, Section 10.35 (Regulating the Division of Land -- Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), and Parks & Open Space Department Review

Findings of Fact:

- a) The proposed project does not include the provision of recreational facilities so no adverse impact can result from its implementation.
- b) The proposed project is not forecast to cause a significant increase in local population or in the demand for use of offsite existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- c) There is no park master plan for this area; therefore there are no Quimby Requirements.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

40. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP and Elsinore Area Plan Figure 8 "Trails and Bikeway System", and Parks & Open Space Department Review

Findings of Fact: The proposed project does not include the provision of recreational trails. The project will not directly add to the existing demand on local recreational trails. No significant impacts to regional recreational trails are forecast to occur as a result of project implementation.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRANSPORTATION/TRAFFIC Would the project

41. Circulation

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

Source: RCIP, project review "Transportation Department", and City of Riverside letter dated 2/19/2008

Findings of Fact:

- a) The Transportation Department has not required a traffic study for the proposed project. It has been determined that the project is exempt from any traffic study requirements. The project is located in an area that is currently served with a cul-de-sac and will not require the addition of any roadway improvements to serve the site; therefore the impacts will be less than significant.
- b) The project site will provide all necessary parking for each of the buildings and each parcel will contain sufficient parking required for the proposed buildings. The impacts will be less than significant.
- c) The Transportation Department has determined that the project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The proposed project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- e) The proposed project will not alter any waterborne, rail or air traffic as no such traffic occurs in the project area.
- f) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) because no such features or incompatible uses will be caused by project implementation.
- g) The project is located in a previously developed business park and all necessary roadways are currently in place, therefore the impacts will be less than significant.
- h) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction.
- i) See the discussion regarding access during construction provided above. The proposed roadway improvements associated with the project will enhance emergency access in the project area.
- j) The project's implementation will not conflict with adopted policies supporting alternative transportation. The County Transportation Department has conditioned the project for a fair share fee for the signal improvements at Temescal Canyon Road and Pulsar Court and the project will provide sufficient bicycle racks, therefore the impacts will be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

42. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed project does not include the provision of bicycle lanes as part of the project design. No conflicts with the County's General Plan have been identified and no mitigation is required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- a) Require or result in the construction of new water

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review and City of Riverside letter dated 2/19/2008.

Findings of Fact:

- a) The Western Municipal Water District will service the project with water and there is no requirement for additional facilities, therefore there is no impact.
- b) There is a sufficient water supply available to serve the project from existing entitlements and resources.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

44. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review and City of Riverside letter dated 2/19/2008

Findings of Fact:

- a) The Western Municipal Water District will service the project with sewer and there is no requirement for additional facilities, therefore the impacts will be less than significant.
- b) Since the project is served by the Western Municipal Water District and there is no requirement for additional services, there is no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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45. Solid Waste

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

Source: RCIP and Riverside County Waste Management District Correspondence

Findings of Fact:

- a) The project will not substantially alter existing or future solid waste generation patterns and disposal services.
- b) The project will be consistent with the County Integrated Waste Management Plan. The project has been conditioned to comply with the requirements of the Riverside County Waste Management District.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

46. Utilities

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

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

Source: RCIP

Findings of Fact: The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities (such as drainage facilities and wastewater collection and treatment systems (Western Municipal Water District, Wastewater Master Plan)) that support local

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities. The project is not anticipated to be in conflict or create any significant impacts associated with the adopted energy conservation plans.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff Review and Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory because all of these concerns were addressed through project design.

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

Source: Staff Review and Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. All environmental concerns have been addressed through the Environmental Assessment prepared for the proposed project.

49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in ☐ ☐ ☒ ☒)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Staff review and Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The project involves the construction of commercial industrial uses, which will result in an increase in traffic and a need for additional services. However, all project impacts have been mitigated through project design and conditions of approval.

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

Source: Staff review and 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. Potential direct or indirect impacts to the public's health, safety, and general welfare in regards to biological resources, geology/soils, hydrology/water quality, and transportation/traffic, were addressed through project design. The project's conditions of approval are set up to mitigate project impacts at all stages of the construction process and the eventual impacts during the commercial development's operation.

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:

- RCIP: Riverside County Integrated Project.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92502

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CONDITIONS OF APPROVAL

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PARCEL MAP Parcel Map #: PM33806

Parcel: 283-440-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 33806 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33806, dated 7/10/08.

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

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for a Schedule "E" subdivision of 4.72 acres into five (5) industrial parcels. The parcels range in size from 2.26 acres to 0.54 acres

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

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PARCEL MAP Parcel Map #: PM33806

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10. GENERAL CONDITIONS

10. EVERY. 4 MAP - 90 DAYS TO PROTEST (cont.) RECOMMND

of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - NO GRADING PERMITS RECOMMND

NO GRADING PERMITS SHALL BE ISSUED FOR ANY PARCEL OF THIS SUBDIVISION UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

FIRE DEPARTMENT

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

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

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

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

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

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map 33806 is a proposal to subdivide a 5-acre site into 5 industrial parcels in the El Cerrito/Temescal area. The project site is located on the south side of Leroy Road approximately 1000 feet east of Temescal Canyon Road. The property is part of the Wild Rose Specific Plan No.176 and is Parcels 3 and 4 of Parcel Map 28834. Plot Plan 20908, which is a proposal to construct an industrial building

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PARCEL MAP Parcel Map #: PM33806

Parcel: 283-440-004

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

park, is being processed concurrently.

Our review indicates that this project is part of Wild Rose and Parcel Map 28834. All the flood control improvements have been constructed as part of this parcel map. The construction of the Leroy Road Storm Drain has been completed and the storm drain has been accepted for maintenance by the District. This storm drain protects the site from offsite storm flows by conveying the flows from the Caltrans freeway culverts to Temescal Canyon Wash. It also provides the site with an adequate outlet to collect onsite runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

No grading or building permits shall be issued for this subdivision map unless an appropriate land use permit has been reviewed and approved by the Planning Department and Flood Control District.

PLANNING DEPARTMENT

10.PLANNING. 1

MAP - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

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PARCEL MAP Parcel Map #: PM33806

Parcel: 283-440-004

10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND

RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

10.PLANNING. 3 MAP - MAP ACT COMPLIANCE

RECOMMND

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

10.PLANNING. 4 MAP - FEES FOR REVIEW

RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is

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Riverside County LMS
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PARCEL MAP Parcel Map #: PM33806

Parcel: 283-440-004

10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - FEES FOR REVIEW (cont.)

RECOMMND

intended to comply with.

10.PLANNING. 9 MAP - OFFSITE SIGNS ORD 679.4

RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 10 MAP - FINAL MAP PREPARER

RECOMMND

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

10.PLANNING. 12 MAP - NPDES COMPLIANCE (1)

RECOMMND

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee

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PARCEL MAP Parcel Map #: PM33806

Parcel: 283-440-004

10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 15 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 16 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility

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Parcel: 283-440-004

10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities

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PARCEL MAP Parcel Map #: PM33806

Parcel: 283-440-004

10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 2 (cont.)

RECOMMND

exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 4 MAP - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 5 MAP-TRAFFIC SIGNAL INSTALL/FEE

RECOMMND

This project would be required to pay its fair share of funding for the installation of a traffic signal at the intersection of Temescal Canyon Road and Pulsar Court when and if it becomes necessary to install a traffic signal at that intersection.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

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

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PARCEL MAP Parcel Map #: PM33806

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.)

RECOMMND

or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS

RECOMMND

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 2 MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 9 MAP - FINAL MAP PREPARER

RECOMMND

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

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Riverside County LMS
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PARCEL MAP Parcel Map #: PM33806

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 12 MAP - FEE BALANCE

RECOMMND

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

50.PLANNING. 16 MAP - SURVEYOR CHECK

RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- C. All knuckle or cul-de-sac lots shall have a minimum of 40 feet of frontage measured at the front lot line.
- D. The common open space area[s] shall be shown as a numbered lots on the FINAL MAP.
- E. The total number of industrial lots on the final map shall be five 5 lots.

50.PLANNING. 17 MAP - LC LNDSCP COMMON AREA MA

RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any

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PARCEL MAP Parcel Map #: PM33806

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 17 MAP - LC LNDSCP COMMON AREA MA (cont.)

RECOMMND

amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT

RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NO GRADING PERMITS

RECOMMND

NO GRADING PERMITS SHALL BE ISSUED FOR ANY PARCEL OF THIS SUBDIVISION UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP NO GRADING PERMITS

RECOMMND

No grading or building permits shall be issued for this subdivision map unless an appropriate land use permit has been reviewed and approved by the Planning Department and Flood Control District.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 5 MAP - PLANNING DEPT REVIEW

RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the ounty Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 10 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 11 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the ounty T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 16 MAP - NPDES COMPLIANCE (2)

RECOMMND

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 17 MAP - ARCHAEOLOGIST RETAINED

RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources.

Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17

MAP - ARCHAEOLOGIST RETAINED (cont.)

RECOMMND

high for impact to unique archaeological resources cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniotr(s), and the excavation and grading contractor shall take place.

During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1

MAP NO BUILDING PERMITS

RECOMMND

No grading or building permits shall be issued for this subdivision map unless an appropriate land use permit has been reviewed and approved by the Planning Department and Flood Control District.

PLANNING DEPARTMENT

80.PLANNING. 1

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

At minimum, plans shall include the following components:

1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 2 MAP - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

Contact the Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 2 MAP - LC COMPLY W/ LNDSCP/ IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 MAP - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

LAND DEVELOPMENT COMMITTEE
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 10, 2008

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire

Dept. of Bldg. & Safety (Grading)
Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist

TENTATIVE PARCEL MAP NO. 33806 – EA41968 – Applicant: Don & Sheryl Slater – Engineer/Representative: ITF Engineering – First Supervisorial District - Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Light Industrial (0.25-0.60 floor area ratio) – Location: Northerly of Stellar Court, Southerly of Leroy Road, and Easterly of Temescal Canyon Road – 4.72 gross acres – Zoning: Specific Plan No. 176 (SP00176A4), Planning Area III-3 – **REQUEST:** The project proposes a Schedule “E” subdivision of 4.72 acres into five (5) industrial parcels. The parcels range in size from 2.26 acres to 0.54 acres. The parcel map is related to Plot Plan No. 20908, which is currently in DRT status, and proposes five (5) buildings for future industrial use within the project site. APNs: 283-440-003 and 283-400-004. Related Cases: SP00176, EIR00425, and PP20908. **NOTE:** No grading permits or building permits will be issued from this application.

Please review the attached exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **July 31, 2008 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Nicole Berumen**, Project Planner, (951)955-5719, or e-mail at nberumen@RCTLMA.org / **MAILSTOP #: 1070**

COMMENTS:

FILE COPY

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: November 16, 2007

TO:

Transportation Department: Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire
Dept. of Bldg. & Safety (Grading)

Dept. of Bldg. & Safety (Pinchk)
Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist
Landscape

PLOT PLAN NO. 20908, AMENDED NO. 2 - EA40331 - Applicant: Wildrose Ridge 21, LLC - Engineer/Representative: Howard Parsell Company - First Supervisorial District - Glen Ivy Zoning Area - Temescal Canyon Area Plan: Community Development: Light Industrial (CD: LI) (0.25 - 0.60 FAR), Open Space: Open Space - Mineral Resources (OS: OS-MIN) - Location: Southerly of Leroy Road, easterly of Temescal Canyon Road and I-15 - 4.72 Gross Acres - Zoning: SP Zone (SP176 Amend No. 4) - **REQUEST:** Plot Plan No. 20908 proposes five (5) industrial buildings (Bldg. 1 - 4,000 sq. ft. ground floor office/4,000 sq. ft. 2nd floor office/ 9,975 manufacturing/25,953 sq. ft. warehouse) (Bldg. 2 - 1,200 sq. ft. office/4,476 sq. ft. manufacturing/5,676 sq. ft. warehouse) (Bldg. 3 - 1,200 sq. ft. office/4,476 sq. ft. manufacturing/5,676 sq. ft. warehouse) (Bldg. 4 - 1,200 sq. ft. office/4,476 sq. ft. manufacturing/5,676 sq. ft. warehouse) (Bldg. 5 - 1,200 sq. ft. office/4,476 sq. ft. manufacturing/5,676 sq. ft. warehouse) 160 parking stalls, and 24,194 sq. ft. of landscaping. - APN's: 283-440-003, 004 - Related Cases: SP00176, PM28834.

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **November 29, 2007 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jim Phithayanukarn**, Project Planner, (951)955-5133, or e-mail at jphithay@RCTLMA.org / **MAILSTOP #: 1070**

COMMENTS: Case "conditioned" for subsidence study
prior to issuance of grading permit 12/5/05

DATE: 11/27/07

SIGNATURE: David J. Gaddie

PLEASE PRINT NAME AND TITLE: David J. Gaddie Senior Engineering Geologist

TELEPHONE: 5-1935

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

COMPREHENSIVE PROJECT REVIEW
(*INITIAL CASE ACCEPTANCE) COMMENT AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 18, 2005

Transportation
Environmental Health
Flood Control District
Fire Department
Building & Safety (Grading)
Regional Parks & Open Space
~~Geologist~~
Biologist
EPD
Donna Duron
Riv. Sheriff's Dept.
Riv. Co. Waste
Commissioner Roth
Supervisor Buster

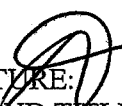
Riverside Transit Agency
Corona/Norco Unified School District
City of Corona
So. Calif. Edison
So. Cal Gas
Caltrans #8
Western Municipal Water District
Santa Ana Regional WQCB
CA Dept. of Fish and Game
US Fish and Wildlife Service
EIC
SBC
Pechanga Cultural Resources
US Postal Service
Greater Lake Matthews Area Association

PLOT PLAN NO. 20908 - EA40331 - Applicant: Wildrose Ridge 21, LLC - Engineer/Representative: Howard Parsell Company - First Supervisorial District - Glen Ivy Zoning Area - Temescal Canyon Area Plan: Light Industrial (LI), Open Space - Mineral Resources (OS-MIN) - Location: South of Leroy Road, east of Temescal Canyon Road and I-15 - 9.79 Net Acres - Zoning: SP Zone - REQUEST: PP20908 proposes to construct a 10 building industrial park with 173,028 sqft of ground floor area, 353 parking stalls, and 55,777 sqft of landscaping - APNs: 283-100-082, 283-100-083, 283-100-084, 283-100-085 - Related Cases: SP00176, PM28834, BGR010127 - Concurrent Cases: SP00176, PM28834, BGR010127

Please review the case described above, along with the attached tentative map/exhibit **This case is scheduled for a CPR meeting on November 10, 2005**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, Vanessa Ng, Project Planner, at (909) 955-5133.

COMMENTS: *Subsidence Study required prior to grading permit.*

DATE: 11/05/05 SIGNATURE: 

PLEASE PRINT NAME AND TITLE: *Vanessa Ng / Chief Eng Seal*

TELEPHONE: *58863*

If you do not use this letter for your response, please indicate the project planner's name. Thank you



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseno Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Raymond Basquez, Sr.
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Stephanie Gordin

Monitor Supervisor:
Aurelia Marruffo

November 16, 2005

Vanessa Ng
County of Riverside Planning Department
9th Floor, CAC- P.O. Box 1409
Riverside, CA 92502-1409

Re: Comments on Plot Plan No. 20908

Dear Ms. Ng:

This comment letter is submitted by the Pechanga Band of Luiseno Indians (hereinafter, "Pechanga Tribe"), a federally recognized Indian tribe and sovereign government. The Pechanga Tribe is formally requesting, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project").

We submit the following comments on the above listed document for the Project. Additional comments may be submitted directly by Pechanga or through their attorneys. We request that all such comments be part of the official record for the approval of this Project.

We also request that the County of Riverside provide us with copies of all archeological studies, reports, site records, proposed testing plans, and proposed mitigation measures, and conditions as soon as they become available, for our comment.

**THE LEAD AGENCY MUST INCLUDE AND CONSULT WITH THE TRIBE IN ITS
REVIEW PROCESS**

It has been the intent of the Federal Government¹ and the State of California² that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments such as approval of Specific Plans and EIRs. In this case, it is undisputed that the project lies within the Luiseño tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the Lead Agency and the Project applicant consult with the Tribe in order to guarantee an adequate basis of knowledge for an appropriate evaluation of the project effects, as well as generating adequate mitigation measures.

PROJECT IMPACTS TO CULTURAL RESOURCES

The Pechanga Tribe is not opposed to this development project. The Pechanga Tribe's primary concerns stem from the project's likely impacts on Native American cultural resources. The Pechanga Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites and archaeological items which would be displaced by ground-disturbing work on the project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work. The Tribe would also like to point out that a preferred method of treatment for archeological sites according to the CEQA is avoidance (California Public Resources Code §21083.1), and that this is in agreement with the Tribe's practices and policies concerning cultural resources.

The Pechanga Tribe asserts that the Project area is part of the Pechanga Tribe's aboriginal territory, as evidenced by the existence of Luiseño place names, rock art pictographs, petroglyphs and extensive artifact records found in the vicinity of the Project. Given this threshold for the scope of Pechanga traditional territory, the Pechanga Tribe is concerned about the potential impacts to Luiseño/Pechanga resources which may occur throughout the Project area. The Pechanga Tribe contends that the Project area is likely to contain cultural resources due to the fact that approximately 10 sites are recorded within a 1-mile radius. There is also a cluster of sites located in direct contact with the proposed project, and this indicates an even higher likelihood that more cultural resources will be discovered. Given all the information, there is a very strong likelihood of locating sub-surface resources during ground disturbing activities.

The Pechanga Tribe's knowledge of the continuous occupation of the Luiseño people in this geographical area for thousands of years, through their stories and songs, are cultural evidence that subsurface sites may exist in this Project area. Therefore, the Pechanga Tribe

¹ See Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments and Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments.

² See California Public Resource Code §5097.9 et seq.

requests that in the case of discovery of new or additional sites or resources, that the Lead Agency re-evaluate the Project impacts to cultural resources and adopt appropriate mitigation measures to address such. The Pechanga Tribe intends to assert its legal rights with respect to additional finds of significant sites or cultural resources which are of sacred and ceremonial significance to the Pechanga Tribe.

Given that Luiseno cultural resources will likely be affected by the Project, the Pechanga Tribe must be allowed to be involved and participate with the Lead Agency and the Project Applicant in developing all monitoring and mitigation plans for the duration of the Project. Further, given the potential for archaeological resources within the Project area, it is the position of the Pechanga Tribe that Pechanga tribal monitors should be required to be present prior to and during all ground-disturbing activities conducted in connection with the project, including any archeological testing performed. It is further the position of the Pechanga Tribe that an Agreement regarding appropriate treatment of cultural resources be drafted and entered into.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this project. Accordingly, the Pechanga Tribe further requests that the Lead Agency work with the Tribe to draft an agreement which would address any inadvertent discoveries of cultural resources, including human remains.

In addition, surveys and grading may reveal significant archaeological resources and sites which may be eligible for inclusion in the historic site register, and may contain human remains or sacred items. Therefore, we request that the Lead Agency commit to evaluating Project environmental impacts to any cultural sites that are discovered during archeological testing and grading, and to adopt appropriate mitigation for such sites, in consultation with the Pechanga Tribe.

REQUESTED MITIGATION

The Tribe requests that an appropriate assessment of the archeological and cultural resources on the Project property be performed by a qualified archeologist in conjunction with the Pechanga Tribe in order to determine whether there are cultural resources on the property and evaluate the significance of any such resources. . Any such testing should involve the Tribe, and all tests to determine impacts should be completed prior to Project approval. Further, if cultural resources are encountered, the Pechanga Tribe requests that adequate mitigation be adopted.

For the reasons stated above, the Pechanga Tribe requests the following mitigation measures be adopted at the present time. Upon completion of a thorough archeological assessment additional mitigation measures may be necessary.

1. Prior to the issuance of grading permits, the Project Applicant/Developer is required to enter into a Treatment Agreement with the Pechanga Band of Luiseño Indians. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during construction as well as provisions for tribal monitors.

2. Tribal monitors from the Pechanga Band of Luiseño Indians shall be allowed to monitor all grading, excavation and ground-breaking activities, including further surveys, to be compensated by the Project Applicant/Developer. The Pechanga Tribal monitors will have the authority to temporarily stop and redirect grading activities to evaluate the significance of any archaeological resources discovered on the property, in conjunction with the archeologist and the Lead Agency.

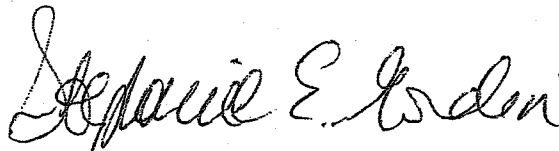
3. If human remains are encountered, all activity shall stop and the County Coroner must be notified immediately. All activity must cease until the County Coroner has determined the origin and disposition of said remains. The Coroner shall determine if the remains are prehistoric, and shall notify the State Native American Heritage Commission if applicable. Further actions shall be determined by the desires of the Most Likely Descendent.

4. The landowner agrees to relinquish ownership of all cultural resources, including all Luiseño sacred items, burial goods and all archeological artifacts that are found on the Project area to the Pechanga Band of Luiseño Indians for proper treatment and disposition.

5. All sacred sites within the Project area are to be avoided and preserved.

The Pechanga Tribe looks forward to working together with the County of Riverside Planning Department and other interested agencies in protecting the invaluable Luiseño cultural resources found in the Project area. If you have any questions, please do not hesitate to contact me at (951) 308-9295 or Laura Miranda at (951) 676-2768, Ext. 2137. Thank you for the opportunity to submit these comments.

Sincerely,



Stephanie Gordin
Cultural Analyst

COMPREHENSIVE PROJECT REVIEW
(*INITIAL CASE ACCEPTANCE) COMMENT AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
9TH FLOOR, CAC - P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 18, 2005

Transportation
Environmental Health
Flood Control District
Fire Department
Building & Safety (Grading)
Regional Parks & Open Space
Geologist
Biologist
EPD
Donna Duron
Riv. Sheriff's Dept.
Riv. Co. Waste
Commissioner Roth
Supervisor Buster

Riverside Transit Agency
Corona/Norco Unified School District
City of Corona
So. Calif. Edison
So. Cal Gas
Caltrans #8
Western Municipal Water District
Santa Ana Regional WQCB
CA Dept. of Fish and Game
US Fish and Wildlife Service
EIC
SBC
Pechanga Cultural Resources
US Postal Service
Greater Lake Matthews Area Association

PLOT PLAN NO. 20908 - EA40331 - Applicant: Wildrose Ridge 21, LLC - Engineer/Representative: Howard Parsell Company - First Supervisorial District - Glen Ivy Zoning Area - Temescal Canyon Area Plan: Light Industrial (LI), Open Space - Mineral Resources (OS-MIN) - Location: South of Leroy Road, east of Temescal Canyon Road and I-15 - 9.79 Net Acres - Zoning: SP Zone - REQUEST: PP20908 proposes to construct a 10 building industrial park with 173,028 sqft of ground floor area, 353 parking stalls, and 55,777 sqft of landscaping - APNs: 283-100-082, 283-100-083, 283-100-084, 283-100-085 - Related Cases: SP00176, PM28834, BGR010127 - Concurrent Cases: SP00176, PM28834, BGR010127

Please review the case described above, along with the attached tentative map/exhibit **This case is scheduled for a CPR meeting on November 10, 2005**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact, **Vanessa Ng**, Project Planner, at (909) 955-5133.

COMMENTS: 1. *Big concerns in grass/leaves to protect and traffic control on Temescal Canyon Road.*
2. *Realizing that there are industrial buildings, I would like to see some architectural & color improvements, along with a landscape plan & conceptual views of the project from Leroy Road & Pulgar Court.*

DATE: 10/28/05 SIGNATURE: *JOHN ROTH*
PLEASE PRINT NAME AND TITLE: *1st District P.C.*
TELEPHONE:

If you do not use this letter for your response, please indicate the project planner's name. Thank you



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

November 1, 2005

Vanessa Ng, Project Planner
Riverside County Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

RECEIVED
NOV 04 2005

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

RE: Plot Plan No. 20908 – EA No. 40265
Proposal: Construction of a 10 building industrial park with 173,028 sq. ft. of floor area, 353 parking stalls and 55,777 sq. ft. of landscaping.
APN#: 283-100-082

Dear Ms. Ng:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Tolton Avenue, south of Magnolia Avenue and west of Truman Street in the Temescal Canyon Area Plan, 1st Supervisorial District. The project is a proposal to construct a 10 building industrial park with 173,028 sq. ft. of floor area, 353 parking stalls and 55,777 sq. ft. of landscaping. The project site is zoned SP.

This project is subject to the State Model Ordinance, implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that all commercial, industrial and multi-family residential projects provide adequate area(s) for collecting and loading recyclable materials (i.e., paper products, glass and other recyclables).

The Riverside County Waste Management Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for each building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. Plans submitted with the application do not clearly indicate how the trash and recycling enclosures shall be accessed by the hauler, and the Department requests that this be clearly indicated on submitted plot plans.
2. **Prior to building final inspection for each building**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.
3. In order to mitigate the project's potential solid waste impacts, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following prior to the issuance of occupancy permits:
 - a. The project proponent shall make every effort and take every means to recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, etc.) generated by development of the project that would otherwise be taken to a

Vanessa Ng, Project Planner
Plot Plan No. 20908
November 1, 2005

landfill. This can be done either by taking these materials directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities) or by making arrangements through the franchise hauler or a construction clean-up business.

- b. Evidence (i.e., receipts or other type verification) to show that every effort has been made and every means has been taken to ensure compliance shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to only facilities permitted to receive them, in accordance with local, state, and federal regulations.
5. The project proponent shall consider the use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries and shall try to establish a green and woody waste recycling program for all landscaped areas, especially for developments with large common green areas, such as golf courses or parks, through such methods as grinding or composting (i.e., leaving grass clippings on lawn to sending separated material to composting facility).

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3285.

Sincerely,



Ron Wymore,
Planner

010

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: 33806

DATE SUBMITTED: 6/10/08

APPLICATION INFORMATION

Applicant's Name: DON SLATER

E-Mail: tiltbuilder@sbcglobal.net

Mailing Address: 690 PARKRIDGE AVE., SUITE 102
NORCO Street CA 92860
City State ZIP

Daytime Phone No: (951) 272-3437 Fax No: (951) 272-6124

Engineer/Representative's Name: ITF ENGINEERING E-Mail: itfeng@verizon.net

Mailing Address: 11278 LOS ALIMITOS BLVD. #354
LOS ALIMITOS Street CA 90720
City State ZIP

Daytime Phone No: (800) 797-9483 Fax No: (888) 932-9482

Property Owner's Name: CATALINA INVESTMENTS E-Mail: tiltbuilder@sbcglobal.net

Mailing Address: 690 PARKRIDGE AVE., SUITE 102
NORCO Street CA 92860
City State ZIP

Daytime Phone No: (951) 272-3437 Fax No: (951) 272-6124

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

Riverside Office • 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157
Form 295-1011 (08/27/07)

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

Murrieta Office • 39493 Los Alamos Road
Murrieta, California 92563
• Fax (951) 600-6145

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

DON SLATER

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

CATALINA INVESTMENTS, LLC

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 283-440-003, 283-440-004

Section: 27 Township: 4 SOUTH Range: 6 WEST

Approximate Gross Acreage: 4.72 ACRES

General location (cross streets, etc.): North of ON TEMESCAL CANYON ROAD, South of WEIRICK ROAD, East of INTERSTATE 15, West of TEMESCAL WASH

Thomas Brothers map, edition year, page number, and coordinates: 2003 RIVERSIDE COUNTY 804 C1

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

PARCEL #3, OF PARCEL MAP 28834, TO BE SUBDIVIDED INTO 4 SEPARATE PARCELS, EACH TO HAVE ONE FREE-STANDING CONCRETE TILT UP BUILDING CONSTRUCTED ON IT. PARCEL #4 WILL HAVE NO SUBDIVISION BUT IS PART OF THE SAME PROJECT.

Related cases filed in conjunction with this request:

PP20908

BNR 070233-37

Is there a previous development application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 40331 E.I.R. No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a copy: TRAFFIC, GEOLOGICAL, GEOTECHNICAL

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes ☒ No ☐

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 1500

Estimated amount of fill = cubic yards 1500

Does the project need to import or export dirt? Yes ☐ No ☒

Import _____ Export _____ Neither X

What is the anticipated source/destination of the import/export?

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 228,760 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes ☐ No ☒

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land ☐ Pay Quimby fees ☐ Combination of both ☐

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes ☐ No ☒

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☐

Does the subdivision exceed more than one acre in area? Yes ☒ No ☐

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

☒ Santa Ana River

☐ Santa Margarita River

☐ San Jacinto River

☐ Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 6/19/08

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

Project File No.	
Project Name:	
Project Location:	
Project Description	5 INDUSTRIAL BUILDINGS

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ² as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ³ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

¹Land area is based on acreage disturbed.

²The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/nwqcb8/pdf/R8BPlan.pdf.

³The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/7/09,

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

APN (s) or case numbers Pm 33806 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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


NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 12/7/09 
EXPIRES 6/7/10

600 feet buffer

**Selected parcel(s):**

283-060-013	283-060-017	283-060-018	283-060-019	283-060-020	283-060-021	283-060-026
283-100-039	283-100-045	283-390-006	283-440-002	283-440-003	283-440-005	283-440-006
283-440-007	283-440-008	283-440-013	283-440-014	283-440-015	283-440-016	283-440-017
283-440-019	283-440-020	283-440-021	283-440-022	283-440-024	283-440-025	

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...12/7/2009

APN: 283060013 ASMT: 283060013
LEE LAKE WATER DIST
22646 TEMESCAL CANYON RD
CORONA CA 92883

APN: 283060018 ASMT: 283060018
RONALD I BOWEN
PEGGY L BOWEN
9140 LEROY RD
CORONA CA. 92883

APN: 283060020 ASMT: 283060020
RAMON DENNIS GALLAGHER
MARY ELLEN GALLAGHER
15832 NORWICH CIR
WESTMINSTER CA 92683

APN: 283060026 ASMT: 283060026
LESTER RASEY
VICTORIA RASEY
9100 LEROY RD
CORONA CA. 92883

APN: 283100045 ASMT: 283100045
TEMESCAL LAND CO
C/O JOHN AND LAURA BREMER
1700 GROWEST AVE
RIVERSIDE CA 92504

APN: 283440002 ASMT: 283440002
WILDROSE RIDGE 16
9225 STELLAR CT STE A
CORONA CA 92883

APN: 283440005 ASMT: 283440005
PULSAR COURT PROP
C/O BILL FOX
3333 E CONCOURS STE 7200
ONTARIO CA 91764

APN: 283060017 ASMT: 283060017
RICHARD FLYNN
C/O RICHARD FLYNN JR
19540 CARMELITA AVE
CORONA CA 92881

APN: 283060019 ASMT: 283060019
JEFFREY A COOL
CYNTHIA A COOL
9170 LEROY RD
CORONA CA. 92883

APN: 283060021 ASMT: 283060021
KENNY A GALLAGHER
9248 LEROY RD
CORONA CA. 92883

APN: 283100039 ASMT: 283100039
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

APN: 283390006 ASMT: 283390006
TEMESCAL HEIGHTS 8
C/O SE CORPORATION
P O BOX 77756
CORONA CA 92877

APN: 283440003 ASMT: 283440003
CATALINA INV
690 PARKRIDGE AVE STE 102
NORCO CA 92860

APN: 283440006 ASMT: 283440006
NEW LIFE COMMUNITY CHURCH OF CORONA
HILLS
2175 SAMPSON AVE NO 108
CORONA CA 92879

APN: 283440007 ASMT: 283440007
WILDROSE RIDGE 21
P O BOX 2530
SUN CITY CA 92586

APN: 283440008 ASMT: 283440008
WILDROSE RIDGE 17
1195 POMONA RD
CORONA CA 92882

APN: 283440013 ASMT: 283440013
ECD PROP MANAGEMENT INC
P O BOX 79018
CORONA CA 92877

APN: 283440014 ASMT: 283440014
MFI HOLDINGS
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9210 STELLAR CT
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KNABE ROAD
C/O GORDON D SCHOLTE
22079 KNABE RD
CORONA CA 92883

APN: 283440017 ASMT: 283440017
JCKB PROP
C/O JOHN MCGAFFEY
4115 ARTESIA AVE
FULLERTON CA 92833

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ROBIN P SCOTT
6077 E BRIGHTON LN
ANAHEIM CA 92807

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ATTN: Susan Morgan
AT&T California
1265 Van Buren St., Rm. 180
Anaheim, CA 92807

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

City of Corona
815 W. Sixth St.
Corona, CA 92882-3238

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

Corona-Norco Unified School District
2820 Clark Ave.
Norco, CA 91760

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

ATTN: Laurie Taylor
Greater Lake Mathews
Area Association
14679 Descanso Dr.
Lake Mathews, CA 92750

Pechanga Cultural Resource Dept.
P.O. Box 1583
Temecula, CA 92593

Processing & Distribution Center,
U.S. Postal Service
1900 W. Redlands Blvd.
San Bernardino, CA 92403-9997

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

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

Western Municipal Water District
450 E. Alessandro Blvd.
Riverside, CA 92508-2449

Applicant/Owner:
Catalina Investments, LLC
690 Parkridge Ave., Ste. 102
Norco, CA 92860

Eng-Rep:
Howard Parsell Company
4854 Main St
Yorba Linda, CA 92886

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

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

PLOT PLAN NO. 20908 / PARCEL MAP NO. 33806 - Intent to Adopt a Mitigated Negative Declaration – Applicant: Catalina Investments, Inc. – Engineer/Representative: Howard Parsell Company - First Supervisorial District - Glen Ivy Zoning Area - Temescal Canyon Area Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio), Open Space: Open Space – Mineral Resources (OS: OS-MIN) - Location: Southerly of Leroy Road, easterly of Temescal Canyon Road and I-15 - 4.72 Gross Acres - Zoning: SP Zone (SP176 Amendment No. 4) - **REQUEST:** The Plot Plan proposes five (5) industrial buildings, 161 parking stalls, and 24,194 square feet of landscaping. The Parcel Map proposes a Schedule “E” subdivision of 4.72 acres into five (5) industrial parcels. The parcels range in size from 2.26 acres to 0.54 acres – APN(s): 283-440-003, 004. (Quasi-Judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: September 30, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Jeffery Childers, at 951-955-3626 or email jchilder@rctlma.org, or go to the County Planning Department’s Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jeffery Childers
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/7/09.

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

APN (s) or case numbers Pm 33806 For

Company or Individual's Name Planning Department.

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 12/7/09
EXPRES 6/7/10

600 feet buffer

**Selected parcel(s):**

283-060-013	283-060-017	283-060-018	283-060-019	283-060-020	283-060-021	283-060-026
283-100-039	283-100-045	283-390-006	283-440-002	283-440-003	283-440-005	283-440-006
283-440-007	283-440-008	283-440-013	283-440-014	283-440-015	283-440-016	283-440-017
283-440-019	283-440-020	283-440-021	283-440-022	283-440-024	283-440-025	

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...12/7/2009

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Corona, CA 92882-3238

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P.O. Box 3150
San Dimas, CA 91773

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Norco, CA 91760

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

ATTN: Laurie Taylor
Greater Lake Mathews
Area Association
14679 Descanso Dr.
Lake Mathews, CA 92750

Pechanga Cultural Resource Dept.
P.O. Box 1583
Temecula, CA 92593

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San Bernardino, CA 92403-9997

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

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

Western Municipal Water District
450 E. Alessandro Blvd.
Riverside, CA 92508-2449

Applicant/Owner:
Catalina Investments, LLC
690 Parkridge Ave., Ste. 102
Norco, CA 92860

Eng-Rep:
Howard Parsell Company
4854 Main St
Yorba Linda, CA 92886



ATTACHMENTS FILED
WITH
THE CLERK OF THE BOARD